



Rizzetta & Company

Meadow Pointe IV Community Development District

Board of Supervisors' Meeting December 13, 2023

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615**

www.meadowpointe4cdd.org

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT AGENDA

To be held at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd,
Wesley Chapel, FL 33543.

District Board of Supervisors	Michael Scanlon Megan McNeil George Lancos Scott Page Liane Sholl	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Mark Straley/ Vivek Babbar	Straley, Robin & Vericker
District Engineer	Greg Woodcock	Cardno

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

Meadow Pointe IV Community Development District

District Office – Wesley Chapel, Florida 33544 (813)994-1001
Mailing Office – 3434 Colwell Ave, Suite 200, Tampa, Florida 3614
www.meadowpointe4cdd.org

**Board of Supervisors
Meadow Pointe IV Community
Development District**

December 4, 2023

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, December 13, 2023 at 10:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
4. **BUSINESS ITEMS**
 - A. Discussion of Adding Digital Locks to Gate Community
 - B. Discussion of Changing Meeting Time
 - C. Consideration of the Second Addendum to the Contract for Professional Landscape Inspection Service Tab 1
5. **STAFF REPORTS**
 - A. Deputy Report
 - B. District Engineer
 1. Update on HA-5
 2. Update on Union Park Pond 64
 3. Update on WynField
 - C. Aquatic Maintenance
 1. Waterway Inspection Report..... Tab 2
 - D. Landscape Inspection Services
 1. Review of Field Inspection Report Tab 3
 2. Juniper Response to the Field Inspection Report
(Under Separate Cover)
 3. Consideration of Sod for Haven Proposal..... Tab 4
 - E. Amenity Management
 1. Review of Amenity Report Tab 5
 - F. District Counsel
 1. Ratifying the Hog Trapping Service Contract
(Under Separate Cover)
 - G. District Manager
 1. Review of District Manager Report, Raid Log, and Monthly Financial Statement Tab 6
 2. Discussion of the FY 21-22 Audit..... Tab 7
 3. Discussion of the FY 22-23 Grau Engagement Letters Tab 8
6. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 08, 2023 Tab 9
 - B. Consideration of Operation and Maintenance Expenditures for October 2023..... Tab 10
7. **SUPERVISORS FORUM**

8. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 933-5571.

Sincerely,

Daryl Adams

Daryl Adams District
Manager

Tab 1

**SECOND ADDENDUM TO THE CONTRACT
FOR
PROFESSIONAL LANDSCAPE INSPECTION SERVICES**

This Second Addendum to the Contract for Professional Landscape Inspection Services (this “**Addendum**”), is made and entered into as of the _____ day of _____, 20____ (the “**Effective Date**”), by and between **Meadow Pointe IV Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the contract for Professional Landscape Inspection Services dated **September 14, 2016** (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit A** – Schedule of Fees of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **EXHIBIT A** – Schedule of Fees attached.

The amended **Exhibit A** – Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

COMMUNITY: **MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

EXHIBIT A

Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

MONTHLY

\$875

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

Job Title:	Hourly Rate:
Principal	\$500.00
VP/CFO/COO	\$450.00
Director	\$250.00
Information Technology Manager	\$225.00
Regional District Manager	\$225.00
Financial Services Manager	\$225.00
Accounting Manager	\$225.00
Regional Licensed Community Association Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Clubhouse Manager	\$175.00
Senior Helpdesk Support Engineer	\$175.00
Financial Analyst	\$150.00
Division Manager Landscape Inspection Services	\$150.00
Senior Accountant	\$150.00
Collections Manager	\$125.00
Landscape Specialist	\$125.00
Financial Associate	\$125.00
Community Association Coordinator	\$100.00
Staff Accountant	\$100.00
Information Technology	\$100.00
Accounting Clerk	\$85.00
Administrative Assistant	\$85.00

Tab 2



Meadow Pointe IV Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

11/21/2023

Prepared for:

Meadow Pointe IV
Community Development District

Prepared by:

Stephen Roehm, Lead Aquatic Tech & Assistant Service Manager
Doug Agnew, Senior Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



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Site Assessments

Pond 29

Comments:

Normal Growth Observed

Pond level very low. Treated shoreline
invasive grasses.

Blue pond dye was previously added
due to reoccurring planktonic algae
which is no longer present at the time of
this report inspection.



Pond 30

Comments:

Normal Growth Observed

Treated Torpedogras and sprayed
exposed pond shoreline areas with
pre-emergent aquatic herbicide.



Site Assessments

Pond 31

Comments:

Normal Growth Observed

Pond level very low.

Treated Torpedogross and sprayed exposed pond shoreline areas with pre-emergent aquatic herbicide.



Pond 32

Comments:

Site Looks Good

Pond level near normal. Trace amounts of algae treated in November.



Site Assessments

Pond 33

Comments:

Normal Growth Observed

Pond level very low.

Treated Torpedogras and sprayed exposed pond shoreline areas with pre-emergent aquatic herbicide.



Pond 34

Comments:

Normal Growth Observed

Pond level marginally lower. Minimal invasive plant growth in between native aquatic plants. Carefully spot spraying invasive plants with selective aquatic herbicide.

Blue pond dye was previously added due to reoccurring planktonic algae which is no longer present at the time of this report inspection.



Site Assessments

Pond 35

Comments:

Normal Growth Observed

Pond level very low.

Minimal invasive plant growth in between native aquatic plants. Carefully spot spraying invasive plants with selective aquatic herbicide.

Pond dye was previously added due to reoccurring planktonic algae which is no longer present at the time of this report inspection.



Pond 36

Comments:

Normal Growth Observed

Pond level is very low.

Treated Torpedograss and sprayed exposed pond shoreline areas with pre-emergent aquatic herbicide.

Blue pond dye was previously added due to reoccurring planktonic algae which is no longer present at the time of this report inspection.



Site Assessments

Pond 37

Comments:

Site Looks Good

Pond level is up to normal elevation and native aquatic plants are thriving.



Pond 38

Comments:

Site Looks Good

Selective spot treatments used to target invasive plants growing between the native Arrowhead (*Sagittaria latifolia*).

Systemic aquatic herbicidal treatments performed in August & September to target the invasive aquatic weed *Limnophila* (*Limnophila sessiliflora*). Control achieved.



Site Assessments

Pond 39

Comments:

Normal Growth Observed

Pond level very low.

Treated Torpedograss and sprayed exposed pond shoreline areas with pre-emergent aquatic herbicide.



Pond 40

Comments:

Treatment In Progress

Pond level extremely low.

Treated Torpedograss and sprayed exposed pond shoreline areas with pre-emergent aquatic herbicide.



Site Assessments

Pond 41

Comments:

Site Looks Good

Pond level extremely low.

Treated Torpedograss and sprayed exposed pond shoreline areas with pre-emergent aquatic herbicide.

Very healthy native aquatic plants observed along the pond shoreline bordering the WCA (wetland conservation area).



Pond 47

Comments:

Site Looks Good

Trace amount of planktonic algae observed and treated. Will apply blue pond dye in December.



Site Assessments

Pond 48

Comments:

Normal Growth Observed

Pond level very low.

Treated Torpedogras and sprayed exposed pond shoreline areas with pre-emergent aquatic herbicide.



Pond 49

Comments:

Site Looks Good

Pond level is low.

Recently utilized one of our customized application boats to treat the pond shoreline area bordering the WCA (wetland conservation area).



Site Assessments

Pond 50

Comments:

Normal Growth Observed

Treated trace amounts of shoreline
invasive grasses.

Wild pigs are causing damage around
portions of the ponds edge.



Pond 51

Comments:

Requires Attention

An abundance of trash continues to
blow into pond from neighboring
community construction site.

Other than the trash, the pond is in
excellent condition.



Site Assessments

Pond 52

Comments:

Site Looks Good

Pond level very low.

Treated Torpedogras and sprayed exposed pond shoreline areas with pre-emergent aquatic herbicide.



Pond 53

Comments:

Site Looks Good

Pond level normal. Trace amounts of algae treated in November.



Site Assessments

Pond 54

Comments:

Treatment In Progress

Minimal invasive plant growth in between the very healthy native aquatic plants.

Carefully spot spraying invasive plants within and around these natives with selective aquatic herbicide.



Pond 55

Comments:

Site Looks Good

Pond level is low.

Trace amounts of algae treated in November.

Selective spot treatments used to target invasive plants growing between the native Arrowhead (*Sagittaria latifolia*).



Site Assessments

Pond 56

Comments:

Site Looks Good

Pond level very low.

Treated Torpedograss and sprayed exposed pond shoreline areas with pre-emergent aquatic herbicide.



Pond 57

Comments:

Site Looks Good

Pond level very low.

Treated Torpedograss and sprayed exposed pond shoreline areas with pre-emergent aquatic herbicide.

Very healthy native aquatic plants observed along the majority of the pond shoreline



Site Assessments

Pond 58

Comments:

Site Looks Good

Native Alligator Flag (*Thalia geniculata*) has started to recede (with leaf structure turning brown) and enter a state of hibernation due to the recent seasonal weather change. This plant will come back bright and green next Spring.



Pond 59

Comments:

Site Looks Good

Pond level very low.

Treated Torpedograss and sprayed exposed pond shoreline areas with pre-emergent aquatic herbicide.



Site Assessments

Pond 60

Comments:

Site Looks Good

Pond level near normal.

Treated trace amounts of invasive shoreline grasses.



Pond 61

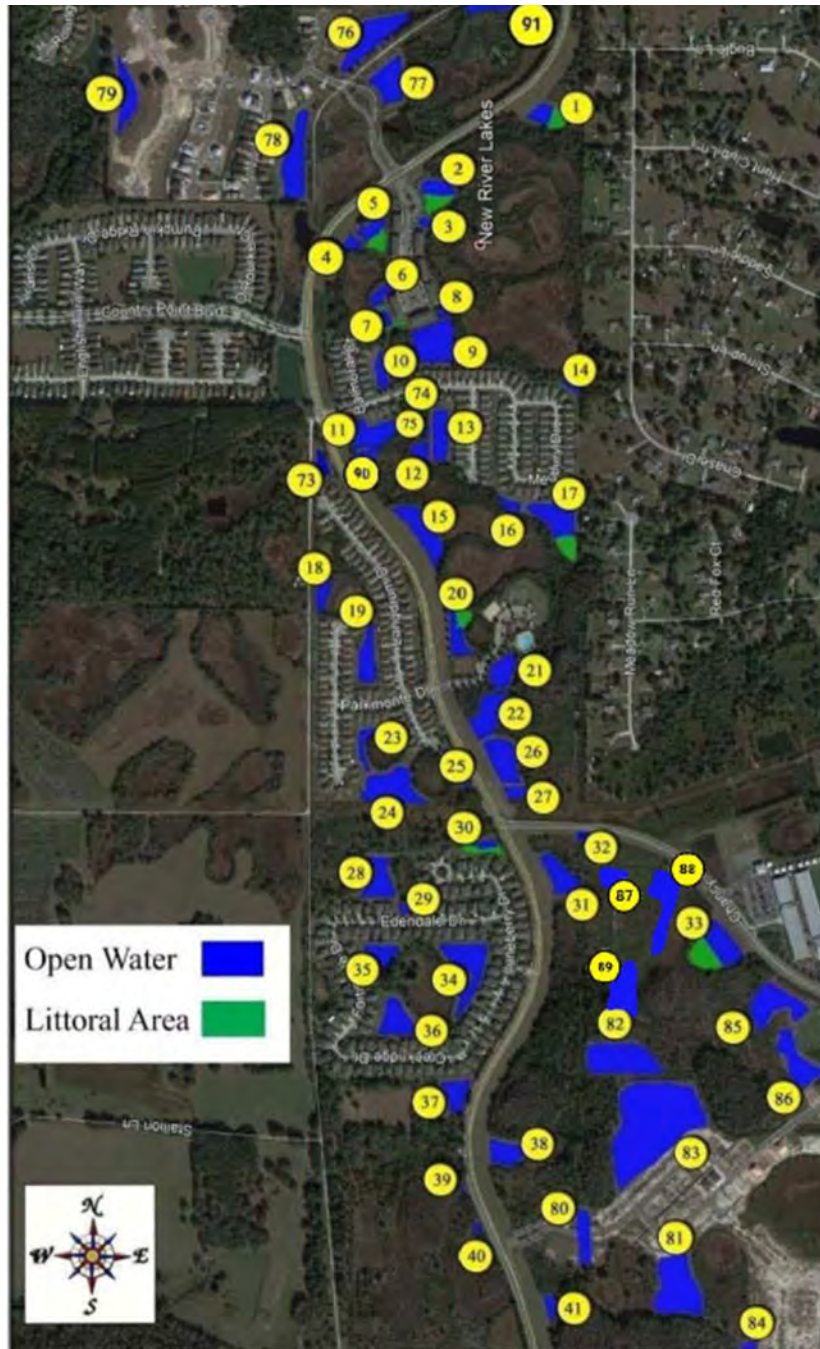
Comments:

Site Looks Good

Pond level is marginally lower. Treated trace amounts of invasive shoreline grasses.



North Site Map

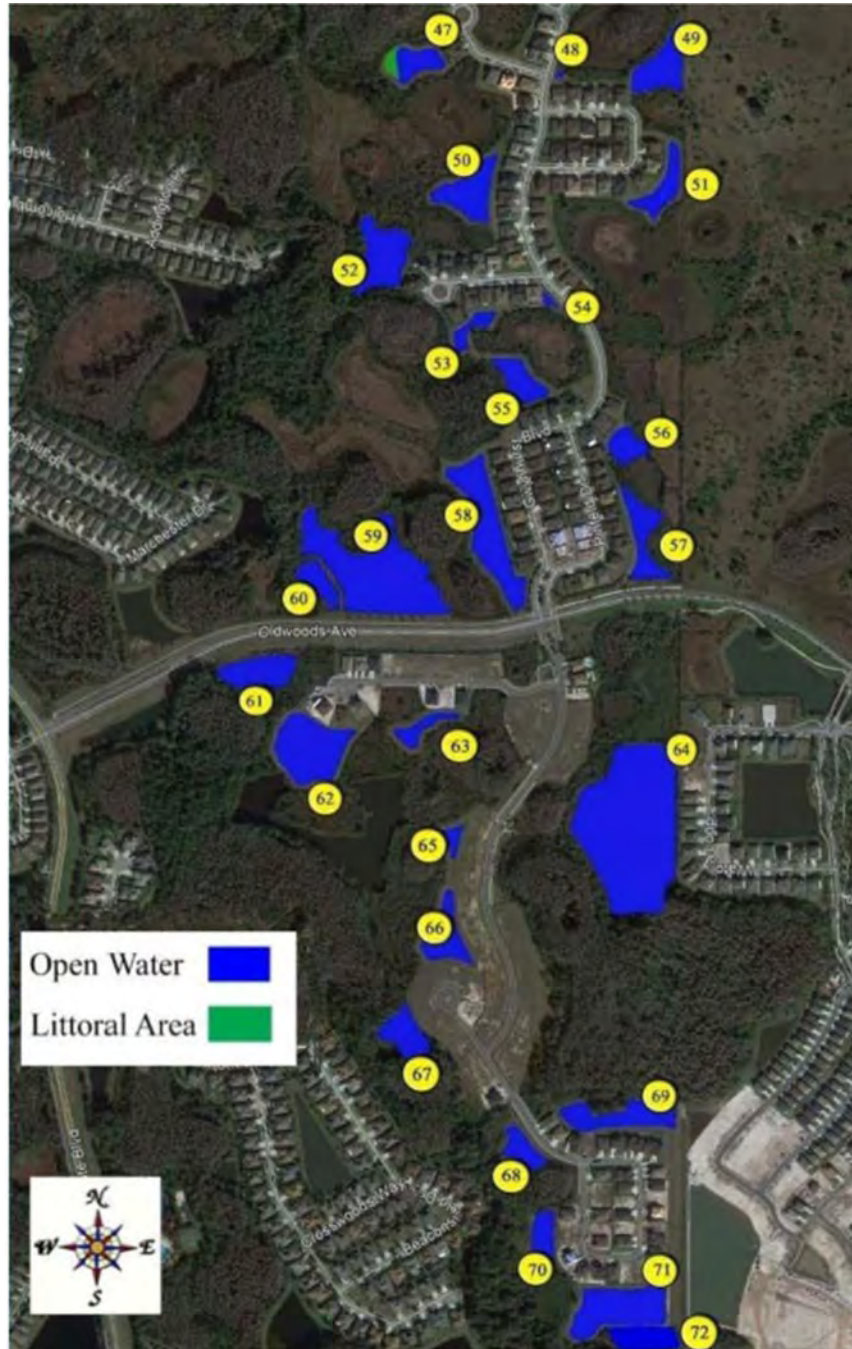


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South Site Map



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lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
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Tab 3

MEADOW POINTE IV

FIELD INSPECTION REPORT



November 27, 2023
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary & Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- ❖ Complete red items on the report. .

The following are action items for Juniper Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates a task to be completed by Staff and **BOLD, underlined black** indicates a question or update for the BOS.

1. Prune the dead areas in the schilling hollies near the volleyball court area. See if we can get these areas to fill back in.
2. Make sure soft edging is being done around the new plant material around the tennis court.
3. In the coming months work on the moss removal throughout the district. All hanging moss shall be removed from all trees up to a 15' height on an as-needed basis.
4. During my inspection there were no annuals installed at meadow pointe north please get these installed.(pic 4)



5. **At the front entrance to the Provence community where the annuals should be located Mexican heather has been installed. Does the board want to turn this back into an annual bed?(pic 5)**



6. Continue to monitor the recently install sod at the Provence entrance. Most of it is ready to be mowed. The newer sod has a yellow color and needs to be monitored this isn't the best-looking batch of sod.(pic 6 next page)
7. **Pocket prune the dead spots in the Schilling Hollies at the Provence entrance near the gate entrance machines.**
8. Diagnose and treat the decline in the grandfather palm on the inbound side of the Provence entrance near the monument sign.

Meadow Pointe Boulevard



9. Trim the fig away from the wording at the Shellwood place entrance as much as you can.
10. Remove the fig from the base of the palm tree on the inbound side of the Shellwood place entrance. This should kill the rest from the tree and allow us to pull it down. (pic 10)



11. Improve the vigor in the Loropetalum on the inbound and outbound side of the Enclave entrance.
12. Treat the nutsedge on the outbound side of the enclave entrance with a selective herbicide.
13. During the fertilization did we get all the Sylvester palms at the meridian and Windsor entrance fertilized?

Tab 4



Proposal

Proposal No.: 245589

Proposed Date: 11/27/23

PROPERTY:	FOR:
Meadow Pointe IV CDD Jason Liggett 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Haven entrance sod

Juniper would like to propose to remove all the plant material at the Haven entrance and redo it with sod and a small mulch bed around the sign with podocarpus.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$4,285.26
Demo/Installation Labor	15.00	HR	\$55.00	\$825.00	
Debris by the truck	1.00	1	\$333.31	\$333.31	
Pringles Podocarpus, 03 gallon - 03G	30.00	03g	\$20.00	\$599.96	
Pine Bark, 03CF bag - 03CF	12.00	03CF	\$12.67	\$151.99	
Floratam Installed (Subcontractor- by SF)	2000.00	Sq. Ft.	\$1.19	\$2,375.00	
Irrigation Repairs/Upgrades/Modifications					\$2,832.21
Maintenance Division Labor	20.00	HR	\$75.00	\$1,500.00	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	16.00	EA	\$16.06	\$256.91	
PVC Pipe 1-1/2 in. x 20 ft. SDR-21 (CL 200) Bell End (Sold per ft.)	100.00	FT	\$1.57	\$157.14	
KF Black IPS Flex Pipe PVC 3/4 in. x 100 ft. (Sold per ft.)	100.00	FT	\$3.14	\$314.28	
Hunter MP Rotator MP3000 Nozzle 22 ft. - 30 ft. Radius 90 Degree - 210 Degree	16.00	EA	\$14.60	\$233.60	

PVC Pipe 1 in. x 20 ft. SDR-21 (CL 200) Bell End (Sold per ft.)	80.00	FT	\$0.77	\$61.71
Fittings - up to 1"	48.00	EA	\$2.86	\$137.14
Fittings - 1.25" - 2"	20.00	EA	\$8.57	\$171.43
Total:				\$7,117.47

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)	
_____	_____
Signature - Representative	Date

Tab 5



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543



Operations/Maintenance November 2023

JacPro Services:

Clubhouse 11/7/2023 Solar Security Lighting – dumpster area. Inv #11072023
\$904.00

Provence 11/8/2023 Pergola Beams Replacement (5). Inv #11082023 \$1313.00

DCSI Access System: 11/8/2023 Payment for upgrade to Lenear eMerge
Inv #31378 \$4489.00

Fitness Logic: 10/18/2023 Refurbish weight bench for gym. Inv #115257 \$212.39



Rizzetta & Company

GymTechs: 11/4/2023 Precor Cable Replacement Inv #1054 \$200.00

Outsmart Pest Service: 11/10/2023 Monthly Pest Control Inv #39404 \$60.00

Clean Sweep Supplies: 11/17/2023 Preventive Maintenance/ Service Inv #8549 \$113.25

Decorating Elves 11/22/2023 Final bill for balance due - Christmas lights
Inv #1231824344 \$15,974.08

Southern Automated Access Services:
Whinsenton 11/13/2023 Motor brushes replaced. Inv #13738 \$180.00

FIELD MAINTENANCE:

Advanced Aquatic treated ponds on: 11/7, 11/14, 11/21, 11/28

November 2023 **Monthly Deputy's Report for Meadow Pointe IV**

Conducted 80 Directed Patrols of Villages

Issued 27 Parking Violations

Conducted Speed Enforcement on Meridian Village after complaints of excessive speed

Issued 41 Traffic citations for speed

Responded to 3 Welfare checks

Responded to 1 Animal Bite

Responded to multiple trespassing calls (fishing)

Responded to 1 noise complaint (birthday party loud music)

Responded to 3 Domestic Battery calls

Responded to 2 suspicious vehicles (made contact with resident who was parked in the street at Meridian as he was sitting on the dock by mailbox)

Sincerely, Buddy Allman



Rizzetta & Company

Meadow Pointe IV Payment Log

11/1/2023 through 11/30/2023

Date	Purpose	Event Date	Chk #	Chk Amt	Rm Dep	Rm Amt	Card Amt
11/1/2023	1 tag						\$12.00
11/1/2023	1 tag						\$12.00
11/2/2023	1 tag						\$12.00
11/5/2023	1 fob						\$25.00
11/10/2023	1 tag						\$12.00
11/11/2023	Full refund	11/11/23					-\$250.00
11/13/2023	1 tag						\$12.00
11/13/2023	1 fob						\$25.00
11/13/2023	Rm Rent & Dep	12/3/23			\$200.00	\$50.00	\$250.00
11/17/2023	Rm Rent & Dep	12/17/23			\$200.00	\$200.00	\$400.00
11/18/2023	1 tag						\$12.00
11/18/2023	1 tag						\$12.00
11/18/2023	1 tag						\$12.00
11/18/2023	Refund Rm Dep	11/18/23			-\$200.00		-\$200.00
11/21/2023	canceled event	12/3/23			-\$200.00	-\$50.00	-\$250.00
11/21/2023	1 tag						\$12.00
11/22/2023	1 tag						\$12.00
11/22/2023	1 tag						\$12.00
11/24/2023	1 tag						\$12.00
11/25/2023	1 tag						\$12.00
11/26/2023	2 tags						\$24.00
11/28/2023	1 tag						\$12.00
11/28/2023	1 tag						\$12.00
11/28/2023	1 tag						\$12.00
11/30/2023	1 tag						\$12.00
11/30/2023	1 tag						\$12.00
				TOTALS	\$0.00	\$200.00	\$240.00



Rizzetta & Company

New solar security lights



Christmas decorations at the Clubhouse



Respectfully submitted,

Lori Stanger
Clubhouse Manager



Rizzetta & Company

Tab 6



UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 10, 2023 at 10:00am
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 1-Scott); Term 11/20-11/24 (Seat 2-Liane), & Term 11/20-11/24 (Seat 3-Michael)

District
Manager's
Report

December 13

2023

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<u>FINANCIAL SUMMARY</u>	<u>10/31/2023</u>
General Fund Cash & Investment Balance:	\$751,151
Reserve Fund Cash & Investment Balance:	\$567,182
Debt Service Fund Investment Balance:	<u>\$455,201</u>
Total Cash and Investment Balances:	\$1,773,534
General Fund Expense Variance: \$6,151	Under Budget

RAID Log - Risks, Actions, Issues, Decisions

#	Description	Type	Criticality	Status	Due Date	Owner
1	Street Tree Project			The project is ongoing.	NA	Scott Page and District Manager
2	HA5 Project			District Engineer is getting proposals and will let the Board know the start date.	Fiscal Year 2024	District Engineer
3	Volleyball Maintenance Proposal			Tabled until Spring	Fiscal Year 2024	Juniper
4	Planting Plans for the next fiscal year			Tabled until Spring	Spring 2024	Advance Aquatics
5	Pond 50 Control Structure			An update will be provided at the meeting.	Dec-23	District Engineer
6	Hog Trapping Services Termination Letter			This has been completed.	Nov-23	District Manager
7	Hog Services			A new vendor was approved, but Counsel is drafting the agreement.	Dec-23	District Manager
8	Congressman Invite			Waiting for the Congressman to provide us with a date for when he can attend. He was provided with the meeting schedule for the next fiscal year.	Dec-23	District Manager
9	Ant Raid			Approved in October. Scheduled for November.	Nov-23	Juniper
10	Holiday Decorations			Completed	Nov-23	District Manager
11	Meeting with the Captain			Meeting is schedule for December	Dec-23	District Manager
12	Lighting for the Basketball Courts and Tennis Courts			Waiting on three proposals.	Fiscal Year 2024	District Manager and Clubhouse Manager
13	Update on Wynfield Encoachment			An update will be provided at the December's meeting.	Dec-23	District Manager
	NOTE: Provide a description of the item	OPTIONS	OPTIONS	NOTE: Provide the current status on the item	NOTE: Date the item should close	NOTE: Person directly responsible to address and close the item

RISK	LOW
ACTION	MEDIUM
ISSUE	HIGH
DECISION	CRITICAL



Rizzetta & Company

Meadow Pointe IV Community Development District

**Financial Statements
(Unaudited)**

October 31, 2023

Prepared by: Rizzetta & Company, Inc.

meadowpointe4cdd.org
rizzetta.com

Meadow Pointe IV Community Development District

Balance Sheet

As of 10/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	213,861	(182,956)	0	30,905	0	0
Investments	537,290	780,138	455,201	1,772,629	0	0
Accounts Receivable	1,642,102	411,426	569,133	2,622,661	0	0
Refundable Deposits	20,946	0	0	20,946	0	0
Due From Other	22	0	0	22	0	0
Fixed Assets	0	0	0	0	18,376,008	0
Amount Available in Debt Service	0	0	0	0	0	990,545
Amount To Be Provided Debt Service	0	0	0	0	0	4,737,455
Total Assets	2,414,221	1,008,608	1,024,334	4,447,163	18,376,008	5,728,000
Liabilities						
Accounts Payable	36,706	0	0	36,706	0	0
Accrued Expenses	29,299	0	0	29,299	0	0
Other Current Liabilities	49	0	0	49	0	0
Debt Service Obligations-Current	0	0	33,789	33,789	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,728,000
Deposits Payable	1,000	0	0	1,000	0	0
Total Liabilities	67,054	0	33,789	100,843	0	5,728,000
Fund Equity & Other Credits						
Beginning Fund Balance	895,751	593,547	419,486	1,908,784	0	0
Investment In General Fixed Assets	0	0	0	0	18,376,008	0
Net Change in Fund Balance	1,451,416	415,061	571,059	2,437,536	0	0
Total Fund Equity & Other Credits	2,347,167	1,008,608	990,545	4,346,320	18,376,008	0
Total Liabilities & Fund Equity	2,414,221	1,008,608	1,024,334	4,447,163	18,376,008	5,728,000

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,833	(1,833)
Special Assessments				
Tax Roll	1,642,103	1,642,103	1,642,102	1
Other Misc. Revenues				
Key/Access/Transponder Revenue	0	0	35	(35)
Remotes	0	0	483	(483)
Room Rentals	0	0	187	(187)
Total Revenues	1,642,103	1,642,103	1,644,640	(2,537)
Expenditures				
Legislative				
Supervisor Fees	15,000	1,250	1,000	250
Total Legislative	15,000	1,250	1,000	250
Financial & Administrative				
Accounting Services	22,277	1,856	1,856	0
Administrative Services	6,153	513	513	0
Arbitrage Rebate Calculation	2,000	1,000	0	1,000
Assessment Roll	5,304	5,304	5,304	0
Auditing Services	4,975	0	780	(780)
Bank Fees	200	17	39	(22)
Disclosure Report	7,000	0	0	0
District Engineer	37,000	3,083	14,222	(11,139)
District Management	33,256	2,771	2,771	0
Dues, Licenses & Fees	550	175	175	0
Financial & Revenue Collections	5,304	442	442	0
Legal Advertising	1,000	83	134	(50)
Miscellaneous Mailings	500	42	0	41
Public Officials Liability Insurance	3,842	3,842	3,458	384
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	12,000	6,286	6,285	1
Website Hosting, Maintenance, Backup & E	3,000	250	485	(235)
Total Financial & Administrative	144,511	25,665	36,464	(10,799)
Legal Counsel				
District Counsel	29,000	2,416	0	2,416
Total Legal Counsel	29,000	2,416	0	2,416
Law Enforcement				
Off Duty Deputy	132,802	11,067	9,912	1,155

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2024	10/31/2023	10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	132,802	11,067	9,912	1,155
Electric Utility Services				
Utility - Recreation Facilities	15,000	1,250	0	1,250
Utility - Street Lights	86,000	7,167	5,444	1,723
Utility Services	11,000	916	3,597	(2,681)
Total Electric Utility Services	112,000	9,333	9,041	292
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	11,320	944	1,103	(159)
Garbage - Residential	162,000	13,500	1,003	12,497
Solid Waste Assessment	1,500	125	0	125
Total Garbage/Solid Waste Control Services	174,820	14,569	2,106	12,463
Water-Sewer Combination Services				
Utility Services	15,000	1,250	1,821	(572)
Total Water-Sewer Combination Services	15,000	1,250	1,821	(572)
Stormwater Control				
Aquatic Maintenance	57,318	4,777	9,120	(4,343)
Aquatic Plant Replacement	15,000	1,250	0	1,250
Mitigation Area Monitoring & Maintenance	5,000	417	0	417
Stormwater Assessments	2,444	203	0	203
Stormwater System Maintenance	10,000	834	10,100	(9,266)
Total Stormwater Control	89,762	7,480	19,220	(11,740)
Other Physical Environment				
Conservation Cutbacks	5,000	417	0	417
Entry & Walls Maintenance & Repair	13,000	1,083	0	1,083
General Liability Insurance	4,540	4,540	4,086	454
Holiday Decorations	25,200	12,600	0	12,600
Irrigation Maintenance & Repair	10,000	833	270	563
Landscape - Annuals/Flowers	17,580	1,465	0	1,465
Landscape - Fertilizer	16,500	1,375	2,684	(1,309)
Landscape - Mulch	45,000	3,750	0	3,750
Landscape - Pest Control	4,200	350	0	350
Landscape Inspection Services	10,500	875	825	50
Landscape Maintenance	250,950	20,913	19,899	1,014
Landscape Replacement Plants, Shrubs, Tr	25,000	2,083	11,812	(9,730)
Lift Station Maintenance	5,000	417	91	327
Property Insurance	32,204	32,204	32,624	(420)
Well Maintenance	2,000	167	0	167
Total Other Physical Environment	466,674	83,072	72,290	10,782
Road & Street Facilities				

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2024	10/31/2023	10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Gate Maintenance & Repair	52,000	4,333	477	3,856
Gate Phone	6,500	542	1,859	(1,317)
Management Contract	8,000	666	0	667
Roadway Repair & Maintenance	5,000	417	3,400	(2,984)
Security Camera Maintenance	2,500	208	0	209
Sidewalk Maintenance & Repair	15,000	1,250	0	1,250
Street Light Deposit Bond	7,094	5,321	5,321	0
Street Sign Repair & Replacement	1,000	83	0	83
Total Road & Street Facilities	97,094	12,820	11,056	1,764
Parks & Recreation				
Clubhouse Maintenance & Repair	30,000	2,500	404	2,096
Employee - Amenity Staff	193,000	16,083	13,555	2,529
Employee - Incentives and Bonuses	500	42	0	41
Facility Supplies	8,000	667	407	259
Fitness Equipment Maintenance & Repair	1,500	125	368	(242)
Landscape Maintenance	20,000	1,667	0	1,667
Management Contract	23,520	1,960	1,875	85
Paper/Plastic	1,300	108	0	108
Pest Control & Termite Bond	720	60	60	0
Playground Repairs	2,500	208	24	185
Pool Service Contract	18,000	1,500	1,557	(57)
Security Camera Clubhouse	700	58	54	4
Telephone, Internet, Cable	6,700	559	488	71
Tennis/Athletic Court/Park Maintenance &	4,500	375	0	375
Wildlife Management Services	14,500	1,208	1,200	8
Total Parks & Recreation	325,440	27,120	19,991	7,129
Special Events				
Special Events	5,000	417	10,224	(9,807)
Total Special Events	5,000	417	10,224	(9,807)
Contingency				
Miscellaneous Contingency	35,000	2,917	99	2,818
Total Contingency	35,000	2,917	99	2,818
Total Expenditures	1,642,103	199,375	193,225	6,151
Total Excess of Revenues Over(Under) Expenditures	0	1,442,728	1,451,415	(8,687)
Fund Balance, Beginning of Period	0	0	895,752	(895,752)
Total Fund Balance, End of Period	0	1,442,728	2,347,167	(904,439)

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,636	(3,636)
Special Assessments				
Tax Roll	411,423	411,423	411,426	(3)
Total Revenues	<u>411,423</u>	<u>411,423</u>	<u>415,062</u>	<u>(3,639)</u>
Expenditures				
Contingency				
Capital Reserve	350,000	350,000	0	350,000
Capital Reserve - Road	61,423	61,423	0	61,423
Total Contingency	<u>411,423</u>	<u>411,423</u>	<u>0</u>	<u>411,424</u>
Total Expenditures	<u>411,423</u>	<u>411,423</u>	<u>0</u>	<u>411,424</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>415,062</u>	<u>(415,062)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>593,546</u>	<u>(593,546)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,008,608</u>	<u>(1,008,608)</u>

845 Debt Service Fund S2004 & S2015 **Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	563	(563)
Tax Roll	177,209	177,209	0	177,209
Special Assessments				
Tax Roll	177,208	177,208	177,209	0
Total Revenues	<u>354,417</u>	<u>354,417</u>	<u>177,772</u>	<u>176,646</u>
Expenditures				
Debt Service				
Interest	62,208	62,208	0	62,208
Principal	115,000	115,000	0	115,000
Total Debt Service	<u>177,208</u>	<u>177,208</u>	<u>0</u>	<u>177,208</u>
Total Expenditures	<u>177,208</u>	<u>177,208</u>	<u>0</u>	<u>177,208</u>
Total Excess of Revenues Over(Under) Expenditures	<u>177,209</u>	<u>177,209</u>	<u>177,772</u>	<u>(563)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>131,461</u>	<u>(131,461)</u>
Total Fund Balance, End of Period	<u>177,209</u>	<u>177,209</u>	<u>309,233</u>	<u>(132,024)</u>

See Notes to Unaudited Financial Statements

845 Debt Service Fund S2012/S2014/S2022 **Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,363	(1,363)
Special Assessments				
Tax Roll	391,924	391,924	391,925	0
Total Revenues	<u>391,924</u>	<u>391,924</u>	<u>393,288</u>	<u>(1,363)</u>
Expenditures				
Debt Service				
Interest	146,924	146,924	0	146,924
Principal	245,000	245,000	0	245,000
Total Debt Service	<u>391,924</u>	<u>391,924</u>	<u>0</u>	<u>391,924</u>
Total Expenditures	<u>391,924</u>	<u>391,924</u>	<u>0</u>	<u>391,924</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>393,288</u>	<u>(393,288)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>288,024</u>	<u>(288,024)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>681,312</u>	<u>(681,312)</u>

Meadow Pointe IV CDD

Investment Summary

October 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2023</u>
The Bank of Tampa	Money Market Account	\$ 4,165
The Bank of Tampa ICS		
Raymond James Bank	Money Market Account	239,291
FLCLASS Operating	Average Monthly Yield 5.5011%	293,834
	Total General Fund Investments	\$ 537,290
FLCLASS Asset Replacement	Average Monthly Yield 5.5011%	\$ 636,212
FLCLASS Road Reserve	Average Monthly Yield 5.5011%	143,926
	Total Reserve Fund Investments	\$ 780,138
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	\$ 139,344
US Bank Series 2014 Reserve A	First American Treasury Obligation Fund Class Z	112,454
US Bank Series 2014 Prepayment A	First American Treasury Obligation Fund Class Z	279
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	41,845
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	2,858
US Bank Series 2015 Reserve	First American Treasury Obligation Fund Class Z	87,321
US Bank Series 2022 A-1 Revenue	First American Treasury Obligation Fund Class Y	25,709
US Bank Series 2022 A-2 Revenue	First American Treasury Obligation Fund Class Y	45,391
	Total Debt Service Fund Investments	\$ 455,201

**Meadow Pointe IV Community Development District
Summary A/R Ledger
From 10/01/2023 to 10/31/2023**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
845, 2720	845-001	845 General Fund	Pasco County Tax Collector	AR00001366	12110	10/01/2023	1,642,102.27
Sum for 845, 2720							1,642,102.27
845, 2721	845-005	845 Reserve Fund	Pasco County Tax Collector	AR00001366	12110	10/01/2023	61,422.92
	845-005	845 Reserve Fund	Pasco County Tax Collector	AR00001366	12110	10/01/2023	350,002.95
Sum for 845, 2721							411,425.87
845, 2722	845-200	845 Debt Service Fund S2004 & S2015	Pasco County Tax Collector	AR00001366	12110	10/01/2023	177,208.73
Sum for 845, 2722							177,208.73
845, 2725	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00001366	12110	10/01/2023	110,633.18
	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00001366	12110	10/01/2023	105,750.00
	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00001366	12110	10/01/2023	175,541.10
Sum for 845, 2725							391,924.28
Sum for 845							2,622,661.15
Sum Total							2,622,661.15

**Meadow Pointe IV Community Development District
Summary A/P Ledger
From 10/1/2023 to 10/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845, 2720					
845 General Fund	10/25/2023	ADT Security Services, Inc.	307149137 11/23 - 02/24	Security Services 11/23 - 02/24	53.91
845 General Fund	10/25/2023	ADT Security Services, Inc.	307149137 11/23 - 02/24	Security Services 11/23 - 02/24	107.81
845 General Fund	10/21/2023	Charter Communications	1316728102123 Auto-pay	3525 Bellmeade CT 10/23	129.93
845 General Fund	10/01/2023	CRT Services Inc.	20230128-R-0003 Credit	Quarterly Maintenance Service Credit 08/23	(250.00)
845 General Fund	10/01/2023	Finn Outdoor, LLC	2758	Pond Maintenance 09/23	10,100.00
845 General Fund	10/19/2023	Fitness Logic, Inc.	115257	Reupholstery parts & shipping 10/23	212.39
845 General Fund	10/02/2023	Florida Department of Commerce	88631	Special District Fee FY23-24	175.00
845 General Fund	10/19/2023	Frontier Florida, LLC	813-994-0164-071921-5 10/23 ACH	Meridia 10/23	70.99
845 General Fund	10/20/2023	Frontier Florida, LLC	813-994-1603-072021-5 10/23 ACH	Whinsenton Sub Division Gate Phone 10/23	70.99
845 General Fund	10/23/2023	Frontier Florida, LLC	813-994-6437-121521-5 11/23 ACH	Gate Phone 11/23	70.99
845 General Fund	10/25/2023	Frontier Florida, LLC	813-973-3003-101308-5 11/23 ACH	Clubhouse Internet 11/23	416.69
845 General Fund	09/01/2023	Grau & Associates, P.A.	24249	Audit FYE 09/30/2022	4,000.00
845 General Fund	10/10/2023	Juniper Landscaping of Florida, LLC	233897	Fertilization 10/23	2,578.67
845 General Fund	10/14/2023	Marisol Soppa	101423 Soppa	Refund - Deposit for Special Event 10/23	100.00
845 General Fund	10/01/2023	Pasco County Utilities	19138127	3902 Meadow Pointe Blvd 08/23	276.97
845 General Fund	10/24/2023	Pasco County Utilities	19267145-Autopay	0 B Meadow Pointe Blvd 09/23	88.14
845 General Fund	10/24/2023	Pasco County Utilities	19267146-Autopay	0 Meadow Pointe Blvd 09/23	64.74
845 General Fund	09/22/2023	Pasco County Utilities	19138357 08/23	0 B Meadow Pointe Blvd 08/23	59.25
845 General Fund	10/24/2023	Pasco County Utilities	19266916	3902 Meadow Pointe Blvd 09/23	493.64
845 General Fund	09/22/2023	Pasco County Utilities	19138358 08/23	0 Meadow Pointe Blvd 08/23	36.75
845 General Fund	10/24/2023	Pasco County Utilities	19267143 - Autopay	0 A Meadow Pointe Blvd 09/23	158.34
845 General Fund	09/22/2023	Pasco County Utilities	19138356 08/23	0 A Meadow Pointe Blvd 08/23	122.25
845 General Fund	10/31/2023	Rizzetta & Company, Inc.	INV0000085023	Cell Phone & Auto Mileage 10/23	198.91
845 General Fund	10/27/2023	Rizzetta & Company, Inc.	INV0000084868	Personnel Reimbursement 10/23	6,647.21
845 General Fund	10/17/2023	Southern Automated Access Services, LLC	13606	813-809-1937 - Cell Phone Usage EN-CLAVE 10/23	53.95
845 General Fund	10/17/2023	Southern Automated Access Services, LLC	13622	813-468-5761 - Cell Phone Usage WHIN-SENTON 10/23	53.95
845 General Fund	10/17/2023	Southern Automated Access Services, LLC	13624	813-428-1696 - Cell Phone Usage PARK-MONTE 10/23	53.95
845 General Fund	10/17/2023	Southern Automated Access Services, LLC	13627	813-482-6396- Cell Phone Usage MERIDIAN 10/23	53.95
845 General Fund	10/13/2023	Southern Automated Access Services, LLC	13579	Service Call - Shellwood 10/23	68.60
845 General Fund	10/02/2023	Southern Automated Access Services, LLC	13544	CAPXL MP Shellwood 10/23	75.50
845 General Fund	10/02/2023	Southern Automated Access Services, LLC	13542	CAPXL MP Windsor 10/23	75.50
845 General Fund	10/01/2023	Southern Automated Access Services, LLC	13498	Service Call - Windsor 09/23	105.00

**Meadow Pointe IV Community Development District
Summary A/P Ledger
From 10/1/2023 to 10/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845 General Fund	10/01/2023	Southern Automated Access Services, LLC	13387	CAPXL MP NORTH 09/23	75.50
845 General Fund	10/01/2023	Southern Automated Access Services, LLC	13389	CAPXL MP Provence 09/23	75.50
845 General Fund	10/01/2023	Southern Automated Access Services, LLC	13388	CAPXL MP Shellwood 09/23	75.50
845 General Fund	10/01/2023	Southern Automated Access Services, LLC	13236	CAPXL MP Windsor 07/23	75.50
845 General Fund	10/17/2023	Southern Automated Access Services, LLC	13626	813-576-9368 - Cell Phone Usage HAVEN 10/23	43.95
845 General Fund	10/27/2023	Stantec Consulting Services, Inc.	2149522	Engineering Services 10/23	5,066.04
845 General Fund	10/27/2023	Stantec Consulting Services, Inc.	2153137	Engineering Services 09/23	1,428.50
845 General Fund	10/13/2023	Straley Robin Vericker	23671	Legal Services 09/23	1,738.50
845 General Fund	10/19/2023	TECO	221006228235	Account # 221006228235 Old-woods Ave 10/23	1,603.06
Sum for 845, 2720					36,706.02
Sum for 845					36,706.02
Sum Total					36,706.02

Meadow Pointe IV Community Development District
Notes to Unaudited Financial Statements
October 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 10/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.
4. Debt Service Obligations - Current, represents accrued principal and/or interest on unexchanged Series 2004 Bond(s) for May 2019 – May 2021, Series 2005 Bond(s) for May 2011 – May 2021, Series 2007 Bond(s) for May 2015 – May 2021, and Series 2012B-2 Bond for May 2020 – May 2021.

Statement of Revenue and Expenditures – Debt Service Fund 200, 201, 202, and 203

5. The interest payments on the unexchanged Series 2004, 2005, and 2007 Bonds and unpaid interest on the Series 2012B-2 Bonds have been accrued and have been reflected on the accompanying Balance Sheet.

Summary A/R Ledger – Payment Terms

6. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

7. General Fund-Payments for Invoice # FY23-24 totaling \$234,721.89 were received in November 2023.
8. Debt Service Fund 200-Payments for Invoice # FY23-24 totaling \$44,746.54 were received in November 2023.
9. Debt Service Fund 203-Payments for Invoice # FY23-24 totaling \$20,232.17 were received in November 2023.

Tab 7

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Meadow Pointe IV Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Basis for Adverse Opinion on Special Purpose Entity Fund and on Governmental Activities

Management has not recorded the special purpose entity fund, (a special revenue fund that accounts for the activities of the special purpose entity ("SPE")), a blended component unit of the District. Accounting principles generally accepted in the United States of America require that the SPE be recorded as a special revenue fund in the fund financial statements, thus increasing the assets, liabilities and net position of the governmental activities. The amount by which this departure would affect the assets, liabilities and fund balance of the SPE fund, and the assets and net position of the governmental activities has not been determined.

Adverse Opinion

In our opinion, because of the significance of the matter described in the "Basis for Adverse Opinion on Special Purpose Entity Fund and on Governmental Activities" paragraph, the financial statements referred to above do not present fairly the financial position of the special purpose entity fund and the governmental activities of the District, as of September 30, 2022, or the changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Unmodified Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the general fund, debt service fund and capital projects fund of the District as of September 30, 2022, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Notes 6 and other notes to the basic financial statements, the District did not have sufficient funds to make certain scheduled debt service payments on several Bonds when due and, as a result, the payments were not made. The District's failures to make its scheduled debt service payments when they are due are considered events of default. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 6, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

November 6, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$7,325,313).
- The change in the District's total net position in comparison with the prior fiscal year was (\$1,054,866), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of (\$8,949,236), a decrease of (\$1,172,427) in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items and deposits, restricted for capital projects and assigned to capital reserves. The remaining general fund balance is unassigned fund balance which is available for spending at the District's discretion. The debt service fund reports a deficit fund balance of (\$10,289,667).

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: the governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021 (Restated)
Current and other assets	\$ 1,877,800	\$ 2,254,664
Capital assets, net of depreciation	14,098,175	14,999,826
Total assets	15,975,975	17,254,490
Deferred outflows of resources	41,344	-
Total assets and deferred outflows	16,017,319	17,254,490
Current liabilities	11,175,632	10,794,937
Long-term liabilities	12,167,000	12,730,000
Total liabilities	23,342,632	23,524,937
Net position		
Net investment in capital assets	1,931,175	3,908,835
Restricted	9,005	8,990
Unrestricted	(9,265,493)	(10,188,272)
Total net position	\$ (7,325,313)	\$ (6,270,447)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021 (Restated)
Revenues:		
Program revenues		
Charges for services	\$ 2,564,509	\$ 2,169,500
Operating grants and contributions	2,063	13,984
Capital grants and contributions	15	-
General revenues		
Miscellaneous	60,368	59,770
Unrestricted investment earnings	2,455	387
Total revenues	<u>2,629,410</u>	<u>2,243,641</u>
Expenses:		
General government	176,963	183,267
Physical environment	1,926,903	1,524,534
Culture and recreation	365,211	450,331
Interest on long-term debt	1,054,720	1,121,910
Bond issue costs	160,479	-
Total expenses	<u>3,684,276</u>	<u>3,280,042</u>
Change in net position	(1,054,866)	(1,036,401)
Net position - beginning, restated	(6,270,447)	(5,234,046)
Net position - ending	<u>\$ (7,325,313)</u>	<u>\$ (6,270,447)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$3,684,276. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments, increased from the prior fiscal year as a result of more assessments collected. In total, expenses increased from the prior fiscal year, the majority of the increase was the result of an increase in maintenance costs and bond issue costs relating to the Series 2022 Bonds.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2022 exceeded appropriations by \$201,209. The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$18,376,008 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$4,277,833 has been taken, which resulted in a net book value of \$14,098,175. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2022, the District had \$12,167,000 Bonds outstanding for its governmental activities. During the current fiscal year the District issued \$1,336,000 and \$2,348,000 in Series 2022A-1 and Series 2022A-2 Bonds, respectively. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

Subsequent to the end of the current fiscal year, Several outstanding delinquent Bonds totaling \$12,160,000 were cancelled – See Note 13 for details. The financial statements were not adjusted for this matter.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Meadow Pointe IV Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 1,333,026
Prepaid items and deposits	67,224
Restricted assets:	
Investments	477,550
Capital assets:	
Depreciable, net	14,098,175
Total assets	15,975,975
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	41,344
Total deferred outflows of resources	41,344
 LIABILITIES	
Accounts payable and accrued expenses	92,345
Accrued interest payable	388,596
Due to Developer	
Deposits	800
Due to Bondholders	
Principal	6,035,000
Interest	4,658,891
Non-current liabilities:	
Due within one year*	384,000
Due in more than one year	11,783,000
Total liabilities	23,342,632
 NET POSITION	
Net investment in capital assets	1,931,175
Restricted for capital projects	9,005
Unrestricted	(9,265,493)
Total net position	\$ (7,325,313)

* The missed debt service payments due for the Series 2005B, 2007B, 2012B, and 2014A Bonds are reflected in the due to Bondholders account balance.

See notes to the financial statements

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 176,963	\$ 176,963	\$ -	\$ -	\$ -
Physical environment	1,926,903	1,364,009	-	15	(562,879)
Culture and recreation	365,211	-	-	-	(365,211)
Interest on long-term debt	1,054,720	1,023,537	2,063	-	(29,120)
Bond issue costs	160,479	-	-	-	(160,479)
Total governmental activities	3,684,276	2,564,509	2,063	15	(1,117,689)
General revenues:					
Unrestricted investment earnings					2,455
Miscellaneous					60,368
Total general revenues					62,823
Change in net position					(1,054,866)
Net position - beginning, as restated					(6,270,447)
Net position - ending					\$ (7,325,313)

See notes to the financial statements

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET –
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 1,333,026	\$ -	\$ -	\$ 1,333,026
Investments	-	468,545	9,005	477,550
Prepaid items and deposits	67,224	-	-	67,224
Total assets	<u>\$ 1,400,250</u>	<u>\$ 468,545</u>	<u>\$ 9,005</u>	<u>\$ 1,877,800</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 68,024	\$ 24,321	\$ -	\$ 92,345
Due to Bondholders:	-	10,733,891	-	10,733,891
Deposits	800	-	-	800
Total liabilities	<u>68,824</u>	<u>10,758,212</u>	<u>-</u>	<u>10,827,036</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	67,224	-	-	67,224
Restricted for:				
Capital projects	-	-	9,005	9,005
Assigned to:				
Capital reserve	721,178	-	-	721,178
Provence landscaping	50,000	-	-	50,000
Unassigned	493,024	(10,289,667)	-	(9,796,643)
Total fund balances	<u>1,331,426</u>	<u>(10,289,667)</u>	<u>9,005</u>	<u>(8,949,236)</u>
Total liabilities and fund balances	<u>\$ 1,400,250</u>	<u>\$ 468,545</u>	<u>\$ 9,005</u>	<u>\$ 1,877,800</u>

See notes to the financial statements

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ (8,949,236)

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	18,376,008	
Accumulated depreciation	<u>(4,277,833)</u>	14,098,175

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements. 41,344

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(388,596)	
Bonds payable*	<u>(12,127,000)</u>	<u>(12,515,596)</u>

Net position of governmental activities		<u>\$ (7,325,313)</u>
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* The missed debt service payments due for the Series 2005B, 2007B, 2012B, and 2014A Bonds are reflected in the due to Bondholders account balance.

See notes to the financial statements

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,540,972	\$ 1,023,537	\$ -	\$ 2,564,509
Interest income	2,455	2,063	15	4,533
Miscellaneous Revenue	60,368	-	-	60,368
Total revenues	<u>1,603,795</u>	<u>1,025,600</u>	<u>15</u>	<u>2,629,410</u>
EXPENDITURES				
Current:				
General government	152,642	24,321	-	176,963
Physical environment	1,104,851	-	-	1,104,851
Culture and recreation	285,612	-	-	285,612
Debt service:				
Principal	-	247,000	-	247,000
Interest	-	1,170,932	-	1,170,932
Bond issuance costs	-	160,479	-	160,479
Total expenditures	<u>1,543,105</u>	<u>1,602,732</u>	<u>-</u>	<u>3,145,837</u>
Excess (deficiency) of revenues over (under) expenditures	60,690	(577,132)	15	(516,427)
OTHER FINANCING SOURCES (USES)				
Payment to refunded bonds	-	(4,340,000)	-	(4,340,000)
Bond issuance	-	3,684,000	-	3,684,000
Total other financing sources (uses)	<u>-</u>	<u>(656,000)</u>	<u>-</u>	<u>(656,000)</u>
Net change in fund balances	60,690	(1,233,132)	15	(1,172,427)
Fund balances - beginning	<u>1,270,736</u>	<u>(9,056,535)</u>	<u>8,990</u>	<u>(7,776,809)</u>
Fund balances - ending	<u>\$ 1,331,426</u>	<u>\$ (10,289,667)</u>	<u>\$ 9,005</u>	<u>\$ (8,949,236)</u>

See notes to the financial statements

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ (1,172,427)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(3,684,000)
Governmental funds report amounts transferred to the escrow agent in connection with the issuance of refunding Bonds as a financing use, whereas these amounts are eliminated in the statement of activities and reduce long-term liabilities in the statement of net position.	4,340,000
Governmental funds report amounts transferred to the escrow agent in connection with the issuance of refunding Bonds as a financing use, whereas these amounts are eliminated in the statement of activities and included in the deferred charge on refunding in the statement of net position.	41,800
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	247,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(901,651)
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(456)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	74,868
Change in net position of governmental activities	<u>\$ (1,054,866)</u>

See notes to the financial statements

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Meadow Pointe IV Community Development District (the "District") was established by Pasco County Ordinance 2002-21 enacted on September 4, 2002 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Roadways & infrastructure	20
Stormwater & water systems	25
Security & landscaping	15
Recreational facilities	10 - 30
Furniture, fixtures & equipment	5 - 10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$456 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Prior Period Restatement

The beginning net position was restated for capital assets placed in service and conveyed to other entities as follows:

	<u>Governmental activities</u>
Net position - beginning, as previously stated	\$ 33,222,041
Capital assets adjustment	(39,492,488)
Net position - beginning, as restated	<u>\$ (6,270,447)</u>

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate Bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Weight Average Maturities</u>
First American Treasury Class Y	\$ 67,101	S&P AAAM	9 days
First American Treasury Class Z	327,332	S&P AAAM	9 days
US Bank Money Market	83,117	Not available	Not available
Total Investments	<u>\$ 477,550</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance (Restated)	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Roadways & infrastructure	\$ 13,356,524	\$ -	\$ -	\$ 13,356,524
Stormwater & water systems	1,451,020	-	-	1,451,020
Security & landscaping	1,442,775	-	-	1,442,775
Recreational facilities	2,076,422	-	-	2,076,422
Furniture, fixtures & equipment	49,267	-	-	49,267
Total capital assets, being depreciated	18,376,008	-	-	18,376,008
Less accumulated depreciation for:				
Roadways & infrastructure	2,003,479	667,826	-	2,671,305
Stormwater & water systems	174,122	58,041	-	232,163
Security & landscaping	288,555	96,185	-	384,740
Recreational facilities	887,362	74,112	-	961,474
Furniture, fixtures & equipment	22,664	5,487	-	28,151
Total accumulated depreciation	3,376,182	901,651	-	4,277,833
Total capital assets, being depreciated, net	14,999,826	(901,651)	-	14,098,175
Governmental activities capital assets, net	\$ 14,999,826	\$ (901,651)	\$ -	\$ 14,098,175

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 822,052
Culture and recreation	79,599
Total depreciation expense	<u>\$ 901,651</u>

NOTE 6 – LONG-TERM LIABILITIES

Capital Improvement Revenue Bonds - Series 2004A

On September 9, 2004, the District issued \$6,005,000 of Capital Improvement Revenue Bonds, Series 2004 due on May 1, 2036 with a fixed interest rate of 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest was to be paid semiannually on each May 1 and November 1, commencing November 1, 2004. Principal on the Bonds was to be paid serially commencing May 1, 2007 through May 1, 2036.

The Series 2004A Bonds were subject to redemption at the option of the District prior to their maturity on or after May 1, 2014 at a redemption price as set forth in the Bond Indenture. The Bonds were subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Series 2004 Bonds were in default due to nonpayment of debt service and the bonds were restructured in prior years. Of the Restructured Series 2004 Bonds, \$2,600,000 was exchanged for Series 2012 Convertible Capital Appreciation Bonds and \$3,120,000 remains outstanding. The terms of the unexchanged Series 2004 Bonds remain unchanged except that principal is no longer due in annual installments but rather in one lump sum payment at the end of the bond term on May 1, 2036. The unpaid portion, \$3,120,000 is still outstanding at September 30, 2022. The Series 2004A Bonds were cancelled subsequent to year end.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Capital Improvement Revenue Bonds - Series 2005

On December 12, 2005, the District issued \$7,455,000 of Capital Improvement Revenue Bonds, Series 2005 due on May 1, 2015 with a fixed interest rate of 5.25%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest was to be paid semiannually on each May 1 and November 1, commencing May 1, 2006. Principal on the Bonds was due in one lump sum on May 1, 2015.

The Series 2005 Bonds were not subject to redemption at the option of the District prior to their maturity. The Bonds were subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Indenture.

The Series 2005 Bonds were in default due to nonpayment of debt service. In prior years, the District redeemed \$10,000 of the Series 2005 Bonds, \$560,000 was forgiven and the remaining amounts were restructured. Of the Restructured Series 2005 Bonds, \$5,085,000 was exchanged for Series 2012 Convertible Capital Appreciation Bonds and \$1,800,000 remains outstanding. The terms of the unexchanged Series 2005 Bonds remain unchanged. The unpaid portion, \$1,800,000 is included in matured bonds payable. The Series 2005 Bonds were cancelled subsequent to year end.

Capital Improvement Revenue Bonds - Series 2007

On August 17, 2007, the District issued \$12,220,000 of Capital Improvement Revenue Bonds, Series 2007 consisting of \$6,390,000 Series 2007A Bonds due on May 1, 2038 with a fixed interest rate of 6.25% and \$5,830,000 Series 2007B Bonds due on November 1, 2014 with a fixed interest rate of 6.15%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest was to be paid semiannually on each May 1 and November 1, commencing November 1, 2007. Principal on the Series 2007A Bonds was to be paid annually commencing on May 1, 2009 through May 1, 2038. Principal on the 2007B Bonds was due in one lump sum on November 1, 2014.

The Series 2007A Bonds were subject to redemption at the option of the District prior to their maturity. The Series 2007B Bonds were not subject to redemption at the option of the District prior to maturity. The Series 2007A and Series 2007B Bonds were subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Series 2007 Bonds were in default due to nonpayment of debt service. In prior years, the District redeemed \$500,000 of the Series 2007A Bonds, \$460,000 of the Series 2007B Bonds and the remaining amounts were restructured. Of the Restructured Series 2007 Bonds, \$2,810,000 of the Series 2007A and \$2,605,000 of the Series 2007B Bonds were exchanged for Series 2012 Convertible Capital Appreciation Bonds. The unexchanged Series 2007A Bonds totaling \$3,005,000 remain outstanding. The terms of the unexchanged Series 2007A Bonds remain unchanged except that the principal is no longer due in annual installments but rather in a lump sum payment at the end of the bond term on May 1, 2038. The Series 2007B unpaid portion, \$2,765,000 is included in matured bonds payable. The Series 2007A and Series 2007B Bonds were cancelled subsequent to year end.

Capital Improvement Revenue Bonds - Series 2012

In June 2012, the District issued Series 2012 Bonds comprised of: Series 2012A-1 Bonds of \$1,621,630 due on May 1, 2036 with a fixed interest rate of 6%; Series 2012A-2 Bonds of \$3,077,116 due on May 1, 2038 with a fixed interest rate of 6.25%; Series 2012B-1 Bonds of \$4,075,280 due on May 1, 2020 with a fixed interest rate of 6.81% and Series 2012B-2 Bonds of \$3,195,000 due on May 1, 2015 with a fixed interest rate of 5.25%. The Bonds were issued in exchange for portions of the Series 2004, 2005 and 2007 Bonds.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Capital Improvement Revenue Bonds - Series 2012 (Continued)

The Series 2012A-1, 2012A-2 and 2012B-1 Bonds are Convertible Capital Appreciation Bonds. Interest accretes and was added to the bond value from the issuance date until the conversion date of May 1, 2014. As of that date, the bonds converted to current interest bonds and interest payment are due semiannually on each May 1 and November 1, commencing November 1, 2014. Annual principal payments began on May 1, 2015 for the Series 2012A-1 and Series 2012A-2. Principal on the 2012B-1 Bonds was due in a lump sum payment May 1, 2021. The Series 2012A-1 and 2012A-2 Bonds were refunded during the current year using proceeds from the Series 2022 Capital Improvement Revenue Refunding Bonds. The Series 2012B-1 Bonds were fully redeemed in November 2019.

The Series 2012B-2 Bonds are current interest bonds. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2012. Principal on the 2012B-2 Bonds was due in a lump sum payment May 1, 2015. The Series 2012A-1 and 2012A-2 Bonds are subject to redemption at the option of the District, in whole or in part anytime on or after May 1, 2022 at a redemption price as set forth in the Bond Indenture. The Series 2012B-1 and 2012B-2 Bonds are not subject to such redemption. The Series 2012 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture. The Bond Indenture has certain restrictions and requirements relating principally to the use of the proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to collect special assessments in annual installments adequate to provide for the payment of debt service. The unpaid portion, \$1,470,000 is included in matured bonds payable. The Series 2012B-2 Bonds were cancelled subsequent to year end.

Payment of principal and interest on the 2012 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenues. Collection of assessments on the Convertible Capital Appreciation Bonds commences with the initial debt service payment on November 1, 2014.

Capital Improvement Revenue Bonds - Series 2014

In June 2014, the District issued Capital Improvement Revenue Refunding Bonds, Series 2014 comprised of: Series 2014A Bonds of \$908,074 due on May 1, 2034 with a fixed interest rate of 7.25% and Series 2014B Bonds of \$810,932 due on May 1, 2022 with a fixed interest rate of 7.25%. The Bonds were issued in exchange for \$1,719,005 of the Series 2012B-2 Bonds.

The Series 2014 Bonds are Convertible Capital Appreciation Bonds. Interest accretes and was added to the bond value from the issuance date until the conversion date of November 1, 2016. After that date, the bonds converted to current interest bonds and interest payments are due semiannually on each May 1 and November 1, commencing May 1, 2017. Annual principal payments began on May 1, 2017 for the Series 2014A Bonds. Principal on the 2014B Bonds was due in a lump sum payment May 1, 2022. The Series 2014B Bonds were fully redeemed in November 2019.

The Series 2014A Bonds were in default due to the nonpayment of the \$40,000 principal payment scheduled on May 1, 2022. See Note 13 for additional events of default occurring subsequent to fiscal year end.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The District is in compliance with this requirement at September 30, 2022.

Capital Improvement Revenue Refunding Bonds - Series 2015

In April 2015, the District issued \$2,360,000 of Capital Improvement Revenue Refunding Bonds, Series 2015 due on May 1, 2034 with a variable interest rate of 2% to 4.20%. Interest payments are due semiannually on each May 1 and November 1, commencing November 1, 2015. Principal on the bonds is to be paid serially commencing May 1, 2016 through May 1, 2034.

The Series 2015 Bonds were subject to redemption at the option of the District prior to their maturity. The Series 2015 Bonds were also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Capital Improvement Revenue Refunding Bonds - Series 2015 (Continued)

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The District is in compliance with this requirement at September 30, 2022.

Capital Improvement Revenue Refunding Bonds - Series 2022

In April 2022, the District issued Series 2022 Bonds comprised of Series 2022A-1 Bonds of \$1,336,000 due on May 1, 2036 with a fixed interest rate of 2.59% and Series 2022A-2 Bonds of \$2,348,000 due on May 1, 2038 with a fixed interest rate of 2.63%. The Series 2022 Bonds were issued to redeem all the outstanding Series 2012A-1 and Series 2012A-2, respectively. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2036 and May 1, 2038 for both the Series 2012A-1 and 2012A-2 Bonds, respectively.

The Series 2022 Bonds were subject to redemption at the option of the District prior to their maturity. The Series 2022 Bonds were also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The District is in compliance with this requirement at September 30, 2022.

Refunded Bonds

The District currently refunded the Series 2012 Capital Improvement Revenue Bonds, which had an outstanding balance of \$4,340,000 at the time of the current refunding with the proceeds from the Series 2022 Bonds. The refunding was a current refunding and resulted in a difference in cash flows required to pay the respective debt service of \$1,811,022. The refunding resulted in an economic gain of \$705,091. The refunded Bonds have been paid off as of September 30, 2022.

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2004A	\$ 3,120,000	\$ -	\$ -	\$ 3,120,000	\$ -
Series 2007A	3,005,000	-	-	3,005,000	-
Series 2012A-1	1,440,000	-	1,440,000	-	-
Series 2012A-2	2,900,000	-	2,900,000	-	-
Series 2014A	830,000	-	-	830,000	80,000
Series 2015	1,735,000	-	105,000	1,630,000	110,000
Series 2022A-1	-	1,336,000	41,000	1,295,000	78,000
Series 2022A-2	-	2,348,000	61,000	2,287,000	116,000
Total	<u>\$ 13,030,000</u>	<u>\$ 3,684,000</u>	<u>\$ 4,547,000</u>	<u>\$ 12,167,000</u>	<u>\$ 384,000</u>

NOTE 6 – LONG-TERM LIABILITIES (Continued)

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal*	Interest*	Total
2023	\$ 384,000	\$ 590,910	\$ 974,910
2024	360,000	579,424	939,424
2025	370,000	566,988	936,988
2026	380,000	554,057	934,057
2027	395,000	540,023	935,023
2028-2032	2,232,000	2,463,635	4,695,635
2033-2037	4,868,000	1,941,278	6,809,278
2038	3,178,000	192,363	3,370,363
Total	\$ 12,167,000	\$ 7,428,678	\$ 19,595,678

* Includes Series 2004, 2007A, 2014A, 2015, 2022A-1 & 2022A-2

NOTE 7 – ASSESSMENTS

The Developer owns a portion of the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – SPECIAL PURPOSE ENTITY

In 2011, the Trustee, on behalf of the bondholders, created a Special Purpose Entity ("SPE"), Maxcy Development Group Holdings - Meadow Pointe IV, Inc., to own, manage and dispose of land taken in lieu of foreclosure from three significant landowners of the District. The District, Trustee and the SPE entered into a tri-party agreement whereby the SPE agreed to pay current operating and maintenance assessments of the District. The SPE does not pay debt service assessments because the Trustee has directed the District to temporarily defer collection of the debt service assessments.

In the prior fiscal year, the SPE paid \$13,984 to the District to fund the Debt Service Fund. The SPE is funded through the District trust accounts at the discretion of the trustee. In the current year, the Trustee did not provide any funding to the SPE through the District trust accounts. If funds are no longer available in the trust estate to fund the SPE and another funding source has not been secured, the SPE may convey its property to the District, the trustee or another SPE.

In fiscal year 2011-2012, the SPE sold a portion of the land to a developer. The District used proceeds from the sale to redeem \$1,100,000 of the Series 2004, Series 2005 and Series 2007 Bonds outstanding. Additionally, the District used proceeds of \$1,041,039 to fund the Series 2012 Debt Service reserve accounts and the bond issuance costs. In fiscal year 2013-2014, the SPE sold the remaining land to a developer. As lots are sold, funds are remitted to the trustee to pay down the un-exchanged bonds.

The SPE was dissolved on December 22, 2022.

NOTE 10 – DEFICIT FUND EQUITY

The debt service fund had a deficit fund balance of (\$10,265,346) at September 30, 2022. The deficit will be covered by debt cancellations and assessments collected in the subsequent period.

NOTE 11 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 12 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There was one settled claim during the past three years that did not exceed the coverage amount.

NOTE 13 - SUBSEQUENT EVENTS

Cancellation of Debt

In December 2022, the Trustee was made aware that the development was complete and all financial commitments had been received and fixed December 30, 2022 as the date on which the Trustee would make a final distribution of excess funds and any other amounts held by the Trustee in the Series 2004A accounts for such Series of Bonds under the Indenture, if any. On December 31, the Trustee made a pro rata distribution of interest on the Bonds in the total amount of \$226,340 which represented a portion of the accrued and unpaid interest for the period March 1, 2010 to present. Following application and distribution of funds on or about the Final Distribution Date as described above, the Trustee intends promptly to close its books and records with respect to the Bonds. Effective December 30, 2022, the Series 2004A Bonds with an outstanding principal balance of \$3,120,000 are deemed null, void, and worthless. There will be no future payments.

In December 2022, the Trustee was made aware that the development was complete and all financial commitments had been received and fixed December 30, 2022 as the date on which the Trustee would make a final distribution of excess funds and any other amounts held by the Trustee in the Series 2005 accounts for such Series of Bonds under the Indenture, if any. On December 31, the Trustee made a pro rata distribution of interest on the Bonds in the total amount of \$134,285 which represented a portion of the accrued and unpaid interest for the period March 1, 2010 to present. Following application and distribution of funds on or about the Final Distribution Date as described above, the Trustee intends promptly to close its books and records with respect to the Bonds. Effective December 30, 2022, the Series 2005 Bonds with an outstanding principal balance of \$1,800,000 are deemed null, void, and worthless. There will be no future payments.

In December 2022, the Trustee was made aware that the development was complete and all financial commitments had been received and fixed December 30, 2022 as the date on which the Trustee would make a final distribution of excess funds and any other amounts held by the Trustee in the Series 2007A and Series 2007B accounts for such Series of Bonds under the Indenture, if any. On December 31, the Trustee made a pro rata distribution of interest on the Bonds in the total amount of \$256,646 for the Series 2007A Bonds and \$236,148 for the Series 2007B Bonds which represented a portion of the accrued and unpaid interest for the period March 1, 2010 to present. Following application and distribution of funds on or about the Final Distribution Date as described above, the Trustee intends promptly to close its books and records with respect to the Bonds. Effective December 30, 2022, the Series 2007A Bonds with an outstanding principal balance of \$3,005,000 and the Series 2007B Bonds with an outstanding principal balance of \$2,765,000 are deemed null, void, and worthless. There will be no future payments.

NOTE 13 - SUBSEQUENT EVENTS (Continued)

Cancellation of Debt (Continued)

In December 2022, the Trustee was made aware that the development was complete and all financial commitments had been received and fixed December 30, 2022 as the date on which the Trustee would make a final distribution of excess funds and any other amounts held by the Trustee in the Series 2012B-2 accounts for such Series of Bonds under the Indenture, if any. On December 31, the Trustee made a pro rata distribution of interest on the Bonds in the total amount of \$100,623 which represented a portion of the accrued and unpaid interest for the period November 1, 2012 to present. Following application and distribution of funds on or about the Final Distribution Date as described above, the Trustee intends promptly to close its books and records with respect to the Bonds. Effective December 30, 2022, the Series 2012B-2 Bonds with an outstanding principal balance of \$1,470,000 are deemed null, void, and worthless. There will be no future payments.

Events of Default

Subsequent to fiscal year end, the District failed to make the May 1, 2023, scheduled principal payment on the Series 2014 Bonds. This is considered to be an event of default.

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 1,278,479	\$ 1,278,479	\$ 1,540,972	\$ 262,493
Interest Income	-	-	2,455	2,455
Miscellaneous Income	-	-	60,368	60,368
Total revenues	1,278,479	1,278,479	1,603,795	325,316
EXPENDITURES				
Current:				
General government	157,019	157,019	152,642	4,377
Physical environment	863,761	863,761	1,104,851	(241,090)
Culture and recreation	256,116	256,116	285,612	(29,496)
Capital Outlay	25,000	65,000	-	65,000
Total expenditures	1,301,896	1,341,896	1,543,105	(201,209)
Excess (deficiency) of revenues over (under) expenditures	(23,417)	(63,417)	60,690	124,107
OTHER FINANCING SOURCES				
Use of fund balance	23,417	63,417	-	(63,417)
Total other financing sources	23,417	63,417	-	(63,417)
Net change in fund balances	\$ -	\$ -	60,690	\$ 60,690
Fund balance - beginning			1,270,736	
Fund balance - ending			\$ 1,331,426	

See notes to required supplementary information

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2022 exceeded appropriations by \$201,209. The over expenditures were funded by available fund balance.

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

Element	Comments
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	8
Independent contractor compensation for FYE 9/30/2022	\$476,213.36
Construction projects to begin on or after October 1; (>\$65K)	0
Budget variance report	See page 27
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance SF 55' \$1,879.71 SF 70' \$1,879.71 SF 75' \$1,879.71 AA South \$1,879.71 I \$1,984.38 J \$1,953.06 K \$1,950.00 M \$1,930.44 TH \$1,879.71 Debt Service S2014A SF 55' \$900.00 Debt Service S2015 J \$538.48 K \$538.48 M \$646.17 Debt Service S2022A-1 SF 75' \$856.97 I \$419.34 Debt Service S2022A-2 SF 70' \$804.89 AA South \$644.02 TH \$393.86
Special assessments collected FYE 9/30/2022	\$2,554,259
Outstanding Bonds:	
Series 2004A, due November 1, 2036, \$3,120,000	See Note 6 for details
Series 2005B, due November 1, 2022, \$1,800,000	See Note 6 for details
Series 2007A, due May 1, 2038, \$3,005,000	See Note 6 for details
Series 2007B, due November 1, 2022, \$2,765,000	See Note 6 for details
Series 2012B-2, due November 1, 2022, \$1,470,000	See Note 6 for details
Series 2014A, due May 1, 2035, \$830,000	See Note 6 for details
Series 2015, due May 1, 2034, \$1,630,000	See Note 6 for details
Series 2022A-1, due May 1, 2036, \$1,295,000	See Note 6 for details
Series 2022A-2, due November 1, 2038, \$2,287,000	See Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Meadow Pointe IV Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our opinion thereon dated November 6, 2023, which includes which includes an adverse opinion on the special purpose entity component unit and a qualified opinion aggregate remaining fund information as to the departure from generally accepted accounting principles and an emphasis of matter paragraph.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted another certain matters involving the internal control over financial reporting and compliance that we have reported to management of the District in a separate letter dated November 6, 2023.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

November 6, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Meadow Pointe IV Community Development District
Pasco County, Florida

We have examined Meadow Pointe IV Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Meadow Pointe IV Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

November 6, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Meadow Pointe IV Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2022 and have issued our report thereon dated November 6, 2023, which includes which includes an adverse opinion on the special purpose entity component unit and a qualified opinion aggregate remaining fund information as to the departure from generally accepted accounting principles and an emphasis of matter paragraph.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated November 6, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Meadow Pointe IV Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Meadow Pointe IV Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

November 6, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2022-01 Failure to make Debt Service Payment when Due

Finding: The Series 2004, 2005, 2007 and 2012 Bonds require semiannual interest and principal payments per the Bond Indenture. In the current year and prior years, interest and principal were not paid on the bonds respectively. In prior years, debt service assessments were not being paid to the District due to landowner bankruptcies. Due to bond restructures in prior years, the special assessment liens on certain of the unexchanged bonds have been extinguished. As of September 30, 2022, the District remains not in compliance with the requirements of the bond indenture and has met a financial emergency condition as described in Florida Statutes Section 218.503(1). Furthermore, in the current and subsequent fiscal years, certain debt service payments due on the Series 2014 Bonds were not paid, creating additional incidents of default.

Recommendation: We recommend that the District utilize all legal remedies available to collect delinquent assessments to bring debt service payments current.

Reference Number for Prior Year Finding: 13-01

Management Response: The Trustee, on behalf of the bondholders, created a Special Purpose Entity ("SPE") to own, manage and dispose of the land taken in lieu of foreclosure from three significant landowners of the District. The District, Trustee, and the SPE entered into a tri-party agreement whereby the SPE assumed responsibility for the prior year debt service assessments owed to the District related to the land owned by the SPE. In a prior year the bonds were restructured and portions of the Series 2004, 2005, and 2007 bonds were exchanged for Series 2012A-1 and A-2 bonds, the un-exchanged portions are still outstanding. As part of the restructure, the debt assessment lien has been transferred from the Series 2004, 2005 and 2007 bonds to the Series 2012 bonds. As a result of the restructure, there are no special assessments securing the Series 2004, 2005 and 2007 bonds. During the prior years a portion of the 2012B-2 bonds were exchanged for Series 2014A Bonds. Due to the lack of special assessment revenue to pay the un-exchanged portion of the bonds no principal or interest payments can be made. During a prior year, the SPE sold the remaining land to a developer. As the developer sells lots, funds are remitted to the trustee to pay principal and interest on the un-exchanged bonds. In December 2022, the Trustee made final distributions of funds for the S2004A, S2005, S2007A, S2007B and S2012B-2 bonds. Additionally, the S2004A, S2005, S2007A, S2007B and S2012B-2 bonds were deemed null, void and worthless. No future payments will be made on these bonds.

2022-02 Failure to Include Component Unit Financial Statement in the Financial Report

Finding: Generally accepted accounting principles require that the District include the financial statements of the Special Purpose Entity (SPE) in their audited financial report as a blended component unit. The SPE is not included as a component unit in the District's financial report. Due to the lack of control by the District and that the SPE's primary beneficiary is the Bondholders; the District's position is that the SPE is not a component unit of the District. We could not audit the records nor include them as a blended component unit in the District's government-wide financial statements.

Recommendation: We recommend that the District include the SPE as a blended component unit of the District's government-wide financial statements.

Reference Number for Prior Year Finding: 13-03

REPORT TO MANAGEMENT (Continued)

Management Response: District's management does not agree that the SPE should be included as a discretely-presented component unit on the government-wide financial statements. In summary, management feels that it would be misleading to the users of the financial statements to include the SPE as a component unit. The District has no ownership and/or control over the SPE and in no way can it impose its will on the SPE. In addition, the District will not benefit from the activities of the SPE. When the land held by the SPE is sold, the proceeds will be paid to the Bondholders to satisfy the Bond debt. The District will not be responsible for any deficiency between the net proceeds of the sale and the associated Bond debt.

2022-03 Budget

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2022.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Reference Number for Prior Year Finding: N/A

Management Response: The District's Board of Supervisors were unable to amend its budget for the fiscal year ended September 30, 2022 prior to the statutory deadline. The district will amend its budget for any future years in which actual expenditures exceed appropriations in the general fund.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

13-01 Failure to make Debt Service Payment when Due

Current Status: See finding no. 2022-01 above.

13-03 Failure to Include Component Unit Financial Statement in the Financial Report

Current Status: See finding no. 2022-02 above.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022, except as noted above.

REPORT TO MANAGEMENT (Continued)

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. In connection with our audit, we determined that the District has met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes. The District failed to make certain scheduled debt service payments due as a result of a lack of funds - see Findings section above for additional information. We applied financial condition assessment procedures pursuant to Rule 10.556(7) and determined that a deteriorating financial condition was noted. It is management's responsibility to monitor financial condition, and our condition assessment was based in part on representations made by management and the review of financial information provided by the same. Subsequent to the end of the current fiscal year, certain delinquent debt obligations were cancelled – see Note 13 for additional information.
6. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 29.

Tab 8



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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October 23, 2023

To Board of Supervisors
Meadow Point IV Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide Meadow Point IV Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Meadow Point IV Community Development District as of and for the fiscal years ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,600 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2023 must be provided to us no later than January 30, 2024, in order for us to complete the engagement by May 31, 2024.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Meadow Point IV Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Meadow Point IV Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Tab 9

MINUTES OF MEETING

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 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.

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, November 8, 2023, at 5:00 p.m.** at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Megan McNeil	Board Supervisor, Vice Chairman
George Lancos	Board Supervisor, Assistant Secretary
Michael Scanlon	Board Supervisor, Chairman

Also, present were:

Liane Sholl	Board Supervisor, Assistant Secretary (Via Conference Call)
Greg Woodcock	District Engineer, Stantec
Daryl Adams	District Manager, Rizzetta & Company, Inc.
Lori Stanger	Clubhouse Manager
Jason Liggett	Landscape Inspection Specialist
Doug Agnew	Representative, Advanced Aquatics (Via Conference Call)
Angel Rivera	Representative, Juniper Landscape (Via Conference Call)
Deputy Buddy	Sheriff's Department

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Scanlon called the meeting to order and performed a roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present at the meeting joined in the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Audience Comments - Items not on Agenda

49 Residents voiced their concerns regarding the increase in towing and security, waste
50 pick-up, the county expanding the road and adding digital gates for the community
51 entrance.

52

53 **FOURTH ORDER OF BUSINESS**

Business Items

54

55 **A. Consideration of Hog Trapping Services Proposals**
56 **(Previously Tabled)**

57 The Board asked the new vendor AAAC Wildlife to provide reports with each Hog
58 trapping service. The Board would like the day, the time, and the location be
59 included in the report.

60

61 Mr. Adams will send a 30-day termination notice to the pervious vendor, Jelly Hog
62 Trapping company.

63

On a motion from Mr. Scanlon, seconded by Mr. Lancos, with all in favor, the Board approved the AAAC Wildlife Hog Trapping Proposal (\$750 Initial cost and \$175 per Hog), for the Meadow Pointe IV Community Development District.

64

65 **B. Ratifying the Holiday Decoration Final Proposal**

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board accepted the ratified Holiday Decoration Proposal in the amount of \$8,601.43, for the Meadow Pointe IV Community Development District.

66

67 **C. Discussion Regarding Deputy Contract**

68 The Board had a discussion with Deputy Buddy. Deputy Buddy informed the
69 Board he spoke with the captain and his communication with the board will
70 improve going forward.

71

72 The Board asked Deputy Buddy to give out speeding tickets to those offending
73 the speed limit in the community.

74

75 The Board asked Mr. Adams to set up a meeting with Captain Steven Frick and
76 the Chair to discuss the performance of the Deputy.

77

78 **D. Discussion Regarding District Management Services**

79 The Board expressed being satisfied with the current District Management
80 service.

81

82 **E. Consideration of Additional Lighting Proposals for Basketball Court,**
83 **Tennis Court, and Dumpster Area (Under Separate Cover)**

84 The Board asked Ms. Stanger to provide the lighting proposal for the Basketball
85 court and Tennis Court.

86

87 **F. Discussion Regarding Lighting Options**

88 The Board had a discussion on the clubhouse lighting. The clubhouse light to
89 be installed in the month of November 2023.

90

91 **G. Ratifying the Capital Improvement Revenue Bonds Series 2004A**

On a motion from Mr. Scanlon, seconded by Ms. McNeil, with all in favor, the Board ratified the Capital Improvement Revenue Bond Series 2004A, for the Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Deputy Report

The Board asked Deputy Buddy to increase his efforts on giving repeated offenders parking tickets.

B. District Engineer

The District Engineer went over his report.

District Engineer is waiting for permission from Union Park CDD to cutback around pond sixty-four.

The District Engineer reported a trip hazard on the sidewalk. The Board approved repairs not to exceed \$1,400.

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved repair of the Sidewalk not to exceed \$1400, for the Meadow Pointe IV Community Development District.

1. Update on HA-5

The project will begin in January or February of 2024.

2. Wynfield Update

Mr. Woodcock is waiting for the proposal for the survey of the Wynfield area. The Board wants the District Engineer and District manager to send a letter to the developers to reimburse the \$841.50 and the cost of the fence and plant material to fix the barrier.

3. Update on Street Sign

The board reminded the District Engineer regarding replacing the street sign on White Willow.

C. Aquatic Maintenance Report

1. Waterway Inspection Report

Mr. Agnew presented his report to the Board.

Mr. Woodcock and Mr. Agnew will continue to meet onsite regarding pond eighty-one and inspect the control structure.

D. Landscape Inspection Services Manager

1. Field Inspection Report

Mr. Liggett presented his report to the Board and reported all the items on the Juniper list fixed.

Mr. Rivera from Juniper will provide a Sod proposal for the Haven.

E. Amenity Management

1. Review of Amenities Report

Ms. Stanger presented her report to the Board.

135 Ms. Stanger asked Mr. Rivera for an update on the playground mat proposal.
136 Ms. Stranger discussed the option to sell the utility vehicle.

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board allowed the District Staff to sell the Utility Vehicle, for the Meadow Pointe IV Community Development District.

137
138 **F. District Counsel**
139 The District Counsel will draft an agreement for Brian Svoboda if workers
140 compensation is not included with the insurance.

141
142 **G. District Manager**
143 Mr. Adams reminded the Board that the next regular meeting will be held on
144 December 13, at 6:30 p.m.

145
146 **1. Review of District Manager Report, Raid Log, and Monthly Financial**
147 **Statement**
148 Mr. Adams presented the District Manager reports, RAID log and the financial
149 statements to the Board. The Board asked that the blue items be taken off the
150 log.

151
152 The Board asked Mr. Adams to reach out to the waste pick-up company and
153 remind them of the process set by the contract.

154
155 The Board approved Mr. Adams to give Gift cards to the district staff.

156
157 **2. Presentation of the 3rd Quarter Website Audit Report**
158 Mr. Adams presented the Website Audit Report and reported no issues.

159
160 **SIXTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
161 **of Supervisors' Regular Meeting held**
162 **on October 11, 2023**

On a motion from Ms. Lancos, seconded by Ms. McNeil, with all in favor, the Board accepted the Minutes of the Board of Supervisors' Regular Meeting held on October 11, 2023, for the Meadow Pointe IV Community Development District.

164
165 **SEVENTH ORDER OF BUSINESS** **Consideration of Operation and**
166 **Maintenance Expenditures for**
167 **September 2023**

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2023 (\$138,746.11), for the Meadow Pointe IV Community Development District.

168
169 **EIGHTH ORDER OF BUSINESS** **Supervisors Forum**

170
171 The Board requested to add a discussion on the next agenda regarding adding digital
172 locks to the entrance gate of the community.

173

174 The Board requested a discussion on the next agenda regarding changing the morning
175 meeting time from 10am to 9am.

176

177 **NINTH ORDER OF BUSINESS**

Adjournment

178

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board of Supervisors adjourned the meeting at 6:58 p.m. for the Meadow Pointe IV Community Development District.

179

180

181

182

183

Assistant Secretary

Chair/Vice Chair

DRAFT

Tab 10



MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
3434 Colwell Ave, Suite 200, Tampa, FL 33614 - 813-994-1001
Meadowpointe4cdd.org

Operations and Maintenance Expenditures
October 2023
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$116,835.32**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

Liane Sholl Megan McNeil Scott Page Michael Scanlon Susan A. Fischer Darryl Adams
Chairman Vice Chairman Supervisor Supervisor Supervisor District Manager

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100479	10551377	Monthly Aquatic Maintenance 10/23	\$ 4,560.00
Brian C Svoboda	100486	10072023	Maintenance & Repairs 10/23	\$ 459.00
Charter Communications	20231010-3	1316728092123 ACH	3525 Bellmeade CT 09/23	\$ 129.93
Charter Communications	20231030-1	1316058100923 ACH	31187 Sotherby Dr, Wesley Chapel 10/23	\$ 107.97
Decorating Elves, Inc.	100466	1231824008	Christmas Lighting & Holiday Decor 10/23	\$ 8,601.43
Fitness Logic, Inc.	100476	115046	Biannual General Maintenance & Cleaning of Equipment 10/23	\$ 155.00
Florida Department of Revenue	20231017-3	61-8015577602-6 Sales & Use Tax 09/23 ACH	61-8015577602-6 Sales & Use Tax 09/23 Paid Online	\$ 48.48
Frontier Florida, LLC	20231010-2	813-994-1915-011921-5 10/23 ACH	Shellwood Sub Division Gate Phone 10/23	\$ 70.99
Frontier Florida, LLC	20231011-1	813-994-4726-101321-5 09/23 ACH	Gate Phone 09/23	\$ 60.99
Frontier Florida, LLC	20231016-1	813-994-0164-071921-5 09/23 ACH	Meridia 09/23	\$ 70.99
Frontier Florida, LLC	20231016-2	813-994-1603-072021-5 09/23 ACH	Whinsenton Sub Division Gate Phone 09/23	\$ 70.99
Frontier Florida, LLC	20231017-1	813-994-6437-121521-5 10/23 ACH	Gate Phone 10/23	\$ 70.99
Frontier Florida, LLC	20231018-1	813-994-4731-080621-5 10/23 Autopay	Enclave Sub Division Fiber Optic Internet 10/23	\$ 70.99
Frontier Florida, LLC	20231020-1	813-973-3003-101308-5 10/23 ACH	Clubhouse Internet 10/23	\$ 377.76
Frontier Florida, LLC	20231026-1	813-994-4607-042922-5 10/23 ACH	Windsor Internet 10/23	\$ 54.99

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	ACH	813-994-4726-101321-5 10/23 ACH	Gate Phone 10/23	\$ 70.99
George Lancos	100470	GL101123	Board of Supervisors Meeting 10/11/2023	\$ 200.00
Grau & Associates, P.A.	100468	101023-845	Audit FYE 09/30/2022	\$ 280.00
Grau & Associates, P.A.	100487	24754	Audit FYE 09/30/2022	\$ 500.00
Innersync Studio, Ltd	100477	21660	Quarterly Website Services 10/23	\$ 384.38
Jennifer L. Sholl	100471	JS101123	Board of Supervisors Meeting 10/11/23	\$ 200.00
Jerry Richardson Trapper	100480	1807	Hog Removal Services 10/23	\$ 1,200.00
Juniper Landscaping of Florida, LLC	100478	230742	Palm Fertilization 09/23	\$ 271.67
Juniper Landscaping of Florida, LLC	100478	232268	Plant Material 09/30/23	\$ 11,812.50
Juniper Landscaping of Florida, LLC	100481	232240	Maintenance Contract 10/23	\$ 19,898.98
Meadow Pointe IV CDD	DC 100123	DC 100123	Debit Card Replenishment	\$ 898.83
Meadow Pointe IV CDD	DC 102023	DC 102023	Debit Card Replenishment	\$ 1,508.93
Megan McNeil	100472	MM101123	Board of Supervisors Meeting 10/11/23	\$ 200.00
Michael J Scanlon	100473	MS101123	Board of Supervisors Meeting 10/11/23	\$ 200.00
Outsmart Pest Management, Inc.	100488	39064	Monthly Pest Control Services 10/23	\$ 60.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	100464	19138127 08/23	3902 Meadow Pointe Blvd 08/23	\$ 276.97
Rizzetta & Company, Inc.	100460	INV0000084093	Assessment Roll Preparation FY 23/24	\$ 5,304.00
Rizzetta & Company, Inc.	100461	INV0000084195	District Management Fees 10/23	\$ 6,507.50
Rizzetta & Company, Inc.	100462	INV0000084227	Personnel Reimbursement 09/23	\$ 6,078.18
Rizzetta & Company, Inc.	100465	INV0000084254	Cell Phone & Auto Mileage 09/23	\$ 261.81
Rizzetta & Company, Inc.	100467	INV0000084315	Amenity Management & Personnel Reimbursement 10/23	\$ 8,583.70
Scott W Page	100474	SP101123	Board of Supervisors Meeting 10/11/23	\$ 200.00
Site Masters of Florida, LLC	100469	092823-1	Balance due Sotherby/Kelmin Road Repair 09/23	\$ 3,400.00
Southern Automated Access Services, LLC	100482	13232	CAPXL 08/23	\$ 75.50
Southern Automated Access Services, LLC	100483	13576	Gate Repairs Provence 10/23	\$ 198.00
Southern Automated Access Services, LLC	100483	13577	Gate Repairs Whinsenton 10/23	\$ 105.00
Southern Automated Access Services, LLC	100489	13545	CAPXL MP North 10/23	\$ 75.50
Stantec Consulting Services, Inc.	100484	2137869	Engineering Services 09/23	\$ 7,727.86
Suncoast Pool Service, Inc.	100475	9637	Pool Supplies Maintenance 09/23	\$ 1,351.00
TECO	20231012-2	221006228235 09/23 ACH	Account # 221006228235 Oldwoods Ave 09/23	\$ 1,604.35

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	100490	0000301534	Account#107010 Legal Advertising 10/23	\$ 133.60
U.S. Water Services Corporation	100485	SI80897	Monthly Lift Station Inspection 10/23	\$ 90.09
Waste Connections of Florida	20231005-1	7044918W425 ACH	Waste Disposal Services 09/23	\$ 13,747.50
Waste Connections of Florida	20231024-1	1509591W426 ACH	Waste Disposal Rec Center 11/23	\$ 77.00
Waste Connections of Florida	20231024-2	1509732W426 ACH	4467 Fennwood Ct 11/23	\$ 1,025.40
Withlacoochee River Electric Cooperative, Inc.	20231027-1	2185385 09/23 Autopay	Public Lighting 09/23	\$ 250.74
Withlacoochee River Electric Cooperative, Inc.	20231027-2	10252971 Summary 09/23 Autopay	Electric Services 09/23	<u>\$ 7,164.84</u>
Total Report				<u>\$ 116,835.32</u>

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

RECEIVED
9/25/2023

10/1/2023
10551377
\$4,560.00

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company, Inc. 2700 South Falkenburg Rd, Suite 2745 Riverview, FL 33578

Due Date
Net 30
10/31/2023

Monthly Lake Maintenance.
***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

4,560.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$4,560.00

Invoice

Attention:	Lori Stanger	Project Title:	MPIV repairs
Title:	ATTENTION	Lori Stanger	10/2/2023
Company Name:	BRIAN SVOBODA dba JAC	P.O. Number:	10072023
Address:	7331 Pulteney Dr	Invoice Number:	10072023
City, State Zip Code:	Wesley Chapel Fl 33545	Term:	
Date:	10/7/23		

Description	Quantity	Unit Price	Cost
Replace Shower head and Auto stop valve by Pool with parts needed	1	\$124.00	\$124.00
Install 3 signs in community with parts needed and Auger required	3	\$60.00	\$180.00
Bulb Change out	1	\$25.00	\$25.00
Reattach Gutter to back of building with parts needed	1	\$65.00	\$65.00
Womens room toilet repair with parts needed	1	\$65.00	\$65.00
		Subtotal	\$459.00
	Tax		\$0.00
		Total	\$459.00

Make Checks Payable to :

Brian Svoboda

c/o JAC

7331 Pulteney Drive

Wesley Chapel Florida, 33545



September 21, 2023
 Invoice Number: 1316728092123
 Account Number: **8337 13 001 1316728**
 Security Code:
 Service At: 3525 BELLMEADE CT
 WESLEY CHAPEL FL 33543-2731

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

NEWS AND INFORMATION

Enhance your business communications with Spectrum Business Voice! Call 1-855-424-9789 to learn how you can add 1 mobile unlimited line **FREE**.

Summary

*Service from 09/21/23 through 10/20/23
 details on following pages*

Previous Balance	129.93
Payments Received -Thank You!	-129.93
Remaining Balance	\$0.00
Spectrum Business™ TV	19.99
Spectrum Business™ Internet	107.97
Taxes, Fees and Charges	1.97
Current Charges	\$129.93
<i>YOUR AUTO PAY WILL BE PROCESSED 10/07/23</i>	
Total Due by Auto Pay	\$129.93



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8337 1300 NO RP 21 09222023 NNNNNNNN 01 991841

MEADOW POINTE 4 CDD
 3525 BELLMEADE CT
 WESLEY CHAPEL FL 33543-2731

September 21, 2023

MEADOW POINTE 4 CDD

Invoice Number: 1316728092123
 Account Number: 8337 13 001 1316728
 Service At: 3525 BELLMEADE CT
 WESLEY CHAPEL FL 33543-2731

Total Due by Auto Pay \$129.93

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833713001131672800129932



MEADOW POINTE 4 CDD
 Invoice Number: 1316728092123
 Account Number: 8337 13 001 1316728
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1300 NO RP 21 09222023 NNNNNNNN 01 991841

Charge Details

Previous Balance		129.93
EFT Payment	09/07	-129.93
Remaining Balance		\$0.00

Payments received after 09/21/23 will appear on your next bill.

Service from 09/21/23 through 10/20/23

Spectrum Business™ TV

Spectrum Business TV		24.99
Essentials		
Promotional Discount		-5.00
		\$19.99

Spectrum Business™ TV Total \$19.99

Spectrum Business™ Internet

Spectrum Business		129.99
Internet		
Promotional Discount		-50.00
Business WiFi		7.99
Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
Static IP 1		19.99
		\$107.97

Spectrum Business™ Internet Total \$107.97

Taxes, Fees and Charges

Communications Services Tax		1.97
Taxes, Fees and Charges Total		\$1.97
Current Charges		\$129.93
Total Due by Auto Pay		\$129.93

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.



Continued on the next page...

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.





MEADOW POINTE 4 CDD
Invoice Number: 1316728092123
Account Number: 8337 13 001 1316728
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1300 NO RP 21 09222023 NNNNNNNN 01 991841

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call 1-855-707-7328 or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, call 1-877-276-7432 or email closedcaptioningissues@charter.com.



Account Number:
Security Code:

MEADOW POINTE 4 CDD
8337 13 001 1316728



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

8337 1300 NO RP 21 09222023 NNNNNNNN 01 991841



Stay connected with business-grade phone service.



Business Voice
\$29⁹⁹ /mo. per line when bundled for 1 yr.**
 No contracts • No added taxes



Boost your productivity with our advanced business features.

- Unlimited local and long distance calling
- 35+ FREE calling features such as call forwarding, voicemail to email, simultaneous ring, and more
- Keep your existing phone number and equipment
- Plus, get a FREE mobile unlimited line for one year!*

To speak to a business specialist, call 1-855-204-9969

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. **\$29.99 Voice offer is for 12 mos. & incl. one business phone line w/ unlimited local & long distance w/ in the U.S., Puerto Rico, & Canada plus 2,000 long-distance minutes to Mexico. Includes phone taxes, charges and fees. Other telephone services may have corresponding taxes and rates. +Free mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires a bundled purchase of Business Internet and Voice. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets not eligible for promotion. Free Unlimited line must be ordered at same time as Business Internet and Voice purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.



October 9, 2023
 Invoice Number: 1316058100923
 Account Number: **8337 13 001 1316058**
 Security Code:
 Service At: 31187 SOTHERBY DR
 WESLEY CHAPEL FL 33543-6605

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

Enhance your business communications with Spectrum Business Voice! Call 1-855-424-9784 to learn how you can add 1 mobile unlimited line **FREE**.

NEWS AND INFORMATION

Summary *Service from 10/09/23 through 11/08/23 details on following pages*

Previous Balance	107.97
Payments Received -Thank You!	-107.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	107.97
Current Charges	\$107.97
<i>YOUR AUTO PAY WILL BE PROCESSED 10/26/23</i>	
Total Due by Auto Pay	\$107.97



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8337 1300 NO RP 09 10102023 NNNNNNNN 01 996569

MPIVCDD
 31187 SOTHERBY DR
 WESLEY CHAPEL FL 33543

October 9, 2023

MPIVCDD

Invoice Number: 1316058100923
 Account Number: 8337 13 001 1316058
 Service At: 31187 SOTHERBY DR
 WESLEY CHAPEL FL 33543-6605

Total Due by Auto Pay \$107.97

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833713001131605800107979



Invoice Number: 1316058100923
Account Number: 8337 13 001 1316058
Security Code: MPIVCDD

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675
8337 1300 NO RP 09 10102023 NNNNNNNN 01 996569

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (107.97), EFT Payment (09/26, -107.97), and Remaining Balance (\$0.00).

Payments received after 10/09/23 will appear on your next bill.

Service from 10/09/23 through 11/08/23

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Spectrum Business Internet (129.99), Promotional Discount (-50.00), Security Suite (0.00), Domain Name (0.00), Vanity Email (0.00), Static IP 1 (19.99), Business WiFi (7.99), and a total of \$107.97.

Summary table with 2 columns: Description, Amount. Rows include Spectrum Business™ Internet Total (\$107.97), Current Charges (\$107.97), and Total Due by Auto Pay (\$107.97).

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.).

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

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Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-519-1263.



Account Number: MPIVCDD
8337 13 001 1316058
Security Code:



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

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Spectrum Subscriber Annual Privacy Notice (2023) Effective: September 1, 2023

Your privacy is important to Charter. We value the trust you place in us when you subscribe to and use our Spectrum-branded cable video, internet, phone, and/or mobile products and services (collectively, the "Spectrum Services").

This Annual Privacy Notice contains information that we are required to provide you under Federal law.

Additional information regarding our privacy practices are available on our full privacy policy, available at www.spectrum.com/privacy. **We encourage you to review the full Spectrum Privacy Policy for more information about our privacy practices, including related to state-specific rights that you may have.**

WHEN THE ANNUAL PRIVACY NOTICE APPLIES

The Annual Privacy Notice only applies to subscribers of one or more of the Spectrum Services provided by Charter Communications Operating, LLC and its subsidiaries. Depending upon the Spectrum products and services to which you subscribe, parts of this Annual Privacy Notice may not apply to you. If you have questions about this Annual Privacy Notice, please contact us directly using the information in the "How to Contact Us With Questions About This Annual Privacy Notice" section below.

Some Spectrum products and services may have additional privacy practices that are described in product or service specific sections in the full Spectrum Privacy Policy www.spectrum.com/privacy or may be provided to you in different ways, such as contracts for Spectrum Enterprise services. To the extent there is an overlap between the privacy disclosures in this Annual Privacy Notice and a product or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice), the privacy disclosures set forth in the product or service-specific notice or agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own or control through the Spectrum Services. These non-Spectrum websites and services may collect data or personal information about you and your online activities. Spectrum does not control and is not responsible for what these other parties do in connection with their websites or online services, or how they handle your personal information. We encourage you to read the privacy policies of any non-Spectrum websites or services you use.

WHAT INFORMATION WE COLLECT

In order to provide you with our products and services and to keep you informed, we collect a variety of information about you when you interact with us or use our products, services, websites and applications. This information is used to efficiently provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.

Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services (e.g., Spectrum WiFi), and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads of Spectrum applications (e.g., the Spectrum TV application) you make through a Spectrum product or service, the service options you have chosen, and any customized setting you have created;
- information about your payment methods, such as your payment card number or bank account information;
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests, respond to customer surveys, or participate in events sponsored by us; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, online chat sessions, and through social media.

Information We Collect Automatically

When you use the Spectrum Services, we automatically collect information through cookies and other technologies, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used;
- network traffic data;

- performance and support data; and
- information about your use and the operation of Spectrum products, services, websites, applications, and their features.

We also may collect usage information about:

- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
- information we collect based on our provision of Spectrum Internet service, such as routing traffic to allow you to traverse from one website to another website, in order to provide internet service and connect you to the other internet-based services you request; this can include the amount of data used, device identifiers, and quality of service (i.e., quality of the signal) from customers who use our company-issued routers as part of our provision of Spectrum Internet service (collectively, "Internet Usage Information");
- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, Wi-Fi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, demographic information through cookies, web beacons, and other tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

The information we collect will depend upon the Spectrum Services to which you subscribe. We limit the use and sharing of such information as described in this Annual Privacy Notice and as required by law.

If you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service. Additionally, we collect the content of any files you store in our cloud storage services (e.g., Spectrum Cloud DVR) and other information when it is necessary to provide you with the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our website, to learn more about our data collection and use practices of Domain Name System ("DNS") data associated with the Spectrum Internet service.

Location Information

When you access our network, we may collect general location information, such as the city or zip code that correlates with the license of your device IP address, or more precise geolocation data that indicates where you are at a specific point in time. We may also collect location information when you use some of our services and applications, including precise geolocation information, such as your service address and the location of your Spectrum Mobile device or another device on which you have installed a Spectrum application. For example, when a Spectrum Mobile device connects using an in-home or out-of-home Spectrum WiFi access point, we collect the device's MAC address, the customer's username (if the customer is logged into the My Spectrum App), which is encrypted, and the Spectrum WiFi access point's geographical location. You can prohibit the collection of this information through your device's settings, but it may limit certain functions and features of the application.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit reporting agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.



Account Number: MPIVCDD
8337 13 001 1316058
Security Code:



Contact Us

Visit us at [SpectrumBusiness.net](https://www.spectrum.com/business)
Or, call us at **855-252-0675**

8337 1300 NO RP 09 10102023 NNNNNNNN 01 996569

HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high-quality products and services. This may involve linking and combining information about you from across the Spectrum platform of products and services, as well as from third parties ("Combined Information").

To Provide and Improve our Products and Services

We use the information we collect to:

- deliver, maintain and improve our products, services, websites and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s) and network(s);
- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

To Communicate with You

We use the information we collect to deliver and personalize our communications with you. We may send you promotional communications for products and services that may be of interest to you through the mail, over our cable system, by phone or SMS, or online. Some of these communications may be directed to you because of the Spectrum services to which you subscribe or your interactions on the Spectrum platform, and some may be directed to you because of your general geographic location. For more information about how to update your communication preferences please review the "What Choices You Have to Control the Use of Information by Spectrum" section of our privacy policy, available at www.spectrum.com/privacy.

To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers. We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties. Any Reports shared with a third party for the third party's own use will only contain de-identified and/or aggregated information, unless we have your consent to share your personal information.

Advertising Generally

We use some of the information we collect to make the marketing and advertising you see on the Spectrum platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. For information about how to limit the use of information for these purposes, please review the "What Choices You Have to Control the Use of Information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Addressable Advertising on our Cable System

Some of the advertisements you see on cable channels are placed by us. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For more information about how to manage your advertising preferences, please review the "what choices you have to control the use of information by Spectrum" of our privacy policy, available at www.spectrum.com/privacy.

Online Advertising and Customization

We may use information that we or third parties learn about you from your online interactions (e.g., search or purchase history) to deliver or cause to be delivered to you advertisements that may be more relevant to you. For more information about how to manage your advertising preferences, please review the "Online Advertising and Customization" section of our privacy policy, available at www.spectrum.com/privacy.

WITH WHOM WE SHARE INFORMATION

We share information with others when it is necessary to provide you with Spectrum Services and in the other circumstances described below. We do not sell or otherwise share information that personally identifies our customers, including Internet Usage Information, Video Usage Information, or Call Detail Information, to third parties for those third parties' own use.

Account Holders and Other Authorized Users

We may disclose any information about a customer's account and use of a service to the primary account owner. The primary account owner may also authorize other users to access information on the account.

Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum-related companies in order to provide the services, or to make your Spectrum experience more streamlined. We may also share information about you with these related companies for their own marketing purposes when legally permitted to do so.

Service Providers

We may disclose your information to service providers who perform business activities on our behalf such as billing and collections, payment processing, analytics and research, marketing, service delivery and customization, maintenance and operations, and fraud prevention. These third-party service providers are authorized to use your personal information only as necessary to provide services to Spectrum.

Governmental Entities or Pursuant to Valid Legal Process

We may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process. These disclosures may be made with or without your consent and with or without notice, in compliance with the law, including the terms of process.

We may also disclose personally identifiable information about you, without your consent, to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.

Third Parties

We do not sell or share information that personally identifies our customers with third parties for their own marketing or advertising purposes.

If you subscribe to our telephone service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact with those advertisements, we may share your contact information with the advertiser for the purpose of fulfilling your request.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer your information as part of the transaction.

WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. You may visit our [Privacy Preferences](#) page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of customer proprietary network information ("CPNI"), such as Call Detail Information, for marketing and advertising of our own products and services; and



Account Number: MPIVCDD
8337 13 001 1316058
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1300 NO RP 09 10102023 NNNNNNNN 01 996569

- to limit our use of Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

Cookies, Tracking Technologies, and Interest-based Advertising

Some of our websites use web analytics services, such as Google Analytics and Adobe Analytics. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (<https://policies.google.com/technologies/partner-sites>) and Adobe (<https://www.adobe.com/privacy.html>).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can opt-out of mobile app tracking by certain advertising networks through your device settings. Please note that opting-out of advertising networks services does not mean that you will not receive advertising while using our websites.

Some of our Spectrum Services may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit www.nielsen.com/digitalprivacy.

Location

You can manage the collection of your location information through your device's settings.

CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services. If you consent, we may use your CPNI for the duration of the interaction to offer you those additional products and services.

You may opt-out of our use of your CPNI for marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page at www.spectrum.com/policies/your-privacy-rights-opt-out. If you opt out, you will experience no effect, now or in the future, on how we provide any services to which you subscribe.

HOW WE PROTECT YOUR INFORMATION

We use reasonable security, including technical, physical and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 16. If you believe that a child under 16 years of age has provided us with personal information, please contact us at the address below.

WHAT YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS**The Cable Act and Personally Identifiable Information**

You have the right to know about the personally identifiable information we collect and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and a subscriber's rights under the Cable Act concerning personally identifiable information and its collection and disclosure.

Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render the Spectrum Cable Services or other services we provide and to detect unauthorized reception or use of the Spectrum Cable Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent.

The Cable Act permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. **We do not sell or share customer names and addresses with third parties for their own marketing or advertising purposes.**

If you subscribe to a Spectrum service that is governed by the Cable Act, we will maintain information that personally identifies you and that is associated with your use of such service for as long as necessary for the purpose for which the information was collected, which may be as long as the duration of your subscription and after you have terminated your subscription, in some instances.

You can contact us with any concerns you have regarding the handling of your personally identifiable information. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

The Communications Act and CPNI

Information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number. You can limit our use of CPNI as described in this policy.

HOW TO ACCESS AND CORRECT THE INFORMATION IN OUR RECORDS

We strive to keep our records accurate. If any of your information changes, please notify us immediately so we can update our records.

If you subscribe to Spectrum cable or internet services, and you would like access to the personally identifiable information we maintain in our business records, please send a written request to your local office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request. You may also be able to access certain information about you or your account by contacting one of our customer service representatives at 833-845-3726, or by logging in to your online account.

If you make a written request for a copy of your CPNI, we will disclose the relevant information we have to you at the address we have for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI such as outbound call detail records, we require that you first authenticate your identity using a password established using our online system. We generally do not provide our customers with records of calls received, records that are only in our archives, other records that we do not furnish as part of a telephone bill, web-browsing history, IP address logs or any other information that we do not create or maintain in the ordinary course of business unless there is a court order or similar legal process. If there are errors in names, addresses, or telephone numbers in our vendors' directory lists, or if you have been omitted from the directory, the correction cannot be made until the next available publication. Please understand that we may have no control over information appearing in directory lists or provided by directory assistance services which we do not own.

YOUR RIGHTS UNDER STATE LAW

If you are a resident of, California, Colorado, Connecticut, Maine, Nevada or Virginia, you may have additional rights under applicable state law. You can learn about your rights by visiting <https://www.spectrum.com/policies/privacy-policy> and reviewing the sections related to your state of residence.

WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at www.spectrum.com. The needs of our customers and the business may change from time to time and, when that happens, we may need to modify our Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, to the extent required by applicable law, we will make reasonable efforts to notify you of the changes.

HOW TO CONTACT US WITH QUESTIONS ABOUT HOW THIS ANNUAL PRIVACY NOTICE APPLIES

Questions about Spectrum's privacy protections and practices should be sent to:

Charter Communications, Inc.
Attn: Privacy and Cybersecurity Counsel
400 Washington Blvd
Stamford, CT 06902

You may also contact your local customer service office. You can find the phone number for your local customer service office on your monthly bill statement or by visiting our website at www.spectrum.com.



Account Number:
Security Code:

MPIVCDD
8337 13 001 1316058



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

8337 1300 NO RP 09 10102023 NNNNNNNN 01 996569



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Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. **\$29.99 Voice offer is for 12 mos. & incl. one business phone line w/ unlimited local & long distance w/ in the U.S., Puerto Rico, & Canada plus 2,000 long-distance minutes to Mexico. Includes phone taxes, charges and fees. Other telephone services may have corresponding taxes and rates. +Free mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires a bundled purchase of Business Internet and Voice. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets not eligible for promotion. Free Unlimited line must be ordered at same time as Business Internet and Voice purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

I N V O I C E

Outdoor Lighting by Decorating Elves Inc.
 13670 Roosevelt Blvd
 Suite B
 Clearwater , FL 33762
 (727) 474-2628
 FL Lic# ES12000805 , CLVLT# 1162



www.decoratingelves.com

Billing/Service Address

Meadow Point IV CDD
 3902 Meadow Pointe Blvd
 Wesley Chapel, FL 33543
 (813) 973-3003

Invoice #	1231824008
Date	October 05, 2023
Balance Due	\$8,601.43

Item	Description	Quantity	Unit Price	Amount
Holiday Lighting	Christmas Lighting and Holiday Decor	1	0.00	\$0.00
HLS - Jay Renewal	Christmas Lighting & Holiday Décor - Renewal Description on separate sheet Project: Total \$24575.50	1	8601.43	\$8,601.43
Deposit Due	Deposit Due Prior to Commencement - \$8601.43 Balance Due Upon Completion of Installation -\$15974.08	1	0.00	\$0.00
			Subtotal	\$8,601.43
			Tax	\$0.00

Total	\$8,601.43
Amount Paid	\$0.00
Balance Due	\$8,601.43

T E R M S**RECEIVED**
10/05/23

Due upon receipt. Finance charges may accrue.



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

RECEIVED
10/10/2023

Invoice

Date	Invoice #
10/6/2023	115046

Bill To
Meadow Pointe IV Meadow Pointe IV CDD 3902 Meadow Pointe B Wesley Chapel, FL

Location/Contact/Phone
Meadow Pointe IV Meadow Pointe IV CDD 3902 Meadow Pointe B Contact: Raul Wesley Chapel, FL

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	RV	116295	10/5/2023

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Biannual General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during October	1	155.00	155.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$155.00
	Sales Tax (7.5%)	\$0.00
	Total	\$155.00



Sales and Use Tax Return

DR-15EZ
R. 01/15
TC
Rule 12A-1.097
Florida Administrative Code
Effective 01/15

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue
5050 W Tennessee Street
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15EZ Sales and Use Tax Returns* (Form DR-15EZN) before you complete this return. Instructions are posted on our website at www.floridarevenue.com.

FLORIDA SALES AND USE TAX RETURN

DR-15EZ
R. 01/15

Certificate Number: 61-8015577602-6

Reporting Period
Sept 2023



DOR USE ONLY
[] [] / [] [] / [] []
postmark or hand-delivery date

Surtax Rate: .01



Meadow Pointe IV CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544-4010

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address:

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Amount Due From Line 9
On Reverse Side [] [] [] [] 48.48

Check here if payment was made electronically.

Due: Oct. 1, 2023

Late After: Oct. 20, 2023

9100 0 20179999 0001003043 1 4999999999 0000 5

FLORIDA SALES AND USE TAX RETURN

DR-15EZ
R. 01/15

Certificate Number: 61-8015577602-6

Reporting Period
Sept 2023



DOR USE ONLY
[] [] / [] [] / [] []
postmark or hand-delivery date

Surtax Rate: .01



Meadow Pointe IV CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544-4010

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address:

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Amount Due From Line 9
On Reverse Side [] [] [] [] 48.48

Check here if payment was made electronically.

Due: Oct. 1, 2020

Late After: Oct. 20, 2020

9100 0 20179999 0001003043 1 4999999999 0000 5

Proper Collection of Tax: Florida's state sales tax rate is 6%; however, there is an established "bracket system" for collecting sales tax on any part of each total taxable sale that is less than a whole dollar amount. Sales and use tax brackets for the state tax rate and for the combined state rate and various discretionary sales surtax rates are available on our website at www.floridarevenue.com.

Discretionary Sales Surtax: Most counties impose a local option discretionary sales surtax that must be collected on taxable transactions. You must collect discretionary sales surtax along with the 6% state sales tax on taxable sales when delivery or use occurs in a county that imposes a surtax. Current discretionary sales surtax rates for all counties are listed on Form DR-15DSS, *Discretionary Sales Surtax Information*, posted on our website.

	DOLLARS				CENTS
1. Gross Sales <small>(Do not include tax)</small>				692	52
2. Exempt Sales <small>(Include these in Gross Sales, Line 1)</small>					
3. Taxable Sales/Purchases <small>(Include Internet/Out-of-State Purchases)</small>					
4. Total Tax Due <small>(Include Discretionary Sales Surtax from Line 3)</small>				48	48
5. Less Lawful Deductions					
6. Less DOR Credit Memo					
7. Net Tax Due				48	48
8. Less Collection Allowance or Plus Penalty and Interest					
9. Amount Due With Return <small>(Enter this amount on front)</small>				48	48

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer _____ Date _____ Telephone # _____
Kathleen Clark 10/17/23 813-994-1001
 Signature of Preparer _____ Date _____ Telephone # _____

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

	DOLLARS				CENTS
1. Gross Sales <small>(Do not include tax)</small>				692	52
2. Exempt Sales <small>(Include these in Gross Sales, Line 1)</small>					
3. Taxable Sales/Purchases <small>(Include Internet/Out-of-State Purchases)</small>					
4. Total Tax Due <small>(Include Discretionary Sales Surtax from Line 3)</small>				48	48
5. Less Lawful Deductions					
6. Less DOR Credit Memo					
7. Net Tax Due				48	48
8. Less Collection Allowance or Plus Penalty and Interest					
9. Amount Due With Return <small>(Enter this amount on front)</small>				48	48

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer _____ Date _____ Telephone # _____
Kathleen Clark 10/11/23 813-994-1001
 Signature of Preparer _____ Date _____ Telephone # _____

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.



RECEIVED

Your Monthly Invoice

OCT 26 2023

Account Summary

New Charges Due Date	11/13/23
Billing Date	10/19/23
Account Number	813-994-1915-011921-5
PIN	
Previous Balance	70.99
Payments Received Thru 10/13/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99



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P.O. Box 211579
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6790 0007 NO RP 19 10202023 NNNNNNNN 01 001172 0004

MEADOW POINTE IV CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390





Date of Bill
Account Number

10/19/23
813-994-1915-011921-5

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PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.



Date of Bill
Account Number

10/19/23
813-994-1915-011921-5

CURRENT BILLING SUMMARY

Local Service from 10/19/23 to 11/18/23

Qty Description	813/994-1915.0	Charge
Non Basic Charges		
Business FiberOptic Internet 100/100M		65.99
1 Usable Static IP Address		5.00
Total Non Basic Charges		70.99
TOTAL		70.99

CUSTOMER TALK

Important Information: Introducing Frontier's new online Customer Support tool to better support you. Submit your support tickets directly 24/7 online. Visit <https://enterprise.frontier.com/customer-support> for more information.







Your Monthly Invoice

Account Summary

New Charges Due Date	10/10/23
Billing Date	9/13/23
Account Number	813-994-4726-101321-5
PIN	
Previous Balance	60.99
Payments Received Thru 9/06/23	-60.99
Thank you for your payment!	
Balance Forward	.00
New Charges	60.99
Total Amount Due	\$60.99





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MyFrontier app


 P.O. Box 211579
 Eagan, MN 55121-2879

6790 0007 NO RP 13 09142023 NNNNNNNN 01 000405 0002

MEADOW POINTE IV CDD- PARKMONT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.



Date of Bill
Account Number

9/13/23
813-994-4726-101321-5

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One simple app for phone, video, messaging, SMS and fax
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*Standard package

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PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

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SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.



Date of Bill
Account Number

9/13/23
813-994-4726-101321-5

CURRENT BILLING SUMMARY

Local Service from 09/13/23 to 10/12/23

Qty Description 813/994-4726.0

Non Basic Charges

Business Fiber Internet 300/300M
\$10.00 Discount through 10/12/23
1 Usable Static IP Address

Total Non Basic Charges

TOTAL 60.99

Charge

55.99
5.00
60.99

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$60.99 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective October 1, 2023, Frontier will no longer print the call detail for zero-rated toll-free usage. To view the call detail log into your online account to access your electronic bill. Call detail will only be supplied where toll-free charges apply.







Your Monthly Invoice

Account Summary

New Charges Due Date	10/13/23
Billing Date	9/19/23
Account Number	813-994-0164-071921-5
PIN	5
Previous Balance	70.99
Payments Received Thru 9/12/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99



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Eagan, MN 55121-2879

6790 0007 NO RP 19 09202023 NNNNNNNN 01 001167 0004

MEADOW POINTE IV CDD- MERIDIA
SUBDIVISION
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.



Date of Bill
Account Number

9/19/23
813-994-0164-071921-5

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One simple app for phone, video,
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PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

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Date of Bill
Account Number

9/19/23
813-994-0164-071921-5

CURRENT BILLING SUMMARY

Local Service from 09/19/23 to 10/18/23

Qty Description 813/994-0164.0

Non Basic Charges

Business FiberOptic Internet 100/100M
1 Usable Static IP Address

Total Non Basic Charges

TOTAL 70.99

Charge

65.99
5.00
70.99

CUSTOMER TALK

Effective October 1, 2023, Frontier will no longer print the call detail for zero-rated toll-free usage. To view the call detail log into your online account to access your electronic bill. Call detail will only be supplied where toll-free charges apply.







RECEIVED
SEP 25 2023

Your Monthly Invoice

Account Summary

New Charges Due Date	10/16/23
Billing Date	9/20/23
Account Number	813-994-1603-072021-5
PIN	
Previous Balance	70.99
Payments Received Thru 9/13/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99



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800-801-6652



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P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 20 09202023 NNNNNNNN 01 000141 0001

MEADOW POINTE IV CDD
WHINSENTON SUB DIVISION
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390





Date of Bill

9/20/23

Account Number

813-994-1603-072021-5

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One simple app for phone, video, messaging, SMS and fax
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IMPORTANT CONSUMER MESSAGES

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Date of Bill
Account Number

9/20/23
813-994-1603-072021-5

CURRENT BILLING SUMMARY

Local Service from 09/20/23 to 10/19/23

Qty Description 813/994-1603.0

Non Basic Charges

Business FiberOptic Internet 100/100M

1 Usable Static IP Address

Total Non Basic Charges

TOTAL 70.99

Charge

65.99

5.00

70.99

CUSTOMER TALK

Effective October 1, 2023, Frontier will no longer print the call detail for zero-rated toll-free usage. To view the call detail log into your online account to access your electronic bill. Call detail will only be supplied where toll-free charges apply.







RECEIVED
SEP 25 2023

MEADOW POINTE IV CDD-

Your Monthly Invoice

Account Summary

New Charges Due Date	10/13/23
Billing Date	9/19/23
Account Number	813-994-0164-071921-5
PIN	
Previous Balance	70.99
Payments Received Thru 9/12/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99



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TAMPA FL 33614-8390



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FRONTIER

Date of Bill

9/19/23

Account Number

813-994-0164-071921-5

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PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

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Date of Bill
Account Number

9/19/23
813-994-0164-071921-5

CURRENT BILLING SUMMARY

Local Service from 09/19/23 to 10/18/23

Qty Description 813/994-0164.0

Non Basic Charges

Business FiberOptic Internet 100/100M

Charge 65.99

1 Usable Static IP Address

5.00

Total Non Basic Charges

70.99

TOTAL 70.99

CUSTOMER TALK

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SEP 25 2023

Your Monthly Invoice

Account Summary

New Charges Due Date	10/13/23
Billing Date	9/19/23
Account Number	813-994-1915-011921-5
PIN	
Previous Balance	70.99
Payments Received Thru 9/12/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99





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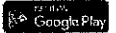

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TAMPA FL 33614-8390



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FRONTIER

Date of Bill

9/19/23

Account Number

813-994-1915-011921-5

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Date of Bill
Account Number

9/19/23
813-994-1915-011921-5

CURRENT BILLING SUMMARY

Local Service from 09/19/23 to 10/18/23

Qty Description 813/994-1915.0

Non Basic Charges

Business FiberOptic Internet 100/100M

1 Usable Static IP Address

Total Non Basic Charges

TOTAL 70.99

Charge

65.99

5.00

70.99

CUSTOMER TALK

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Your Monthly Invoice

Account Summary

New Charges Due Date	10/17/23
Billing Date	9/23/23
Account Number	813-994-6437-121521-5
PIN	0
Previous Balance	70.99
Payments Received Thru 9/18/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99



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TAMPA FL 33614-8390



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Date of Bill

9/23/23

Account Number

813-994-6437-121521-5

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Date of Bill
Account Number

9/23/23
813-994-6437-121521-5

CURRENT BILLING SUMMARY

Local Service from 09/23/23 to 10/22/23

Qty Description 813/994-6437.0

Non Basic Charges

Business FiberOptic Internet 100/100M
1 Usable Static IP Address

Total Non Basic Charges

TOTAL 70.99

Charge

65.99
5.00
70.99

CUSTOMER TALK

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Your Monthly Invoice

Account Summary

New Charges Due Date	10/30/23
Billing Date	10/06/23
Account Number	813-994-4731-080621-5
PIN	
Previous Balance	70.99
Payments Received Thru 10/02/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99





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TAMPA FL 33614-8390



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Date of Bill
Account Number

10/06/23
813-994-4731-080621-5

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Date of Bill
Account Number

10/06/23
813-994-4731-080621-5

CURRENT BILLING SUMMARY

Local Service from 10/06/23 to 11/05/23

Qty Description	813/994-4731.0	Charge
Non Basic Charges		
Business FiberOptic Internet 100/100M		65.99
1 Usable Static IP Address		5.00
Total Non Basic Charges		70.99
TOTAL		70.99







Your Monthly Invoice

Account Summary

New Charges Due Date	10/19/23
Billing Date	9/25/23
Account Number	813-973-3003-101308-5
PIN	9
Previous Balance	377.76
Payments Received Thru 9/18/23	-377.76
Thank you for your payment!	
Other Charges & Credits	-20.00
Balance Forward	-20.00
New Charges	397.76
Total Amount Due	\$377.76



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Date of Bill

9/25/23

Account Number

813-973-3003-101308-5

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Date of Bill
Account Number

9/25/23
813-973-3003-101308-5

Detail of Other Charges & Credits

Bundle discount -20.00

CURRENT BILLING SUMMARY

Local Service from 09/25/23 to 10/24/23

Table with columns: Qty, Description, 813/973-3003.0, Charge. Includes sections for Basic Charges, Non Basic Charges, and Video.

TOTAL 397.76

CIRCUIT ID DETAIL

10/KQXA/509509/ /VZFL

Detail of Frontier Com of America Charges

Toll charged to 813/973-3003

Legend Call Types:

DD - Day
DN - Night

Caller Summary Report

Table with columns: Calls, Minutes, Amount. Rows for Main Number and Customer Summary.

Caller Summary Report

Table with columns: Calls, Minutes, Amount. Rows for Interstate, Intrastate, and Customer Summary.

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities.

Beginning with your next bill, your monthly Business Fiber Internet 500 charge will increase to \$64.99.

Effective October 1, 2023, Frontier will no longer print the call detail for zero-rated toll-free usage.

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email Video.Closed.Captioning@ftr.com

For up-to-date channel information please visit: http://frontier.com/channelupdates

If your unresolved complaint involves FiberOptic TV, an additional contact may be under Local Franchise Authority.

Local Franchise Authority - FiberOptic TV Your FCC Community ID is: FL1308







WINDSOR MPIV CDD

RECEIVED

OCT - 6 2023

Your Monthly Invoice

Account Summary

New Charges Due Date	10/25/23
Billing Date	10/01/23
Account Number	813-994-4607-042922-5
PIN	
Previous Balance	54.99
Payments Received Thru 9/25/23	-54.99
Thank you for your payment!	
Balance Forward	.00
New Charges	54.99
Total Amount Due	\$54.99



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Date of Bill
Account Number10/01/23
813-994-4607-042922-5

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PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.



Date of Bill
Account Number

10/01/23
813-994-4607-042922-5

CURRENT BILLING SUMMARY

Local Service from 10/01/23 to 10/31/23

Qty Description	813/994-4607.0	Charge
Non Basic Charges		
Business Fiber Internet 300/300M		49.99
Price Guarantee through 04/28/24		
1 Usable Static IP Address		5.00
Price Guarantee through 04/28/24		
Total Non Basic Charges		54.99
TOTAL		54.99







RECEIVED
10/23/2023

MEADOW POINTE IV CDD-

RECEIVED
OCT 20 2023

Your Monthly Invoice

Account Summary

New Charges Due Date	11/06/23
Billing Date	10/13/23
Account Number	813-994-4726-101321-5
PIN	
Previous Balance	60.99
Payments Received Thru 10/10/23	-60.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99





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 frontier.com/signupforautopay

 800-801-6652

MyFrontier app


FRONTIER P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 13 10162023 NNNNNNNN 01 000407 0002

MEADOW POINTE IV CDD- PARKMONT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.

Date of Bill
Account Number10/13/23
813-994-4726-101321-5

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Easy-to-manage HD phone system
One simple app for phone, video,
messaging, SMS and fax
Includes video meetings at no
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Frontier® + RingCentral starting at

\$24.99

/mo. when bundled with Frontier Fiber

*Standard package

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PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

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Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

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Date of Bill
Account Number

10/13/23
813-994-4726-101321-5

CURRENT BILLING SUMMARY

Local Service from 10/13/23 to 11/12/23

Qty Description 813/994-4726.0

Non Basic Charges

Business Fiber Internet 300/300M

Charge 65.99

1 Usable Static IP Address

5.00

Total Non Basic Charges

70.99

TOTAL 70.99

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$70.99 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.





Meadow Pointe IV CDD Meeting

Meeting Date: October 11, 2023

RECEIVED
10/12/2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Megan McNeil	Yes
Liane Sholl	Yes
George Lancos	Yes
Scott Page	Yes
Michael Scanlon	Yes

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:01am
Meeting End Time:	12:25 pm
Total Meeting Time:	2.24

Time Over (3) Hours:

Total at \$ 175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: 

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa FL 33625

Date 10/10/2023

SERVICE	AMOUNT
Audits FYE 09/30/2022 - confirmation.com.	\$ <u>2,520.00</u>
See cost break-out per District on page 2.	Current Amount Due \$ <u>2,520.00</u>

Client Name	Date	Amount	Bond Series
Bahia Lakes CDD	02/14/2023	35.00	2016
Bridgewater CDD	01/31/2023	70.00	2015A-1, 2015A-2
Connerton West CDD	02/16/2023	140.00	2006, 2015, 2018 A, 2018-1
Copperspring CDD	02/13/2023	35.00	2019
Country Walk CDD	02/16/2023	105.00	2015A-1, 2015A-2
Cross Creek North CDD	02/14/2023	35.00	2018
Eagle Pointe CDD	02/16/2023	35.00	2020
Entrada CDD CDD	02/13/2023	35.00	2021
Glen St. Johns CDD	01/31/2023	35.00	2016
Grand Hampton CDD	02/16/2023	140.00	2014, 2016
Harbourage at Braden River CDD	02/14/2023	35.00	2014
Highland Meadows CDD	02/14/2023	35.00	2006A
K-Bar Ranch CDD	02/17/2023	140.00	2016, 2011, 2014(Parcel O-1), 2014 (Parcel Q)
K-Bar Ranch CDD II	02/13/2023	140.00	2021, 2017, 2017 A2, 2017 A3
Lakeside CDD	02/16/2023	140.00	2015, 2018
LTC Ranch West Residential CDD	02/14/2023	70.00	2021 A, 2021B
Meadow Point III CDD	02/14/2023	140.00	2007, 2013, 2015, 2021
Meadow Pointe IV CDD	02/28/2023	280.00	2004, 2005, 2007, 2012, 2014, 2015, 2022 A-1, 2022 A-2
Mitchell Ranch CDD	02/13/2023	35.00	2019
Palma Sola Trace CDD	02/14/2023	35.00	2013
Paseo CDD	02/16/2023	35.00	2018
Portico CDD	02/13/2023	70.00	2020-1, 2020-2
Seven Oaks CDD	02/16/2023	175.00	2016 A, 2016 B, 2016 A-1, 2016 B1 & 2, 2021
Somerset CDD	02/14/2023	35.00	2004
Summit View CDD	02/16/2023	70.00	2021 A, 2021B
Tara CDD 1	02/14/2023	140.00	2012 A-1, 2012 A-2
The Groves CDD	02/13/2023	35.00	2007
Two Creeks CDD	02/16/2023	70.00	2016 A-1, 2016 A-2
Veranda II CDD	02/14/2023	70.00	2021 AA4, 2021 AA5
Wesbridge CDD	02/13/2023	35.00	2019
World Commerce CDD	02/23/2023	70.00	2004, 2007
Total		\$ 2,520.00	

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

RECEIVED
10/2/2023

Phone: 561-994-9299

Fax: 561-994-5823

Meadow Point IV Community Development District
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

Invoice No. 24754
Date 10/02/2023

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	4,000.00	4,500.00

Payment due upon receipt.

innersync
P.O. Box 18723
Fairfield, OH 45018-0723

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10/2/2023

INVOICE

BILL TO

Meadow Point IV CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 21660

DATE 10/01/2023

DUE DATE 10/16/2023

TERMS Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38
<hr/>	
Quarterly service	BALANCE DUE
	\$384.38

State Wildlife Trapper
2103 w rio vista ave
Tampa, FL 33603 US
trapperjerry@gmail.com



RECEIVED
10/17/2023

INVOICE

BILL TO

Meadow Pointe IV Community
Development District
Meadow Point IV CDD
3902 Meadow Pointe Blvd
Wesley Chapel, FL 335435700
USA

INVOICE # 1807
DATE 10/16/2023
DUE DATE 10/31/2023
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Hog removal service @ \$1200.00 monthly:State Wildlife Service Service for October 2023	1	1,200.00	1,200.00

4 Cameras/1 Trap currently in use.

LTD: Hogs Removed: 288
YTD: Hogs Removed: 26
MTD: Hogs Removed: 5

Note:

IMPORTANT:

We are using every means possible in order to eliminate the hog population in your area.

Hog traps are placed in remote areas throughout the property.

1 sow and 4 piglets were removed from the community in a remote area of Meadow Point Blvd.

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

A late fee of 15% late fee will be applied if not paid within 10 days from date.

If you have any questions concerning this invoice, please contact:

Jerry Richardson, Phone 813-390-9578; email - trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing.

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	\$1,200.00

Termination fees may apply.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 230742

RECEIVED
9/26/2023

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
09/25/23	10/10/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#212765 - Meadow Pointe IV - 2023/2024 Maintenance Contract	
<i>Palm Fertilization - SEPTEMBER - 09/20/2023</i>	\$105.00
<i>Pest Control (All Labor & Materials) - 09/20/2023</i>	\$166.67
Grand Total	\$271.67

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,021.67	\$21,407.84	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 232268

RECEIVED
10/2/2023

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
10/01/23	10/16/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#221716 - M.P IV Saint Augustine around club house	\$11,812.50
<i>Plant Material - 09/30/2023</i>	

Juniper would like to propose to install all new Saint Augustine in areas that are irrigated by clubhouse entrance, and tennis courts

Please see the Highlighted area in green we will sod.

Please see area near playground as an example of what the club house will look like once it is all done.

Thank you for allowing us to serve you.



Grand Total \$11,812.50

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$33,733.15	\$21,407.84	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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Thank you for allowing us to serve you.

JuniperLandscaping.com
863-327-2063

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 232240

RECEIVED
10/2/2023

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
10/01/23	10/16/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#212765 - Meadow Pointe IV - 2023/2024 Maintenance Contract October 2023	\$19,898.98

Grand Total \$19,898.98

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,920.65	\$21,407.84	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Meadow Pointe IV CDD

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>GL Code</u>	<u>Amount</u>
09/04/23	Sam's Club	Water, Coffee Cups	57200-4619	(60.03)
09/04/23	Sam's Club	Plates Fall Event	57400-4775	(11.75)
09/04/23	Walmart	Coffee Supplies	57200-4619	(13.25)
09/07/23	USPS	Mail Check to Colwell	57200-4619	(5.01)
09/15/23	Walmart	Water	57200-4619	(5.36)
09/15/23	Amazon	Ash Can for Front Entrance	57200-4619	(84.52)
09/16/23	Sam's Club	Water, Air Freshner	57200-4619	(20.62)
09/18/23	Bounce Party	Deposit for Slide-Fall Event	57400-4775	(155.48)
09/19/23	Walmart	Windex	57200-4619	(10.66)
09/19/23	Walmart	Lounge Chair	57200-4619	(34.23)
09/23/23	Walmart	Water, Coffee, Air Freshner Office	57200-4619	(73.78)
09/23/23	Home Depot	Painting Tools, Cleaning Supplies	57200-4647	(36.96)
09/29/23	Sam's Club	Canopy for Events	57400-4775	(245.01)
09/29/23	Amazon	Office Mat, Coffee Supplies, Safety	57200-4619	(61.93)
09/28/23	Amazon	Light Blubs Candelabra	57200-4619	(20.24)
09/28/23	MailChimp	Monthly Subscription	57200-4619	(60.00)

Total Amount to Replenish


\$ (898.83)

Darryl Adams

District Manager

10-6-23

Date

MP water & coffee cups

 sam's club

9-4-23 Self Checkout

99/04/23 16 07 0344 00652 096 9096

AT5
 E 561914 MM WATER F 3.98 N
 F 561914 MM WATER F 3.98 N
 E 561914 MM WATER F 3.98 N
 540215 CUP FOAMIZO 44.94 T
 SUBTOTAL 56.88
 TAX 1 7.600 % 3.15
 TOTAL 60.03
 DEBIT TEND 60.03
 CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
 60.03 TOTAL PURCHASE
 US DEBIT **** * 1186 I 0
 NETWORK ID. 0056 APPR CODE 000902

US DEBIT
 AID A0000000980840
 AAC 7E43D7B5B0CC3222
 *Pin Verified
 TERMINAL # 21723126

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ITEMS SOLD 4

TC# 0530 4002 4374 2218 3089



MP fall event plates

 sam's club

9-4-23 Self Checkout

99/04/23 16 07 0344 00652 096 9096

AT5
 99007762 MM 10 PLATE 10.98 I
 99007762 MM 10 PLATE 10.98 I
 99007762 MM 10 PLATE 10.98 I
 **** * 1186 I 0
 SUBTOTAL 10.98
 TAX 1 7.000 % 0.77
 TOTAL 11.75
 DEBIT TEND 11.75
 CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
 11.75 TOTAL PURCHASE
 US DEBIT **** * 1186 I 0
 NETWORK ID. 0056 APPR CODE 364893

US DEBIT
 AID A0000000980840
 AAC BC802E7009F980:4
 *Pin Verified
 TERMINAL # 22063429

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ITEMS SOLD 1

TC# 0977 3627 0378 4405 691



coffee supplies MP
 Give us feedback @ survey.walmart.com
 Thank you! ID #:7SKJ12160HQP

Walmart*

813-262-2180 Mgr: ALEJANDRA
 28500 STATE ROAD 54
 WESLEY CHAPEL, FL 33543

ST# 03418 OP# 004077 IE# 17 TR# 05395
 MS OUT PILL 083122300130 5.97 0
 SUGAR GRANU 007874237117 F 7.28 0
 SUBTOTAL 13.25
 TOTAL 13.25
 DEBIT TEND 13.25
 CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
 13.25 TOTAL PURCHASE
 US DEBIT **** * 1186 I 0
 REF # 324700060230
 NETWORK ID. 0056 APPR CODE 002746
 US DEBIT
 AID A0000000980840
 AAC 5F29941476FB6177
 *Pin Verified
 TERMINAL # 28893231

09/04/23 19:10:13

ITEMS SOLD 2
 TC# 0389 6924 6085 4086 3442



Walmart*

Become a member
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09/04/23 19:10:24

MP painting tools
cleaning supplies

9-23-2023



How doers
get more done.

MPiv water, coffee
office, airfresh,
decor
Give us feedback @ survey.walmart.com
Thank you! ID #:7SKLOH160FS4



813-262-2180 Mgr: ALEJANDRA
28500 STATE ROAD 5A
WESLEY CHAPEL, FL 33543

ST# 03418 DP# 007282 TE# 21 TR# 03518	
LEGAL PAD 084410604153	2.84 0
PADFOLIO 489701410776	9.44 0 0
AW VIB APP 006233803434	6.98 0 0
EXPO CHISEL 007164114505	4.88 0 0
PLUG IN DIL 006233878048	3.78 0 0
GV .5L WATER 007874227909 F	5.36 0 0 0
GV .5L WATER 007874227909 F	5.36 0 0 0
PUMPKIN 002585100602 F	4.58 0 0 0
PUMPKIN 002585100602 F	4.58 0 0 0
GV DONUT 96 007874214138 F	25.98 0
SUBTOTAL	73.78
TOTAL	73.78
VISA TEND	73.78

US DEBIT
APPROVAL # 075136
REF # 326600587116
TRANS ID - 383266740153233 \$73.78
VALIDATION - KL38
PAYMENT SERVICE - E
ATD A0000000980840
AAC 030895B1AD1F2242
TERMINAL # 28170181
*NO SIGNATURE REQUIRED

09/23/23 16:33:42

CHANGE DUE 0.00

ITEMS SOLD 10

TC# 9350 4631 4249 2965 6220



Walmart
Become a member
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09/23/23 16:33:49
CUSTOMER COPY

32715 FTLAND BLVD
WESLEY CHAPEL, FL 33543
09/23/2023 05:46 PM
8929 02 42347 09/23/2023 0590

007874227909 F	5.36
007874227909 F	5.36
002585100602 F	4.58
002585100602 F	4.58
007874214138 F	25.98
SUBTOTAL	73.78
TOTAL	73.78
VISA TEND	73.78

SUBTOTAL	36.96
SALES TAX	0.00
TAX EXEMPT	
TOTAL	\$36.96
XXXXXXXXXXXX1186 DEBIT	
USD\$ 36.96	
AUTH CODE 000636	
Chip Read	Verified By PIN
ATD A0000000980840	US DEBIT

8929 09/23/23 05:46 PM



8929 02 42347 09/23/2023 0590

RETURN POLICY DEFINITIONS
POLICY ID: DAYS POLICY EXPIRES ON
A 1 90 12/22/2023

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User ID: 888 93912 84985



page 4

Details for Order #111-6884549-4253051

Print this page for your records.

Order Placed: September 15, 2023

Amazon.com order number: 111-6884549-4253051

Order Total: \$84.52

Not Yet Shipped

Items Ordered

1 of: *BEAMNOVA Outdoor Trash Can with Lid Black Stainless Steel Commercial Garbage Enclosure Yard Garage Inside Barrel Industrial Garbage Can Heavy Duty Waste Container*

Price
\$78.99

Sold by: Linkteck (seller profile)
Supplied by: Other

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

Amazon Day Delivery

Payment information

Payment Method:

Visa ending in 1186

Item(s) Subtotal: \$78.99
Shipping & Handling: \$0.00

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

Total before tax: \$78.99
Estimated tax to be collected: \$5.53

Grand Total: \$84.52

To view the status of your order, return to [Order Summary](#).

mpivclub@live.com

From: receipt@ers-mail.com@mailgun.ers-mail.com on behalf of Bounce Party of Tampa
 <receipt@ers-mail.com>
Sent: Monday, September 18, 2023 3:50 PM
To: mpivclub@live.com
Subject: Your Receipt from Bounce Party of Tampa - Order #15888

Invoice/Receipt #15888



Bounce Party of Tampa

1331 Gunn highway

Odessa, FL 33556

813-665-0664

<https://www.bouncepartyoftampa.com/>

Important Information - Please Read Below!

10/21/2023 11:00am, 10/21/2023 05:00pm

Meadow Pointe IV CDD

Lori Stanger

3902 Meadow Pointe Blvd

Tampa, FL 33543

mpivclub@live.com

813-973-3003/352-650-7171

Order Created by: Customer

Customer Comments: We will need to be listed as Additional Insured on the insurance.

Sat, Oct 21 11:00 am - 5:00 pm



18FT DOUBLE LANE - DRY SLIDE

\$299.95

x 1 = \$299.95

SubTotal	\$299.95
Damage Waiver - Yes	\$21.00 \$320.95
Coupon: \$10 off Bounce House or combo	-\$10.00 \$310.95
Tax: 0%	\$0.00 \$310.95

Total \$310.95

Customer - 09/18/2023 03:50pm Credit Card (Visa, MC, Disc, Amex) Payment (1186) \$155.48

Due \$155.47

■ 9-18-23 Deposit paid
balance due \$155.47

Walmart Best-in-class shopping

page 6

Sponsored

Walmart

9-19-23

Sep 19, 2023 order
Order# 2000111-00152099



\$10.66

Windex Disinfectant Cleaner Multi-Surface Refill, Citrus Fresh, 2 L Qty 1 \$9.96

Adiqo Outdoor Chaise Lounge Covers Waterproof, Patio Lounge Chair Covers, Pool Chaise Lounge Chair Covers 2 Pack, 80"W x 30"D x 26"H, Black Qty 1 \$31.99

\$34.23

Subtotal \$41.95

Tax \$2.94

Temporary hold ⓘ \$44.89

A temporary hold is the amount your bank authorizes to ensure there are funds to complete your purchase. This isn't a charge.

Total \$44.89

Payment method

VISA Ending in 1186

Chaise lounge covers (pool furn)
windex antibacterial

Total
\$44.89

page 7

Mailchimp Receipt

MC19303538

Issued to

Lori Stanger
Meadow Pointe IV CDD
mpivclub@live.com
Office phone: 8139733003
3434 Colwell Ave.
Tampa, FL 33614
Tax ID: 858012657785C8

Issued by

Mailchimp
c/o The Rocket Science
Group, LLC
675 Ponce de Leon Ave NE
Suite 5000
Atlanta, GA 30308
Tax ID: US EIN 58-2554149

Details

Order # MC19303538
Date Paid: September 28,
2023 07:26 AM New York

Billing statement

Standard plan
2,500 contacts

\$60.00

Paid via Visa ending in 1186 which expires
08/2026
on September 28, 2023

\$60.00 /

Balance as of September 28, 2023

\$0.00

If a refund is required, it will be issued in the purchase currency for the amount of the original charge. Sales Tax was not applied to this purchase.

[Looking for our W-9?](#)

9-29-2023



Sep 29, 2023
Order 10104065490

\$245.01 (1 item)

Shipping item (1)

LORI STANGER
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543
(352) 584-0862

10 x 20 Canopy

Member's Mark Easylift 10' x 20' Instant Canopy <small>Item #90300558</small>	Qty 1	\$228.98
Subtotal (1 items)		\$228.98
Shipping		Free
Sales tax		\$16.03
Total		\$245.01
VISA *1186		\$245.01

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before then, it's just a temporary hold to ensure the funds are available.

\$245.01 -

(see Oct)



Details for Order #111-3166578-1145069

Print this page for your records.

Order Placed: (September 29, 2023)

Amazon.com order number: 111-3166578-1145069

Order Total: \$61.93

Not Yet Shipped

Items Ordered

Price

1 of: *ATERET Premium Yellow Caution Tape I 3 inch x 1000 feet I Harzard Tape w/Bright Yellow & Bold Black Text I 3" Wide for Maximum Readability I Ideal Use for Danger/Hazardous Areas (1-Pack)*

\$9.90

Sold by: PLANK SUPPLY ([seller profile](#))
Supplied by: Other

Condition: New

1 of: *SHAREWIN Chair Mat for Carpeted Floor with Lip,47"x36" PVC Carpet Protector for Low Pile Carpets Heavy Duty Effective Grip Anti-Slip, Won't Crack, Easy to Clean for Office and Home*

\$39.99

Sold by: SHAREWIN STORE ([seller profile](#)) | Product question? [Ask Seller](#)
Supplied by: Other

Condition: New

1 of: *[500 Count] 5.5 Inch Wooden Coffee Stirrers - Wood Stir Sticks*

\$7.99

Sold by: COMFY PACKAGE ([seller profile](#))
Supplied by: Other

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 1186

Item(s) Subtotal: \$57.88

Shipping & Handling: \$0.00

Total before tax: \$57.88

Estimated tax to be collected: \$4.05

Grand Total: \$61.93

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

To view the status of your order, return to [Order Summary](#).

(see Oct)



Details for Order #111-6360200-6132213

Print this page for your records.

Order Placed: September 29, 2023

Amazon.com order number: 111-6360200-6132213

Order Total: \$20.24

Not Yet Shipped

Items Ordered

2 of: GE Lighting Decorative Light Bulbs, 40 Watt, Clear Finish, Candelabra Base (12 Pack) **Price**
\$9.46

Sold by: The Cleveland Golf Store ([seller profile](#))
Supplied by: Other

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1186

Item(s) Subtotal: \$18.92
Shipping & Handling: \$0.00

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

Total before tax: \$18.92
Estimated tax to be collected: \$1.32

Grand Total: \$20.24

To view the status of your order, return to [Order Summary](#).

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(see Oct)

Meadow Pointe IV CDD

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>GL Code</u>	<u>Amount</u>
09/29/23	Walmart	Clubhouse Supplies	57200-4619	(86.88)
10/03/23	Bounce Party	Fall Event Deposit	57400-4775	(152.47)
10/04/23	Amazon	Fall Event	57400-4775	(80.15)
10/05/23	Walmart	Clubhouse Supplies	57200-4619	(33.02)
10/10/23	Amazon	Clubhouse Supplies	57200-4619	(19.24)
10/10/23	Amazon	Fall Event	57400-4775	(26.73)
10/10/23	Amazon	Fall Event	57400-4775	(20.84)
10/11/23	Walmart	Fall Event	57400-4755	(79.14)
10/11/23	Amazon	Clubhouse Supplies	57200-4619	(21.26)
10/11/23	Amazon	Fall Event	57400-4775	(27.81)
10/17/23	Amazon	Fall Event	57400-4775	(34.22)
10/14/23	Sam's Club	Clubhouse Supplies	57200-4619	(35.94)
10/14/23	Hobby Lobby	Fall Event	57400-4775	(14.38)
10/14/23	Hobby Lobby	Clubhouse Supplies	57200-4619	(37.91)
10/14/23	Gig Salad	Christmas Event	15500	(531.00)
10/19/23	Bounce Party	Fall Event Balance	57400-4775	(307.94)

Total Amount to Replenish

\$ (1,508.93)

Darryl Adams

District Manager

10-23-23

Date

**Meadow Pointe IV
Debit Card Reconciliation
October 1-20, 2023**

Date	Payee	Amount	Description
9/29/2023	Walmart	\$86.88	Water, Light bulbs, Office, Décor
10/3/2023	Bounce Party Tampa	\$152.47	Fall EVENT (Deposit pd)
10/4/2023	Amazon	\$80.15	Fall EVENT
10/5/2023	Walmart	\$33.02	Coffee Supp., Furn mover pads
10/10/2023	Amazon	\$19.24	Misc. Clubhouse Décor
10/10/2023	Amazon	\$26.73	Fall EVENT
10/10/2023	Amazon	\$20.84	Fall EVENT
10/11/2023	Amazon	\$21.26	Office Supply Tools
10/11/2023	Amazon	\$27.81	Fall EVENT
10/11/2023	Walmart online	\$79.14	Fall EVENT
10/14/2023	Hobby Lobby	\$37.91	Misc Clubhouse Décor
	Hobby Lobby	\$14.38	Fall EVENT
10/14/2023	Sams Club	\$35.94	Coffee Supplies, Water
10/14/2023	Gig Salad	\$531.00	Christmas EVENT (Reservation)
10/17/2023	Amazon	\$34.22	Fall EVENT
10/19/2023	Bounce Party Tampa	\$307.94	Fall EVENT (Bal pd)
	TOTAL	\$1,508.93	

1 receipt

Receipts Attached: 15 receipts on 13 pages

Sign / Date: Jon Stger 10-20-2023

P 1

mp water light bulbs
decor, office, soap

Give us feedback @ survey.walmart.com
Thank you! ID #:7SKLHX160MD6



813-262-2180 Mgr: ALEJANDRA
28500 STATE ROAD 54

WESLEY CHAPEL, FL 33543

ST# 03418 OP# 006003 TE# 23 TR# 08914
ITEMS SOLD 9

TC# 1271 2498 2727 0747 0051



AUTUMN COLOUR	083537500691	6.87 0
HAND SOAP	019434605616	4.97 0
GV LED BOX	007874222191	20.97 0
GV .5L WATER	007874227909 F	5.36 0
GV .5L WATER	007874227909 F	5.36 0
GV LED BOX	007874230804	14.97 0
STICKY NOTES	073563292758	14.38 0
ROPE LIGHTS	076487862117	7.00 0
ROPE LIGHTS	076487862117	7.00 0

SUBTOTAL	86.88
TOTAL	86.88
DEBIT TEND	86.88
CHANGE DUE	0.00

EFT DEBIT	86.88	TOTAL PURCHASE
US DEBIT	**** **	**** ** 1186 I 0

REF # 327200282432
NETWORK ID. 0056 APPR CODE 095570

US DEBIT
AID A0000000980840
AAC C979A75965F223D6

*Pin Verified
TERMINAL # 28174933

09/24/23 14:53:02
09/29/23 14:53:20



Become a member
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See
out statement



mp coffee suppl. furn mover pads,
fall decor \$13

Give us feedback @ survey.walmart.com
Thank you! ID #:7SKUJV175LV8

mp



352-796-5996 Mgr: KAMILLA
7305 BROAD ST

BROOKSVILLE FL 34601

ST# 03526 OP# 000240 TE# 19 TR# 00958
ITEMS SOLD 5

TC# 5549 6039 6781 4667 9440



PUMPKINS	082329800172 F	4.68 0
SLIDER 5	007452397133	8.98 0
PELEE MUM	005484203171 F	7.97 0
BOTTLE BRUSH	007874220480	3.43 0
GV CREAMER	007874215810 F	7.96 0

SUBTOTAL	33.02
TOTAL	33.02
DEBIT TEND	33.02
CHANGE DUE	0.00

EFT DEBIT	33.02	TOTAL PURCHASE
US DEBIT	**** **	**** ** 1186 I 0

REF # 327800482663
NETWORK ID. 0056 APPR CODE 099100

US DEBIT
AID A0000000980840
AAC 721276EF216F774C

*Pin Verified
TERMINAL # 29191602

10/05/23 10:52:05
10/05/23 10:52:18



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MP 10-14-2023
HOBBY LOBBY

Super Savings, Super Selection!

25675 Sierra Center Blvd
Lutz, FL 33559
Hobby Lobby Store #865 (813) 948-0288

S-865 R-4 T-6097 ISABELLA G SALE
104600000 Fall 19.77
Promo 40% Off (10.99-4.40)
3 @ 6.59 ea
106000000 Home Decor 15.99
50 % Off (31.99-16.00)
107500000 Cards&Party 12.87
13 @ 0.99 ea
SUBTOTAL 48.63
State Tax 6.000% ON 48.87 2.93
Cnty Tax 1.000% ON 48.87 0.49
PUF Fee 0.500% ON 48.63 0.24
TOTAL 52.29

DEBIT
ACCOUNT #: *****1186 52.29
AUTH#: 071505
ACCT : Debit
INSERTED

US DEBIT
CARD #*****1186 INSERTED
REF # AUTH # RESP 00
172510141042 071505 ISO 00
AID: A0000000980840
TSI: 6800 ARC: CUR:0840
TVR: 8000048000
APP: US DEBIT
IAD: 06011203A08000

Verified by PIN

CHANGE DUE 0.00

Number of Items Purchased: 17

Total savings: 29.20

Thank You. Please come again.
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P. 2

MP



sam's club

Self Checkout

(813) 929 - 7010
10/14/23 10:05 4265 04052 090 9090

ALS
E 980010669 MMDONUT100CF 27.98 N
E 561914 MM WATER F 3.98 N
E 561914 MM WATER F 3.98 N
SUBTOTAL 35.94
TOTAL 35.94
DEBIT TEND 35.94
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
35.94 TOTAL PURCHASE
US DEBIT **** * 1186 I 0
NETWORK ID. 0056 APPR CODE 025143

US DEBIT
AID A0000000980840
AAC 973CD6B1E731F030
*Pin Verified
TERMINAL # 22063423

New! Free shipping for Plus members.
Learn more: samsclub.com/freeshipping
Visit samsclub.com to see your savings

ITEMS SOLD 3

TC# 9833 1761 1541 3594 2596



One more step.
Bounce Party Tampa

10-3-2023

p. 3



18FT DOUBLE LANE - DRY SLIDE

Sat, Oct 21 11:00 am - 5:00 pm

\$299.95

x 1

= \$299.95



Huge 16ft tall 3 in 1 sports

Sat, Oct 21 11:00 am - 5:00 pm

\$299.99

x 1

= \$299.99

SubTotal		\$599.94
General Discount: 15	-\$15.00	\$584.94
Damage Waiver - Yes	\$40.95	\$625.89
Coupon: \$10 off Bounce House or combo	-\$10.00	\$615.89
Tax: 0%	\$0.00	\$615.89
Total		\$615.89
Customer - 09-15-2023 11:00 am - 5:00 pm. Credit Card (Visa, MC, Disc, Amex) Payment (1186)		\$155.48
Customer - 10-03-2023 11:00 am - 5:00 pm. Credit Card (Visa, MC, Disc, Amex) Payment (1186)		\$152.47
Customer - 10-19-2023 11:00 am - 5:00 pm. Credit Card (Visa, MC, Disc, Amex) Payment (1186)		\$307.94
Due		\$0.00

pd 9-18-2023

paid 10-3-2023

amazon.com

p. 4a

Final Details for Order #111-9027421-1268207Print this page for your records.**Order Placed:** October 4, 2023**Amazon.com order number:** 111-9027421-1268207**Order Total:** \$80.15Total
\$80.15**Shipped on October 4, 2023****Items Ordered****Price**1 of: *100 Origami Paper Double Sided Color Sunrise 3x3 inches Square Easy Fold Paper for Folding Paper, Origami Cranes, Scrapbook Paper (S04 Sunrise)* \$6.99Sold by: Origamipolly ([seller profile](#))Supplied by: Origamipolly ([seller profile](#))

Condition: New

1 of: *Colored Jute Twine 656 Feet Durable Natural Jute Rope String Perfect for Arts Crafts Mason Jars Knife Handle Wrapping Wedding Decorations Home Gardening Packing String for Gifts Presents, Orange* \$8.99Sold by: Leecogo ([seller profile](#))Supplied by: Leecogo ([seller profile](#))

Condition: New

Shipping Address:L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States**Shipping Speed:**

FREE Prime Delivery

Shipped on October 4, 2023**Items Ordered****Price**2 of: *Natural Jute Twine 3mm 328 Feet Crafting Twine String for Crafts Gift, Craft Projects, Wrapping, Bundling, Packing, Gardening and More, Jute Rope to Use Around The House and Garden* \$6.99Sold by: HSTECH US ([seller profile](#))Supplied by: HSTECH US ([seller profile](#))

Condition: New

Shipping Address:L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States**Shipping Speed:**

FREE Prime Delivery

Shipped on October 4, 2023

p. 4b

Items Ordered

1 of: *SendyFeather 200pcs 10 Style Natural Feathers Assorted Mixed Feathers for Dream Catcher Crafts DIY Decoration*

Sold by: SendyFeather ([seller profile](#))
Supplied by: Other

Condition: New

Price
\$7.99**Shipping Address:**

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

FREE Prime Delivery

Shipped on October 4, 2023**Items Ordered**

1 of: *100 Origami Paper Double Sided Color Jade 3x3 inches Square Easy Fold Paper for Folding Paper, Origami Cranes, Scrapbook Paper (S21 Jade)*

Sold by: Origamipolly ([seller profile](#))
Supplied by: Origamipolly ([seller profile](#))

Condition: New

1 of: *100 Origami Paper Double Sided Color 3x3 inches Square Easy Fold Paper for Folding Paper, Origami Cranes, Scrapbook Paper (S27 Tangerine)*

Sold by: Origamipolly ([seller profile](#))
Supplied by: Origamipolly ([seller profile](#))

Condition: New

Price
\$6.99**Shipping Address:**

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

FREE Prime Delivery

Shipped on October 4, 2023**Items Ordered**

1 of: *Kbraveo 150pcs 1 inch New Thick Coconut Shell 2 Holes Button Coconut Shell Buttons for Crafts Sewing Decorations...*

Sold by: Kbraveo ([seller profile](#))
Supplied by: Kbraveo ([seller profile](#))

Condition: New

Price
\$8.99

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

p. 4 c

Shipping Speed:

FREE Prime Delivery

Shipped on October 5, 2023

Items Ordered

1 of: *100 Origami Paper Double Sided Color Marmalade 3x3 inches Square Easy Fold Paper for Folding Paper, Origami Cranes, Scrapbook Paper (S03 Marmalade)*

Price

\$6.99

Sold by: Origamipolly ([seller profile](#))
Supplied by: Origamipolly ([seller profile](#))

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

FREE Prime Delivery

Shipped on October 4, 2023

Items Ordered

1 of: *KINGLAKE 328 Feet Natural Jute Twine Best Arts Crafts Gift Twine Christmas Twine Durable Packing String, Yellow*

Price

\$6.99

Sold by: kitech Store ([seller profile](#))
Supplied by: kitech Store ([seller profile](#))

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1186

Item(s) Subtotal: \$74.90
Shipping & Handling: \$0.00

Billing address

Lori Stanger

Total before tax: \$74.90

5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

Estimated tax to be collected: \$5.25

Grand Total: \$80.15



Credit Card transactions

Visa ending in 1186: October 5, 2023: \$80.15

To view the status of your order, return to [Order Summary](#).

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p.4d

amazon.com

p. 5

Details for Order #112-6547078-8529821

Print this page for your records.

Order Placed: October 10, 2023

Amazon.com order number: 112-6547078-8529821

Order Total: \$19.24

decor

Not Yet Shipped

Items Ordered

2 of: *35-Count Orange Mini Christmas Light Set, 7ft White Wire*

Sold by: Christmas Central ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$8.99

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 1186

Item(s) Subtotal: \$17.98

Shipping & Handling: \$0.00

Total before tax: \$17.98

Estimated tax to be collected: \$1.26

Grand Total: \$19.24 ✓

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

To view the status of your order, return to [Order Summary](#).

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p. 6

Details for Order #112-1883383-8376206

Print this page for your records.

Order Placed: October 10, 2023
Amazon.com order number: 112-1883383-8376206
Order Total: \$26.73

Fall Event

Not Yet Shipped

Items Ordered

Price

1 of: *PhilzOps Orange Lights, 21.63ft 100 Count Orange Incandescent Lights, 120V UL Certified Orange Halloween Lights, Connectable Mini Halloween Lights for Party Spooky Tree House Indoor/Outdoor Decor* \$11.99
Sold by: ODEETRONIC ([seller profile](#))
Supplied by: Other

Condition: New

1 of: *350 Pcs 5-9 Inch/ 13-23 cm Colorful Feather Turkey Feather Dream Catcher Net Teasing Cat Stick Home Decoration Balloon Wedding Decoration Jewelry Making, 7 Colors* \$12.99
Sold by: Syuong ([seller profile](#))
Supplied by: Other

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 1186

Item(s) Subtotal: \$24.98
Shipping & Handling: \$0.00

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

Total before tax: \$24.98
Estimated tax to be collected: \$1.75

Grand Total: \$26.73

To view the status of your order, return to [Order Summary](#).



P. 7

Details for Order #112-6579862-1891445

Print this page for your records.

Order Placed: October 10, 2023
Amazon.com order number: 112-6579862-1891445
Order Total: \$20.84

Fall Event

Not Yet Shipped

Items Ordered

Price

1 of: *S&S Worldwide Giant Box of Jumbo Sidewalk Chalk, 126 Pieces, 9 Colors - Bulk Set Color Splash Outdoor Colored Chalk for Kids and Toddlers Ages 3+, Non-Toxic* \$19.48
Sold by: Amazon.com Services LLC
Supplied by: Other

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 1186

Item(s) Subtotal: \$19.48
Shipping & Handling: \$0.00

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

Total before tax: \$19.48
Estimated tax to be collected: \$1.36

Grand Total: \$20.84 ✓

To view the status of your order, return to [Order Summary](#).



Details for Order #112-3647693-2719434

Print this page for your records.

office/craft
Supplies p. 8

Order Placed: October 11, 2023

Amazon.com order number: 112-3647693-2719434

Order Total: \$21.26

Not Yet Shipped

Items Ordered

Price

1 of: <i>Westcott 13901 8-Inch Titanium Scissors For Office and Home, Yellow/Gray, 2 Pack</i>	\$9.89
Sold by: Amazon.com Services LLC Supplied by: Other	

Condition: New

1 of: <i>Westcott Right- & Left-Handed Scissors For Kids, 5" Pointed Safety Scissors, Assorted, 12 Pack (13141)</i>	\$9.98
Sold by: Amazon.com Services LLC Supplied by: Other	

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1186

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

Item(s) Subtotal:	\$19.87
Shipping & Handling:	\$0.00

Total before tax:	\$19.87
Estimated tax to be collected:	\$1.39

Grand Total:	\$21.26

To view the status of your order, return to [Order Summary](#).

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Details for Order #112-2009328-5055455

Print this page for your records.

Order Placed: October 11, 2023

Amazon.com order number: 112-2009328-5055455

Order Total: \$27.81

Fall Event p.9

Not Yet Shipped

Items Ordered

	Price
1 of: <i>Colorations Prima-Color Fade-Resistant Paper Rolls, Red, Arts and Crafts, 48" x 60', Drawing, Finger Painting, Paint, Watercolor, Wall Art, Bulletin Boards, Kids Crafts (RESISTRE)</i>	\$25.99

Sold by: Amazon.com Services LLC
Supplied by: Other

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Visa ending in 1186

Item(s) Subtotal:	\$25.99
Shipping & Handling:	\$0.00

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

Total before tax:	\$25.99
Estimated tax to be collected:	\$1.82

Grand Total: \$27.81 ✓

To view the status of your order, return to [Order Summary](#).

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Walmart

Fall Event

p. 10

Sponsored

PHILIPS sonicare Upgrade to rechargeable

Walmart

10-11-2023

order # 2000114-12092693

Oct 11, 2023 order
Order# 2000114-12092693



Great Value Rainbow Sprinkles, 10.5 oz	Qty 2	\$6.84
M&M's Minis Milk Chocolate Candy, Family Size - 16.9 oz Bulk Bag	Qty 1	\$7.48
Karo Corn Syrup Dark, 16oz	Qty 1	\$2.97
Great Value Microwave Safe, Uncoated Disposable Paper Plates, 6 inch, 100 Plates, White	Qty 1	\$5.18
Wilton Clear Treat Bags, 150-Count	Qty 2	\$7.52
Mainstays 100% Natural Environmental-Friendly Bamboo Skewers (100 PCS)	Qty 1	\$0.97
Great Value Mini Semi-Sweet Chocolate Baking Chips, 12 oz Bag	Qty 2	\$3.94
Great Value Sweet Cream Salted Butter, 16 oz	Qty 1	\$3.98
Great Value Light Brown Sugar, 32 oz	Qty 2	\$4.36
Great Value Sweetened Condensed Milk 14 oz.	Qty 5	\$9.30
Great Value Dry Roasted & Salted with Sea Salt Peanuts, 34.5 oz	Qty 1	\$4.68
FolkArt Extreme Glitter Acrylic Craft Paint, Glitter Finish, Champagne, 2 fl oz	Canceled Qty 1	\$2.17
FolkArt Extreme Glitter Acrylic Craft Paint, Glitter Finish, Gold, 2 fl oz	Canceled Qty 2	\$4.34
US Art Supply Variety Pack Foam Sponge Wood Handle Paint Brush Set (Value Pack of 40 Brushes) - Lightweight, durable	Qty 1	\$10.99
Apple Barrel Acrylic Craft Paint, Matte Finish, Harvest Orange, 2 fl oz	Qty 4	\$2.32
Subtotal		\$76.27
Savings		-\$5.74
		\$70.53
Free delivery from store		\$9.95 \$0
Tax		\$2.89
Driver tip		\$5.72
Total		\$79.14

Charge history Your transaction activity for this order >

Payment method

Walmart Cash

Ending in 1186

GIGSALAD (1)

p. 11 a

Booking #6708104

Booked on 10/14/2023

Vendor:

Watch4Santa
Lakeland, FL
(863) 640-8927

Purchaser:

Jennifer Klukowski
Wesley Chapel, FL
(813) 973-3003

*paid \$531.⁰⁰
10-14-2023
(see page 11 b)*

Event Details:

Christmas Party for 100 Guests
Meadow Pointe IV CDD, 3902 Meadow Pointe Blvd, Wesley
Chapel, FL 33543
Sat, December 9, 2023
2:00 PM – 4:00 PM

Services to be Provided:

Hi Jennifer, it is a tight fit for us, but we can squeeze it in.
Thanks for inviting us back. 😊

Terms of Service:

Cancellation Policy

Deposit (\$250.00): The deposit for this event is non-refundable.

Balance (\$250.00): If you cancel at least 30 days before the event, your balance payment will be fully refunded.

Service Fee (\$31.00): The service fee is non-refundable if you cancel.

p. 11b

Vendor Cancellation: In the unlikely event that the vendor cancels this booking or fails to appear, you're protected by our **Worry-Free Guarantee** (<https://help.gigsalad.com/article/76-worry-free-guarantee>) and your total payment, including the service fee, will be refunded.

Payment Breakdown:

Deposit	\$250.00
Balance	\$250.00
Service Fee	\$31.00
Total Paid	\$531.00

paid 10-14-2023

We have sent a \$250.00 deposit to the vendor. The balance of \$250.00 will be held by GigSalad and then sent to the vendor one business day after the event.



Details for Order #112-7146154-5551467

p. 12

Print this page for your records.

Order Placed: October 17, 2023

Amazon.com order number: 112-7146154-5551467

Order Total: \$34.22

Not Yet Shipped

Items Ordered

Price

1 of: [300 Count] 9 Inch Disposable Kraft Plates - Decorative Craft Paper Plates \$18.99

Sold by: COMFY PACKAGE ([seller profile](#))

Supplied by: Other

Condition: New

1 of: UCANBE Face & Body Paint, Water Activated SFX Makeup Palette - Extra Large \$12.99

White & Black Pan, Professional 18 Color Safe Non Toxic Art Painting Kit for Halloween,

Cosplay, Parties, Theater & Stage

Sold by: Kingkubar ([seller profile](#))

Supplied by: Other

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 1186

Item(s) Subtotal: \$31.98

Shipping & Handling: \$0.00

Total before tax: \$31.98

Estimated tax to be collected: \$2.24


Grand Total: \$34.22 ✓

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

To view the status of your order, return to [Order Summary](#).

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BOUNCE PARTY

(813) 665-0664



What can I help you find?

CHECK A

HOME ALL RENTALS BUNDLE & SAVE SAFETY VIDEOS CONTACT US MY CART

Automatic receipts please review for accuracy and return the receipts and ups section as soon as possible so that we may correct any incorrect information to eliminate causing issues event day.

Event date 10-21-2023

	18FT DOUBLE LANE - DRY SLIDE			Huge 16ft tall 3 in 1 sports	
	Sat, Oct 21 11:00 am - 5:00 pm			Sat, Oct 21 11:00 am - 5:00 pm	
	\$299.95 x 1	= \$299.95		\$299.99 x 1	= \$299.99
SubTotal		\$599.94			
General Discount 15	\$15.00	\$584.94			
Damage Waiver - Yes	\$40.95	\$625.89			
Coupon \$10 off Bounce House or combo	\$10.00	\$615.89			
Tax 0%	\$0.00	\$615.89			
Total		\$615.89			
Customer - 10-18-2023 03:50pm Credit Card (Visa, MC, Disc, Amex) Payment (1186)		\$155.48			
Customer - 10-19-2023 10:10pm Credit Card (Visa, MC, Disc, Amex) Payment (1186)		\$152.47			
Customer - 10-19-2023 05:41pm Credit Card (Visa, MC, Disc, Amex) Payment (1186)		\$307.94			
Due		\$0.00			

pd 9-18-23

pd 10-3-23

\$307.94 balance paid 10-19-2023



Outsmart Pest Management
 4814 Parkway Blvd
 Land O Lakes, FL 34639
 813-973-1814

Service Slip/Invoice

INVOICE: 39064
DATE: 10/3/2023
ORDER: 39064

Bill To: [1410]
 Meadow Pointe 4 C.D.D.
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614-8390

Work Location: [1410] 813-991-6391
 Meadow Pointe 4 C.D.D.
 3902 Meadow Pointe Blvd
 Wesley Chapel, FL 33543-5700

Work Date	Time	Target Pest	Technician	Time In
10/3/2023	02:45 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/3/2023		

Service	Description	Price
---------	-------------	-------

MONTHLY PEST	Monthly Pest Control	\$60.00
Treated interior, exterior perimeter for Pest Control service Thank you for letting us serve you		
		SUBTOTAL \$60.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$60.00
		PRIOR BAL \$0.00
		AMOUNT DUE \$60.00

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-786-5344

1 1 1
 17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**
 Bill Number: 19138127
 Billing Date: 9/22/2023
 Billing Period: 8/9/2023 to 9/8/2023

Account #	Customer #
0514195	01034859
Please use the 15-digit number below when making a payment through your	
051419501034859	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	8/9/2023	7276	9/8/2023	7299	30	23

Usage History

Month	Usage
September 2023	23
August 2023	22
July 2023	28
June 2023	22
May 2023	40
April 2023	39
March 2023	68
February 2023	95
January 2023	128
December 2022	81
November 2022	78
October 2022	99

Transactions

Previous Bill	267.25
Payment 09/06/23	-267.25 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	20.93
Water Tier 1	13.0 Thousand Gals X \$2.04 = 26.52
Water Tier 2	10.0 Thousand Gals X \$3.24 = 32.40
Sewer	
Sewer Base Charge	48.08
Sewer Charges	23.0 Thousand Gals X \$6.48 = 149.04
Total Current Transactions	276.97
TOTAL BALANCE DUE	\$276.97

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account # 0514195
 Customer # 01034859
 Balance Forward 0.00
 Current Transactions 276.97

Total Balance Due	\$276.97
Due Date	10/10/2023

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

MEADOW POINTE IV CDD
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/1/2023	INV0000084093

RECEIVED
 9/22/2023

Bill To:

MEADOW POINTE IV CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
October	Upon Receipt	00845

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,304.00	\$5,304.00
Subtotal			\$5,304.00
Total			\$5,304.00

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/1/2023	INV0000084195

Bill To:

MEADOW POINTE IV CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--



Services for the month of	Terms	Client Number
October	Upon Receipt	00845

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,856.42	\$1,856.42
Administrative Services	1.00	\$512.75	\$512.75
Financial & Revenue Collections	1.00	\$442.00	\$442.00
Landscape Consulting Services	1.00	\$825.00	\$825.00
Management Services	1.00	\$2,771.33	\$2,771.33
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$6,507.50
Total			\$6,507.50

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
9/29/2023	INV0000084227

Bill To:

Meadow Pointe IV CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--



Services for the month of	Terms	Client Number
September	Upon Receipt	00011

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,078.18	\$6,078.18
Subtotal			\$6,078.18
Total			\$6,078.18

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
9/30/2023	INV0000084254

Bill To:

Meadow Pointe IV CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--



Services for the month of	Terms	Client Number
September	Upon Receipt	00011

Description	Qty	Rate	Amount
EE RECRUITING	110.72	\$1.00	\$110.72
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	1.31	\$1.00	\$1.31
Auto Mileage & Travel	49.78	\$1.00	\$49.78
Subtotal			\$261.81
Total			\$261.81

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/13/2023	INV0000084315

RECEIVED
 10/13/2023

Bill To:

Meadow Pointe IV CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
October	Upon Receipt	00011

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,875.00	\$1,875.00
Personnel Reimbursement	1.00	\$6,708.70	\$6,708.70
Subtotal			\$8,583.70
Total			\$8,583.70

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
#092823-1

RECEIVED
9/28/2023

To: Meadow Point IV CDD
5844 Old Pasco Road
Wesley Chapel, FL 33544

Date: September 28, 2023

Sotherby/Kelmin Road Repair

Contract amount	\$6,800
Work completed (100%)	\$6,800
Previously paid	(\$3,400)

TOTAL DUE \$ 3,400



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/9/2023	13232

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Tampa, FL 33614

RECEIVED
9/27/2023

Job Name	Terms
SHELLWOOD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	AUGUST			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$75.50
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$75.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/12/2023	13576

RECEIVED
10/13/2023

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Tampa, FL 33614

Job Name	Terms
PROVENCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that the exit gate wasn't working. Troubleshoot, found batteries were depleted/corroded in the island side operator, replaced batteries. Determined the circuit board was not sending voltage to the motor. Will send quote to replace the board.			
1	Hourly Tech Charge	105.00		105.00
2	12 Volt 7 AH battery	46.50		93.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$198.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	Payments/Credits	\$0.00
	Balance Due	\$198.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

RECEIVED
10/13/2023

Invoice

Date	Invoice #
10/12/2023	13577

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Tampa, FL 33614

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that the exit gates were stuck in the open position. Discovered the photo eye had been hit and knocked out of alignment and broke the cover. Re aligned the eyes and put the cover back on. Gates resumed normal operation. However, recommend replacing them because they won't last long with the damage sustained. Hourly Tech Charge	105.00		105.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$105.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	Payments/Credits	\$0.00
	Balance Due	\$105.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/2/2023	13545

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Tampa, FL 33614



Job Name	Terms
MP NORTH	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	OCTOBER			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$75.50
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$75.50



INVOICE

Invoice Number 2137869
Invoice Date September 28, 2023
Customer Number 83270
Project Number 215600242



Bill To

Meadow Pointe IV Community Development District
Accounts Payable
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Meadow Pointe IV CDD-General Consult

Stantec Project Manager: Woodcock, Greg
Current Invoice Due: \$7,727.86
For Period Ending: September 22, 2023

INVOICE

Invoice Number

2137869

Project Number

215600242

Top Task 1

CO 2023-2

Disbursements

	Date	Cost	%	Current Amount
Direct - Vehicle (mileage)				
Woodcock, Braydon US4450828 63 MILES	2023-07-19			41.27
Disbursements Subtotal				41.27

Top Task 1 Total

41.27

Top Task 2

CO2 Meadow Point IV CDD

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2023-06-16	3.00	110.00	330.00
Woodcock, Braydon	2023-07-12	5.00	110.00	550.00
Woodcock, Braydon	2023-07-13	2.50	110.00	275.00
Woodcock, Braydon	2023-07-14	2.00	110.00	220.00
Woodcock, Braydon	2023-07-17	3.00	110.00	330.00
Woodcock, Braydon	2023-07-25	0.50	110.00	55.00
		16.00		1,760.00
Level 10				
Nolte, Robert (Frank)	2023-07-12	1.00	150.00	150.00
		1.00		150.00
Level 12				
Woodcock, Gregory (Greg)	2023-06-14	2.50	175.00	437.50
Woodcock, Gregory (Greg)	2023-06-19	0.25	175.00	43.75
Woodcock, Gregory (Greg)	2023-06-21	0.50	175.00	87.50
Woodcock, Gregory (Greg)	2023-06-26	0.75	175.00	131.25
Woodcock, Gregory (Greg)	2023-06-27	1.25	175.00	218.75
Woodcock, Gregory (Greg)	2023-07-05	1.25	175.00	218.75
Woodcock, Gregory (Greg)	2023-07-11	1.50	175.00	262.50
Woodcock, Gregory (Greg)	2023-07-12	1.50	175.00	262.50
Woodcock, Gregory (Greg)	2023-07-13	2.50	175.00	437.50
Woodcock, Gregory (Greg)	2023-07-14	0.50	175.00	87.50
Woodcock, Gregory (Greg)	2023-07-17	4.50	175.00	787.50
Woodcock, Gregory (Greg)	2023-07-18	2.00	175.00	350.00
Woodcock, Gregory (Greg)	2023-07-25	0.50	175.00	87.50

INVOICE

Invoice Number

2137869

Project Number

215600242

Woodcock, Gregory (Greg)	2023-08-02	1.50	175.00	262.50
Woodcock, Gregory (Greg)	2023-08-09	4.00	175.00	700.00
Woodcock, Gregory (Greg)	2023-08-15	1.00	175.00	175.00
Woodcock, Gregory (Greg)	2023-08-25	0.50	175.00	87.50
Woodcock, Gregory (Greg)	2023-09-05	1.00	175.00	175.00
Woodcock, Gregory (Greg)	2023-09-13	2.25	175.00	393.75
Woodcock, Gregory (Greg)	2023-09-19	1.25	175.00	218.75
Woodcock, Gregory (Greg)	2023-09-21	0.50	175.00	87.50
		31.50		5,512.50
Professional Services Subtotal		48.50		7,422.50

Disbursements

	Date	Cost	%	Current Amount
Direct - Meals & Entertainment				
Nolte, Robert (Frank) US4436947	2023-08-08	11.22	0.00	11.22
Direct - Vehicle (mileage)				
Woodcock, Braydon US4450828 30 MILES	2023-07-20			19.65
Woodcock, Gregory (Greg) US4359449 62 MILES	2023-06-14			40.61
Woodcock, Gregory (Greg) US4450535 62 MILES	2023-08-09			40.61
Disbursements Subtotal				112.09

Top Task 2 Total

7,534.59

Top Task 2023

2023 FY General Consulting

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Computer Technician 1				
Nurse, Vanessa M	2023-08-29	0.75	152.00	114.00
Nurse, Vanessa M	2023-09-22	0.25	152.00	38.00
		1.00		152.00
Professional Services Subtotal		1.00		152.00

Top Task 2023 Total

152.00

INVOICE

Invoice Number
Project Number

2137869
215600242

Total Fees & Disbursements

\$7,727.86

INVOICE TOTAL (USD)

\$7,727.86

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-08-29	215600242	2023	Direct - Regular	Computer Technician 1	NURSE, VANESSA M	0.75	152.00	114.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2023-09-22	215600242	2023	Direct - Regular	Computer Technician 1	NURSE, VANESSA M	0.25	152.00	38.00	UPDATED WMD INSPECTION SPREADSHEET	
2023-07-12	215600242	2	Direct - Regular		NOLTE, ROBERT (FRANK)	1.00	150.00	150.00	REVIEWING PLANS ASSOCIATED WITH POND MAINTENANCE ALONG MEADOW POINTE BLVD. COORDINATION WITH PREVIOUS ENGINEER FOR HISTORICAL INFORMATION ON MAINTENANCE AGREEMENTS.	
2023-06-16	215600242	2	Direct - Regular		WOODCOCK, BRAYDON	3.00	110.00	330.00	MEADOW POINTE 4 POND EROSION INSPECTION.	
2023-07-12	215600242	2	Direct - Regular		WOODCOCK, BRAYDON	5.00	110.00	550.00	POND 17 FLOODING INSPECTION AND WATER LEVEL MONITORING THROUGHOUT STORM WATER SYSTEM	
2023-07-13	215600242	2	Direct - Regular		WOODCOCK, BRAYDON	2.50	110.00	275.00	POND 17 FLOODING INSPECTION AND WATER LEVEL MONITORING THROUGHOUT STORM WATER SYSTEM	
2023-07-14	215600242	2	Direct - Regular		WOODCOCK, BRAYDON	2.00	110.00	220.00	POND 17 REPORT	
2023-07-17	215600242	2	Direct - Regular		WOODCOCK, BRAYDON	3.00	110.00	330.00	POND LEVEL REPORT	
2023-07-25	215600242	2	Direct - Regular		WOODCOCK, BRAYDON	0.50	110.00	55.00	MEETING CALENDAR UPDATE	
2023-06-14	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	2.50	175.00	437.50	PREPARE FOR AND ATTEND CDD MEETING	
2023-06-19	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.25	175.00	43.75	REVIEW 31954 ROTHBURY EASEMENT WITH FRANK.	
2023-06-21	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.50	175.00	87.50	REVIEW POND 36 REPORT AND UPDATE AS NEEDED. SEND REPORT TO CROSSCREEK ENV.TO REQUEST ONSITE REVIEW OF EROSION.	
2023-06-26	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.75	175.00	131.25	COORDINATE WITH SIGN CONTRACTOR AND DARRYL REGARDING DEPOSIT PAYMENT FOR SIGN REPAIRS.	
2023-06-27	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.25	175.00	218.75	CALL WITH TIM AT SITEMASTERS TO PROVIDE PROPOSALS FOR FIREMOSS SIDEWALK AND UNDERDRAIN REPAIRS. TIM TO MOVE FORWARD WITH PROJECTS ON FIREMOSS. REVIEW AND SEND ENGINEERING TIME SUMMARY FOR DEWATERING BREACH REVIEW AND COORDINATION.	
2023-07-05	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.25	175.00	218.75	REVIEW AGENDA ITEMS AND SEND EMAIL TO VIVEK REGARDING ACCESS AGREEMENT PREPARATION FOR UNION PARK CDD. CALL WITH SITEMASTERS REGARDING FIREMOSS REPAIRS.	
2023-07-11	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.50	175.00	262.50	CALL WITH DARRYL AND VIVEK TO DISCUSS AGENDA FOR TOMORROW. MEETING PREPARATION.	
2023-07-12	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.50	175.00	262.50	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL. REVIEW POND 91 MAINTENANCE AND OWNERSHIP WITH STAFF TO RESEARCH.	
2023-07-13	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	2.50	175.00	437.50	ONSITE REVIEW OF POND 17 CONTROL STRUCTURE AND POND EROSION.	
2023-07-14	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.50	175.00	87.50	REVIEW FIELD REPORTS FROM YESTERDAY AND UPDATE AS NEEDED AND SEND TO DARRYL	
2023-07-17	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	4.50	175.00	787.50	MEETING ONSITE WITH MATT WITH CROSSCREEK TO REVIEW POND 36 EROSION AND EXPOSED GEOTUBES. REVIEW POND 17 CONTROL STRUCTURE. REVIEW POND 17 REPORT AND UPDATE WITH PLAN CLIP FOR CONTROL STRUCTURE SKIMMER DETAILS. BELMORAL POND EROSION	
2023-07-18	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	2.00	175.00	350.00	CONTROL STRUCTURE REVIEW AND BLOCKAGE. RETRIEVE SKIMMER FROM POND. COORDINATE WITH UNION PARK REGARDING AGREEMENT FOR POND ACCESS. CALL WITH DISTRICT MANAGER TO DISCUSS.	
2023-07-25	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.50	175.00	87.50	REVIEW PLANS, PLAT AND STANDARDS FOR DUMPSTER ENCLOSURES. COORDINATE WITH STAFF TO MEASURE EXISTING ENCLOSURE. COORDINATE WITH STAFF TO REMOVE SKIMMER ON POND CONTROL STRUCTURE AND OBTAIN PROPOSALS FOR ATTACHING SKIMMER TO STRUCTURE.	

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-08-02	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.50	175.00	262.50	COORDINATE WITH STAFF REGARDING MP NORTH DUMPSTER PLACEMENT. DOWNLOAD PLANS. COORDINATE WITH SITEMASTERS AND FINN OUTDOOR REGARDING PROPOSAL REQUESTS. COORDINATE WITH DARRYL TO FILL OUT FORM FOR SIGN REPAIRS PREVIOUSLY APPROVED.	
2023-08-09	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	4.00	175.00	700.00	PREPARE AND PRINT REPORTS FOR CDD MEETING. PREPARE FOR AND ATTEND CDD MEETING.	
2023-08-15	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.00	175.00	175.00	COORDINATE WITH DARRYL REGARDING STREET SIGN TAX EXEMPT FORM. CALL SIGN CONTRACTOR TO PROVIDE SCHEDULE. CALL WITH FINN OUTDOOR REGARDING DRAINAGE REPAIRS SCHEDULE AND BALMORAL EROSION. CALL WITH SITEMASTERS REV. BALMORAL RIP RAP REPAIRS	
2023-08-25	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.50	175.00	87.50	CALLS WITH STAFF IN FIELD REGARDING EROSION BALMORAL POND REPAIR AREAS.	
2023-09-05	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.00	175.00	175.00	REVIEW POND SKIMMER PROPOSAL AND COORDINATE WITH FINN OUTDOOR TO DO WORK WHEN ONSITE. CDD MEETING REVIEW AND PREPARATION.	
2023-09-13	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	2.25	175.00	393.75	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL. REVIEW MERIDIAN SIDEWALK ISSUE WITH STAFF TO REVIEW IN FIELD.	
2023-09-19	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.25	175.00	218.75	REVIEW PROPOSAL FROM HOLBROOK. SEND HAS PROPOSAL TO DARRYL. CALL WITH TONJA TO DISCUSS PROPOSAL AND TIMING OF APPLICATION.	
2023-09-21	215600242	2	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.50	175.00	87.50	CALL WITH AQUATICS VENDOR TO DISCUSS ACCESS TO POND 64. COORDINATE WITH STAFF IN THE AREA TO REVIEW ACCESS.	
Total Labor:						49.50		\$7,574.50		
2023-08-08	215600242	2	Direct - Meals & Entertainment		NOLTE, ROBERT (FRANK)	11.22	1.00	11.22	CONSTRUCTION OVERSIGHT LUNCH - RFN	US4436947
Total Direct - Meals & Entertainment						11.22		\$11.22		
2023-07-19	215600242	1	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	41.27	1.00	41.27	MEADOW POINTE 4 EAST ONSITE INSPECTION	US4450828
2023-07-20	215600242	2	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	19.65	1.00	19.65	MEADOW POINTE 4 ONSITE INSPECTION	US4450828
2023-06-14	215600242	2	Direct - Vehicle (mileage)		WOODCOCK, GREGORY (GREG)	40.61	1.00	40.61	MEADOW POINTE IV CDD MEETING	US4359449
2023-08-09	215600242	2	Direct - Vehicle (mileage)		WOODCOCK, GREGORY (GREG)	40.61	1.00	40.61	MEADOW POINTE IV CDD MEETING	US4450535
Total Direct - Vehicle (mileage)						142.14		\$142.14		
Total Project 215600242						202.86		\$7,727.86		

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

RECEIVED
10/11/2023

Invoice

Date	Invoice #
9/2/2023	9637

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Suite 200 Tampa, FL. 33614

P.O. No.	Terms	Project
Sept 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,351.00	1,351.00

Thank you for your business.

Phone #
(727) 271-1395

Total

\$1,351.00



MEADOW POINTE IV CDD
OLDWOODS AVE
WESLEY CHAPEL, FL 33543-0000

Statement Date: September 20, 2023

Amount Due: \$1,604.35

Due Date: October 11, 2023


Account #: 221006228235

DO NOT PAY. Your account will be drafted on October 11, 2023

Account Summary

Current Service Period: August 15, 2023 - September 14, 2023	
Previous Amount Due	\$1,607.82
Payment(s) Received Since Last Statement	-\$1,607.82
Current Month's Charges	\$1,604.35
Amount Due by October 11, 2023	\$1,604.35

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221006228235

Due Date: October 11, 2023

 **Pay your bill online at TampaElectric.com**
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,604.35

Payment Amount: \$ _____

658791345796

Your account will be drafted on October 11, 2023

MEADOW POINTE IV CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 OLDWOODS AVE
 WESLEY CHAPEL, FL 33543-0000

Account #: 221006228235
Statement Date: September 20, 2023
Charges Due: October 11, 2023

Service Period: Aug 15, 2023 - Sep 14, 2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	1138 kWh @ \$0.03511/kWh	\$39.96
Fixture & Maintenance Charge	32 Fixtures	\$486.37
Lighting Pole / Wire	32 Poles	\$889.28
Lighting Fuel Charge	1138 kWh @ \$0.05169/kWh	\$58.82
Storm Protection Charge	1138 kWh @ \$0.01466/kWh	\$16.68
Clean Energy Transition Mechanism	1138 kWh @ \$0.00036/kWh	\$0.41
Storm Surcharge	1138 kWh @ \$0.00326/kWh	\$3.71
Florida Gross Receipt Tax		\$3.07
State Tax		\$106.05
Lighting Charges		\$1,604.35

Total Current Month's Charges

\$1,604.35

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
 866-832-6249

Residential Customer Care:
 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:
 877-588-1010

Energy-Saving Programs:
 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

RECEIVED
10/11/2023

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/ 4/23		MEADOW POINTE IV CDD	
Billing Date		Sales Rep	Customer Account
10/04/2023		Deirdre Bonett	107010
Total Amount Due			Ad Number
\$133.60			0000301534

OCT 10 2023

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/04/23	10/04/23	0000301534	Times	Legals CLS	Meeting Schedule	1	2x54 L	\$129.60
10/04/23	10/04/23	0000301534	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x54 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
10/ 4/23		MEADOW POINTE IV CDD	
Billing Date		Sales Rep	Customer Account
10/04/2023		Deirdre Bonett	107010
Total Amount Due			Ad Number
\$133.60			0000301534

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

MEADOW POINTE IV CDD
ATTN: c/o RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614

REMIT TO:
Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

OCT 10 2023

STATE OF FLORIDA
COUNTY OF Pasco

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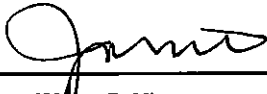
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of **10/ 4/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

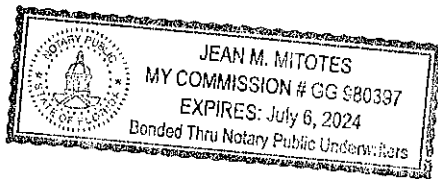
Sworn to and subscribed before me this **10/04/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF PUBLIC MEETING DATES
MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Meadow Pointe IV Community Development District will hold their regular monthly meetings for Fiscal Year 2023/2024 at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543 at 10:00 a.m. (* with the exception of the months of November, February, May and August when it will commence at 5:00 p.m.).

- October 11, 2023
- November 08, 2023 *
- December 13, 2023
- January 10, 2024
- February 14, 2024*
- March 13, 2024
- April 10, 2024
- May 08, 2024*
- June 12, 2024
- July 10, 2024
- August 14, 2024 *
- September 11, 2024

There may be occasions when one or more Supervisors will participate by telephone. A speaker telephone will be present so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's 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 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.

Daryl Adams
District Manager
Run Date: 10-4-23

0000301534

Tampa Bay Times
Published Daily

OCT 10 2023

STATE OF FLORIDA
COUNTY OF Pasco

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Daryl Adams
District Manager
Run Date: 10-4-23

0000301534

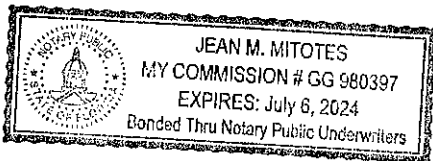
Signature Affiant

Sworn to and subscribed before me this 10/04/2023

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____





4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652

RECEIVED
9/27/2023

INVOICE

Page: 1

Invoice Number: S180897
Invoice Date: 10/1/2023
Due Date: 10/31/2023

Bill To: Meadow Pointe IV, CDD
3434 Colwell Ave., Ste 200
Tampa, FL 33614

All pricing anticipates payment by check or ACH. Due to additional cost incurred, services paid by credit card will require an additional 5% processing fee.

Job Number: J02185
Job Description: Meadow Pointe IV, CDD

Customer ID: C00588
P.O. Number:
WA:

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
10/1/2023	Monthly Lift Station Inspection	2001	1	Each	90.09	90.09

Phone: (727) 848-8292 Ext. 219
Toll Free: (866) 753-8292 Ext. 219
Email: ar@uswatercorp.net

Subtotal:	90.09
Total Sales Tax:	0.00
Total USD:	90.09
Adjustments:	0.00
Amount Due:	90.09

U.S. Water Services Corporation

2185-2001

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe 4 DATE: 9/15/23
 MODEL OF PUMPS: _____ HP: 5
 POWER: Alc VOLTS: 230 PHASE: 3
 PUMPS AMPS: #1 L1 18.1 L2 20.7 L3 20.2
 #2 L1 16.7 L2 17.7 L3 17.4
 RESISTANCE: #1 L1 & L2 0 L2 & L3 0 L1 & L3 0
 #2 L1 & L2 0 L2 & L3 0 L1 & L3 0
 PUMP GROUND: #1 00 #2 00 ETM #1 03193.9 ETM #2 03023.9
 CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL:

ALTERNATION OK
 ALARM HORN OK
 ALARM LIGHT OK
 FLOAT SYSTEM #1 _____
 #2 _____
 #3 _____
 #4 _____

CONDITION OF PANEL BOX:

PAINT Fiber Glass
 HASP OK
 HINGES OK
 STAND OK
 LOCK OK

OTHER PANEL PROBLEMS

WET WELL:

SIZE PIPING 2" PVC
 TYPE OK
 COND. PIPE OK
 GREASE ON WALL min
 GREASE FLOATING med
 HATCH COVER OK
 HINGES OK

DRY WELL:

SIZE PIPING 4" Above Ground
 TYPE Duct
 COND. PIPE OK
 GREASE ON WALL NA
 GREASE FLOATING NA
 HATCH COVER NA
 HINGES NA

CONDITION AROUND LIFT STATION: (WEEDS, TRASH, OTHER) Good

WORK THAT NEEDS TO BE DONE: _____

CC: OWNER

Signature & Date

[Signature]

9/15/23



4939 Cross Bayou Boulevard • New Port Richey, FL 34652
 Phone: 727-848-8292 • Fax: 727-849-8860 • Toll Free: 866-753-8292



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING
 6800 OSTEEN ROAD
 NEW PORT RICHEY, FL 34653-3667
 DISTRICT NO. 6425

ACCOUNT NO. 6425-013932
 INVOICE NO. 7044918W425
 STATEMENT DATE 09/30/23
 DUE DATE 10/08/23
 BILLING PERIOD //--//

MEADOW POINTE IV CDD
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

FOR ASSISTANCE CALL
 Customer Service (727) 847-9100
 Fax (727) 841-8539
 One Time Payments (800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: ALL SITES	
	Service Location	
	Acct #013932-0001	
	MEADOW POINTE IV CDD	
	MEADOW POINTE IV WESLEY CHAPEL,	
09/30/23	BASIC SERVICE CHARGE 1.00 0.50YD	\$ 13,747.50
	9/1/2023-9/30/2023	
	Invoice Total	\$ 13,747.50
	Account Balance	\$ 13,747.50

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date. ****
 Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING
 6800 OSTEEN ROAD
 NEW PORT RICHEY, FL 34653-3667

ACCOUNT NO. 6425-013932
 INVOICE NO. 7044918W425
 STATEMENT DATE 09/30/23
 DUE DATE 10/08/23
PAY THIS AMOUNT 13,747.50

WRITE AMOUNT PAID	\$
--------------------------	-----------

MEADOW POINTE IV CDD
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

MAIL PAYMENT TO:
 WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING
 6800 OSTEEN ROAD
 NEW PORT RICHEY, FL 34653-3667



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY FL 33523-6665
DISTRICT NO. 6426

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6426-016055
1509591W426
10/20/23
Upon Receipt

RECEIVED

OCT 30 2023

FOR ASSISTANCE
Customer Service
One Time Payments

(352) 583-4204
(800) 457-1379

MEADOW POINT IV CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 20475	
	Service Location	
	Acct #016055-0001	
	MEADOW POINT IV CDD REC CENTER	
	3902 MEADOW POINT BLVD WESLEY CH	
10/20/23	BASIC SERVICE CHARGE	1.00 6.00YD \$ 77.00
	11/1/2023-11/30/2023	
	Invoice Total	\$ 77.00
	Account Balance	\$ 77.00

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY FL 33523-6665

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE
PAY THIS AMOUNT

6426-016055
1509591W426
10/20/23
Upon Receipt
\$77.00

AB 01 000045 37985 H 1 D



MEADOW POINT IV CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

WRITE IN AMOUNT PAID \$

TO CHANGE ADDRESS
Check here and complete the information on the reverse side.

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH PA 15253-5233



6426 00000000000000000000X0160550 0000000770000000000000001509591 3

000045 1/1





WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING EAST
 20719 US HIGHWAY 301
 DADE CITY, FL 33523-6665
 DISTRICT NO. 6426

ACCOUNT NO. 6426-022299
 INVOICE NO. 1509732W426
 STATEMENT DATE 10/20/23
 DUE DATE 10/25/23
 BILLING PERIOD //--

MEADOW POINT IV CDD
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

FOR ASSISTANCE CALL
 Customer Service (352) 583-4204
 One Time Payments (800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 27612	
	Service Location	
	Acct #022299-0001	
	MEADOW POINTE NORTH HOA	
	4467 FENNWOOD CT WESLEY CHAPEL,	
10/20/23	FUEL SURCHARGE	1.00 SC70298156 \$ 3.90
10/20/23	FUEL SURCHARGE	1.00 SC70298771 \$ 214.16
10/20/23	ENVIRONMENTAL SURCHARGE	1.00 SC70298155 \$ 1.31
10/20/23	ENVIRONMENTAL SURCHARGE	1.00 SC70298770 \$ 72.08
10/20/23	BASIC SERVICE CHARGE	1.00 8.00YD \$ 720.82
11/1/2023-11/30/2023		
10/20/23	BASIC CONTAINER CHARGE	1.00 8.00YD \$ 13.13
11/1/2023-11/30/2023		
	Invoice Total	\$ 1,025.40
	Account Balance	\$ 1,025.40

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****
 Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING EAST
 20719 US HIGHWAY 301
 DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-022299
 INVOICE NO. 1509732W426
 STATEMENT DATE 10/20/23
 DUE DATE 10/25/23
PAY THIS AMOUNT 1,025.40

WRITE AMOUNT PAID	\$
-------------------------	----

MEADOW POINT IV CDD
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

MAIL PAYMENT TO:
 WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING EAST
 20719 US HIGHWAY 301
 DADE CITY, FL 33523-6665



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2185385** Cycle **06**
 Meter Number
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **10/10/2023**
 Amount Due **250.74**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
 Service Classification Public Lighting

ELECTRIC SERVICE

From	To	Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading		

Comparative Usage Information

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		250.74
Payment	250.74CR	
Balance Forward		0.00



1 0 2 5 2 9 7 1

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Light Energy Charge	2.31
Light Support Charge	4.07
Light Maintenance Charge	54.89
Light Fixture Charge	67.98
Light Fuel Adj 209 KWH @ 0.04000	8.36
Poles(QTY 11)	112.75
FL Gross Receipts Tax	0.38

Total Current Charges		250.74
Total Due	E.F.T.	250.74

Lights/Poles	Type/Qty	Type/Qty
	210 11	955 11

DO NOT PAY

Total amount will be electronically transferred on or after 10/27/2023.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 10/10/2023

District: OP06

Use above space for address change ONLY.

2185385 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	250.74
DO NOT PAY	

000218538500002507400002507401

WREC Meadow Pointe IV

October 2023

Account	Dates	Rate	Bill Date	Due Date	Amount Due
1418211	09/04/23 - 10/07/23	PL	10/10/2023	11/1/2023	\$5,291.16
1418215	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$40.16
1418216	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$50.80
1418217	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$50.61
1418218	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$117.29
1418220	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$50.80
1418221	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$1,031.10
1418223	09/04/23 - 10/07/23	LP	10/10/2023	11/1/2023	\$75.02
1418224	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$54.59
1418225	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$107.30
1418227	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$55.24
1418228	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$45.44
1418229	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$58.47
1418230	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$41.18
1418231	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$41.09
2187625	09/04/23 - 10/07/23	GS	10/10/2023	11/1/2023	\$54.59
					\$7,164.84

PL 53100 - 4307	\$5,291.16
LP 53100 - 4304	\$75.02
<u>GS 53100 - 4301</u>	<u>\$1,798.66</u>
Total	\$7,164.84



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418211** Cycle **06**
Meter Number
Customer Number 10252971
Customer Name **MEADOW POINTE IV CDD
HILDA SERRATO**

Bill Date **10/10/2023**
Amount Due **5,291.16**
Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information

Average kWh
Period Days Per Day

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 5,291.16
Payment 5,291.16CR
Balance Forward 0.00



1 0 2 5 2 9 7 1

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Light Energy Charge 363.23
Light Support Charge 265.60
Light Maintenance Charge 932.02
Light Fixture Charge 1,119.31
Light Fuel Adj 13,233 KWH @ 0.04000 529.32
Poles(QTY 332) 2,052.00
FL Gross Receipts Tax 29.68

Total Current Charges 5,291.16
Total Due E.F.T. 5,291.16

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 190	205 45	410 1	910 234	955 97
	120 54	212 33	420 9	915 1	

DO NOT PAY

Total amount will be electronically transferred on or after 10/27/2023.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 10/10/2023

District: OP06

Use above space for address change ONLY.

1418211 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	5,291.16
DO NOT PAY	

000141821100052911600052911607



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418215** Cycle 06
Meter Number 50446995
Customer Number 10252971
Customer Name MEADOW POINTE IV CDD
HILDA SERRATO

Bill Date **10/10/2023**
Amount Due **40.16**
Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4727 MEADOW POINTE BLVD
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	32182	10/05	32182				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2023	28	0
Sep 2023	34	0
Oct 2022	29	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 40.16
Total Due **E.F.T.** 40.16



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DO NOT PAY

Total amount will be electronically transferred on or after 10/27/2023.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 10/10/2023

District: OP06

Use above space for address change ONLY.

1418215 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	40.16
DO NOT PAY	

000141821500000401600000401606



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418216** Cycle **06**
 Meter Number 38341250
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **10/10/2023**
 Amount Due **50.80**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31022 WHINSENTON DR
 Service Description GATE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	48330	10/05	48445				115

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	4
Sep 2023	34	4
Oct 2022	29	4

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 52.74
Payment 52.74CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 115 KWH @ 0.05017 5.77
Fuel Adjustment 115 KWH @ 0.04000 4.60
FL Gross Receipts Tax 1.27

Total Current Charges 50.80
Total Due E.F.T. 50.80



1 0 2 5 2 9 7 1

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DO NOT PAY

Total amount will be electronically transferred on or after 10/27/2023.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 10/10/2023

District: OP06

1418216 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	50.80
DO NOT PAY	

000141821600000508000000508004



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418217** Cycle **06**
 Meter Number 38049574
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **10/10/2023**
 Amount Due **50.61**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31122 PARKMONTE DR
 Service Description LIGHTS
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	57091	10/05	57204				113

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	4
Sep 2023	34	4
Oct 2022	29	4

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 52.92
Payment 52.92CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 113 KWH @ 0.05017 5.67
Fuel Adjustment 113 KWH @ 0.04000 4.52
FL Gross Receipts Tax 1.26

Total Current Charges 50.61
Total Due E.F.T. 50.61



1 0 2 5 2 9 7 1

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DO NOT PAY

Total amount will be electronically transferred on or after 10/27/2023.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 10/10/2023

District: OP06

1418217 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	50.61
DO NOT PAY	

000141821700000506100000506101



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418218** Cycle **06**
 Meter Number 50446984
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **10/10/2023**
 Amount Due **117.29**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 3655 MEADOW POINTE BLVD
 Service Description IRRIGATION
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	12302	10/05	13136				834

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	30
Sep 2023	34	29
Oct 2022	29	0

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 132.55
Payment 132.55CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 834 KWH @ 0.05017 41.84
Fuel Adjustment 834 KWH @ 0.04000 33.36
FL Gross Receipts Tax 2.93

Total Current Charges 117.29
Total Due **E.F.T.** 117.29



1 0 2 5 2 9 7 1

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY

Total amount will be electronically transferred on or after 10/27/2023.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 10/10/2023

Use above space for address change ONLY.

District: OP06

1418218 **OP06**
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	117.29
DO NOT PAY	

000141821800001172900001172905



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418220** Cycle **06**
 Meter Number 40523860
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **10/10/2023**
 Amount Due **50.80**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31237 SHELLWOOD PL
 Service Description ENTRANCE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	44385	10/05	44500				115

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	4
Sep 2023	34	4
Oct 2022	29	4

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 53.01
Payment 53.01CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 115 KWH @ 0.05017 5.77
Fuel Adjustment 115 KWH @ 0.04000 4.60
FL Gross Receipts Tax 1.27

Total Current Charges 50.80
Total Due E.F.T. 50.80



1 0 2 5 2 9 7 1

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DO NOT PAY

Total amount will be electronically transferred on or after 10/27/2023.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 10/10/2023

District: OP06

1418220 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	50.80
DO NOT PAY	

000141822000000508000000508001



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418221** Cycle **06**
 Meter Number 53701200
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **10/10/2023**
 Amount Due **1,031.10**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 3902 MEADOW POINTE BLVD
 Service Description CLUBHOUSE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
09/07	9142	10/05	19857		24.47	24	10715	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	383
Sep 2023	34	400
Oct 2022	29	324

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 1,143.55
Payment 1,143.55CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 10,715 KWH @ 0.05017 537.57
Fuel Adjustment 10,715 KWH @ 0.04000 428.60
FL Gross Receipts Tax 25.77

Total Current Charges 1,031.10
Total Due E.F.T. 1,031.10



1 0 2 5 2 9 7 1

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DO NOT PAY

Total amount will be electronically transferred on or after 10/27/2023.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 10/10/2023

District: OP06

Use above space for address change ONLY.

1418221 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	1,031.10
DO NOT PAY	

000141822100010311000010311006



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418223** Cycle **06**
 Meter Number **67986733**
 Customer Number **10252971**
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **10/10/2023**
 Amount Due **75.02**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 2076 GWYNHURST BLVD
 Service Description ENTRANCE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	64218	10/05	64595				377

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2023	28	13
Sep 2023	34	13
Oct 2022	29	12

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance **79.74**
 Payment **79.74CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 377 KWH @ 0.05017 **18.91**
 Fuel Adjustment 377 KWH @ 0.04000 **15.08**
 FL Gross Receipts Tax **1.87**

Total Current Charges **75.02**
 Total Due **75.02** E.F.T.



1 0 2 5 2 9 7 1

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DO NOT PAY

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Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 10/10/2023

District: OP06

Use above space for address change ONLY.

1418223 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	75.02
DO NOT PAY	

000141822300000750200000750202



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418224** Cycle **06**
 Meter Number 70458923
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **10/10/2023**
 Amount Due **54.59**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4456 FENNWOOD CT
 Service Description GATE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	8589	10/05	8745				156

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	6
Sep 2023	34	5
Oct 2022	29	5

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 55.89
Payment 55.89CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 156 KWH @ 0.05017 7.83
Fuel Adjustment 156 KWH @ 0.04000 6.24
FL Gross Receipts Tax 1.36

Total Current Charges 54.59
Total Due E.F.T. 54.59



1 0 2 5 2 9 7 1

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DO NOT PAY

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Your Touchstone Energy® Cooperative
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See Reverse Side For Mailing Instructions

Bill Date: 10/10/2023

District: OP06

1418224 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	54.59
DO NOT PAY	

000141822400000545900000545907



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418225** Cycle **06**
 Meter Number 73429087
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **10/10/2023**
 Amount Due **107.30**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 32028 OLDWOODS AVE
 Service Description GATE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	71213	10/05	71939				726

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	26
Sep 2023	34	33
Oct 2022	29	11

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 142.36
Payment 142.36CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 726 KWH @ 0.05017 36.42
Fuel Adjustment 726 KWH @ 0.04000 29.04
FL Gross Receipts Tax 2.68

Total Current Charges 107.30
Total Due **E.F.T.** 107.30



1 0 2 5 2 9 7 1

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DO NOT PAY

Total amount will be electronically transferred on or after 10/27/2023.



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Bill Date: 10/10/2023

District: OP06

1418225 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	107.30
DO NOT PAY	

000141822500001073000001073009



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418227** Cycle **06**
 Meter Number 70458978
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **10/10/2023**
 Amount Due **55.24**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 30944 SOTHERBY DR
 Service Description GATE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	13979	10/05	14142				163

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	6
Sep 2023	34	6
Oct 2022	29	5

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 57.64
Payment 57.64CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 163 KWH @ 0.05017 8.18
Fuel Adjustment 163 KWH @ 0.04000 6.52
FL Gross Receipts Tax 1.38

Total Current Charges 55.24
Total Due E.F.T. 55.24



1 0 2 5 2 9 7 1

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DO NOT PAY

Total amount will be electronically transferred on or after 10/27/2023.



Your Touchstone Energy® Cooperative
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Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

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Bill Date: 10/10/2023

District: OP06

Use above space for address change ONLY.

1418227 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	55.24
DO NOT PAY	

000141822700000552400000552404



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418228** Cycle 06
Meter Number 74318268
Customer Number 10252971
Customer Name MEADOW POINTE IV CDD
HILDA SERRATO

Bill Date **10/10/2023**
Amount Due **45.44**
Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4501 MEADOW POINTE BLVD
Service Description ENTRANCE
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	12017	10/05	12074				57

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	2
Sep 2023	34	2
Oct 2022	29	2

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 46.08
Payment 46.08CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 57 KWH @ 0.05017 2.86
Fuel Adjustment 57 KWH @ 0.04000 2.28
FL Gross Receipts Tax 1.14

Total Current Charges 45.44
Total Due E.F.T. 45.44



1 0 2 5 2 9 7 1

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DO NOT PAY

Total amount will be electronically transferred on or after 10/27/2023.



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P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 10/10/2023

District: OP06

Use above space for address change ONLY.

1418228 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	45.44
DO NOT PAY	

000141822800000454400000454400



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418229** Cycle **06**
 Meter Number 74619209
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **10/10/2023**
 Amount Due **58.47**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 3194 MEADOW POINTE BLVD
 Service Description GATE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	19083	10/05	19281				198

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	7
Sep 2023	34	7
Oct 2022	29	7

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 61.25
Payment 61.25CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 198 KWH @ 0.05017 9.93
Fuel Adjustment 198 KWH @ 0.04000 7.92
FL Gross Receipts Tax 1.46

Total Current Charges 58.47
Total Due E.F.T. 58.47



1 0 2 5 2 9 7 1

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DO NOT PAY

Total amount will be electronically transferred on or after 10/27/2023.



Your Touchstone Energy® Cooperative
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Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

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Bill Date: 10/10/2023

District: OP06

1418229 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	58.47
DO NOT PAY	

000141822900000584700000584706



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418230** Cycle 06
 Meter Number 74326452
 Customer Number 10252971
 Customer Name MEADOW POINTE IV CDD
 HILDA SERRATO

Bill Date **10/10/2023**
 Amount Due **41.18**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31693 FAIRHILL DR
 Service Description IRRIGATION
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	1163	10/05	1174				11

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	0
Sep 2023	34	0
Oct 2022	29	0

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 41.55
 Payment 41.55CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 11 KWH @ 0.05017 0.55
 Fuel Adjustment 11 KWH @ 0.04000 0.44
 FL Gross Receipts Tax 1.03

Total Current Charges 41.18
 Total Due E.F.T. 41.18



1 0 2 5 2 9 7 1

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DO NOT PAY

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Bill Date: 10/10/2023

District: OP06

Use above space for address change ONLY.

1418230 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	41.18
DO NOT PAY	

000141823000000411800000411806



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1418231** Cycle 06
 Meter Number 74619208
 Customer Number 10252971
 Customer Name MEADOW POINTE IV CDD
 HILDA SERRATO

Bill Date **10/10/2023**
 Amount Due **41.09**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31041 KELMIN TER
 Service Description KIOSK
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	1009	10/05	1019				10

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	0
Sep 2023	34	0
Oct 2022	29	0

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance **41.36**
 Payment **41.36CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 10 KWH @ 0.05017 **0.50**
 Fuel Adjustment 10 KWH @ 0.04000 **0.40**
 FL Gross Receipts Tax **1.03**

Total Current Charges **41.09**
 Total Due **41.09** E.F.T.



1 0 2 5 2 9 7 1

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DO NOT PAY

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Bill Date: 10/10/2023

District: OP06

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1418231 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	41.09
DO NOT PAY	

000141823100000410900000410903



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2187625** Cycle 06
 Meter Number 85203607
 Customer Number 10252971
 Customer Name MEADOW POINTE IV CDD
 HILDA SERRATO

Bill Date **10/10/2023**
 Amount Due **54.59**
 Current Charges Due **11/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31530 CHANCEY RD
 Service Description Gate
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/07	4486	10/05	4642				156

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Oct 2023	28	6
Sep 2023	34	5
Oct 2022	29	5

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 57.18
 Payment 57.18CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 156 KWH @ 0.05017 7.83
 Fuel Adjustment 156 KWH @ 0.04000 6.24
 FL Gross Receipts Tax 1.36

Total Current Charges 54.59
 Total Due E.F.T. 54.59



1 0 2 5 2 9 7 1

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Bill Date: 10/10/2023

District: OP06

Use above space for address change ONLY.

2187625 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/27/2023
TOTAL CHARGES DUE	54.59
DO NOT PAY	

000218762500000545900000545909