



Rizzetta & Company

Meadow Pointe IV Community Development District

**Board of Supervisors' Meeting
September 10, 2025**

**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	Megan McNeil Susan Fischer Michael Scanlon Scott Page Mechelle Jarvis	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.

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

September 2, 2025

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, September 10, 2025, at 9:00 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.** Consideration of District Management Contract Tab 1
 - B.** Discussion of Reserve Study Tab 2
 - C.** Discussion of Windsor Road access to Road 56
 - D.** Discussion of Resident Painting CDD Wall
- 5. STAFF REPORTS**
 - A.** Deputy/Captain Report
 - B.** District Engineer
 1. Consideration of Pond Erosion Proposal Tab 3
 2. Presentation of Mill & Resurface Cost Summary Tab 4
 - C.** Aquatic Maintenance
 1. Presentation of Waterway Inspection Report Tab 5
 - D.** Landscape Inspection Services
 1. Review of Field Inspection Report Tab 6
 - E.** Juniper Landscaping
 1. Review of Juniper's Response Report Tab 7
 - F.** Amenity Management
 1. Review of Amenities Report Tab 8
 - G.** District Counsel
 - H.** District Manager
 1. Review of District Manager Report, Raid Log, & Monthly Financial Statement Tab 9
- 6. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors' Budget Workshop Meeting held on August 13, 2025 Tab 10
 - B.** Consideration of Operation and Maintenance Expenditures for July 2025 Tab 11
- 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

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: RIZZETTA & COMPANY, INC.
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

AND: MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.

A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of twelve (12) three (3) hour board meetings and one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;



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- iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager, shall establish and maintain bank accounts in the name of the District with one of District Manager's preferred banking partners, as approved by the District. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority. District Manager will have no liability or responsibility for the rate of interest earned, if any, on such funds. District Manager will be under no liability or responsibility for any loss resulting from the insolvency of such depository. Within 60 days following the termination of the contractual relationship between the District and District Manager accounts established and maintained by District Manager will be closed and their balances will be transferred to a new bank or new accounts as designated by District.
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments
- v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment



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- allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

III. LITIGATION SUPPORT SERVICES. Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.

IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.

V. TERM. The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

VI. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.



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- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.



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B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.
- X. **RESPONSIBILITIES.**

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District



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Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. TERMINATION. This Contract may be terminated as follows:

- A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.
- B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Pasco County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.



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- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

- A. **DISTRICT INDEMNIFICATION.** To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. **SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses,



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attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. WAIVER OF DAMAGES. The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

- A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B. The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a



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reputable insurance carrier, licensed to conduct business in the State of Florida.

- D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.
- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XVI. **ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.

XVII. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING
THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES,
TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC**



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RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Meadow Pointe IV Community
Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

With a copy to: Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Attn: District Counsel

If to the District Manager: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE.** This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between



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the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.

- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

- XXVII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,



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- A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- B. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.
- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

XXIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period



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MJJ 051424

of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVV. DISCLOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

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Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:

William J. Rizzetta

PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

Aug 11, 2025

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINTED NAME:

TITLE:

Chairman/Vice Chairman

DATE:

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

- Exhibit A – Scope of Services
- Exhibit B – Schedule of Fees
- Exhibit C – Municipal Advisor Disclaimer
- Exhibit D – Public Records Request Policy
- Exhibit E – Human Trafficking Affidavit



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EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



MJJ 051424

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15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



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MJJ 051424

- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.



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- c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
- 10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
- 11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.
- B. Budgeting
 - 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
 - 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
 - 3. Prepare and cause to be published notices of all budget hearings and workshops.
 - 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.
- C. Accounts Payable/Receivable
 - 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
 - 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
 - 3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
 - 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.
- D. Capital Program Administration
 - 1. Maintain proper capital fund and project fund accounting procedures and records.
 - 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals



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MJJ 051424

- d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement
 - (3) Project Construction and Completion Agreement
- 3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
- 4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
- 5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- E. Purchasing
 - 1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
 - 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
 - 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.
- F. Risk Management
 - 1. Prepare and follow risk management policies and procedures.
 - 2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
 - 3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
 - 4. Review insurance policies and coverage amounts of District vendors.
 - 5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
 - 6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

- A. Administer Prepayment Collection:
 - 1. Provide payoff information and pre-payment amounts as requested by property owners.
 - 2. Monitor, collect and maintain records of prepayment of assessments.



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3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.
- B. Administer Assessment Roll Process:
1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
 3. Verify assessments on platted lots, commercial properties or other assessable lands.
 4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
1. Maintain and update current list of owners of property not assessed via the tax roll.
 2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.
- D. True-Up Analysis:
1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

WEBSITE MANAGEMENT:

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.



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- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established.
Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

ADDITIONAL SERVICES:

A. Meetings

- 1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

- 1. Modifications and Certification of Special Assessment Allocation Report;



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2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
 - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;
- C. Bond Issuance Services
 1. Special Assessment Allocation Report;
 - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
 2. Bond Validation;
 - a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
 - b) Provide expert testimony at bond validation hearing in circuit court.
 3. Certifications and Closing Documents;
 - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- D. Electronic communications/e-blasts;
- E. Special requests;
- F. Amendment to District boundary;
- G. Grant Applications;
- H. Escrow Agent;
- I. Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:



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MJJ 051424

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

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EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

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

	MONTHLY	ANNUALLY
Management:	\$2,771.33	\$33,256
Administrative:	\$512.75	\$6,153
Accounting:	\$1,930.67	\$23,168
Financial & Revenue Collections:	\$442.00	\$5,304
Assessment Roll ⁽¹⁾		\$5,304
Continuing Disclosure:	\$500.00	\$6,000
Website Management:	\$110.00	\$1,320
Total Standard On-Going Services:	\$6,266.75	\$80,505

(1) Assessment Roll is to paid in one lump-sum upon completion.



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ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 250
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



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MJJ 051424

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



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EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



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EXHIBIT D
Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the



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Agreement.

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.

7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



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MJJ 051424

EXHIBIT E
Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared William J. Rizzetta, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the President (Title) of Rizzetta & Company, Incorporated (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Meadow Pointe IV Community Development District ("**CDD**").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.


Signature of Affiant

Sworn before me on August 15, 2025


Notary Public Signature


Notary Stamp



Rizzetta & Company

MJJ 051424

Tab 2

Florida Reserve Study and Appraisal, Inc.
12407 N. Florida Avenue
Tampa, FL 33612
Phone: 813.932.1588
Fax: 813.388.4189
www.reservestudyfl.com

Funding Reserve Analysis
for
Meadow Pointe IV CDD

February 14, 2023



Funding Reserve Analysis
for
Meadow Pointe IV CDD

Table of Contents

Pages	Subject
1	Report Cover Sheet
2	Table of Contents
3 to 24	Reserve Study Summary
25 to 30	Reserve Item Summary
31 to 45	Reserve Item Listing
46 to 51	Present Cost Report
52	Cash Flow
53 to 54	Assessment Summary
55 to 66	Expense Report
67 to 78	Expense Summary

February 14, 2023

Meadow Pointe IV CDD
3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543

Board of Directors,

We are pleased to present to Meadow Pointe IV CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

Meadow Pointe IV CDD commenced operations in September 2002. Meadow Pointe IV is comprised of single family homes and townhomes and currently has 908 owners assessed. The community started construction in 2004 and the first home construction followed shortly thereafter. Central to the community is an amenity center which also includes a pool area, clubhouse, tennis courts, and other recreation. The clubhouse was built in 2008. The CDD consists of 771.76 acres and is located in Wesley Chapel, Pasco County, Florida.

Date of Physical Inspection

The subject property was physically inspected on November 22, 2022 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2023-2024 fiscal year plus 30 years. The Study Start Date is October 1, 2023 and the study ends on September 30, 2054.

Governing Documents

A review was made of aeriels and subdivision plats for the subject property.

Depth of Study

Reserve Study Update with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study

components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Meadow Pointe IV CDD for the Meadow Pointe IV CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2023</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>908</i>
<i>Reserve Balance as of October 1, 2023¹</i>	<i>\$ 871,177</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of District in this report.

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2023	\$ 383	\$ 348,000	\$ 751,687
2024	\$ 393	\$ 356,700	\$ 1,083,900
2025	\$ 403	\$ 365,618	\$ 1,400,222
2026	\$ 413	\$ 374,758	\$ 1,583,746
2027	\$ 423	\$ 384,127	\$ 1,797,928
2028	\$ 434	\$ 393,730	\$ 1,611,289

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2023

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserves items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 2.50 percent over the course of the study.

Initial Reserves

Through September 30, 2022, there was \$721,177 set aside for reserves. The projected reserve balance on October 1, 2023 will be \$871,177. These numbers were obtained from the District on the official September 30, 2022 balance sheet and the 2022-2023 budget. October 1, 2023 starts the next fiscal year. September 30, 2024 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$383.26 per owner per year in fiscal year 2023-2024 and \$348,000 in total funding.

At the current time, the District is considered to be 38 percent funded. This represents a fairly- funded status. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model:

0-30% funded: poorly funded
30-70% funded: fairly funded

70-100% funded: well funded
100+% funded: very well funded

Special Assessments

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for Meadow Pointe IV CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Meadow Pointe IV CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our opinion that owner monthly fees as shown in the attached "Meadow Pointe IV CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not

contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Meadow Pointe IV CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Meadow Pointe IV CDD shall provide to us Meadow Pointe IV CDD's best-estimated age of that item. If Meadow Pointe IV CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Meadow Pointe IV CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Paving Notes

Asphalt paved roads and parking areas have a varying expected life from approximately 20 years to 30 years. It is typical to assume an expected life of 30 years in the subject District because of the use of a pavement preservation product. In the subject District, the condition of the roads vary by subdivision. However, no advanced or premature aging was observed. Overall, the roads are in average, age-appropriate condition. As roads age, this physical condition can be evaluated and the expected remaining life of the roads can be re-evaluated.

In addition to resurfacing, asphalt roads and parking areas may be treated by a preservation product. Pavement preservation products are applied to the surface of the asphalt for the purpose of minimizing oxidation of the asphalt. Applying these products on a regular schedule increases the useful life of the asphalt. A good product, such as HA5, should be applied approximately every 10 years.

Pond Banks Notes

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance

is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Meadow Pointe IV, there are retention ponds for stormwater drainage. These ponds are estimated to have 48,979 linear feet of shoreline area encompassing 48 acres. During the site inspection, we observed most shorelines in good condition and some spots of minor to moderate erosion. It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 10 percent of the shoreline will erode and need refurbishment over a 10 year period. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the District. This number can be adjusted in future reserve planning if necessary.

Sidewalk and Oak Tree Notes

Most of the sidewalk has an indefinite life. However, certain small sections may need maintenance or to be replaced due to settlement or minor tree roots. It is our estimate that 5 percent of the cost new of the sidewalk be set aside over a 5-year period to reserve for these repairs. There is approximately 367,000 SF of sidewalk on the District grounds. The estimated replacement cost new is approximately \$2,569,000, which would result in a sidewalk repair reserve of \$128,500 over a 5-year period.

Additionally, some problems may occur due to major oak tree roots displacing the concrete. Following local building codes, new home construction requires that at least one tree be planted for each home within a new subdivision. Within Meadow Pointe IV, an oak tree was planted in front of each home located between the sidewalk and the curb in the subdivisions of Shellwood, Windsor, Meridian, Provence, and Enclave. In the other subdivisions, the oak trees are not in between the sidewalk and the curb and are not considered to be problematic or are not a problematic tree.

In Shellwood, the oak trees have grown significantly during the past 18 or so years and are nearing the stage where they may cause displacement damage to the sidewalks. In spots where this is occurring, the sidewalks can be ground down to minimize trip hazards. Additionally, there are oak trees in the Windsor, Meridian, Provence, and Enclave neighborhoods that are not as mature, but still problematic.

Mitigating the problem requires the removal of oak trees, stump grinding the tree stumps and roots, and replacing the damaged curbs and sidewalks. In some areas, the asphalt street including the substrate will need to be replaced.

The projected cost to remediate the oak trees, find a suitable replacement tree, and make the necessary is \$330,000. Allowing for contingencies of 10%, would make the project \$363,000. It is our opinion that the District makes these removals and replacements in the near future to prevent future

infrastructure damage.

Stormwater Drainage Notes

Meadow Pointe IV has a large land area comprising 908 units encompassing approximately 772 acres. The drainage for the community is comprised of inlets, drainage pipes, and retention ponds.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are 124 curb inlets, 43 manholes, 74 mitered end sections, 13 headwalls, 9 grate inlets, 9 yard drains, 19 control structures, and 3 box culverts. Also, there is 20,615 feet of reinforced concrete piping ranging in size from a 18 inch diameter to a 60 inch diameter. Additionally, there is 822 LF of 12" PVC piping.

Meadow Pointe IV Storm Water Pipes

Concrete:

Diameter	Length	Cost/LF	Amount
18"	6568'	75.00	\$492,600
24"	7578'	99.00	\$750,222
30"	3242'	123.00	\$398,766
36"	1557'	147.00	\$228,879
42"	513'	171.00	\$ 87,723
48"	571'	195.00	\$111,345
54"	394'	219.00	\$ 86,286
60"	192'	247.00	\$ 47,424

PVC:

Diameter	Length	Cost/LF	Amount
12"	822'	48.00	\$ 39,456

Other Drainage:

Curb Inlets	124@4500 =	\$558,000
Manholes	43@3250 =	\$139,750
Mitered End Sections	74@2000 =	\$148,000
Headwalls	13@7500 =	\$ 97,500
Grate Inlets	9@4000 =	\$ 36,000
Yard Drains	9@ 900 =	\$ 8,100

Control Structures	19@5000 = \$ 95,000
Box Culverts	3@25,000 = \$ 75,000
Grand Total	\$3,360,595

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the District-owned drainage improvements.

For the purpose of this reserve study, it is our opinion that 2.5 percent of the original system cost should be set aside for reserves over a 5 year period, which would result in a reserve over that time of \$84,000. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual District expenditures for such items.

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Meadow Pointe IV CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

12 Pages of Photographs Attached

Prepared by Florida Reserve Study and Appraisal
Meadow Pointe IV CDD Funding Study Summary - Continued



Clubhouse Front



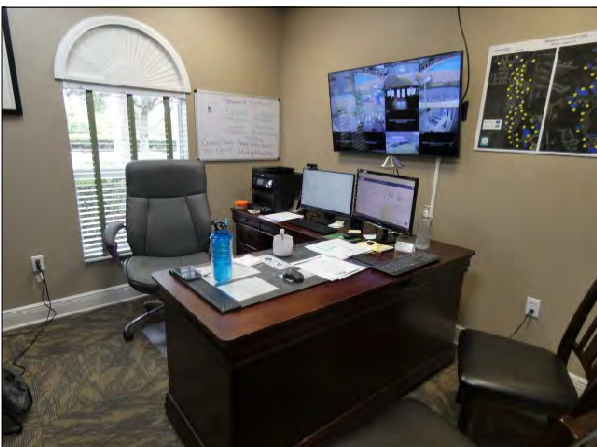
Clubhouse Rear



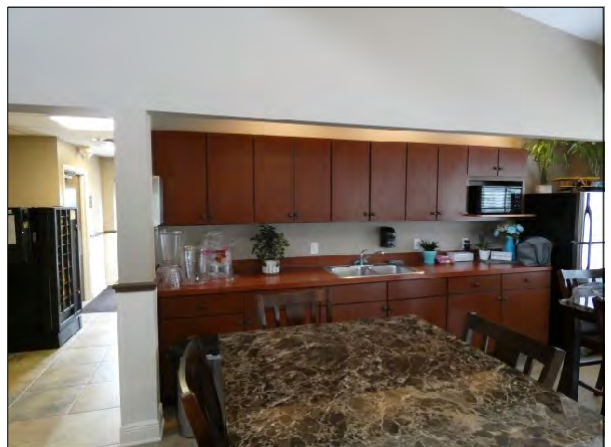
Clubhouse Interior



Clubhouse Interior



Clubhouse Office



Clubhouse Kitchen

Prepared by Florida Reserve Study and Appraisal
Meadow Pointe IV CDD Funding Study Summary - Continued



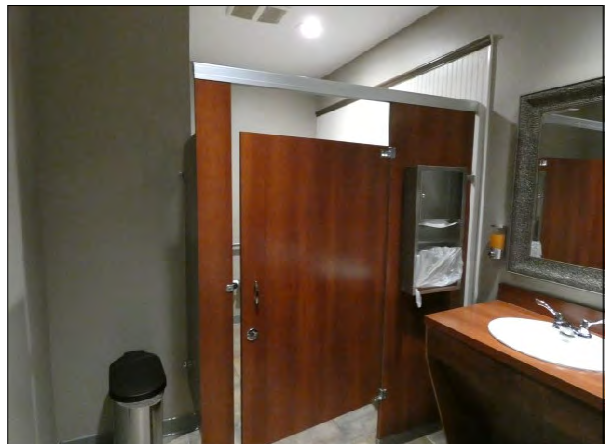
Clubhouse Fitness Center



Clubhouse HVAC



Clubhouse Camera System



Clubhouse Restroom



Typical Gate Key Pad



Typical Gate Camera System

Prepared by Florida Reserve Study and Appraisal
Meadow Pointe IV CDD Funding Study Summary - Continued



Typical Gate Operator



Typical Entry Sign



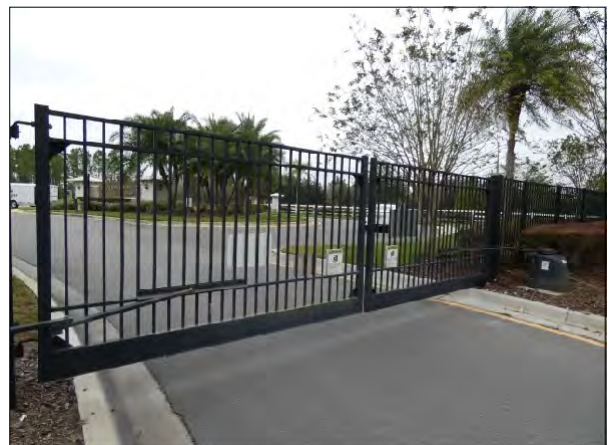
Typical Entry Sign



Typical Entry Aluminum Fencing



Typical Entry Vinyl Fencing



Meadow Pointe North Gate System

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Meadow Pointe IV CDD Funding Study Summary - Continued



Provence Gate System



Whinsenton Gate System



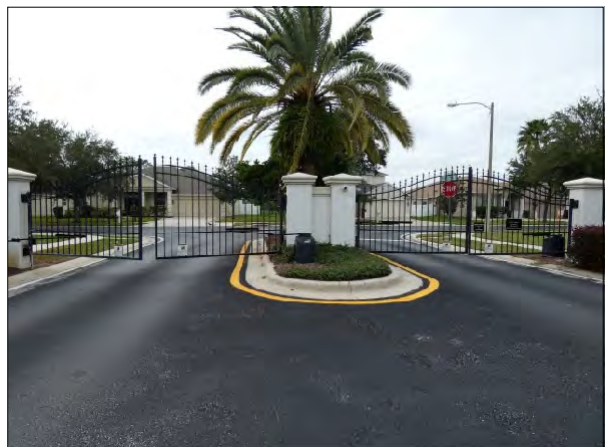
Parkmonte Gate System



Parkmonte Vinyl Fencing



Parkmonte Masonry Wall



Shellwood Gate System

Prepared by Florida Reserve Study and Appraisal
Meadow Pointe IV CDD Funding Study Summary - Continued



Enclave Gate System



Meridian Gate System



Windsor Gate System



The Haven Gate System



The Haven Bar Code Scanner



Shellwood Sidewalks and Oak Trees

Prepared by Florida Reserve Study and Appraisal
Meadow Pointe IV CDD Funding Study Summary - Continued



Sidewalks



Typical Pond



Stormwater Drainage Curb Inlet



Meadow Pointe North Lift Station



Windsor Asphalt Path



Windsor Chain Link Fence

Prepared by Florida Reserve Study and Appraisal
Meadow Pointe IV CDD Funding Study Summary - Continued



Meridian Boardwalk



Meridian Trellis Swing



Enclave Asphalt Path



Enclave Dog Park



Enclave Chain Link Fencing



Enclave Boardwalk

Prepared by Florida Reserve Study and Appraisal
Meadow Pointe IV CDD Funding Study Summary - Continued



Pool Area



Pool Lift



Pool Equipment Housing Boxes



Pool Shower



Pool Furniture



Pool Surface

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Meadow Pointe IV CDD Funding Study Summary - Continued



Pool Pavers



Pool Fence



Pool Trellis



Basketball Court



Tennis Courts



Tennis Fencing

Prepared by Florida Reserve Study and Appraisal
Meadow Pointe IV CDD Funding Study Summary - Continued



Playground Recycled Play Structure



Playground Fencing



Playground Shades



Playground Shades



Park Benches



Meadow Pointe North Streets

Prepared by Florida Reserve Study and Appraisal
Meadow Pointe IV CDD Funding Study Summary - Continued



Whinsenton Streets



Parkmonte Streets



Shellwood Streets



Windsor Streets



Clubhouse Parking Area



Meridian Streets

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Meadow Pointe IV CDD Funding Study Summary - Continued



Provence Streets



Enclave Streets



The Haven Streets



Shed

Meadow Pointe IV CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Clubhouse					
Televisions	\$ 1,900	2 Years	10 Years	\$ 2,048	Yes
VCT Flooring	\$ 9,792	10 Years	25 Years	\$ 12,888	Yes
Office Carpeting	\$ 2,016	0 Years	12 Years	\$ 2,067	Yes
Clubhouse Tile	\$ 33,600	15 Years	30 Years	\$ 50,104	Yes
Fitness Equipment	\$ 29,000	3 Years	10 Years	\$ 32,047	Yes
Roofing Asphalt Shingle	\$ 25,345	5 Years	20 Years	\$ 29,442	Yes
Access System for Clubhouse and Pool Area	\$ 12,000	6 Years	12 Years	\$ 14,292	Yes
Interior Paint	\$ 3,888	4 Years	10 Years	\$ 4,405	Yes
Exterior Paint	\$ 10,008	4 Years	8 Years	\$ 11,339	Yes
HVAC 5.0 Ton Units	\$ 19,000	0 Years	12 Years	\$ 19,480	Yes
Life Safety Systems Modernization	\$ 12,000	10 Years	25 Years	\$ 15,794	Yes
Security Camera System 12 Cameras	\$ 15,000	1 Years	10 Year	\$ 15,768	Yes
Clubhouse Furniture	\$ 6,200	6 Years	12 Years	\$ 7,384	Yes
Clubhouse Table and Chair Sets	\$ 4,800	1 Years	12 Year	\$ 5,046	Yes
Clubhouse Décor	\$ 4,000	0 Years	12 Years	\$ 4,101	Yes
Office Furniture	\$ 8,000	14 Years	20 Years	\$ 11,635	Yes
Office Computer and Fax	\$ 1,200	4 Years	8 Years	\$ 1,360	Yes
Restrooms Refurbishment	\$ 44,000	5 Years	20 Years	\$ 51,113	Yes
Employee Restroom Refurbishment	\$ 5,000	5 Years	20 Years	\$ 5,808	Yes
Kitchen Cabinets	\$ 15,000	5 Years	20 Years	\$ 17,425	Yes
Refrigerator	\$ 1,200	1 Years	15 Year	\$ 1,261	Yes
Water Heater	\$ 1,300	10 Years	25 Years	\$ 1,711	Yes
Gutters and Downspouts	\$ 3,300	10 Years	25 Years	\$ 4,343	Yes
Entry Areas					
MP North Entry Gates	\$ 16,800	16 Years	25 Years	\$ 25,686	Yes
MP North Gate Operators	\$ 18,000	6 Years	15 Years	\$ 21,439	Yes
MP North Gate Key Pad	\$ 5,000	9 Years	12 Years	\$ 6,418	Yes
MP North Entry Area Split Rail Vinyl Fencing	\$ 13,700	16 Years	25 Years	\$ 20,946	Yes
MP North Entry Monument Refurbishment	\$ 7,200	11 Years	20 Years	\$ 9,716	Yes
Provence Entry Gates	\$ 19,200	17 Years	25 Years	\$ 30,098	Yes
Provence Gate Operators	\$ 18,000	5 Years	15 Years	\$ 20,910	Yes
Provence Gate Key Pad	\$ 5,000	9 Years	12 Years	\$ 6,418	Yes

Meadow Pointe IV CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Provence Bar Code Scanner	\$ 11,000	7 Years	15 Years	\$ 13,433	Yes
Provence Entry Area Aluminum 4' Fencing	\$ 8,000	16 Years	25 Years	\$ 12,231	Yes
Provence Entry Sign Refurbishment	\$ 4,800	12 Years	20 Years	\$ 6,641	Yes
Provence Entry Stone Refurbishment	\$ 7,200	17 Years	25 Years	\$ 11,287	Yes
Provence Wood Trellis Replacement	\$ 6,000	7 Years	15 Years	\$ 7,327	Yes
Whinsenton Entry Gates	\$ 16,800	7 Years	25 Years	\$ 20,515	Yes
Whinsenton Gate Operators	\$ 18,000	9 Years	15 Years	\$ 23,106	Yes
Whinsenton Gate Key Pad	\$ 5,000	9 Years	12 Years	\$ 6,418	Yes
Whinsenton Entry Area Split Rail Vinyl Fencing	\$ 10,300	7 Years	25 Years	\$ 12,578	Yes
Whinsenton Entry Area Aluminum 6' Fencing	\$ 6,500	7 Years	25 Years	\$ 7,937	Yes
Whinsenton Masonry Wall Painting	\$ 4,805	5 Years	10 Years	\$ 5,582	Yes
Whinsenton Entry Monument Refurbishment	\$ 6,000	2 Years	20 Years	\$ 6,467	Yes
Parkmonte Entry Gates	\$ 16,800	7 Years	25 Years	\$ 20,515	Yes
Parkmonte Gate Operators Group 1	\$ 9,000	7 Years	15 Years	\$ 10,990	Yes
Parkmonte Gate Operators Group 2	\$ 9,000	9 Years	15 Years	\$ 11,553	Yes
Parkmonte Gate Key Pad	\$ 5,000	8 Years	12 Years	\$ 6,260	Yes
Parkmonte Split Rail Vinyl Fencing	\$ 46,500	7 Years	25 Years	\$ 56,783	Yes
Parkmonte Vinyl 6' Fencing	\$ 49,760	7 Years	25 Years	\$ 60,764	Yes
Parkmonte Masonry Wall Painting	\$ 19,530	5 Years	10 Years	\$ 22,687	Yes
Parkmonte Entry Monument Refurbishment	\$ 6,000	2 Years	20 Years	\$ 6,467	Yes
Shellwood Entry Gates	\$ 16,800	7 Years	25 Years	\$ 20,515	Yes
Shellwood Gate Operators Group 1	\$ 9,000	12 Years	15 Years	\$ 12,452	Yes
Shellwood Gate Operators Group 2	\$ 9,000	6 Years	15 Years	\$ 10,719	Yes
Shellwood Gate Key Pad	\$ 5,000	9 Years	12 Years	\$ 6,418	Yes
Shellwood Split Rail Vinyl Fencing	\$ 20,600	7 Years	25 Years	\$ 25,156	Yes

Meadow Pointe IV CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Shellwood Masonry Wall Painting	\$ 11,673	5 Years	10 Years	\$ 13,560	Yes
Shellwood Entry Monuments Refurbishment	\$ 14,400	2 Years	20 Years	\$ 15,520	Yes
Enclave Entry Gates	\$ 21,600	18 Years	25 Years	\$ 34,716	Yes
Enclave Gate Operators	\$ 18,000	8 Years	15 Years	\$ 22,537	Yes
Enclave Gate Key Pad	\$ 5,000	5 Years	12 Years	\$ 5,808	Yes
Enclave Bar Code Scanner	\$ 11,000	8 Years	15 Years	\$ 13,772	Yes
Enclave Entry Area Aluminum 4' Fencing	\$ 9,600	18 Years	25 Years	\$ 15,429	Yes
Enclave Entry Sign Refurbishment	\$ 4,800	13 Years	20 Years	\$ 6,809	Yes
Enclave Entry Stone Refurbishment	\$ 3,600	18 Years	25 Years	\$ 5,786	Yes
Enclave Wood Trellis Replacement	\$ 6,000	8 Years	15 Years	\$ 7,512	Yes
Meridian Entry Gates	\$ 21,600	17 Years	25 Years	\$ 33,860	Yes
Meridian Gate Operators	\$ 18,000	12 Years	15 Years	\$ 24,904	Yes
Meridian Gate Key Pad	\$ 5,000	4 Years	12 Years	\$ 5,665	Yes
Meridian Bar Code Scanner	\$ 11,000	7 Years	15 Years	\$ 13,433	Yes
Meridian Entry Sign Refurbishment	\$ 4,800	12 Years	20 Years	\$ 6,641	Yes
Meridian Entry Stone Refurbishment	\$ 12,000	17 Years	25 Years	\$ 18,811	Yes
Meridian Wood Trellis Replacement	\$ 6,000	7 Years	15 Years	\$ 7,327	Yes
Windsor Entry Gates	\$ 21,600	15 Years	25 Years	\$ 32,210	Yes
Windsor Gate Operators	\$ 18,000	5 Years	15 Years	\$ 20,910	Yes
Windsor Gate Key Pad	\$ 5,000	2 Years	12 Years	\$ 5,389	Yes
Windsor Bar Code Scanner	\$ 11,000	5 Years	15 Years	\$ 12,778	Yes
Windsor Entry Area Aluminum 6' Fencing	\$ 10,000	15 Years	25 Years	\$ 14,912	Yes
Windsor Entry Sign Refurbishment	\$ 7,200	10 Years	20 Years	\$ 9,476	Yes
Entry Area Camera Systems Repair and Modernization	\$ 24,000	9 Years	10 Years	\$ 30,809	Yes
The Haven Entry Gates	\$ 16,800	23 Years	25 Years	\$ 30,592	Yes
The Haven Gate Operators	\$ 18,000	13 Years	15 Years	\$ 25,534	Yes
The Haven Gate Key Pad	\$ 5,000	10 Years	12 Years	\$ 6,581	Yes

Meadow Pointe IV CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
The Haven Bar Code Scanner	\$ 11,000	13 Years	15 Years	\$ 15,604	Yes
The Haven Entry Sign Refurbishment	\$ 4,800	18 Years	20 Years	\$ 7,715	Yes
The Haven Entry Area Aluminum 6' Fencing	\$ 22,500	23 Years	25 Years	\$ 40,972	Yes
Grounds					
Street Tree Removal/Remediation	\$ 363,000	0 Years	15 Years	\$ 372,180	No
Sidewalk Repair Allowance	\$ 128,500	4 Years	5 Years	\$ 145,591	Yes
Pond Banks Erosion Control	\$ 244,900	6 Years	10 Years	\$ 291,683	Yes
Stormwater Drainage Repair Allowance	\$ 84,000	3 Years	5 Years	\$ 92,825	Yes
MP North Lift Station	\$ 38,000	9 Years	15 Years	\$ 48,780	Yes
Windsor Asphalt Path	\$ 16,740	6 Years	15 Years	\$ 19,938	Yes
Windsor Retaining Wall with 4' Fence	\$ 24,800	21 Years	30 Years	\$ 42,960	Yes
Windsor 6' CL Fence	\$ 2,668	18 Years	20 Years	\$ 4,288	Yes
Meridian Boardwalk Deck Boards and Railings	\$ 101,420	8 Years	15 Years	\$ 126,981	Yes
Meridian Boardwalk Frame and Support	\$ 55,320	23 Years	30 Years	\$ 100,737	Yes
Meridian Boardwalk Repair Allowance	\$ 14,752	2 Years	9 Years	\$ 15,900	Yes
Meridian Trellis Swing	\$ 3,000	8 Years	15 Years	\$ 3,756	Yes
Enclave Asphalt Path	\$ 39,402	8 Years	15 Years	\$ 49,332	Yes
Enclave Dog Park Fencing Chain Link 4'	\$ 14,193	13 Years	20 Years	\$ 20,133	Yes
Enclave Fencing Chain Link 6'	\$ 7,820	13 Years	20 Years	\$ 11,093	Yes
Enclave Boardwalk Deck Boards and Railings	\$ 29,810	10 Years	15 Years	\$ 39,235	Yes
Enclave Boardwalk Frame and Support	\$ 16,260	25 Years	30 Years	\$ 31,126	Yes
Enclave Boardwalk Repair Allowance	\$ 4,336	4 Years	9 Years	\$ 4,913	Yes
Pool Area					
Pool Lift	\$ 9,300	2 Years	12 Years	\$ 10,024	Yes
Pool Pumps and Equipment	\$ 16,000	3 Years	6 Years	\$ 17,681	Yes

Meadow Pointe IV CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Pool Equipment Housing Boxes	\$ 48,000	10 Years	25 Years	\$ 63,175	Yes
Pool Shower	\$ 2,400	5 Years	20 Years	\$ 2,788	Yes
Pool Furniture	\$ 44,500	3 Years	8 Years	\$ 49,175	Yes
Pool Resurface	\$ 78,000	0 Years	10 Years	\$ 79,972	Yes
Pool Pavers	\$ 10,000	15 Years	30 Years	\$ 14,912	Yes
Pool Fence 6' Aluminum	\$ 23,300	10 Years	25 Years	\$ 30,666	Yes
Pool Trellises Wood Replacement	\$ 27,000	5 Years	20 Years	\$ 31,365	Yes
Pool Trellises Paint	\$ 7,500	6 Years	7 Years	\$ 8,933	Yes
Pool Trellises Shade Covering	\$ 21,600	7 Years	8 Years	\$ 26,377	Yes
Recreation					
Basketball Court Color Coat	\$ 9,605	1 Years	8 Year	\$ 10,097	Yes
Basketball Hoops	\$ 8,000	6 Years	20 Years	\$ 9,528	Yes
Tennis Court Color Coat	\$ 12,600	4 Years	8 Years	\$ 14,276	Yes
Tennis Fencing Chain Link	\$ 18,900	10 Years	25 Years	\$ 24,875	Yes
Playground Recycled Play Structure	\$ 30,000	9 Years	15 Years	\$ 38,511	Yes
Playground Fencing 3' Aluminum	\$ 9,900	10 Years	25 Years	\$ 13,030	Yes
Playground Equipment Shades	\$ 35,000	5 Years	10 Years	\$ 40,658	Yes
Playground Swingset	\$ 4,500	10 Years	25 Years	\$ 5,923	Yes
Playground Metal Athletic Course	\$ 22,000	5 Years	20 Years	\$ 25,556	Yes
Playground Riding Structures	\$ 3,000	5 Years	20 Years	\$ 3,485	Yes
Trash Cans	\$ 1,800	5 Years	10 Years	\$ 2,091	Yes
Park Benches	\$ 2,000	9 Years	15 Years	\$ 2,567	Yes
Picnic Table	\$ 1,400	1 Years	15 Year	\$ 1,472	Yes
Streets and Parking Areas					
Meadow Pointe North 1 Inch Mill and Overlay	\$ 104,853	17 Years	30 Years	\$ 164,365	Yes
Meadow Pointe North Sealcoat	\$ 29,490	5 Years	10 Years	\$ 34,257	Yes
Whinsenton 1 Inch Mill and Overlay	\$ 153,408	12 Years	30 Years	\$ 212,250	Yes

Meadow Pointe IV CDD Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Whinsenton North Sealcoat	\$ 43,146	5 Years	10 Years	\$ 50,121	No
Parkmonte 1 Inch Mill and Overlay	\$ 114,240	12 Years	30 Years	\$ 158,058	Yes
Parkmonte Sealcoat	\$ 32,130	5 Years	10 Years	\$ 37,324	No
Shellwood 1 Inch Mill and Overlay	\$ 173,488	12 Years	30 Years	\$ 240,032	Yes
Shellwood Sealcoat	\$ 48,794	5 Years	10 Years	\$ 56,681	No
Windsor 1 Inch Mill and Overlay	\$ 269,034	20 Years	30 Years	\$ 454,542	Yes
Windsor Sealcoat	\$ 75,666	5 Years	10 Years	\$ 87,897	Yes
Clubhouse Parking Lot 1 Inch Mill and Overlay	\$ 67,069	10 Years	25 Years	\$ 88,273	Yes
Clubhouse Parking Lot Sealcoat	\$ 18,863	5 Years	10 Years	\$ 21,912	No
Meridian 1 Inch Mill and Overlay	\$ 252,987	22 Years	30 Years	\$ 449,322	Yes
Meridian Sealcoat	\$ 71,153	8 Years	10 Years	\$ 89,085	Yes
Provence 1 Inch Mill and Overlay	\$ 280,150	23 Years	30 Years	\$ 510,149	Yes
Provence Sealcoat	\$ 78,792	8 Years	10 Years	\$ 98,650	Yes
Enclave 1 Inch Mill and Overlay	\$ 249,242	23 Years	30 Years	\$ 453,864	Yes
Enclave Sealcoat	\$ 70,099	8 Years	10 Years	\$ 87,766	Yes
The Haven Provence 1 Inch Mill and Overlay	\$ 49,008	27 Years	30 Years	\$ 98,618	Yes
The Haven Sealcoat	\$ 13,784	3 Years	10 Years	\$ 15,232	Yes

Months Remaining in Fiscal Calendar Year 2023: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 871,177

Meadow Pointe IV CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Clubhouse							
Televisions	\$ 1,900 / total	1 total	\$ 1,900	2 Years	10 Years	2025	\$ 2,048
				10 Years		2035	\$ 2,629
						2045	\$ 3,375
						2055	\$ 4,332
VCT Flooring	\$ 4.00 / sf	2448 sf	\$ 9,792	10 Years	25 Years	2033	\$ 12,888
				25 Years		2058	\$ 24,062
Office Carpeting	\$ 6.00 / sf	336 sf	\$ 2,016	0 Years	12 Years	2023	\$ 2,067
				12 Years		2035	\$ 2,789
						2047	\$ 3,764
						2059	\$ 5,079
Clubhouse Tile	\$ 14.00 / sf	2400 sf	\$ 33,600	15 Years	30 Years	2038	\$ 50,104
				30 Years		2068	\$ 105,988
Fitness Equipment	\$ 29,000 / total	1 total	\$ 29,000	3 Years	10 Years	2026	\$ 32,047
				10 Years		2036	\$ 41,138
						2046	\$ 52,808
						2056	\$ 67,790
Roofing Asphalt Shingle	\$ 5.00 / sf	5069 sf	\$ 25,345	5 Years	20 Years	2028	\$ 29,442
				20 Years		2048	\$ 48,517
						2068	\$ 79,949
Access System for Clubhouse and Pool Area	\$ 12,000 / total	1 total	\$ 12,000	6 Years	12 Years	2029	\$ 14,292
				12 Years		2041	\$ 19,287
						2053	\$ 26,026
Interior Paint	\$ 1.50 / sf	2592 sf	\$ 3,888	4 Years	10 Years	2027	\$ 4,405
				10 Years		2037	\$ 5,655
						2047	\$ 7,259
						2057	\$ 9,318
Exterior Paint	\$ 1.50 / sf	6672 sf	\$ 10,008	4 Years	8 Years	2027	\$ 11,339
				8 Years		2035	\$ 13,847
						2043	\$ 16,909
						2051	\$ 20,648
						2059	\$ 25,215
HVAC 5.0 Ton Units	\$ 9,500 ea	2	\$ 19,000	0 Years	12 Years	2023	\$ 19,480
				12 Years		2035	\$ 26,288

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
HVAC 5.0 Ton Units	\$ 9,500 ea	2	\$ 19,000	12 Years	12 Years	2047 2059	\$ 35,474 \$ 47,869
Life Safety Systems Modernization	\$ 12,000 ea	1	\$ 12,000	10 Years 25 Years	25 Years	2033 2058	\$ 15,794 \$ 29,488
Security Camera System 12 Cameras	\$ 15,000 ea	1	\$ 15,000	1 Year 10 Year	10 Years	2024 2034 2044 2054	\$ 15,768 \$ 20,242 \$ 25,984 \$ 33,355
Clubhouse Furniture	\$ 6,200 / total	1 total	\$ 6,200	6 Years 12 Years	12 Years	2029 2041 2053	\$ 7,384 \$ 9,965 \$ 13,447
Clubhouse Table and Chair Sets	\$ 4,800 / total	1 total	\$ 4,800	1 Year 12 Year	12 Years	2024 2036 2048 2060	\$ 5,046 \$ 6,809 \$ 9,188 \$ 12,399
Clubhouse Décor	\$ 4,000 / total	1 total	\$ 4,000	0 Years 12 Years	12 Years	2023 2035 2047 2059	\$ 4,101 \$ 5,534 \$ 7,468 \$ 10,078
Office Furniture	\$ 8,000 / total	1 total	\$ 8,000	14 Years 20 Years	20 Years	2037 2057	\$ 11,635 \$ 19,174
Office Computer and Fax	\$ 1,200 ea	1	\$ 1,200	4 Years 8 Years	8 Years	2027 2035 2043 2051 2059	\$ 1,360 \$ 1,660 \$ 2,027 \$ 2,476 \$ 3,023
Restrooms Refurbishment	\$ 22,000 ea	2	\$ 44,000	5 Years 20 Years	20 Years	2028 2048 2068	\$ 51,113 \$ 84,227 \$ 138,794
Employee Restroom Refurbishment	\$ 5,000 ea	1	\$ 5,000	5 Years 20 Years	20 Years	2028 2048 2068	\$ 5,808 \$ 9,571 \$ 15,772

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Kitchen Cabinets	\$ 15,000 / total	1 total	\$ 15,000	5 Years 20 Years	20 Years	2028 2048 2068	\$ 17,425 \$ 28,714 \$ 47,316
Refrigerator	\$ 1,200 / total	1 total	\$ 1,200	1 Year 15 Year	15 Years	2024 2039 2054	\$ 1,261 \$ 1,835 \$ 2,668
Water Heater	\$ 1,300 ea	1	\$ 1,300	10 Years 25 Years	25 Years	2033 2058	\$ 1,711 \$ 3,194
Gutters and Downspouts	\$ 10.00 / lf	330 lf	\$ 3,300	10 Years 25 Years	25 Years	2033 2058	\$ 4,343 \$ 8,109
Entry Areas							
MP North Entry Gates	\$ 4,200 / total	4 total	\$ 16,800	16 Years 25 Years	25 Years	2039 2064	\$ 25,686 \$ 47,956
MP North Gate Operators	\$ 4,500 ea	4	\$ 18,000	6 Years 15 Years	15 Years	2029 2044 2059	\$ 21,439 \$ 31,181 \$ 45,350
MP North Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	9 Years 12 Years	12 Years	2032 2044 2056	\$ 6,418 \$ 8,661 \$ 11,688
MP North Entry Area Split Rail Vinyl Fencing	\$ 25.00 / lf	548 lf	\$ 13,700	16 Years 25 Years	25 Years	2039 2064	\$ 20,946 \$ 39,107
MP North Entry Monument Refurbishment	\$ 7,200 ea	1	\$ 7,200	11 Years 20 Years	20 Years	2034 2054	\$ 9,716 \$ 16,011
Provence Entry Gates	\$ 4,800 ea	4	\$ 19,200	17 Years 25 Years	25 Years	2040 2065	\$ 30,098 \$ 56,193
Provence Gate Operators	\$ 4,500 ea	4	\$ 18,000	5 Years 15 Years	15 Years	2028 2043 2058	\$ 20,910 \$ 30,412 \$ 44,231
Provence Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	9 Years 12 Years	12 Years	2032 2044 2056	\$ 6,418 \$ 8,661 \$ 11,688

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Provence Bar Code Scanner	\$ 11,000 ea	1	\$ 11,000	7 Years 15 Years	15 Years	2030 2045 2060	\$ 13,433 \$ 19,537 \$ 28,415
Provence Entry Area Aluminum 4' Fencing	\$ 40.00 / lf	200 lf	\$ 8,000	16 Years 25 Years	25 Years	2039 2064	\$ 12,231 \$ 22,836
Provence Entry Sign Refurbishment	\$ 4,800 ea	1	\$ 4,800	12 Years 20 Years	20 Years	2035 2055	\$ 6,641 \$ 10,944
Provence Entry Stone Refurbishment	\$ 7,200 / total	1 total	\$ 7,200	17 Years 25 Years	25 Years	2040 2065	\$ 11,287 \$ 21,072
Provence Wood Trellis Replacement	\$ 3,000 ea	2	\$ 6,000	7 Years 15 Years	15 Years	2030 2045 2060	\$ 7,327 \$ 10,656 \$ 15,499
Whinsenton Entry Gates	\$ 4,200 / total	4 total	\$ 16,800	7 Years 25 Years	25 Years	2030 2055	\$ 20,515 \$ 38,303
Whinsenton Gate Operators	\$ 4,500 ea	4	\$ 18,000	9 Years 15 Years	15 Years	2032 2047 2062	\$ 23,106 \$ 33,607 \$ 48,878
Whinsenton Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	9 Years 12 Years	12 Years	2032 2044 2056	\$ 6,418 \$ 8,661 \$ 11,688
Whinsenton Entry Area Split Rail Vinyl Fencing	\$ 25.00 / lf	412 lf	\$ 10,300	7 Years 25 Years	25 Years	2030 2055	\$ 12,578 \$ 23,483
Whinsenton Entry Area Aluminum 6' Fencing	\$ 50.00 / lf	130 lf	\$ 6,500	7 Years 25 Years	25 Years	2030 2055	\$ 7,937 \$ 14,820
Whinsenton Masonry Wall Painting	\$ 1.40 / sf	3432 sf	\$ 4,805	5 Years 10 Years	10 Years	2028 2038 2048 2058	\$ 5,582 \$ 7,165 \$ 9,198 \$ 11,807
Whinsenton	\$ 6,000 ea	1	\$ 6,000	2 Years	20 Years	2025	\$ 6,467

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Whinsenton Entry Monument	\$ 6,000 ea	1	\$ 6,000	20 Years	20 Years	2045 2065	\$ 10,656 \$ 17,560
Parkmonte Entry Gates	\$ 4,200 / total	4 total	\$ 16,800	7 Years 25 Years	25 Years	2030 2055	\$ 20,515 \$ 38,303
Parkmonte Gate Operators Group 1	\$ 4,500 ea	2	\$ 9,000	7 Years 15 Years	15 Years	2030 2045 2060	\$ 10,990 \$ 15,985 \$ 23,248
Parkmonte Gate Operators Group 2	\$ 4,500 ea	2	\$ 9,000	9 Years 15 Years	15 Years	2032 2047 2062	\$ 11,553 \$ 16,803 \$ 24,439
Parkmonte Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	8 Years 12 Years	12 Years	2031 2043 2055	\$ 6,260 \$ 8,448 \$ 11,400
Parkmonte Split Rail Vinyl Fencing	\$ 25.00 / lf	1860 lf	\$ 46,500	7 Years 25 Years	25 Years	2030 2055	\$ 56,783 \$ 106,016
Parkmonte Vinyl 6' Fencing	\$ 40.00 / lf	1244 lf	\$ 49,760	7 Years 25 Years	25 Years	2030 2055	\$ 60,764 \$ 113,449
Parkmonte Masonry Wall Painting	\$ 1.40 / sf	13950 sf	\$ 19,530	5 Years 10 Years	10 Years	2028 2038 2048 2058	\$ 22,687 \$ 29,123 \$ 37,385 \$ 47,991
Parkmonte Entry Monument Refurbishment	\$ 6,000 ea	1	\$ 6,000	2 Years 20 Years	20 Years	2025 2045 2065	\$ 6,467 \$ 10,656 \$ 17,560
Shellwood Entry Gates	\$ 4,200 / total	4 total	\$ 16,800	7 Years 25 Years	25 Years	2030 2055	\$ 20,515 \$ 38,303
Shellwood Gate Operators Group 1	\$ 4,500 ea	2	\$ 9,000	12 Years 15 Years	15 Years	2035 2050 2065	\$ 12,452 \$ 18,111 \$ 26,340
Shellwood Gate Operators Group 2	\$ 4,500 ea	2	\$ 9,000	6 Years 15 Years	15 Years	2029 2044 2059	\$ 10,719 \$ 15,590 \$ 22,675

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Shellwood Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	9 Years 12 Years	12 Years	2032 2044 2056	\$ 6,418 \$ 8,661 \$ 11,688
Shellwood Split Rail Vinyl Fencing	\$ 25.00 / lf	824 lf	\$ 20,600	7 Years 25 Years	25 Years	2030 2055	\$ 25,156 \$ 46,966
Shellwood Masonry Wall Painting	\$ 1.40 / sf	8338 sf	\$ 11,673	5 Years 10 Years	10 Years	2028 2038 2048 2058	\$ 13,560 \$ 17,407 \$ 22,345 \$ 28,685
Shellwood Entry Monuments Refurbishment	\$ 7,200 ea	2	\$ 14,400	2 Years 20 Years	20 Years	2025 2045 2065	\$ 15,520 \$ 25,575 \$ 42,145
Enclave Entry Gates	\$ 5,400 / total	4 total	\$ 21,600	18 Years 25 Years	25 Years	2041 2066	\$ 34,716 \$ 64,816
Enclave Gate Operators	\$ 4,500 ea	4	\$ 18,000	8 Years 15 Years	15 Years	2031 2046 2061	\$ 22,537 \$ 32,778 \$ 47,673
Enclave Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	5 Years 12 Years	12 Years	2028 2040 2052	\$ 5,808 \$ 7,838 \$ 10,577
Enclave Bar Code Scanner	\$ 11,000 ea	1	\$ 11,000	8 Years 15 Years	15 Years	2031 2046 2061	\$ 13,772 \$ 20,031 \$ 29,133
Enclave Entry Area Aluminum 4' Fencing	\$ 40.00 / lf	240 lf	\$ 9,600	18 Years 25 Years	25 Years	2041 2066	\$ 15,429 \$ 28,807
Enclave Entry Sign Refurbishment	\$ 4,800 ea	1	\$ 4,800	13 Years 20 Years	20 Years	2036 2056	\$ 6,809 \$ 11,220
Enclave Entry Stone Refurbishment	\$ 3,600 / total	1 total	\$ 3,600	18 Years 25 Years	25 Years	2041 2066	\$ 5,786 \$ 10,803
Enclave Wood Trellis	\$ 3,000 ea	2	\$ 6,000	8 Years 15 Years	15 Years	2031 2046	\$ 7,512 \$ 10,926

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Enclave Wood	\$ 3,000 ea	2	\$ 6,000	15 Years	15 Years	2061	\$ 15,891
Meridian Entry Gates	\$ 5,400 / total	4 total	\$ 21,600	17 Years 25 Years	25 Years	2040 2065	\$ 33,860 \$ 63,217
Meridian Gate Operators	\$ 4,500 ea	4	\$ 18,000	12 Years 15 Years	15 Years	2035 2050 2065	\$ 24,904 \$ 36,221 \$ 52,681
Meridian Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	4 Years 12 Years	12 Years	2027 2039 2051 2063	\$ 5,665 \$ 7,645 \$ 10,316 \$ 13,921
Meridian Bar Code Scanner	\$ 11,000 ea	1	\$ 11,000	7 Years 15 Years	15 Years	2030 2045 2060	\$ 13,433 \$ 19,537 \$ 28,415
Meridian Entry Sign Refurbishment	\$ 4,800 ea	1	\$ 4,800	12 Years 20 Years	20 Years	2035 2055	\$ 6,641 \$ 10,944
Meridian Entry Stone Refurbishment	\$ 12,000 / total	1 total	\$ 12,000	17 Years 25 Years	25 Years	2040 2065	\$ 18,811 \$ 35,121
Meridian Wood Trellis Replacement	\$ 3,000 ea	2	\$ 6,000	7 Years 15 Years	15 Years	2030 2045 2060	\$ 7,327 \$ 10,656 \$ 15,499
Windsor Entry Gates	\$ 5,400 / total	4 total	\$ 21,600	15 Years 25 Years	25 Years	2038 2063	\$ 32,210 \$ 60,137
Windsor Gate Operators	\$ 4,500 ea	4	\$ 18,000	5 Years 15 Years	15 Years	2028 2043 2058	\$ 20,910 \$ 30,412 \$ 44,231
Windsor Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	2 Years 12 Years	12 Years	2025 2037 2049 2061	\$ 5,389 \$ 7,272 \$ 9,813 \$ 13,242
Windsor Bar Code Scanner	\$ 11,000 ea	1	\$ 11,000	5 Years 15 Years	15 Years	2028 2043 2058	\$ 12,778 \$ 18,585 \$ 27,030

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Windsor Entry Area Aluminum 6' Fencing	\$ 50.00 / lf	200 lf	\$ 10,000	15 Years 25 Years	25 Years	2038 2063	\$ 14,912 \$ 27,841
Windsor Entry Sign Refurbishment	\$ 7,200 ea	1	\$ 7,200	10 Years 20 Years	20 Years	2033 2053	\$ 9,476 \$ 15,616
Entry Area Camera Systems Repair and Modernization	\$ 24,000 / total	1 total	\$ 24,000	9 Years 10 Years	10 Years	2032 2042 2052	\$ 30,809 \$ 39,549 \$ 50,768
The Haven Entry Gates	\$ 4,200 ea	4	\$ 16,800	23 Years 25 Years	25 Years	2046 2071	\$ 30,592 \$ 57,117
The Haven Gate Operators	\$ 4,500 ea	4	\$ 18,000	13 Years 15 Years	15 Years	2036 2051 2066	\$ 25,534 \$ 37,137 \$ 54,013
The Haven Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	10 Years 12 Years	12 Years	2033 2045 2057	\$ 6,581 \$ 8,880 \$ 11,983
The Haven Bar Code Scanner	\$ 11,000 ea	1	\$ 11,000	13 Years 15 Years	15 Years	2036 2051 2066	\$ 15,604 \$ 22,695 \$ 33,008
The Haven Entry Sign Refurbishment	\$ 4,800 ea	1	\$ 4,800	18 Years 20 Years	20 Years	2041 2061	\$ 7,715 \$ 12,713
The Haven Entry Area Aluminum 6' Fencing	\$ 50.00 / ft	450 ft	\$ 22,500	23 Years 25 Years	25 Years	2046 2071	\$ 40,972 \$ 76,496
Grounds							
Street Tree Removal/Remediation	\$ 363,000 / total	1 total	\$ 363,000	0 Years	15 Years	2023	\$ 372,180
Sidewalk Repair Allowance	\$ 128,500 / total	1 total	\$ 128,500	4 Years 5 Years	5 Years	2027 2032 2037 2042	\$ 145,591 \$ 164,954 \$ 186,893 \$ 211,751

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Sidewalk Repair Allowance	\$ 128,500 / total	1 total	\$ 128,500	5 Years	5 Years	2047 2052	\$ 239,914 \$ 271,822
Pond Banks Erosion Control	\$ 244,900 / total	1 total	\$ 244,900	6 Years 10 Years	10 Years	2029 2039 2049 2059	\$ 291,683 \$ 374,431 \$ 480,654 \$ 617,012
Stormwater Drainage Repair Allowance	\$ 84,000 / total	1 total	\$ 84,000	3 Years 5 Years	5 Years	2026 2031 2036 2041 2046 2051 2056	\$ 92,825 \$ 105,170 \$ 119,158 \$ 135,006 \$ 152,962 \$ 173,307 \$ 196,357
MP North Lift Station	\$ 38,000 ea	1	\$ 38,000	9 Years 15 Years	15 Years	2032 2047 2062	\$ 48,780 \$ 70,947 \$ 103,187
Windsor Asphalt Path	\$ 4.50 / sf	3720 sf	\$ 16,740	6 Years 15 Years	15 Years	2029 2044 2059	\$ 19,938 \$ 28,998 \$ 42,175
Windsor Retaining Wall with 4' Fence	\$ 160 ea	155	\$ 24,800	21 Years 30 Years	30 Years	2044 2074	\$ 42,960 \$ 90,876
Windsor 6' CL Fence	\$ 23.00 ea	116	\$ 2,668	18 Years 20 Years	20 Years	2041 2061	\$ 4,288 \$ 7,066
Meridian Boardwalk Deck Boards and Railings	\$ 55.00 / sf	1844 sf	\$ 101,420	8 Years 15 Years	15 Years	2031 2046 2061	\$ 126,981 \$ 184,684 \$ 268,609
Meridian Boardwalk Frame and Support	\$ 30.00 / sf	1844 sf	\$ 55,320	23 Years 30 Years	30 Years	2046 2076	\$ 100,737 \$ 213,093
Meridian Boardwalk Repair Allowance	\$ 8.00 / sf	1844 sf	\$ 14,752	2 Years 9 Years	9 Years	2025 2034 2043	\$ 15,900 \$ 19,907 \$ 24,924

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Meridian	\$ 8.00 / sf	1844 sf	\$ 14,752	9 Years	9 Years	2052	\$ 31,206
Meridian Trellis Swing	\$ 3,000 ea	1	\$ 3,000	8 Years	15 Years	2031	\$ 3,756
				15 Years		2046	\$ 5,463
						2061	\$ 7,945
Enclave Asphalt Path	\$ 4.50 / sf	8756 sf	\$ 39,402	8 Years	15 Years	2031	\$ 49,332
				15 Years		2046	\$ 71,750
							2061
Enclave Dog Park Fencing Chain Link 4'	\$ 19.00 / lf	747 lf	\$ 14,193	13 Years	20 Years	2036	\$ 20,133
				20 Years		2056	\$ 33,177
Enclave Fencing Chain Link 6'	\$ 23.00 / lf	340 lf	\$ 7,820	13 Years	20 Years	2036	\$ 11,093
				20 Years		2056	\$ 18,280
Enclave Boardwalk Deck Boards and Railings	\$ 55.00 / sf	542 sf	\$ 29,810	10 Years	15 Years	2033	\$ 39,235
				15 Years		2048	\$ 57,064
						2063	\$ 82,995
Enclave Boardwalk Frame and Support	\$ 30.00 / sf	542 sf	\$ 16,260	25 Years	30 Years	2048	\$ 31,126
				30 Years		2078	\$ 65,842
Enclave Boardwalk Repair Allowance	\$ 8.00 / sf	542 sf	\$ 4,336	4 Years	9 Years	2027	\$ 4,913
				9 Years		2036	\$ 6,151
						2045	\$ 7,701
						2054	\$ 9,642
Pool Area							
Pool Lift	\$ 9,300 ea	1	\$ 9,300	2 Years	12 Years	2025	\$ 10,024
				12 Years		2037	\$ 13,526
						2049	\$ 18,253
						2061	\$ 24,631
Pool Pumps and Equipment	\$ 16,000 / total	1 total	\$ 16,000	3 Years	6 Years	2026	\$ 17,681
				6 Years		2032	\$ 20,539
						2038	\$ 23,859
						2044	\$ 27,716
						2050	\$ 32,197

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Pool Pumps and	\$ 16,000 / total	1 total	\$ 16,000	6 Years	6 Years	2056	\$ 37,401
Pool Equipment Housing Boxes	\$ 48,000 / total	1 total	\$ 48,000	10 Years 25 Years	25 Years	2033 2058	\$ 63,175 \$ 117,950
Pool Shower	\$ 2,400 ea	1	\$ 2,400	5 Years 20 Years	20 Years	2028 2048 2068	\$ 2,788 \$ 4,594 \$ 7,571
Pool Furniture	\$ 44,500 / total	1 total	\$ 44,500	3 Years 8 Years	8 Years	2026 2034 2042 2050 2058	\$ 49,175 \$ 60,050 \$ 73,330 \$ 89,547 \$ 109,350
Pool Resurface	\$ 13.00 / sf	6000 sf	\$ 78,000	0 Years 10 Years	10 Years	2023 2033 2043 2053	\$ 79,972 \$ 102,660 \$ 131,784 \$ 169,170
Pool Pavers	\$ 10.00 / sf	1000 sf	\$ 10,000	15 Years 30 Years	30 Years	2038 2068	\$ 14,912 \$ 31,544
Pool Fence 6' Aluminum	\$ 50.00 / lf	466 lf	\$ 23,300	10 Years 25 Years	25 Years	2033 2058	\$ 30,666 \$ 57,255
Pool Trellises Wood Replacement	\$ 15.00 / sf	1800 sf	\$ 27,000	5 Years 20 Years	20 Years	2028 2048 2068	\$ 31,365 \$ 51,685 \$ 85,169
Pool Trellises Paint	\$ 7,500 / total	1 total	\$ 7,500	6 Years 7 Years	7 Years	2029 2036 2043 2050 2057	\$ 8,933 \$ 10,639 \$ 12,672 \$ 15,092 \$ 17,975
Pool Trellises Shade Covering	\$ 12.00 / sf	1800 sf	\$ 21,600	7 Years 8 Years	8 Years	2030 2038 2046 2054	\$ 26,377 \$ 32,210 \$ 39,333 \$ 48,032

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Recreation							
Basketball Court Color Coat	\$ 1.00 / sf	9605 sf	\$ 9,605	1 Year	8 Years	2024	\$ 10,097
				8 Year		2032	\$ 12,330
						2040	\$ 15,057
						2048	\$ 18,386
						2056	\$ 22,452
Basketball Hoops	\$ 2,000 ea	4	\$ 8,000	6 Years	20 Years	2029	\$ 9,528
				20 Years		2049	\$ 15,701
						2069	\$ 25,874
Tennis Court Color Coat	\$ 1.00 / sf	12600 sf	\$ 12,600	4 Years	8 Years	2027	\$ 14,276
				8 Years		2035	\$ 17,433
						2043	\$ 21,288
						2051	\$ 25,996
						2059	\$ 31,745
Tennis Fencing Chain Link	\$ 42.00 / sf	450 sf	\$ 18,900	10 Years 25 Years	25 Years	2033 2058	\$ 24,875 \$ 46,443
Playground Recycled Play Structure	\$ 30,000 ea	1	\$ 30,000	9 Years	15 Years	2032	\$ 38,511
				15 Years		2047	\$ 56,011
						2062	\$ 81,464
Playground Fencing 3' Aluminum	\$ 33.00 / sf	300 sf	\$ 9,900	10 Years 25 Years	25 Years	2033 2058	\$ 13,030 \$ 24,327
				10 Years	10 Years	2028	\$ 40,658
2038	\$ 52,192						
2048	\$ 66,999						
2058	\$ 86,006						
Playground Swingset	\$ 4,500 ea	1	\$ 4,500	10 Years 25 Years	25 Years	2033 2058	\$ 5,923 \$ 11,058
Playground Metal Athletic Course	\$ 22,000 ea	1	\$ 22,000	5 Years	20 Years	2028	\$ 25,556
				20 Years		2048	\$ 42,113
						2068	\$ 69,397
Playground Riding Structures	\$ 1,500 ea	2	\$ 3,000	5 Years 20 Years	20 Years	2028 2048	\$ 3,485 \$ 5,743

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Playground	\$ 1,500 ea	2	\$ 3,000	20 Years	20 Years	2068	\$ 9,463
Trash Cans	\$ 600 ea	3	\$ 1,800	5 Years 10 Years	10 Years	2028 2038 2048 2058	\$ 2,091 \$ 2,684 \$ 3,446 \$ 4,423
Park Benches	\$ 1,000 ea	2	\$ 2,000	9 Years 15 Years	15 Years	2032 2047 2062	\$ 2,567 \$ 3,734 \$ 5,431
Picnic Table	\$ 1,400 ea	1	\$ 1,400	1 Year 15 Year	15 Years	2024 2039 2054	\$ 1,472 \$ 2,140 \$ 3,113
Streets and Parking Areas							
Meadow Pointe North 1 Inch Mill and Overlay	\$ 1.60 / sf	65533 sf	\$ 104,853	17 Years 30 Years	30 Years	2040 2070	\$ 164,365 \$ 347,689
Meadow Pointe North Sealcoat	\$ 0.45 / sf	65533 sf	\$ 29,490	5 Years 10 Years	10 Years	2028 2038 2048 2058	\$ 34,257 \$ 43,975 \$ 56,451 \$ 72,465
Whinsenton 1 Inch Mill and Overlay	\$ 1.60 / sf	95880 sf	\$ 153,408	12 Years 30 Years	30 Years	2035 2065	\$ 212,250 \$ 448,982
Whinsenton North Sealcoat	\$ 0.45 / sf	95880 sf	\$ 43,146	5 Years	10 Years	2028	\$ 50,121
Parkmonte 1 Inch Mill and Overlay	\$ 1.60 / sf	71400 sf	\$ 114,240	12 Years 30 Years	30 Years	2035 2065	\$ 158,058 \$ 334,348
Parkmonte Sealcoat	\$ 0.45 / sf	71400 sf	\$ 32,130	5 Years	10 Years	2028	\$ 37,324
Shellwood 1 Inch Mill and Overlay	\$ 1.60 / sf	108430 sf	\$ 173,488	12 Years 30 Years	30 Years	2035 2065	\$ 240,032 \$ 507,751
Shellwood Sealcoat	\$ 0.45 / sf	108430 sf	\$ 48,794	5 Years	10 Years	2028	\$ 56,681
Windsor 1 Inch	\$ 1.60 / sf	168146 sf	\$ 269,034	20 Years	30 Years	2043	\$ 454,542

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Windsor 1 Inch	\$ 1.60 / sf	168146 sf	\$ 269,034	30 Years	30 Years	2073	\$ 961,515
Windsor Sealcoat	\$ 0.45 / sf	168146 sf	\$ 75,666	5 Years 10 Years	10 Years	2028 2038 2048 2058	\$ 87,897 \$ 112,833 \$ 144,843 \$ 185,933
Clubhouse Parking Lot 1 Inch Mill and Overlay	\$ 1.60 / sf	41918 sf	\$ 67,069	10 Years 25 Years	25 Years	2033 2058	\$ 88,273 \$ 164,808
Clubhouse Parking Lot Sealcoat	\$ 0.45 / sf	41918 sf	\$ 18,863	5 Years	10 Years	2028	\$ 21,912
Meridian 1 Inch Mill and Overlay	\$ 1.60 / sf	158117 sf	\$ 252,987	22 Years 30 Years	30 Years	2045 2075	\$ 449,322 \$ 950,474
Meridian Sealcoat	\$ 0.45 / sf	158117 sf	\$ 71,153	8 Years 10 Years	10 Years	2031 2041 2051 2061	\$ 89,085 \$ 114,358 \$ 146,800 \$ 188,446
Provence 1 Inch Mill and Overlay	\$ 1.60 / sf	175094 sf	\$ 280,150	23 Years 30 Years	30 Years	2046 2076	\$ 510,149 \$ 1,079,143
Provence Sealcoat	\$ 0.45 / sf	175094 sf	\$ 78,792	8 Years 10 Years	10 Years	2031 2041 2051 2061	\$ 98,650 \$ 126,637 \$ 162,562 \$ 208,680
Enclave 1 Inch Mill and Overlay	\$ 1.60 / ft	155776 ft	\$ 249,242	23 Years 30 Years	30 Years	2046 2076	\$ 453,864 \$ 960,082
Enclave Sealcoat	\$ 0.45 / sf	155776 sf	\$ 70,099	8 Years 10 Years	10 Years	2031 2041 2051 2061	\$ 87,766 \$ 112,665 \$ 144,627 \$ 185,656
The Haven Provence 1 Inch Mill and Overlay	\$ 1.60 / sf	30630 sf	\$ 49,008	27 Years 30 Years	30 Years	2050 2080	\$ 98,618 \$ 208,612
The Haven Sealcoat	\$ 0.45 / sf	30630 sf	\$ 13,784	3 Years 10 Years	10 Years	2026 2036	\$ 15,232 \$ 19,553

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
The Haven Sealcoat	\$ 0.45 / sf	30630 sf	\$ 13,784	10 Years	10 Years	2046	\$ 25,100
						2056	\$ 32,220

Months Remaining in Fiscal Calendar Year 2023: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 871,177

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Clubhouse	Televisions	1 total	\$ 1,900.00 / total	\$ 1,900.00
	VCT Flooring	2448 sf	\$ 4.00 / sf	\$ 9,792.00
	Office Carpeting	336 sf	\$ 6.00 / sf	\$ 2,016.00
	Clubhouse Tile	2400 sf	\$ 14.00 / sf	\$ 33,600.00
	Fitness Equipment	1 total	\$ 29,000.00 / total	\$ 29,000.00
	Roofing Asphalt Shingle	5069 sf	\$ 5.00 / sf	\$ 25,345.00
	Access System for Clubhouse and Pool Area	1 total	\$ 12,000.00 / total	\$ 12,000.00
	Interior Paint	2592 sf	\$ 1.50 / sf	\$ 3,888.00
	Exterior Paint	6672 sf	\$ 1.50 / sf	\$ 10,008.00
	HVAC 5.0 Ton Units	2	\$ 9,500.00 ea	\$ 19,000.00
	Life Safety Systems Modernization	1	\$ 12,000.00 ea	\$ 12,000.00
	Security Camera System 12 Cameras	1	\$ 15,000.00 ea	\$ 15,000.00
	Clubhouse Furniture	1 total	\$ 6,200.00 / total	\$ 6,200.00
	Clubhouse Table and Chair Sets	1 total	\$ 4,800.00 / total	\$ 4,800.00
	Clubhouse Décor	1 total	\$ 4,000.00 / total	\$ 4,000.00
	Office Furniture	1 total	\$ 8,000.00 / total	\$ 8,000.00
	Office Computer and Fax	1	\$ 1,200.00 ea	\$ 1,200.00
	Restrooms Refurbishment	2	\$ 22,000.00 ea	\$ 44,000.00
	Employee Restroom Refurbishment	1	\$ 5,000.00 ea	\$ 5,000.00
	Kitchen Cabinets	1 total	\$ 15,000.00 / total	\$ 15,000.00
	Refrigerator	1 total	\$ 1,200.00 / total	\$ 1,200.00
	Water Heater	1	\$ 1,300.00 ea	\$ 1,300.00
	Gutters and Downspouts	330 lf	\$ 10.00 / lf	\$ 3,300.00
Clubhouse Sub Total =				\$ 267,549.00
Entry Areas	MP North Entry Gates	4 total	\$ 4,200.00 / total	\$ 16,800.00
	MP North Gate Operators	4	\$ 4,500.00 ea	\$ 18,000.00
	MP North Gate Key Pad	1	\$ 5,000.00 ea	\$ 5,000.00
	MP North Entry Area Split Rail Vinyl Fencing	548 lf	\$ 25.00 / lf	\$ 13,700.00
	MP North Entry Monument Refurbishment	1	\$ 7,200.00 ea	\$ 7,200.00
	Provence Entry Gates	4	\$ 4,800.00 ea	\$ 19,200.00
	Provence Gate Operators	4	\$ 4,500.00 ea	\$ 18,000.00
	Provence Gate Key Pad	1	\$ 5,000.00 ea	\$ 5,000.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Entry Areas	Provence Bar Code Scanner	1	\$ 11,000.00 ea	\$ 11,000.00
	Provence Entry Area Aluminum 4' Fencing	200 lf	\$ 40.00 / lf	\$ 8,000.00
	Provence Entry Sign Refurbishment	1	\$ 4,800.00 ea	\$ 4,800.00
	Provence Entry Stone Refurbishment	1 total	\$ 7,200.00 / total	\$ 7,200.00
	Provence Wood Trellis Replacement	2	\$ 3,000.00 ea	\$ 6,000.00
	Whinsenton Entry Gates	4 total	\$ 4,200.00 / total	\$ 16,800.00
	Whinsenton Gate Operators	4	\$ 4,500.00 ea	\$ 18,000.00
	Whinsenton Gate Key Pad	1	\$ 5,000.00 ea	\$ 5,000.00
	Whinsenton Entry Area Split Rail Vinyl Fencing	412 lf	\$ 25.00 / lf	\$ 10,300.00
	Whinsenton Entry Area Aluminum 6' Fencing	130 lf	\$ 50.00 / lf	\$ 6,500.00
	Whinsenton Masonry Wall Painting	3432 sf	\$ 1.40 / sf	\$ 4,804.80
	Whinsenton Entry Monument Refurbishment	1	\$ 6,000.00 ea	\$ 6,000.00
	Parkmonte Entry Gates	4 total	\$ 4,200.00 / total	\$ 16,800.00
	Parkmonte Gate Operators Group 1	2	\$ 4,500.00 ea	\$ 9,000.00
	Parkmonte Gate Operators Group 2	2	\$ 4,500.00 ea	\$ 9,000.00
	Parkmonte Gate Key Pad	1	\$ 5,000.00 ea	\$ 5,000.00
	Parkmonte Split Rail Vinyl Fencing	1860 lf	\$ 25.00 / lf	\$ 46,500.00
	Parkmonte Vinyl 6' Fencing	1244 lf	\$ 40.00 / lf	\$ 49,760.00
	Parkmonte Masonry Wall Painting	13950 sf	\$ 1.40 / sf	\$ 19,530.00
	Parkmonte Entry Monument Refurbishment	1	\$ 6,000.00 ea	\$ 6,000.00
	Shellwood Entry Gates	4 total	\$ 4,200.00 / total	\$ 16,800.00
	Shellwood Gate Operators Group 1	2	\$ 4,500.00 ea	\$ 9,000.00
	Shellwood Gate Operators Group 2	2	\$ 4,500.00 ea	\$ 9,000.00
	Shellwood Gate Key Pad	1	\$ 5,000.00 ea	\$ 5,000.00
	Shellwood Split Rail Vinyl Fencing	824 lf	\$ 25.00 / lf	\$ 20,600.00
	Shellwood Masonry Wall Painting	8338 sf	\$ 1.40 / sf	\$ 11,673.20
	Shellwood Entry Monuments Refurbishment	2	\$ 7,200.00 ea	\$ 14,400.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Entry Areas	Enclave Entry Gates	4 total	\$ 5,400.00 / total	\$ 21,600.00
	Enclave Gate Operators	4	\$ 4,500.00 ea	\$ 18,000.00
	Enclave Gate Key Pad	1	\$ 5,000.00 ea	\$ 5,000.00
	Enclave Bar Code Scanner	1	\$ 11,000.00 ea	\$ 11,000.00
	Enclave Entry Area Aluminum 4' Fencing	240 lf	\$ 40.00 / lf	\$ 9,600.00
	Enclave Entry Sign Refurbishment	1	\$ 4,800.00 ea	\$ 4,800.00
	Enclave Entry Stone Refurbishment	1 total	\$ 3,600.00 / total	\$ 3,600.00
	Enclave Wood Trellis Replacement	2	\$ 3,000.00 ea	\$ 6,000.00
	Meridian Entry Gates	4 total	\$ 5,400.00 / total	\$ 21,600.00
	Meridian Gate Operators	4	\$ 4,500.00 ea	\$ 18,000.00
	Meridian Gate Key Pad	1	\$ 5,000.00 ea	\$ 5,000.00
	Meridian Bar Code Scanner	1	\$ 11,000.00 ea	\$ 11,000.00
	Meridian Entry Sign Refurbishment	1	\$ 4,800.00 ea	\$ 4,800.00
	Meridian Entry Stone Refurbishment	1 total	\$ 12,000.00 / total	\$ 12,000.00
	Meridian Wood Trellis Replacement	2	\$ 3,000.00 ea	\$ 6,000.00
	Windsor Entry Gates	4 total	\$ 5,400.00 / total	\$ 21,600.00
	Windsor Gate Operators	4	\$ 4,500.00 ea	\$ 18,000.00
	Windsor Gate Key Pad	1	\$ 5,000.00 ea	\$ 5,000.00
	Windsor Bar Code Scanner	1	\$ 11,000.00 ea	\$ 11,000.00
	Windsor Entry Area Aluminum 6' Fencing	200 lf	\$ 50.00 / lf	\$ 10,000.00
	Windsor Entry Sign Refurbishment	1	\$ 7,200.00 ea	\$ 7,200.00
	Entry Area Camera Systems Repair and Modernization	1 total	\$ 24,000.00 / total	\$ 24,000.00
	The Haven Entry Gates	4	\$ 4,200.00 ea	\$ 16,800.00
	The Haven Gate Operators	4	\$ 4,500.00 ea	\$ 18,000.00
	The Haven Gate Key Pad	1	\$ 5,000.00 ea	\$ 5,000.00
	The Haven Bar Code Scanner	1	\$ 11,000.00 ea	\$ 11,000.00
	The Haven Entry Sign Refurbishment	1	\$ 4,800.00 ea	\$ 4,800.00
	The Haven Entry Area Aluminum 6' Fencing	450 ft	\$ 50.00 / ft	\$ 22,500.00
Entry Areas Sub Total =				\$ 788,268.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Grounds	Street Tree Removal/Remediation	1 total	\$ 363,000.00 / total	\$ 363,000.00
	Sidewalk Repair Allowance	1 total	\$ 128,500.00 / total	\$ 128,500.00
	Pond Banks Erosion Control	1 total	\$ 244,900.00 / total	\$ 244,900.00
	Stormwater Drainage Repair Allowance	1 total	\$ 84,000.00 / total	\$ 84,000.00
	MP North Lift Station	1	\$ 38,000.00 ea	\$ 38,000.00
	Windsor Asphalt Path	3720 sf	\$ 4.50 / sf	\$ 16,740.00
	Windsor Retaining Wall with 4' Fence	155	\$ 160.00 ea	\$ 24,800.00
	Windsor 6' CL Fence	116	\$ 23.00 ea	\$ 2,668.00
	Meridian Boardwalk Deck Boards and Railings	1844 sf	\$ 55.00 / sf	\$ 101,420.00
	Meridian Boardwalk Frame and Support	1844 sf	\$ 30.00 / sf	\$ 55,320.00
	Meridian Boardwalk Repair Allowance	1844 sf	\$ 8.00 / sf	\$ 14,752.00
	Meridian Trellis Swing	1	\$ 3,000.00 ea	\$ 3,000.00
	Enclave Asphalt Path	8756 sf	\$ 4.50 / sf	\$ 39,402.00
	Enclave Dog Park Fencing Chain Link 4'	747 lf	\$ 19.00 / lf	\$ 14,193.00
	Enclave Fencing Chain Link 6'	340 lf	\$ 23.00 / lf	\$ 7,820.00
	Enclave Boardwalk Deck Boards and Railings	542 sf	\$ 55.00 / sf	\$ 29,810.00
	Enclave Boardwalk Frame and Support	542 sf	\$ 30.00 / sf	\$ 16,260.00
	Enclave Boardwalk Repair Allowance	542 sf	\$ 8.00 / sf	\$ 4,336.00
Grounds Sub Total =				\$ 1,188,921.00
Pool Area	Pool Lift	1	\$ 9,300.00 ea	\$ 9,300.00
	Pool Pumps and Equipment	1 total	\$ 16,000.00 / total	\$ 16,000.00
	Pool Equipment Housing Boxes	1 total	\$ 48,000.00 / total	\$ 48,000.00
	Pool Shower	1	\$ 2,400.00 ea	\$ 2,400.00
	Pool Furniture	1 total	\$ 44,500.00 / total	\$ 44,500.00
	Pool Resurface	6000 sf	\$ 13.00 / sf	\$ 78,000.00
	Pool Pavers	1000 sf	\$ 10.00 / sf	\$ 10,000.00
	Pool Fence 6' Aluminum	466 lf	\$ 50.00 / lf	\$ 23,300.00
	Pool Trellises Wood Replacement	1800 sf	\$ 15.00 / sf	\$ 27,000.00
	Pool Trellises Paint	1 total	\$ 7,500.00 / total	\$ 7,500.00
	Pool Trellises Shade Covering	1800 sf	\$ 12.00 / sf	\$ 21,600.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Pool Area Sub Total =				\$ 287,600.00
Recreation	Basketball Court Color Coat	9605 sf	\$ 1.00 / sf	\$ 9,605.00
	Basketball Hoops	4	\$ 2,000.00 ea	\$ 8,000.00
	Tennis Court Color Coat	12600 sf	\$ 1.00 / sf	\$ 12,600.00
	Tennis Fencing Chain Link	450 sf	\$ 42.00 / sf	\$ 18,900.00
	Playground Recycled Play Structure	1	\$ 30,000.00 ea	\$ 30,000.00
	Playground Fencing 3' Aluminum	300 sf	\$ 33.00 / sf	\$ 9,900.00
	Playground Equipment Shades	1	\$ 35,000.00 ea	\$ 35,000.00
	Playground Swingset	1	\$ 4,500.00 ea	\$ 4,500.00
	Playground Metal Athletic Course	1	\$ 22,000.00 ea	\$ 22,000.00
	Playground Riding Structures	2	\$ 1,500.00 ea	\$ 3,000.00
	Trash Cans	3	\$ 600.00 ea	\$ 1,800.00
	Park Benches	2	\$ 1,000.00 ea	\$ 2,000.00
	Picnic Table	1	\$ 1,400.00 ea	\$ 1,400.00
Recreation Sub Total =				\$ 158,705.00
Streets and Parking Areas	Meadow Pointe North 1 Inch Mill and Overlay	65533 sf	\$ 1.60 / sf	\$ 104,852.80
	Meadow Pointe North Sealcoat	65533 sf	\$ 0.45 / sf	\$ 29,489.85
	Whinsenton 1 Inch Mill and Overlay	95880 sf	\$ 1.60 / sf	\$ 153,408.00
	Whinsenton North Sealcoat	95880 sf	\$ 0.45 / sf	\$ 43,146.00
	Parkmonte 1 Inch Mill and Overlay	71400 sf	\$ 1.60 / sf	\$ 114,240.00
	Parkmonte Sealcoat	71400 sf	\$ 0.45 / sf	\$ 32,130.00
	Shellwood 1 Inch Mill and Overlay	108430 sf	\$ 1.60 / sf	\$ 173,488.00
	Shellwood Sealcoat	108430 sf	\$ 0.45 / sf	\$ 48,793.50
	Windsor 1 Inch Mill and Overlay	168146 sf	\$ 1.60 / sf	\$ 269,033.60
	Windsor Sealcoat	168146 sf	\$ 0.45 / sf	\$ 75,665.70
	Clubhouse Parking Lot 1 Inch Mill and Overlay	41918 sf	\$ 1.60 / sf	\$ 67,068.80
	Clubhouse Parking Lot Sealcoat	41918 sf	\$ 0.45 / sf	\$ 18,863.10
	Meridian 1 Inch Mill and Overlay	158117 sf	\$ 1.60 / sf	\$ 252,987.20
	Meridian Sealcoat	158117 sf	\$ 0.45 / sf	\$ 71,152.65
	Provence 1 Inch Mill and Overlay	175094 sf	\$ 1.60 / sf	\$ 280,150.40
	Provence Sealcoat	175094 sf	\$ 0.45 / sf	\$ 78,792.30

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Streets and Parking Areas	Enclave 1 Inch Mill and Overlay	155776 ft	\$ 1.60 / ft	\$ 249,241.60
	Enclave Sealcoat	155776 sf	\$ 0.45 / sf	\$ 70,099.20
	The Haven Provence 1 Inch Mill and Overlay	30630 sf	\$ 1.60 / sf	\$ 49,008.00
	The Haven Sealcoat	30630 sf	\$ 0.45 / sf	\$ 13,783.50
Streets and Parking Areas Sub Total =				\$ 2,195,394.20
Totals =				\$ 4,886,437.20

Meadow Pointe IV CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2023	\$ 348,000	\$ 10,311	\$ 477,801	\$ 751,687	29.6%
2024	\$ 356,700	\$ 9,156	\$ 33,644	\$ 1,083,900	45.2%
2025	\$ 365,618	\$ 12,519	\$ 61,814	\$ 1,400,222	51.6%
2026	\$ 374,758	\$ 15,725	\$ 206,959	\$ 1,583,746	52.4%
2027	\$ 384,127	\$ 17,603	\$ 187,548	\$ 1,797,928	56.3%
2028	\$ 393,730	\$ 19,789	\$ 600,158	\$ 1,611,289	47.3%
2029	\$ 403,573	\$ 17,968	\$ 383,916	\$ 1,648,914	51.5%
2030	\$ 413,663	\$ 18,390	\$ 303,651	\$ 1,777,316	55.2%
2031	\$ 424,004	\$ 19,722	\$ 610,823	\$ 1,610,219	48.4%
2032	\$ 434,604	\$ 18,100	\$ 378,824	\$ 1,684,100	53.7%
2033	\$ 445,469	\$ 18,888	\$ 418,630	\$ 1,729,827	54.2%
2034	\$ 456,606	\$ 19,397	\$ 109,914	\$ 2,095,916	65.2%
2035	\$ 468,021	\$ 23,110	\$ 731,158	\$ 1,855,890	52.0%
2036	\$ 479,722	\$ 20,764	\$ 282,621	\$ 2,073,754	62.8%
2037	\$ 491,715	\$ 22,998	\$ 224,982	\$ 2,363,484	67.6%
2038	\$ 504,008	\$ 25,951	\$ 433,588	\$ 2,459,856	65.3%
2039	\$ 516,608	\$ 26,973	\$ 444,914	\$ 2,558,523	66.6%
2040	\$ 529,523	\$ 28,019	\$ 281,314	\$ 2,834,750	72.4%
2041	\$ 542,761	\$ 30,842	\$ 585,851	\$ 2,822,503	67.7%
2042	\$ 556,330	\$ 30,782	\$ 324,629	\$ 3,084,986	74.6%
2043	\$ 570,239	\$ 33,471	\$ 752,002	\$ 2,936,693	67.1%
2044	\$ 584,494	\$ 32,053	\$ 207,075	\$ 3,346,167	79.8%
2045	\$ 599,107	\$ 36,215	\$ 592,537	\$ 3,388,951	74.0%
2046	\$ 614,085	\$ 36,712	\$ 1,732,150	\$ 2,307,598	50.2%
2047	\$ 629,437	\$ 25,969	\$ 474,980	\$ 2,488,023	72.0%
2048	\$ 645,173	\$ 27,845	\$ 731,593	\$ 2,429,448	67.7%
2049	\$ 661,302	\$ 27,334	\$ 524,421	\$ 2,593,662	74.6%
2050	\$ 677,834	\$ 29,052	\$ 289,785	\$ 3,010,763	83.9%
2051	\$ 694,780	\$ 33,301	\$ 746,564	\$ 2,992,280	75.7%
2052	\$ 712,150	\$ 33,196	\$ 364,373	\$ 3,373,253	87.0%
2053	\$ 729,954	\$ 37,087	\$ 224,258	\$ 3,916,035	94.5%
Totals :	\$ 16,008,094	\$ 759,243	\$ 13,722,479		

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2023: 12 Inflation = 2.50 % Interest = 1.00 %

Study Life = 30 years Initial Reserve Funds = \$ 871,177.00 Final Reserve Value = \$ 3,916,035.20

Meadow Pointe IV CDD Modified Reserve Assessment Summary
Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2023	\$ 383.26	\$ 348,000
2024	\$ 392.84	\$ 356,700
2025	\$ 402.66	\$ 365,618
2026	\$ 412.73	\$ 374,758
2027	\$ 423.05	\$ 384,127
2028	\$ 433.62	\$ 393,730
2029	\$ 444.46	\$ 403,573
2030	\$ 455.58	\$ 413,663
2031	\$ 466.96	\$ 424,004
2032	\$ 478.64	\$ 434,604
2033	\$ 490.61	\$ 445,469
2034	\$ 502.87	\$ 456,606
2035	\$ 515.44	\$ 468,021
2036	\$ 528.33	\$ 479,722
2037	\$ 541.54	\$ 491,715
2038	\$ 555.07	\$ 504,008
2039	\$ 568.95	\$ 516,608
2040	\$ 583.18	\$ 529,523
2041	\$ 597.75	\$ 542,761
2042	\$ 612.70	\$ 556,330
2043	\$ 628.02	\$ 570,239
2044	\$ 643.72	\$ 584,494
2045	\$ 659.81	\$ 599,107
2046	\$ 676.30	\$ 614,085
2047	\$ 693.21	\$ 629,437
2048	\$ 710.54	\$ 645,173
2049	\$ 728.31	\$ 661,302
2050	\$ 746.51	\$ 677,834
2051	\$ 765.18	\$ 694,780
2052	\$ 784.31	\$ 712,150
2053	\$ 803.91	\$ 729,954

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2023: 12

Number of Years of Constant Payments: 1

Meadow Pointe IV CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued

No of Assessed Owners: 908

Meadow Pointe IV CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

<i>Item Description</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>
<i>Reserve Category : Clubhouse</i>																				
<i>Televisions</i>			\$ 2,048										\$ 2,629							
<i>VCT Flooring</i>											\$ 12,888									
<i>Office Carpeting</i>	\$ 2,067												\$ 2,789							
<i>Clubhouse Tile</i>																\$ 50,104				
<i>Fitness Equipment</i>				\$ 32,047										\$ 41,138						
<i>Roofing Asphalt Shingle</i>						\$ 29,442														
<i>Access System for Clubhouse and Pool Area</i>							\$ 14,292												\$ 19,287	
<i>Interior Paint</i>					\$ 4,405										\$ 5,655					
<i>Exterior Paint</i>					\$ 11,339								\$ 13,847							
<i>HVAC 5.0 Ton Units</i>	\$ 19,480												\$ 26,288							
<i>Life Safety Systems Modernization</i>											\$ 15,794									
<i>Security Camera System 12 Cameras</i>		\$ 15,768										\$ 20,242								
<i>Clubhouse Furniture</i>							\$ 7,384												\$ 9,965	
<i>Clubhouse Table and Chair Sets</i>		\$ 5,046												\$ 6,809						
<i>Clubhouse Décor</i>	\$ 4,101												\$ 5,534							
<i>Office Furniture</i>															\$ 11,635					
<i>Office Computer and Fax</i>					\$ 1,360								\$ 1,660							
<i>Restrooms Refurbishment</i>						\$ 51,113														
<i>Employee Restroom Refurbishment</i>						\$ 5,808														
<i>Kitchen Cabinets</i>						\$ 17,425														
<i>Refrigerator</i>		\$ 1,261															\$ 1,835			
<i>Water Heater</i>											\$ 1,711									
<i>Gutters and Downspouts</i>											\$ 4,343									
Category Subtotal :	\$ 25,648	\$ 22,075	\$ 2,048	\$ 32,047	\$ 17,104	\$ 103,788	\$ 21,676				\$ 34,736	\$ 20,242	\$ 52,747	\$ 47,947	\$ 17,290	\$ 50,104	\$ 1,835		\$ 29,252	
<i>Reserve Category : Entry Areas</i>																				
<i>MP North Entry Gates</i>																	\$ 25,686			
<i>MP North Gate Operators</i>							\$ 21,439													
<i>MP North Gate Key Pad</i>										\$ 6,418										
<i>MP North Entry Area Split Rail Vinyl Fencing</i>																	\$ 20,946			

Meadow Pointe IV CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>
<i>MP North Entry Monument Refurbishment</i>												\$ 9,716								
<i>Provence Entry Gates</i>																		\$ 30,098		
<i>Provence Gate Operators</i>						\$ 20,910														
<i>Provence Gate Key Pad</i>										\$ 6,418										
<i>Provence Bar Code Scanner</i>								\$ 13,433												
<i>Provence Entry Area Aluminum 4' Fencing</i>																	\$ 12,231			
<i>Provence Entry Sign Refurbishment</i>													\$ 6,641							
<i>Provence Entry Stone Refurbishment</i>																		\$ 11,287		
<i>Provence Wood Trellis Replacement</i>								\$ 7,327												
<i>Whinsenton Entry Gates</i>								\$ 20,515												
<i>Whinsenton Gate Operators</i>										\$ 23,106										
<i>Whinsenton Gate Key Pad</i>										\$ 6,418										
<i>Whinsenton Entry Area Split Rail Vinyl Fencing</i>								\$ 12,578												
<i>Whinsenton Entry Area Aluminum 6' Fencing</i>								\$ 7,937												
<i>Whinsenton Masonry Wall Painting</i>						\$ 5,582										\$ 7,165				
<i>Whinsenton Entry Monument Refurbishment</i>			\$ 6,467																	
<i>Parkmonte Entry Gates</i>								\$ 20,515												
<i>Parkmonte Gate Operators Group 1</i>								\$ 10,990												
<i>Parkmonte Gate Operators Group 2</i>										\$ 11,553										
<i>Parkmonte Gate Key Pad</i>									\$ 6,260											
<i>Parkmonte Split Rail Vinyl Fencing</i>								\$ 56,783												
<i>Parkmonte Vinyl 6' Fencing</i>								\$ 60,764												
<i>Parkmonte Masonry Wall Painting</i>						\$ 22,687										\$ 29,123				
<i>Parkmonte Entry Monument Refurbishment</i>			\$ 6,467																	
<i>Shellwood Entry Gates</i>								\$ 20,515												

Meadow Pointe IV CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042
Shellwood Gate Operators Group 1													\$ 12,452							
Shellwood Gate Operators Group 2							\$ 10,719													
Shellwood Gate Key Pad										\$ 6,418										
Shellwood Split Rail Vinyl Fencing								\$ 25,156												
Shellwood Masonry Wall Painting						\$ 13,560										\$ 17,407				
Shellwood Entry Monuments Refurbishment			\$ 15,520																	
Enclave Entry Gates																			\$ 34,716	
Enclave Gate Operators									\$ 22,537											
Enclave Gate Key Pad						\$ 5,808												\$ 7,838		
Enclave Bar Code Scanner									\$ 13,772											
Enclave Entry Area Aluminum 4' Fencing																			\$ 15,429	
Enclave Entry Sign Refurbishment													\$ 6,809							
Enclave Entry Stone Refurbishment																			\$ 5,786	
Enclave Wood Trellis Replacement									\$ 7,512											
Meridian Entry Gates																		\$ 33,860		
Meridian Gate Operators													\$ 24,904							
Meridian Gate Key Pad					\$ 5,665												\$ 7,645			
Meridian Bar Code Scanner								\$ 13,433												
Meridian Entry Sign Refurbishment													\$ 6,641							
Meridian Entry Stone Refurbishment																		\$ 18,811		
Meridian Wood Trellis Replacement								\$ 7,327												
Windsor Entry Gates																\$ 32,210				
Windsor Gate Operators						\$ 20,910														
Windsor Gate Key Pad			\$ 5,389												\$ 7,272					
Windsor Bar Code Scanner						\$ 12,778														
Windsor Entry Area Aluminum 6' Fencing																\$ 14,912				

Prepared by Florida Reserve Study and Appraisal

Meadow Pointe IV CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042
Windsor Entry Sign Refurbishment											\$ 9,476									
Entry Area Camera Systems Repair and Modernization										\$ 30,809										\$ 39,549
The Haven Entry Gates																				
The Haven Gate Operators														\$ 25,534						
The Haven Gate Key Pad											\$ 6,581									
The Haven Bar Code Scanner														\$ 15,604						
The Haven Entry Sign Refurbishment																			\$ 7,715	
The Haven Entry Area Aluminum 6' Fencing																				
Category Subtotal :			\$ 33,843		\$ 5,665	\$ 102,235	\$ 32,158	\$ 277,273	\$ 50,081	\$ 91,140	\$ 16,057	\$ 9,716	\$ 50,638	\$ 47,947	\$ 7,272	\$ 100,817	\$ 66,508	\$ 101,894	\$ 63,646	\$ 39,549
Reserve Category : Grounds																				
Street Tree Removal/Remediation	\$ 372,180																			
Sidewalk Repair Allowance					\$ 145,591					\$ 164,954					\$ 186,893					\$ 211,751
Pond Banks Erosion Control							\$ 291,683										\$ 374,431			
Stormwater Drainage Repair Allowance				\$ 92,825					\$ 105,170					\$ 119,158					\$ 135,006	
MP North Lift Station										\$ 48,780										
Windsor Asphalt Path							\$ 19,938													
Windsor Retaining Wall with 4' Fence																				
Windsor 6' CL Fence																			\$ 4,288	
Meridian Boardwalk Deck Boards and Railings									\$ 126,981											
Meridian Boardwalk Frame and Support																				
Meridian Boardwalk Repair Allowance			\$ 15,900									\$ 19,907								
Meridian Trellis Swing									\$ 3,756											
Enclave Asphalt Path									\$ 49,332											
Enclave Dog Park Fencing Chain Link 4'														\$ 20,133						
Enclave Fencing Chain Link 6'														\$ 11,093						
Enclave Boardwalk Deck Boards and Railings											\$ 39,235									

Prepared by Florida Reserve Study and Appraisal

Meadow Pointe IV CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>
<i>Enclave Boardwalk Frame and Support</i>																				
<i>Enclave Boardwalk Repair Allowance</i>					\$ 4,913									\$ 6,151						
Category Subtotal :	\$ 372,180		\$ 15,900	\$ 92,825	\$ 150,504		\$ 311,621		\$ 285,239	\$ 213,734	\$ 39,235	\$ 19,907		\$ 156,535	\$ 186,893		\$ 374,431		\$ 139,294	\$ 211,751
Reserve Category : Pool Area																				
<i>Pool Lift</i>			\$ 10,024												\$ 13,526					
<i>Pool Pumps and Equipment</i>				\$ 17,681						\$ 20,539						\$ 23,859				
<i>Pool Equipment Housing Boxes</i>											\$ 63,175									
<i>Pool Shower</i>						\$ 2,788														
<i>Pool Furniture</i>				\$ 49,175							\$ 60,050									\$ 73,330
<i>Pool Resurface</i>	\$ 79,972									\$ 102,660										
<i>Pool Pavers</i>																\$ 14,912				
<i>Pool Fence 6' Aluminum</i>										\$ 30,666										
<i>Pool Trellises Wood Replacement</i>						\$ 31,365														
<i>Pool Trellises Paint</i>							\$ 8,933							\$ 10,639						
<i>Pool Trellises Shade Covering</i>								\$ 26,377								\$ 32,210				
Category Subtotal :	\$ 79,972		\$ 10,024	\$ 66,856		\$ 34,153	\$ 8,933	\$ 26,377		\$ 20,539	\$ 196,501	\$ 60,050		\$ 10,639	\$ 13,526	\$ 70,981				\$ 73,330
Reserve Category : Recreation																				
<i>Basketball Court Color Coat</i>		\$ 10,097								\$ 12,330								\$ 15,057		
<i>Basketball Hoops</i>							\$ 9,528													
<i>Tennis Court Color Coat</i>				\$ 14,276									\$ 17,433							
<i>Tennis Fencing Chain Link</i>											\$ 24,875									
<i>Playground Recycled Play Structure</i>										\$ 38,511										
<i>Playground Fencing 3' Aluminum</i>											\$ 13,030									
<i>Playground Equipment Shades</i>						\$ 40,658										\$ 52,192				
<i>Playground Swingset</i>											\$ 5,923									
<i>Playground Metal Athletic Course</i>						\$ 25,556														
<i>Playground Riding Structures</i>						\$ 3,485														
<i>Trash Cans</i>						\$ 2,091										\$ 2,684				
<i>Park Benches</i>										\$ 2,567										
<i>Picnic Table</i>		\$ 1,472															\$ 2,140			
Category Subtotal :		\$ 11,569			\$ 14,276	\$ 71,790	\$ 9,528			\$ 53,408	\$ 43,828		\$ 17,433			\$ 54,876	\$ 2,140	\$ 15,057		

Prepared by Florida Reserve Study and Appraisal

Meadow Pointe IV CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2033</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2040</i>	<i>FY 2041</i>	<i>FY 2042</i>
<i>Reserve Category : Streets and Parking Areas</i>																				
<i>Meadow Pointe North 1 Inch Mill and Overlay</i>																		\$ 164,365		
<i>Meadow Pointe North Sealcoat</i>						\$ 34,257										\$ 43,975				
<i>Whinsenton 1 Inch Mill and Overlay</i>													\$ 212,250							
<i>Whinsenton North Sealcoat</i>						\$ 50,121														
<i>Parkmonte 1 Inch Mill and Overlay</i>													\$ 158,058							
<i>Parkmonte Sealcoat</i>						\$ 37,324														
<i>Shellwood 1 Inch Mill and Overlay</i>													\$ 240,032							
<i>Shellwood Sealcoat</i>						\$ 56,681														
<i>Windsor 1 Inch Mill and Overlay</i>																				
<i>Windsor Sealcoat</i>						\$ 87,897										\$ 112,833				
<i>Clubhouse Parking Lot 1 Inch Mill and Overlay</i>											\$ 88,273									
<i>Clubhouse Parking Lot Sealcoat</i>						\$ 21,912														
<i>Meridian 1 Inch Mill and Overlay</i>																				
<i>Meridian Sealcoat</i>									\$ 89,085										\$ 114,358	
<i>Provence 1 Inch Mill and Overlay</i>																				
<i>Provence Sealcoat</i>									\$ 98,650										\$ 126,637	
<i>Enclave 1 Inch Mill and Overlay</i>																				
<i>Enclave Sealcoat</i>									\$ 87,766										\$ 112,665	
<i>The Haven Provence 1 Inch Mill and Overlay</i>																				
<i>The Haven Sealcoat</i>				\$ 15,232										\$ 19,553						
Category Subtotal :				\$ 15,232		\$ 288,192			\$ 275,501		\$ 88,273		\$ 610,340	\$ 19,553		\$ 156,808		\$ 164,365	\$ 353,660	
<i>Expense Totals :</i>	<i>\$ 477,801</i>	<i>\$ 33,644</i>	<i>\$ 61,814</i>	<i>\$ 206,959</i>	<i>\$ 187,548</i>	<i>\$ 600,158</i>	<i>\$ 383,916</i>	<i>\$ 303,651</i>	<i>\$ 610,823</i>	<i>\$ 378,824</i>	<i>\$ 418,630</i>	<i>\$ 109,914</i>	<i>\$ 731,158</i>	<i>\$ 282,621</i>	<i>\$ 224,982</i>	<i>\$ 433,588</i>	<i>\$ 444,914</i>	<i>\$ 281,314</i>	<i>\$ 585,851</i>	<i>\$ 324,629</i>

Meadow Pointe IV CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
Reserve Category : Clubhouse											
Televisions			\$ 3,375								
VCT Flooring											
Office Carpeting					\$ 3,764						
Clubhouse Tile											
Fitness Equipment				\$ 52,808							
Roofing Asphalt Shingle						\$ 48,517					
Access System for Clubhouse and Pool Area											\$ 26,026
Interior Paint					\$ 7,259						
Exterior Paint	\$ 16,909								\$ 20,648		
HVAC 5.0 Ton Units					\$ 35,474						
Life Safety Systems Modernization											
Security Camera System 12 Cameras		\$ 25,984									
Clubhouse Furniture											\$ 13,447
Clubhouse Table and Chair Sets						\$ 9,188					
Clubhouse Décor					\$ 7,468						
Office Furniture											
Office Computer and Fax	\$ 2,027								\$ 2,476		
Restrooms Refurbishment						\$ 84,227					
Employee Restroom Refurbishment						\$ 9,571					
Kitchen Cabinets						\$ 28,714					
Refrigerator											
Water Heater											
Gutters and Downspouts											
Category Subtotal :	\$ 18,936	\$ 25,984	\$ 3,375	\$ 52,808	\$ 53,965	\$ 180,217			\$ 23,124		\$ 39,473
Reserve Category : Entry Areas											
MP North Entry Gates											
MP North Gate Operators		\$ 31,181									
MP North Gate Key Pad		\$ 8,661									
MP North Entry Area Split Rail Vinyl Fencing											

Meadow Pointe IV CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
MP North Entry Monument Refurbishment											
Provence Entry Gates											
Provence Gate Operators	\$ 30,412										
Provence Gate Key Pad		\$ 8,661									
Provence Bar Code Scanner			\$ 19,537								
Provence Entry Area Aluminum 4' Fencing											
Provence Entry Sign Refurbishment											
Provence Entry Stone Refurbishment											
Provence Wood Trellis Replacement			\$ 10,656								
Whinsenton Entry Gates											
Whinsenton Gate Operators					\$ 33,607						
Whinsenton Gate Key Pad		\$ 8,661									
Whinsenton Entry Area Split Rail Vinyl Fencing											
Whinsenton Entry Area Aluminum 6' Fencing											
Whinsenton Masonry Wall Painting						\$ 9,198					
Whinsenton Entry Monument Refurbishment			\$ 10,656								
Parkmonte Entry Gates											
Parkmonte Gate Operators Group 1			\$ 15,985								
Parkmonte Gate Operators Group 2					\$ 16,803						
Parkmonte Gate Key Pad	\$ 8,448										
Parkmonte Split Rail Vinyl Fencing											
Parkmonte Vinyl 6' Fencing											
Parkmonte Masonry Wall Painting						\$ 37,385					
Parkmonte Entry Monument Refurbishment			\$ 10,656								
Shellwood Entry Gates											

Meadow Pointe IV CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
Shellwood Gate Operators Group 1								\$ 18,111			
Shellwood Gate Operators Group 2		\$ 15,590									
Shellwood Gate Key Pad		\$ 8,661									
Shellwood Split Rail Vinyl Fencing											
Shellwood Masonry Wall Painting						\$ 22,345					
Shellwood Entry Monuments Refurbishment			\$ 25,575								
Enclave Entry Gates											
Enclave Gate Operators				\$ 32,778							
Enclave Gate Key Pad										\$ 10,577	
Enclave Bar Code Scanner				\$ 20,031							
Enclave Entry Area Aluminum 4' Fencing											
Enclave Entry Sign Refurbishment											
Enclave Entry Stone Refurbishment											
Enclave Wood Trellis Replacement				\$ 10,926							
Meridian Entry Gates											
Meridian Gate Operators								\$ 36,221			
Meridian Gate Key Pad									\$ 10,316		
Meridian Bar Code Scanner			\$ 19,537								
Meridian Entry Sign Refurbishment											
Meridian Entry Stone Refurbishment											
Meridian Wood Trellis Replacement			\$ 10,656								
Windsor Entry Gates											
Windsor Gate Operators	\$ 30,412										
Windsor Gate Key Pad							\$ 9,813				
Windsor Bar Code Scanner	\$ 18,585										
Windsor Entry Area Aluminum 6' Fencing											

Meadow Pointe IV CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
Windsor Entry Sign Refurbishment											\$ 15,616
Entry Area Camera Systems Repair and Modernization										\$ 50,768	
The Haven Entry Gates				\$ 30,592							
The Haven Gate Operators									\$ 37,137		
The Haven Gate Key Pad			\$ 8,880								
The Haven Bar Code Scanner									\$ 22,695		
The Haven Entry Sign Refurbishment											
The Haven Entry Area Aluminum 6' Fencing				\$ 40,972							
Category Subtotal :	\$ 87,857	\$ 81,415	\$ 132,138	\$ 135,299	\$ 50,410	\$ 68,928	\$ 9,813	\$ 54,332	\$ 70,148	\$ 61,345	\$ 15,616
Reserve Category : Grounds											
Street Tree Removal/Remediation											
Sidewalk Repair Allowance					\$ 239,914					\$ 271,822	
Pond Banks Erosion Control							\$ 480,654				
Stormwater Drainage Repair Allowance				\$ 152,962					\$ 173,307		
MP North Lift Station					\$ 70,947						
Windsor Asphalt Path		\$ 28,998									
Windsor Retaining Wall with 4' Fence		\$ 42,960									
Windsor 6' CL Fence											
Meridian Boardwalk Deck Boards and Railings				\$ 184,684							
Meridian Boardwalk Frame and Support				\$ 100,737							
Meridian Boardwalk Repair Allowance	\$ 24,924									\$ 31,206	
Meridian Trellis Swing				\$ 5,463							
Enclave Asphalt Path				\$ 71,750							
Enclave Dog Park Fencing Chain Link 4'											
Enclave Fencing Chain Link 6'											
Enclave Boardwalk Deck Boards and Railings						\$ 57,064					

Meadow Pointe IV CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
Enclave Boardwalk Frame and Support						\$ 31,126					
Enclave Boardwalk Repair Allowance			\$ 7,701								
Category Subtotal :	\$ 24,924	\$ 71,958	\$ 7,701	\$ 515,596	\$ 310,861	\$ 88,190	\$ 480,654		\$ 173,307	\$ 303,028	
Reserve Category : Pool Area											
Pool Lift							\$ 18,253				
Pool Pumps and Equipment		\$ 27,716						\$ 32,197			
Pool Equipment Housing Boxes											
Pool Shower						\$ 4,594					
Pool Furniture								\$ 89,547			
Pool Resurface	\$ 131,784										\$ 169,170
Pool Pavers											
Pool Fence 6' Aluminum											
Pool Trellises Wood Replacement						\$ 51,685					
Pool Trellises Paint	\$ 12,672							\$ 15,092			
Pool Trellises Shade Covering				\$ 39,333							
Category Subtotal :	\$ 144,456	\$ 27,716		\$ 39,333		\$ 56,279	\$ 18,253	\$ 136,836			\$ 169,170
Reserve Category : Recreation											
Basketball Court Color Coat						\$ 18,386					
Basketball Hoops							\$ 15,701				
Tennis Court Color Coat	\$ 21,288								\$ 25,996		
Tennis Fencing Chain Link											
Playground Recycled Play Structure					\$ 56,011						
Playground Fencing 3' Aluminum											
Playground Equipment Shades						\$ 66,999					
Playground Swingset											
Playground Metal Athletic Course						\$ 42,113					
Playground Riding Structures						\$ 5,743					
Trash Cans						\$ 3,446					
Park Benches					\$ 3,734						
Picnic Table											
Category Subtotal :	\$ 21,288				\$ 59,745	\$ 136,687	\$ 15,701		\$ 25,996		

Meadow Pointe IV CDD Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
Reserve Category : Streets and Parking Areas											
Meadow Pointe North 1 Inch Mill and Overlay											
Meadow Pointe North Sealcoat						\$ 56,451					
Whinsenton 1 Inch Mill and Overlay											
Whinsenton North Sealcoat											
Parkmonte 1 Inch Mill and Overlay											
Parkmonte Sealcoat											
Shellwood 1 Inch Mill and Overlay											
Shellwood Sealcoat											
Windsor 1 Inch Mill and Overlay	\$ 454,542										
Windsor Sealcoat						\$ 144,843					
Clubhouse Parking Lot 1 Inch Mill and Overlay											
Clubhouse Parking Lot Sealcoat											
Meridian 1 Inch Mill and Overlay			\$ 449,322								
Meridian Sealcoat									\$ 146,800		
Provence 1 Inch Mill and Overlay				\$ 510,149							
Provence Sealcoat									\$ 162,562		
Enclave 1 Inch Mill and Overlay				\$ 453,864							
Enclave Sealcoat									\$ 144,627		
The Haven Provence 1 Inch Mill and Overlay								\$ 98,618			
The Haven Sealcoat				\$ 25,100							
Category Subtotal :	\$ 454,542		\$ 449,322	\$ 989,113		\$ 201,294		\$ 98,618	\$ 453,989		
Expense Totals :	\$ 752,002	\$ 207,075	\$ 592,537	\$ 1,732,150	\$ 474,980	\$ 731,593	\$ 524,421	\$ 289,785	\$ 746,564	\$ 364,373	\$ 224,258

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

February 14, 2023

Expense Summary by Year

Year	Category	Item Name	Expense
FY 2023	Clubhouse	Office Carpeting	\$ 2,067
		HVAC 5.0 Ton Units	\$ 19,480
		Clubhouse Décor	\$ 4,101
	Clubhouse Subtotal = \$ 25,648.00		
	Grounds	Street Tree Removal/Remediation	\$ 372,180
	Pool Area	Pool Resurface	\$ 79,972
FY 2023 Annual Expense Total = \$ 477,800			
FY 2024	Clubhouse	Security Camera System 12 Cameras	\$ 15,768
		Clubhouse Table and Chair Sets	\$ 5,046
		Refrigerator	\$ 1,261
	Clubhouse Subtotal = \$ 22,075.00		
	Recreation	Basketball Court Color Coat	\$ 10,097
		Picnic Table	\$ 1,472
	Recreation Subtotal = \$ 11,569.00		
FY 2024 Annual Expense Total = \$ 33,644			
FY 2025	Clubhouse	Televisions	\$ 2,048
	Entry Areas	Whinsenton Entry Monument Refurbishment	\$ 6,467
		Parkmonte Entry Monument Refurbishment	\$ 6,467
		Shellwood Entry Monuments Refurbishment	\$ 15,520
		Windsor Gate Key Pad	\$ 5,389
	Entry Areas Subtotal = \$ 33,843.00		
	Grounds	Meridian Boardwalk Repair Allowance	\$ 15,900
Pool Area	Pool Lift	\$ 10,024	
FY 2025 Annual Expense Total = \$ 61,815			
FY 2026	Clubhouse	Fitness Equipment	\$ 32,047
	Grounds	Stormwater Drainage Repair Allowance	\$ 92,825
	Pool Area	Pool Pumps and Equipment	\$ 17,681

Year	Category	Item Name	Expense
FY 2026	Pool Area	Pool Furniture	\$ 49,175
	Pool Area Subtotal = \$ 66,856.00		
	Streets and Parking Areas	The Haven Sealcoat	\$ 15,232
Annual Expense Total = \$ 206,960			
FY 2027	Clubhouse	Interior Paint	\$ 4,405
		Exterior Paint	\$ 11,339
		Office Computer and Fax	\$ 1,360
	Clubhouse Subtotal = \$ 17,104.00		
	Entry Areas	Meridian Gate Key Pad	\$ 5,665
	Grounds	Sidewalk Repair Allowance	\$ 145,591
		Enclave Boardwalk Repair Allowance	\$ 4,913
	Grounds Subtotal = \$ 150,504.00		
	Recreation	Tennis Court Color Coat	\$ 14,276
Annual Expense Total = \$ 187,549			
FY 2028	Clubhouse	Roofing Asphalt Shingle	\$ 29,442
		Restrooms Refurbishment	\$ 51,113
		Employee Restroom Refurbishment	\$ 5,808
		Kitchen Cabinets	\$ 17,425
	Clubhouse Subtotal = \$ 103,788.00		
	Entry Areas	Provence Gate Operators	\$ 20,910
		Whinsenton Masonry Wall Painting	\$ 5,582
		Parkmonte Masonry Wall Painting	\$ 22,687
		Shellwood Masonry Wall Painting	\$ 13,560
		Enclave Gate Key Pad	\$ 5,808
		Windsor Gate Operators	\$ 20,910
		Windsor Bar Code Scanner	\$ 12,778
	Entry Areas Subtotal = \$ 102,235.00		
	Pool Area	Pool Shower	\$ 2,788
		Pool Trellises Wood Replacement	\$ 31,365
	Pool Area Subtotal = \$ 34,153.00		
	Recreation	Playground Equipment Shades	\$ 40,658
		Playground Metal Athletic Course	\$ 25,556
		Playground Riding Structures	\$ 3,485
		Trash Cans	\$ 2,091
	Recreation Subtotal = \$ 71,790.00		
	Streets and Parking Areas	Meadow Pointe North Sealcoat	\$ 34,257

Year	Category	Item Name	Expense
FY 2028	Streets and Parking Areas	Whinsenton North Sealcoat	\$ 50,121
		Parkmonte Sealcoat	\$ 37,324
		Shellwood Sealcoat	\$ 56,681
		Windsor Sealcoat	\$ 87,897
		Clubhouse Parking Lot Sealcoat	\$ 21,912
	Streets and Parking Areas Subtotal = \$ 288,192.00		
FY 2028 Annual Expense Total = \$ 600,158			
FY 2029	Clubhouse	Access System for Clubhouse and Pool Area	\$ 14,292
		Clubhouse Furniture	\$ 7,384
	Clubhouse Subtotal = \$ 21,676.00		
	Entry Areas	MP North Gate Operators	\$ 21,439
		Shellwood Gate Operators Group 2	\$ 10,719
	Entry Areas Subtotal = \$ 32,158.00		
	Grounds	Pond Banks Erosion Control	\$ 291,683
		Windsor Asphalt Path	\$ 19,938
	Grounds Subtotal = \$ 311,621.00		
	Pool Area	Pool Trellises Paint	\$ 8,933
	Recreation	Basketball Hoops	\$ 9,528
FY 2029 Annual Expense Total = \$ 383,916			
FY 2030	Entry Areas	Provence Bar Code Scanner	\$ 13,433
		Provence Wood Trellis Replacement	\$ 7,327
		Whinsenton Entry Gates	\$ 20,515
		Whinsenton Entry Area Split Rail Vinyl Fencing	\$ 12,578
		Whinsenton Entry Area Aluminum 6' Fencing	\$ 7,937
		Parkmonte Entry Gates	\$ 20,515
		Parkmonte Gate Operators Group 1	\$ 10,990
		Parkmonte Split Rail Vinyl Fencing	\$ 56,783
		Parkmonte Vinyl 6' Fencing	\$ 60,764
		Shellwood Entry Gates	\$ 20,515
		Shellwood Split Rail Vinyl Fencing	\$ 25,156
		Meridian Bar Code Scanner	\$ 13,433
		Meridian Wood Trellis Replacement	\$ 7,327
	Entry Areas Subtotal = \$ 277,273.00		
	Pool Area	Pool Trellises Shade Covering	\$ 26,377
Annual Expense Total = \$ 303,650			

Year	Category	Item Name	Expense	
FY 2031	Entry Areas	Parkmonte Gate Key Pad	\$ 6,260	
		Enclave Gate Operators	\$ 22,537	
		Enclave Bar Code Scanner	\$ 13,772	
		Enclave Wood Trellis Replacement	\$ 7,512	
	Entry Areas Subtotal = \$ 50,081.00			
	Grounds	Stormwater Drainage Repair Allowance	\$ 105,170	
		Meridian Boardwalk Deck Boards and Railings	\$ 126,981	
		Meridian Trellis Swing	\$ 3,756	
		Enclave Asphalt Path	\$ 49,332	
	Grounds Subtotal = \$ 285,239.00			
	Streets and Parking Areas	Meridian Sealcoat	\$ 89,085	
		Provence Sealcoat	\$ 98,650	
		Enclave Sealcoat	\$ 87,766	
	Streets and Parking Areas Subtotal = \$ 275,501.00			
FY 2031 Annual Expense Total = \$ 610,821				
FY 2032	Entry Areas	MP North Gate Key Pad	\$ 6,418	
		Provence Gate Key Pad	\$ 6,418	
		Whinsenton Gate Operators	\$ 23,106	
		Whinsenton Gate Key Pad	\$ 6,418	
		Parkmonte Gate Operators Group 2	\$ 11,553	
		Shellwood Gate Key Pad	\$ 6,418	
		Entry Area Camera Systems Repair and Modernization	\$ 30,809	
	Entry Areas Subtotal = \$ 91,140.00			
	Grounds	Sidewalk Repair Allowance	\$ 164,954	
		MP North Lift Station	\$ 48,780	
	Grounds Subtotal = \$ 213,734.00			
	Pool Area	Pool Pumps and Equipment	\$ 20,539	
	Recreation	Basketball Court Color Coat	\$ 12,330	
		Playground Recycled Play Structure	\$ 38,511	
Park Benches		\$ 2,567		
Recreation Subtotal = \$ 53,408.00				
FY 2032 Annual Expense Total = \$ 378,821				
FY 2033	Clubhouse	VCT Flooring	\$ 12,888	
		Life Safety Systems Modernization	\$ 15,794	
		Water Heater	\$ 1,711	
		Gutters and Downspouts	\$ 4,343	

Year	Category	Item Name	Expense
	Clubhouse Subtotal = \$ 34,736.00		
	Entry Areas	Windsor Entry Sign Refurbishment	\$ 9,476
		The Haven Gate Key Pad	\$ 6,581
	Entry Areas Subtotal = \$ 16,057.00		
	Grounds	Enclave Boardwalk Deck Boards and Railings	\$ 39,235
	Pool Area	Pool Equipment Housing Boxes	\$ 63,175
		Pool Resurface	\$ 102,660
		Pool Fence 6' Aluminum	\$ 30,666
	Pool Area Subtotal = \$ 196,501.00		
	Recreation	Tennis Fencing Chain Link	\$ 24,875
		Playground Fencing 3' Aluminum	\$ 13,030
		Playground Swingset	\$ 5,923
	Recreation Subtotal = \$ 43,828.00		
	Streets and Parking Areas	Clubhouse Parking Lot 1 Inch Mill and Overlay	\$ 88,273
Annual Expense Total = \$ 418,630			
FY 2034	Clubhouse	Security Camera System 12 Cameras	\$ 20,242
	Entry Areas	MP North Entry Monument Refurbishment	\$ 9,716
	Grounds	Meridian Boardwalk Repair Allowance	\$ 19,907
	Pool Area	Pool Furniture	\$ 60,050
FY 2034 Annual Expense Total = \$ 109,915			
FY 2035	Clubhouse	Televisions	\$ 2,629
		Office Carpeting	\$ 2,789
		Exterior Paint	\$ 13,847
		HVAC 5.0 Ton Units	\$ 26,288
		Clubhouse Décor	\$ 5,534
		Office Computer and Fax	\$ 1,660
	Clubhouse Subtotal = \$ 52,747.00		
	Entry Areas	Provence Entry Sign Refurbishment	\$ 6,641
		Shellwood Gate Operators Group 1	\$ 12,452
		Meridian Gate Operators	\$ 24,904
		Meridian Entry Sign Refurbishment	\$ 6,641
	Entry Areas Subtotal = \$ 50,638.00		
	Recreation	Tennis Court Color Coat	\$ 17,433
	Streets and Parking Areas	Whinsenton 1 Inch Mill and Overlay	\$ 212,250
		Parkmonte 1 Inch Mill and Overlay	\$ 158,058
		Shellwood 1 Inch Mill and Overlay	\$ 240,032

Year	Category	Item Name	Expense
		Streets and Parking Areas Subtotal = \$ 610,340.00	
FY 2035 Annual Expense Total = \$ 731,158			
FY 2036	Clubhouse	Fitness Equipment	\$ 41,138
		Clubhouse Table and Chair Sets	\$ 6,809
	Clubhouse Subtotal = \$ 47,947.00		
	Entry Areas	Enclave Entry Sign Refurbishment	\$ 6,809
		The Haven Gate Operators	\$ 25,534
		The Haven Bar Code Scanner	\$ 15,604
	Entry Areas Subtotal = \$ 47,947.00		
	Grounds	Stormwater Drainage Repair Allowance	\$ 119,158
		Enclave Dog Park Fencing Chain Link 4'	\$ 20,133
		Enclave Fencing Chain Link 6'	\$ 11,093
		Enclave Boardwalk Repair Allowance	\$ 6,151
	Grounds Subtotal = \$ 156,535.00		
	Pool Area	Pool Trellises Paint	\$ 10,639
	Streets and Parking Areas	The Haven Sealcoat	\$ 19,553
FY 2036 Annual Expense Total = \$ 282,621			
FY 2037	Clubhouse	Interior Paint	\$ 5,655
		Office Furniture	\$ 11,635
	Clubhouse Subtotal = \$ 17,290.00		
	Entry Areas	Windsor Gate Key Pad	\$ 7,272
	Grounds	Sidewalk Repair Allowance	\$ 186,893
	Pool Area	Pool Lift	\$ 13,526
FY 2037 Annual Expense Total = \$ 224,981			
FY 2038	Clubhouse	Clubhouse Tile	\$ 50,104
	Entry Areas	Whinsenton Masonry Wall Painting	\$ 7,165
		Parkmonte Masonry Wall Painting	\$ 29,123
		Shellwood Masonry Wall Painting	\$ 17,407
		Windsor Entry Gates	\$ 32,210
		Windsor Entry Area Aluminum 6' Fencing	\$ 14,912
	Entry Areas Subtotal = \$ 100,817.00		
	Pool Area	Pool Pumps and Equipment	\$ 23,859
		Pool Pavers	\$ 14,912
		Pool Trellises Shade Covering	\$ 32,210
	Pool Area Subtotal = \$ 70,981.00		

Year	Category	Item Name	Expense
FY 2038	Recreation	Playground Equipment Shades	\$ 52,192
		Trash Cans	\$ 2,684
	Recreation Subtotal = \$ 54,876.00		
	Streets and Parking Areas	Meadow Pointe North Sealcoat	\$ 43,975
		Windsor Sealcoat	\$ 112,833
	Streets and Parking Areas Subtotal = \$ 156,808.00		
FY 2038 Annual Expense Total = \$ 433,586			
FY 2039	Clubhouse	Refrigerator	\$ 1,835
	Entry Areas	MP North Entry Gates	\$ 25,686
		MP North Entry Area Split Rail Vinyl Fencing	\$ 20,946
		Provence Entry Area Aluminum 4' Fencing	\$ 12,231
		Meridian Gate Key Pad	\$ 7,645
		Entry Areas Subtotal = \$ 66,508.00	
	Grounds	Pond Banks Erosion Control	\$ 374,431
	Recreation	Picnic Table	\$ 2,140
FY 2039 Annual Expense Total = \$ 444,914			
FY 2040	Entry Areas	Provence Entry Gates	\$ 30,098
		Provence Entry Stone Refurbishment	\$ 11,287
		Enclave Gate Key Pad	\$ 7,838
		Meridian Entry Gates	\$ 33,860
		Meridian Entry Stone Refurbishment	\$ 18,811
	Entry Areas Subtotal = \$ 101,894.00		
	Recreation	Basketball Court Color Coat	\$ 15,057
	Streets and Parking Areas	Meadow Pointe North 1 Inch Mill and Overlay	\$ 164,365
FY 2040 Annual Expense Total = \$ 281,316			
FY 2041	Clubhouse	Access System for Clubhouse and Pool Area	\$ 19,287
		Clubhouse Furniture	\$ 9,965
	Clubhouse Subtotal = \$ 29,252.00		
	Entry Areas	Enclave Entry Gates	\$ 34,716
		Enclave Entry Area Aluminum 4' Fencing	\$ 15,429
		Enclave Entry Stone Refurbishment	\$ 5,786
		The Haven Entry Sign Refurbishment	\$ 7,715
	Entry Areas Subtotal = \$ 63,646.00		
	Grounds	Stormwater Drainage Repair Allowance	\$ 135,006
		Windsor 6' CL Fence	\$ 4,288

Year	Category	Item Name	Expense
	Grounds Subtotal = \$ 139,294.00		
	Streets and Parking Areas	Meridian Sealcoat	\$ 114,358
		Provence Sealcoat	\$ 126,637
		Enclave Sealcoat	\$ 112,665
	Streets and Parking Areas Subtotal = \$ 353,660.00		
FY 2041 Annual Expense Total = \$ 585,852			
FY 2042	Entry Areas	Entry Area Camera Systems Repair and Modernization	\$ 39,549
	Grounds	Sidewalk Repair Allowance	\$ 211,751
	Pool Area	Pool Furniture	\$ 73,330
FY 2042 Annual Expense Total = \$ 324,630			
FY 2043	Clubhouse	Exterior Paint	\$ 16,909
		Office Computer and Fax	\$ 2,027
	Clubhouse Subtotal = \$ 18,936.00		
	Entry Areas	Provence Gate Operators	\$ 30,412
		Parkmonte Gate Key Pad	\$ 8,448
		Windsor Gate Operators	\$ 30,412
		Windsor Bar Code Scanner	\$ 18,585
	Entry Areas Subtotal = \$ 87,857.00		
	Grounds	Meridian Boardwalk Repair Allowance	\$ 24,924
	Pool Area	Pool Resurface	\$ 131,784
		Pool Trellises Paint	\$ 12,672
	Pool Area Subtotal = \$ 144,456.00		
	Recreation	Tennis Court Color Coat	\$ 21,288
	Streets and Parking Areas	Windsor 1 Inch Mill and Overlay	\$ 454,542
FY 2043 Annual Expense Total = \$ 752,003			
FY 2044	Clubhouse	Security Camera System 12 Cameras	\$ 25,984
	Entry Areas	MP North Gate Operators	\$ 31,181
		MP North Gate Key Pad	\$ 8,661
		Provence Gate Key Pad	\$ 8,661
		Whinsenton Gate Key Pad	\$ 8,661
		Shellwood Gate Operators Group 2	\$ 15,590
		Shellwood Gate Key Pad	\$ 8,661
	Entry Areas Subtotal = \$ 81,415.00		
	Grounds	Windsor Asphalt Path	\$ 28,998
Windsor Retaining Wall with 4' Fence		\$ 42,960	

Year	Category	Item Name	Expense
	Grounds Subtotal = \$ 71,958.00		
	Pool Area	Pool Pumps and Equipment	\$ 27,716
Annual Expense Total = \$ 207,073			
FY 2045	Clubhouse	Televisions	\$ 3,375
	Entry Areas	Provence Bar Code Scanner	\$ 19,537
		Provence Wood Trellis Replacement	\$ 10,656
		Whinsenton Entry Monument Refurbishment	\$ 10,656
		Parkmonte Gate Operators Group 1	\$ 15,985
		Parkmonte Entry Monument Refurbishment	\$ 10,656
		Shellwood Entry Monuments Refurbishment	\$ 25,575
		Meridian Bar Code Scanner	\$ 19,537
		Meridian Wood Trellis Replacement	\$ 10,656
		The Haven Gate Key Pad	\$ 8,880
		Entry Areas Subtotal = \$ 132,138.00	
	Grounds	Enclave Boardwalk Repair Allowance	\$ 7,701
	Streets and Parking Areas	Meridian 1 Inch Mill and Overlay	\$ 449,322
FY 2045 Annual Expense Total = \$ 592,536			
FY 2046	Clubhouse	Fitness Equipment	\$ 52,808
	Entry Areas	Enclave Gate Operators	\$ 32,778
		Enclave Bar Code Scanner	\$ 20,031
		Enclave Wood Trellis Replacement	\$ 10,926
		The Haven Entry Gates	\$ 30,592
		The Haven Entry Area Aluminum 6' Fencing	\$ 40,972
		Entry Areas Subtotal = \$ 135,299.00	
	Grounds	Stormwater Drainage Repair Allowance	\$ 152,962
		Meridian Boardwalk Deck Boards and Railings	\$ 184,684
		Meridian Boardwalk Frame and Support	\$ 100,737
		Meridian Trellis Swing	\$ 5,463
		Enclave Asphalt Path	\$ 71,750
	Grounds Subtotal = \$ 515,596.00		
	Pool Area	Pool Trellises Shade Covering	\$ 39,333
	Streets and Parking Areas	Provence 1 Inch Mill and Overlay	\$ 510,149
		Enclave 1 Inch Mill and Overlay	\$ 453,864
		The Haven Sealcoat	\$ 25,100
	Streets and Parking Areas Subtotal = \$ 989,113.00		
FY 2046 Annual Expense Total = \$ 1,732,149			

Year	Category	Item Name	Expense	
FY 2047	Clubhouse	Office Carpeting	\$ 3,764	
		Interior Paint	\$ 7,259	
		HVAC 5.0 Ton Units	\$ 35,474	
		Clubhouse Décor	\$ 7,468	
	Clubhouse Subtotal = \$ 53,965.00			
	Entry Areas	Whinsenton Gate Operators	\$ 33,607	
		Parkmonte Gate Operators Group 2	\$ 16,803	
	Entry Areas Subtotal = \$ 50,410.00			
	Grounds	Sidewalk Repair Allowance	\$ 239,914	
		MP North Lift Station	\$ 70,947	
	Grounds Subtotal = \$ 310,861.00			
	Recreation	Playground Recycled Play Structure	\$ 56,011	
		Park Benches	\$ 3,734	
	Recreation Subtotal = \$ 59,745.00			
FY 2047 Annual Expense Total = \$ 474,981				
FY 2048	Clubhouse	Roofing Asphalt Shingle	\$ 48,517	
		Clubhouse Table and Chair Sets	\$ 9,188	
		Restrooms Refurbishment	\$ 84,227	
		Employee Restroom Refurbishment	\$ 9,571	
		Kitchen Cabinets	\$ 28,714	
	Clubhouse Subtotal = \$ 180,217.00			
	Entry Areas	Whinsenton Masonry Wall Painting	\$ 9,198	
		Parkmonte Masonry Wall Painting	\$ 37,385	
		Shellwood Masonry Wall Painting	\$ 22,345	
	Entry Areas Subtotal = \$ 68,928.00			
	Grounds	Enclave Boardwalk Deck Boards and Railings	\$ 57,064	
		Enclave Boardwalk Frame and Support	\$ 31,126	
	Grounds Subtotal = \$ 88,190.00			
	Pool Area	Pool Shower	\$ 4,594	
		Pool Trellises Wood Replacement	\$ 51,685	
	Pool Area Subtotal = \$ 56,279.00			
	Recreation	Basketball Court Color Coat	\$ 18,386	
		Playground Equipment Shades	\$ 66,999	
		Playground Metal Athletic Course	\$ 42,113	
		Playground Riding Structures	\$ 5,743	
		Trash Cans	\$ 3,446	

Year	Category	Item Name	Expense
	Recreation Subtotal = \$ 136,687.00		
	Streets and Parking Areas	Meadow Pointe North Sealcoat	\$ 56,451
		Windsor Sealcoat	\$ 144,843
	Streets and Parking Areas Subtotal = \$ 201,294.00		
FY 2048 Annual Expense Total = \$ 731,595			
FY 2049	Entry Areas	Windsor Gate Key Pad	\$ 9,813
	Grounds	Pond Banks Erosion Control	\$ 480,654
	Pool Area	Pool Lift	\$ 18,253
	Recreation	Basketball Hoops	\$ 15,701
FY 2049 Annual Expense Total = \$ 524,421			
FY 2050	Entry Areas	Shellwood Gate Operators Group 1	\$ 18,111
		Meridian Gate Operators	\$ 36,221
	Entry Areas Subtotal = \$ 54,332.00		
	Pool Area	Pool Pumps and Equipment	\$ 32,197
		Pool Furniture	\$ 89,547
		Pool Trellises Paint	\$ 15,092
	Pool Area Subtotal = \$ 136,836.00		
	Streets and Parking Areas	The Haven Provence 1 Inch Mill and Overlay	\$ 98,618
	Annual Expense Total = \$ 289,786		
FY 2051	Clubhouse	Exterior Paint	\$ 20,648
		Office Computer and Fax	\$ 2,476
	Clubhouse Subtotal = \$ 23,124.00		
	Entry Areas	Meridian Gate Key Pad	\$ 10,316
		The Haven Gate Operators	\$ 37,137
		The Haven Bar Code Scanner	\$ 22,695
	Entry Areas Subtotal = \$ 70,148.00		
	Grounds	Stormwater Drainage Repair Allowance	\$ 173,307
	Recreation	Tennis Court Color Coat	\$ 25,996
	Streets and Parking Areas	Meridian Sealcoat	\$ 146,800
		Provence Sealcoat	\$ 162,562
		Enclave Sealcoat	\$ 144,627
	Streets and Parking Areas Subtotal = \$ 453,989.00		
FY 2051 Annual Expense Total = \$ 746,564			
FY 2052	Entry Areas	Enclave Gate Key Pad	\$ 10,577
		Entry Area Camera Systems Repair and Modernization	\$ 50,768

Year	Category	Item Name	Expense
	Entry Areas Subtotal = \$ 61,345.00		
	Grounds	Sidewalk Repair Allowance	\$ 271,822
		Meridian Boardwalk Repair Allowance	\$ 31,206
	Grounds Subtotal = \$ 303,028.00		
FY 2052 Annual Expense Total = \$ 364,373			
FY 2053	Clubhouse	Access System for Clubhouse and Pool Area	\$ 26,026
		Clubhouse Furniture	\$ 13,447
	Clubhouse Subtotal = \$ 39,473.00		
	Entry Areas	Windsor Entry Sign Refurbishment	\$ 15,616
	Pool Area	Pool Resurface	\$ 169,170
FY 2053 Annual Expense Total = \$ 224,259			

Tab 3



Contractor	Contact	Proposal Amount	Notes
Finn Outdoor	Robb Brown	\$196,960	
ADS	Chad Harris	\$295,158	
Advanced Aquatics	Doug Agnew	\$259,230	

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Meadow Pointe CDD

Bill to
Meadow Pointe IV CDD

Ship to
Meadow Pointe CDD

Estimate details

Estimate no.: 2367
Estimate date: 07/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Location 1 - Pond 4, 55 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	55	\$140.00	\$7,700.00
2.		Erosion/Pond Bank Restoration	Location 2 - Pond 26, 40 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	40	\$140.00	\$5,600.00
3.		Erosion/Pond Bank Restoration	Location 3 - Pond 20, 80 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	80	\$140.00	\$11,200.00
4.		Erosion/Pond Bank Restoration	Location 4 - Pond 31 WEST, 215 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	215	\$135.00	\$29,025.00
5.						

	Erosion/Pond Bank Restoration	Location 4 - Pond 31 SOUTH , 451 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	451	\$135.00	\$60,885.00
6.	Erosion/Pond Bank Restoration	Location 4 - Pond 31 NORTH, 220 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	220	\$135.00	\$29,700.00
7.	Erosion/Pond Bank Restoration	Location 5 - Pond 39, 40 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	40	\$140.00	\$5,600.00
8.	Erosion/Pond Bank Restoration	Location 6 - Pond 42, 270 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas. Includes area MES repair.	270	\$135.00	\$36,450.00
9.	Erosion/Pond Bank Restoration	Location 7 - Pond 37 -- Remove the existing end section and utilize for rip rap. Repour mitered end section with #57 stone and filter fabric under end section. Install rip rap a minimum of 2 feet around end section. Sod all disturbed areas.	1	\$3,200.00	\$3,200.00
10.	Erosion/Pond Bank Restoration	Location 8 - Pond 84 -- Regrade eroded area to sand cement bags and install rip rap with filter fabric per the detail provided. Clear a minimum of 8" under skimmers. Sod all disturbed areas.	1	\$2,800.00	\$2,800.00
11.	Erosion/Pond Bank Restoration	Location 9 - Pond 40 -- Regrade sides of end section structure per the original slope and grades. Install rip rap 5' from ends of structure with filter fabric to deter future erosion per the detail provided. Multiple areas along the top of the mitered end section have depressions. Fill all voids with flowable fill. Sod all disturbed areas.	1	\$4,800.00	\$4,800.00

Total

\$196,960.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
(813) 568-2891



Bill to
Greg Woodcock

Ship to
Greg Woodcock

Estimate details

Estimate no.: 1173

Estimate date: 08/12/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Location 1 – Pond 4 – Severe Pond bank erosion on northeast corner of pond. Install 55' of Rip Rap from top of bank to toe of slope. Place compacted fill dirt as needed for restoration and grading to original condition. Refer to rip rap repair detail at the end of the report for details. Sod all disturbed areas. (\$198/ft)	1	\$10,890.00	\$10,890.00
2.		Services	Location 2 – Pond 26 – Install 40' of Rip Rap from top of bank to toe of slope. Place compacted fill dirt as needed for restoration and grading to match pre erosion condition. Refer to rip rap repair detail at the end of the report for details. Sod all disturbed areas.(\$198/ft)	1	\$7,920.00	\$7,920.00
3.		Services	Location 3 - Pond 20 - Erosion indicated along corner of pond bank. Recommend Rip Rap of the pond bank for an 80' section in the eroded. Refer to the rip rap repair detail at the end of this report for additional details. Sod all disturbed areas. (\$198/ft)	1	\$15,840.00	\$15,840.00
4.		Services	Location 4 - Pond 31 - Severe Pond bank erosion. Install 215 LF of rip rap on west side of pond. Install 451 LF of rip rap on the south side of the pond and 220 LF of rip rap on the north side of the pond bank. Repair pond bank with rip rap. Refer to	1	\$175,428.00	\$175,428.00

rip rap repair detail at the end of this report for additional details. (\$198/ft)

5.	Services	Location 5 - Pond 39 Erosion indicated along the pond bank. Install 40 LF of rip rap per detail below. Sod all disturbed areas to match existing.	1	\$7,920.00	\$7,920.00
6.	Services	Location 6 – Pond 42 Erosion indicated along the west and northwest sides of the pond. Install 270 LF of rip rap along the west and northwest pond banks. The existing mitered end section is undermining and eroding around the end section. Install #57 stone with filter fabric under the end section and install fabric and rip rap extending a minimum of 2 feet around the entire mitered end section. Sod all disturbed areas. (\$53,460 for rip rap) (\$1850 for MES) (\$3500 sod addendum)	1	\$58,810.00	\$58,810.00
7.	Services	Location 7 – Pond 36 Existing mitered end section has failed. Remove the existing end section and utilize for rip rap. Repour mitered end section with #57 stone and filter fabric under end section. Install rip rap a minimum of 2 feet around end section. Sod all disturbed areas.	1	\$6,700.00	\$6,700.00
8.	Services	Location 8 – Pond 84 Erosion of pond bank around existing control structure. Regrade eroded area to sand cement bags and install rip rap with filter fabric per the detail located at the end of this report. Clear a minimum of 8” under skimmers. Sod all disturbed areas. (Price based upon private access and water table.)	1	\$4,750.00	\$4,750.00
9.	Services	Location 9 – Pond 40 Erosion present on each end of the multiple mitered end section structure. Regrade sides of end section structure per the original slope and grades. Install rip rap 5’ from ends of structure with filter fabric to deter future erosion per the detail located at the end of this report. Multiple areas along the top of the mitered end section have depressions. Fill depressed area with compacted rock and soil mix. Sod all disturbed areas.	1	\$6,900.00	\$6,900.00

10.	Service at	Meadow Pointe IV Rip Rap Erosion Repair	1	\$0.00	\$0.00
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			Total	\$295,158.00	
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Accepted date

Accepted by



ADVANCED AQUATIC SERVICES, Inc.
- EROSION REMEDIATION PROPOSAL-

August 27, 2025

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

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services: **(see attached map)**

Location 1 Pond 4(AA 78)- install 15 yards of fill dirt in the washed-out area. Install felt, 57 rock and rip rap over the fill.

Cost to Client: \$10,880.00 Initial: _____

Location 2 Pond 26(AA 19)- install 10 yards of fill, 57 rock and rip rap.

Cost to Client: \$8,960.00 Initial: _____

Location 3 Pond 27(AA 20)- install 6 yards of fill, 57 rock and rip rap.

Cost to Client: \$7,200.00 Initial: _____

Location 4 Pond 31(AA 24)- use a mini excavator to dig sediment out of the pond and use this sediment to restore the bank. Install fill dirt in areas still need to create a 4:1 slope. Install felt, 57 rock and rip rap around the bank.

Cost to Client: \$166,750.00 Initial: _____

Location 5 Pond 39 (AA 24)- install 10 yards of fill, 57 rock and rip rap.

Cost to Client: \$8,960.00 Initial: _____

Location 9 Pond 40(AA 32)- regrade sides of end section structure per the original slop and grades. Install rip rap 5 foot

from ends of structure with filter fabric to deter future erosion per detail located at end of email report. Multiple areas along the top of the mitered end sections have depressions- fill areas with compacted rock & soil mix. Sod all disturbed areas.

Cost to Client: \$8,000.00 Initial: _____

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



Location 6 Pond 42(AA 35)- install fill dirt, felt, 57 rock and rip rap on 270 linear feet.

Cost to Client: \$36,000.00 Initial: _____

Location 7 Pond 42(AA 35)- remove the existing end section and utilize this for rip rap. Re-pour mitered end section with 7 rock and filter fabric under each section. Install rip rap a minimum of 2 feet around end section. Sod all disturbed areas.

Cost to Client: \$4,480.00 Initial: _____

Pond 44(AA 36)- install 4 yards of fill & 57 rock around the inflow pipe and haul off the broken piece of concrete.

Cost to Client: \$1,600.00 Initial: _____

Location 8 Pond 84(AA 69)- regrade eroded area to sand cement bags and install rip rap with filter fabric per the detail

located at the end of the email report. Clear a minimum of 8 inches under the skimmers and sod all disturbed areas.

Cost to Client: \$6,400.00 Initial: _____

***50% Deposit is required prior to commencement of the job.**

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Print Name: _____ Date: _____

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

Tab 4

MEADOW POINTE IV CDD
ESTIMATED PAVEMENT PLANNING COSTS
MILLING AND RESURFACING COST ESTIMATE



ITEM NO.	STREET NAME	DATE OF LAST PAVEMENT CONSTRUCTION	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (\$Y)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (\$N)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION (EA)	TOTAL PAVEMENT RESTORATION WORK
1.0	WHINSENTON DRIVE	2005	2030	43,715.00	4,857.22	270.39	\$ 3.00	\$ 14,571.67	\$ 145.00	\$ 79,391.90	\$ 1,311.45	\$ 1,942.89	\$ 97,217.91
2.0	BALMORAL COURT	2005	2030	13,178.00	1,464.22	81.51	\$ 3.00	\$ 4,392.67	\$ 145.00	\$ 23,932.90	\$ 395.34	\$ 585.69	\$ 29,306.59
3.0	EDENROCK PLACE	2005	2030	17,446.00	1,938.44	107.91	\$ 3.00	\$ 5,815.33	\$ 145.00	\$ 31,684.12	\$ 523.38	\$ 775.38	\$ 38,798.21
4.0	MEDBURY DRIVE	2005	2030	24,537.00	2,726.33	151.77	\$ 3.00	\$ 8,179.00	\$ 145.00	\$ 44,562.26	\$ 736.11	\$ 1,090.53	\$ 54,567.90
5.0	BRANCHSIDE LANE	2005	2030	13,122.00	1,458.00	81.16	\$ 3.00	\$ 4,374.00	\$ 145.00	\$ 23,831.19	\$ 393.66	\$ 583.20	\$ 29,182.05
6.0	WASHBURN PLACE	2005	2030	31,998.00	3,555.33	197.91	\$ 3.00	\$ 10,666.00	\$ 145.00	\$ 58,112.37	\$ 959.94	\$ 1,422.13	\$ 71,160.44
7.0	PARKMONTE DRIVE	2005	2030	23,002.00	2,555.78	142.27	\$ 3.00	\$ 7,667.33	\$ 145.00	\$ 41,774.51	\$ 690.06	\$ 1,022.31	\$ 51,154.21
8.0	LANGDRUM DRIVE	2005	2032	47,920.00	5,324.44	296.39	\$ 3.00	\$ 15,973.33	\$ 145.00	\$ 87,028.71	\$ 1,437.60	\$ 2,129.78	\$ 106,569.42
9.0	EDENDALE DRIVE	2005	2032	23,589.00	2,621.00	145.90	\$ 3.00	\$ 7,863.00	\$ 145.00	\$ 42,840.57	\$ 707.67	\$ 1,048.40	\$ 52,459.64
10.0	FORTINGALE DRIVE	2005	2032	20,777.00	2,308.56	128.51	\$ 3.00	\$ 6,925.67	\$ 145.00	\$ 37,733.63	\$ 623.31	\$ 923.42	\$ 46,206.03
11.0	JUNEBERRY DRIVE	2005	2032	41,322.00	4,591.33	255.58	\$ 3.00	\$ 13,774.00	\$ 145.00	\$ 75,045.92	\$ 1,239.66	\$ 1,836.53	\$ 91,896.11
12.0	CREEKRIDGE DRIVE	2005	2032	17,552.00	1,950.22	108.56	\$ 3.00	\$ 5,850.67	\$ 145.00	\$ 31,876.63	\$ 526.56	\$ 780.09	\$ 39,033.94
13.0	SHELLWOOD PLACE	2005	2032	5,948.00	660.89	36.79	\$ 3.00	\$ 1,982.67	\$ 145.00	\$ 10,802.31	\$ 178.44	\$ 264.36	\$ 13,227.77
14.0	FENNWOOD COURT	2009	2034	68,943.00	7,660.33	426.43	\$ 3.00	\$ 22,981.00	\$ 145.00	\$ 125,209.11	\$ 2,068.29	\$ 3,064.13	\$ 153,322.53
15.0	CLUBHOUSE PARKING LOT	2009	2034	4,568.33	514.67	254.30	\$ 3.00	\$ 13,705.00	\$ 145.00	\$ 74,669.98	\$ 1,233.45	\$ 1,827.33	\$ 91,435.76
16.0	PINFELD DRIVE	2010	2034	19,100.00	2,122.22	118.14	\$ 3.00	\$ 6,366.67	\$ 145.00	\$ 34,687.99	\$ 573.00	\$ 848.89	\$ 42,476.54
17.0	GWYNHURST BOULEVARD	2013	2038	94,194.00	10,466.00	582.61	\$ 3.00	\$ 31,398.00	\$ 145.00	\$ 171,068.08	\$ 2,825.82	\$ 4,186.40	\$ 209,478.30
18.0	MARDELLE PLACE	2013	2038	16,577.00	1,841.89	102.53	\$ 3.00	\$ 5,525.67	\$ 145.00	\$ 30,105.90	\$ 497.31	\$ 736.76	\$ 36,865.64
19.0	WENLOCK LOOP	2013	2038	24,199.00	2,688.78	149.68	\$ 3.00	\$ 8,066.33	\$ 145.00	\$ 43,948.41	\$ 725.97	\$ 1,075.51	\$ 53,816.22
20.0	SANDSPIRIT PLACE	2013	2038	17,800.00	1,977.78	110.10	\$ 3.00	\$ 5,933.33	\$ 145.00	\$ 32,327.03	\$ 534.00	\$ 791.11	\$ 39,585.47
21.0	KELMIN TERRACE	2015	2040	37,376.00	4,152.89	231.18	\$ 3.00	\$ 12,458.67	\$ 145.00	\$ 67,879.49	\$ 1,121.28	\$ 1,661.16	\$ 83,120.59
22.0	PENSFORD COURT	2015	2040	22,385.00	2,487.22	138.46	\$ 3.00	\$ 7,461.67	\$ 145.00	\$ 40,653.96	\$ 671.55	\$ 994.89	\$ 49,782.06
23.0	ESPERANZA COURT	2015	2040	20,142.00	2,238.00	124.58	\$ 3.00	\$ 6,714.00	\$ 145.00	\$ 36,580.39	\$ 604.26	\$ 895.20	\$ 44,793.85
24.0	SOTHERBY DRIVE	2015	2040	39,310.00	4,367.78	243.14	\$ 3.00	\$ 13,103.33	\$ 145.00	\$ 71,391.87	\$ 1,179.30	\$ 1,747.11	\$ 87,421.62
25.0	DRISCOLL DRIVE	2015	2040	46,320.00	5,146.67	286.50	\$ 3.00	\$ 15,440.00	\$ 145.00	\$ 84,122.91	\$ 1,389.60	\$ 2,058.67	\$ 103,011.18
26.0	FAIRHILL DRIVE	2015	2040	47,162.00	5,240.22	291.71	\$ 3.00	\$ 15,720.67	\$ 145.00	\$ 85,652.09	\$ 1,414.86	\$ 2,096.09	\$ 104,883.70
27.0	BOURNEVILLE TERRACE	2015	2040	37,080.00	4,120.00	229.35	\$ 3.00	\$ 12,360.00	\$ 145.00	\$ 67,341.92	\$ 1,112.40	\$ 1,648.00	\$ 82,462.32
28.0	WHITEWILLOW DRIVE	2015	2040	68,231.00	7,581.22	422.02	\$ 3.00	\$ 22,743.67	\$ 145.00	\$ 123,916.02	\$ 2,046.93	\$ 3,032.49	\$ 151,739.11
29.0	ROTHBURY COURT	2015	2040	18,257.00	2,028.56	112.92	\$ 3.00	\$ 6,085.67	\$ 145.00	\$ 33,156.99	\$ 547.71	\$ 811.42	\$ 40,601.79
30.0	FIREMOSS LANE	2015	2040	53,476.00	5,941.78	330.76	\$ 3.00	\$ 17,825.33	\$ 145.00	\$ 97,119.10	\$ 1,604.28	\$ 2,376.71	\$ 118,925.42
31.0	COACHFORD DRIVE	2016	2041	39,080.00	4,342.22	241.72	\$ 3.00	\$ 13,026.67	\$ 145.00	\$ 70,974.17	\$ 1,172.40	\$ 1,736.89	\$ 86,910.12
32.0	CHADMORE COURT	2016	2041	13,077.00	1,453.00	80.88	\$ 3.00	\$ 4,359.00	\$ 145.00	\$ 23,749.47	\$ 392.31	\$ 581.20	\$ 29,081.98
33.0	HILLIARD DRIVE	2018	2043	58,558.00	6,506.44	362.19	\$ 3.00	\$ 19,519.33	\$ 145.00	\$ 106,348.65	\$ 1,756.74	\$ 2,602.58	\$ 130,227.30
34.0	BELLEMEADE COURT	2020	2045	34,814.00	3,868.22	215.33	\$ 3.00	\$ 11,604.67	\$ 145.00	\$ 63,226.58	\$ 1,044.42	\$ 1,547.29	\$ 77,422.95
	MAINTENANCE OF TRAFFIC (5%)				126,811.33								\$ 126,907.23
	MOBILIZATION (2%)												\$ 50,762.89
	PERFORMANCE BOND (3%)												\$ 76,144.34
	OVERALL TOTAL							\$ 380,434.00		\$ 2,072,747.09	\$ 34,239.06	\$ 50,724.53	\$ 2,791,959.16

Cost By Year

Year	Cost	Cost Plus Maintenance of Traffic, Mobilization, Performance Bond
2030	\$ 371,387.32	\$408,526.05
2032	\$ 349,392.92	\$384,332.21
2034	\$ 287,234.83	\$315,958.32
2038	\$ 339,745.63	\$373,720.19
2040	\$ 866,741.64	\$953,415.81
2041	\$ 115,992.10	\$127,591.31
2042	\$ 130,227.30	\$143,250.03
2045	\$ 77,422.95	\$85,165.25

Year	Cost
2050	\$ 408,526.05
2052	\$ 384,332.21
2054	\$ 315,958.32
2058	\$ 373,720.19
2060	\$ 953,415.81
2061	\$ 127,591.31
2062	\$ 143,250.03
2065	\$ 85,165.25

Cost Plus Maintenance of Traffic, Mobilization, Performance Bond

\$449,378.65
\$422,765.43
\$347,554.15
\$411,092.21
\$1,048,757.39
\$140,350.44
\$157,575.03
\$93,681.77
\$5,863,114.23

Total

MEADOW POINTE IV CDD
ESTIMATED PAVEMENT PLANNING COSTS
MILLING AND RESURFACING COST ESTIMATE



ITEM NO.	STREET NAME	DATE OF LAST PAVEMENT CONSTRUCTION	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION (EA)	TOTAL PAVEMENT RESTORATION WORK
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MEADOW POINTE IV CDD
ESTIMATED HA5 PLANNING COSTS
MILLING AND RESURFACING COST ESTIMATE



ITEM NO.	STREET NAME	DATE OF LAST PAVEMENT CONSTRUCTION	RECOMMENDED HA5 APPLICATION DATE	APPROXIMATE ROADWAY AREA (SY)	HA5	TOTAL HA5 COST	MOBILIZATION (2%)	MAINTENANCE OF TRAFFIC (5%)	PERFORMANCE BOND (3%)	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CRACK/PAVEMENT REPAIR	TOTAL PAVEMENT RESTORATION WORK
1.0	SHELLWOOD PLACE	2005	2026	12,132.00	\$ 4.39	\$ 53,259.48	\$ 1,065.19	\$ 2,662.97	\$ 1,597.78	\$ 1,597.78	\$ 4,852.80	\$ 65,036.01
2.0	PARKMONTE	2005	2029	11,436.00	\$ 4.39	\$ 50,204.04	\$ 1,004.08	\$ 2,510.20	\$ 1,506.12	\$ 1,506.12	\$ 4,574.40	\$ 61,304.97
3.0	WHINSENTON	2005	2029	12,444.00	\$ 4.39	\$ 54,629.16	\$ 1,092.58	\$ 2,731.46	\$ 1,638.87	\$ 1,638.87	\$ 4,977.60	\$ 66,708.55
4.0	MERIDIAN	2005	2028	19,721.00	\$ 4.39	\$ 86,575.19	\$ 1,731.50	\$ 4,328.76	\$ 2,597.26	\$ 2,597.26	\$ 7,888.40	\$ 105,718.36
5.0	ENCLAVE	2005	2028	16,894.00	\$ 4.39	\$ 74,164.66	\$ 1,483.29	\$ 3,708.23	\$ 2,224.94	\$ 2,224.94	\$ 6,757.60	\$ 90,563.67
6.0	PROVENCE	2005	2027	19,041.00	\$ 4.39	\$ 83,589.99	\$ 1,671.80	\$ 4,179.50	\$ 2,507.70	\$ 2,507.70	\$ 7,616.40	\$ 102,073.09
7.0	WINDSOR	2005	2027	19,096.00	\$ 4.39	\$ 83,831.44	\$ 1,676.63	\$ 4,191.57	\$ 2,514.94	\$ 2,514.94	\$ 7,638.40	\$ 102,367.93
8.0	CLUBHOUSE PARKING LOT	2005	2027	4,588.00	4.39	\$ 20,141.32	\$ 402.83	\$ 1,007.07	\$ 604.24	\$ 604.24	\$ 1,835.20	\$ 24,594.89
9.0	MEADOW POINTE NORTH	Paved 2021	2030	7,567.00	4.39	\$ 33,219.13	\$ 664.38	\$ 1,660.96	\$ 996.57	\$ 996.57	\$ 3,026.80	\$ 40,564.42
10.0	HAVEN	Paved 2020	2031	3,870.00	4.39	\$ 16,989.30	\$ 339.79	\$ 849.47	\$ 509.68	\$ 509.68	\$ 1,548.00	\$ 20,745.91
11.0	SHELLWOOD PLACE	2005	2031	12,132.00	\$ 4.83	\$ 58,597.56	\$ 1,171.95	\$ 2,929.88	\$ 1,757.93	\$ 1,757.93	\$ 4,852.80	\$ 71,068.04
12.0	PARKMONTE	2005	2034	11,436.00	\$ 4.83	\$ 55,235.88	\$ 1,104.72	\$ 2,761.79	\$ 1,657.08	\$ 1,657.08	\$ 4,574.40	\$ 66,990.94
13.0	WHINSENTON	2005	2034	12,444.00	\$ 4.83	\$ 60,104.52	\$ 1,202.09	\$ 3,005.23	\$ 1,803.14	\$ 1,803.14	\$ 4,977.60	\$ 72,895.71
14.0	MERIDIAN	2005	2033	19,721.00	\$ 4.83	\$ 95,252.43	\$ 1,905.05	\$ 4,762.62	\$ 2,857.57	\$ 2,857.57	\$ 7,888.40	\$ 115,523.65
15.0	ENCLAVE	2005	2033	16,894.00	\$ 4.83	\$ 81,598.02	\$ 1,631.96	\$ 4,079.90	\$ 2,447.94	\$ 2,447.94	\$ 6,757.60	\$ 98,963.36
16.0	PROVENCE	2005	2032	19,041.00	\$ 4.83	\$ 91,968.03	\$ 1,839.36	\$ 4,598.40	\$ 2,759.04	\$ 2,759.04	\$ 7,616.40	\$ 111,540.27
17.0	WINDSOR	2005	2032	19,096.00	\$ 4.83	\$ 92,233.68	\$ 1,844.67	\$ 4,611.68	\$ 2,767.01	\$ 2,767.01	\$ 7,638.40	\$ 111,862.46
18.0	CLUBHOUSE PARKING LOT	2005	2032	4,588.00	\$ 4.83	\$ 22,160.04	\$ 443.20	\$ 1,108.00	\$ 664.80	\$ 664.80	\$ 1,835.20	\$ 26,876.05
19.0	MEADOW POINTE NORTH	Paved 2021	2035	7,567.00	\$ 4.83	\$ 36,548.61	\$ 730.97	\$ 1,827.43	\$ 1,096.46	\$ 1,096.46	\$ 3,026.80	\$ 44,326.73
20.0	HAVEN	Paved 2020	2036	3,870.00	\$ 4.83	\$ 18,692.10	\$ 373.84	\$ 934.61	\$ 560.76	\$ 560.76	\$ 1,548.00	\$ 22,670.07
21.0	SHELLWOOD PLACE	2005	2036	12,132.00	\$ 5.31	\$ 64,420.92	\$ 1,288.42	\$ 3,221.05	\$ 1,932.63	\$ 1,932.63	\$ 4,852.80	\$ 77,648.44
22.0	PARKMONTE	2005	2039	11,436.00	\$ 5.31	\$ 60,725.16	\$ 1,214.50	\$ 3,036.26	\$ 1,821.75	\$ 1,821.75	\$ 4,574.40	\$ 73,193.83
23.0	WHINSENTON	2005	2039	12,444.00	\$ 5.31	\$ 66,077.64	\$ 1,321.55	\$ 3,303.88	\$ 1,982.33	\$ 1,982.33	\$ 4,977.60	\$ 79,645.33
24.0	MERIDIAN	2005	2038	19,721.00	\$ 5.31	\$ 104,718.51	\$ 2,094.37	\$ 5,235.93	\$ 3,141.56	\$ 3,141.56	\$ 7,888.40	\$ 126,220.32
25.0	ENCLAVE	2005	2038	16,894.00	\$ 5.31	\$ 89,707.14	\$ 1,794.14	\$ 4,485.36	\$ 2,691.21	\$ 2,691.21	\$ 6,757.60	\$ 108,126.67
26.0	PROVENCE	2005	2037	19,041.00	\$ 5.31	\$ 101,107.71	\$ 2,022.15	\$ 5,055.39	\$ 3,033.23	\$ 3,033.23	\$ 7,616.40	\$ 121,868.11
27.0	WINDSOR	2005	2037	19,096.00	\$ 5.31	\$ 101,399.76	\$ 2,028.00	\$ 5,069.99	\$ 3,041.99	\$ 3,041.99	\$ 7,638.40	\$ 122,220.13
28.0	CLUBHOUSE PARKING LOT	2005	2037	4,588.00	\$ 5.31	\$ 24,362.28	\$ 487.25	\$ 1,218.11	\$ 730.87	\$ 730.87	\$ 1,835.20	\$ 29,364.58
29.0	MEADOW POINTE NORTH	Paved 2021	2040	7,567.00	\$ 5.31	\$ 40,180.77	\$ 803.62	\$ 2,009.04	\$ 1,205.42	\$ 1,205.42	\$ 3,026.80	\$ 48,431.07
30.0	HAVEN	Paved 2020	2041	3,870.00	\$ 5.31	\$ 20,549.70	\$ 410.99	\$ 1,027.49	\$ 616.49	\$ 616.49	\$ 1,548.00	\$ 24,769.16
31.0	SHELLWOOD PLACE	2005	2041	12,132.00	\$ 5.84	\$ 70,850.88	\$ 1,417.02	\$ 3,542.54	\$ 2,125.53	\$ 2,125.53	\$ 4,852.80	\$ 84,914.29
32.0	PARKMONTE	2005	2044	11,436.00	\$ 5.84	\$ 66,786.24	\$ 1,335.72	\$ 3,339.31	\$ 2,003.59	\$ 2,003.59	\$ 4,574.40	\$ 80,042.85
33.0	WHINSENTON	2005	2044	12,444.00	\$ 5.84	\$ 72,672.96	\$ 1,453.46	\$ 3,633.65	\$ 2,180.19	\$ 2,180.19	\$ 4,977.60	\$ 87,098.04
34.0	MERIDIAN	2005	2043	19,721.00	\$ 5.84	\$ 115,170.64	\$ 2,303.41	\$ 5,758.53	\$ 3,455.12	\$ 3,455.12	\$ 7,888.40	\$ 138,031.22
35.0	ENCLAVE	2005	2043	16,894.00	\$ 5.84	\$ 98,660.96	\$ 1,973.22	\$ 4,933.05	\$ 2,959.83	\$ 2,959.83	\$ 6,757.60	\$ 118,244.48
36.0	PROVENCE	2005	2042	19,041.00	\$ 5.84	\$ 111,199.44	\$ 2,223.99	\$ 5,559.97	\$ 3,335.98	\$ 3,335.98	\$ 7,616.40	\$ 133,271.77
37.0	WINDSOR	2005	2042	19,096.00	\$ 5.84	\$ 111,520.64	\$ 2,230.41	\$ 5,576.03	\$ 3,345.62	\$ 3,345.62	\$ 7,638.40	\$ 133,656.72
38.0	CLUBHOUSE PARKING LOT	2005	2042	4,588.00	\$ 5.84	\$ 26,793.92	\$ 535.88	\$ 1,339.70	\$ 803.82	\$ 803.82	\$ 1,835.20	\$ 32,112.33
39.0	MEADOW POINTE NORTH	Paved 2021	2045	7,567.00	\$ 5.84	\$ 44,191.28	\$ 883.83	\$ 2,209.56	\$ 1,325.74	\$ 1,325.74	\$ 3,026.80	\$ 52,962.95
40.0	HAVEN	Paved 2020	2046	3,870.00	\$ 5.84	\$ 22,600.80	\$ 452.02	\$ 1,130.04	\$ 678.02	\$ 678.02	\$ 1,548.00	\$ 27,086.90

MEADOW POINTE IV CDD
ESTIMATED HA5 PLANNING COSTS
MILLING AND RESURFACING COST ESTIMATE



ITEM NO.	STREET NAME	DATE OF LAST PAVEMENT CONSTRUCTION	RECOMMENDED HA5 APPLICATION DATE	APPROXIMATE ROADWAY AREA (SY)	HA5	TOTAL HA5 COST	MOBILIZATION (2%)	MAINTENANCE OF TRAFFIC (5%)	PERFORMANCE BOND (3%)	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CRACK/PAVEMENT REPAIR	TOTAL PAVEMENT RESTORATION WORK
31.0	SHELLWOOD PLACE	2005	2046	12,132.00	\$ 6.42	\$ 77,887.44	\$ 1,557.75	\$ 3,894.37	\$ 2,336.62	\$ 2,336.62	\$ 4,852.80	\$ 92,865.61
32.0	PARKMONTE	2005	2049	11,436.00	\$ 6.42	\$ 73,419.12	\$ 1,468.38	\$ 3,670.96	\$ 2,202.57	\$ 2,202.57	\$ 4,574.40	\$ 87,538.01
33.0	WHINSENTON	2005	2049	12,444.00	\$ 6.42	\$ 79,890.48	\$ 1,597.81	\$ 3,994.52	\$ 2,396.71	\$ 2,396.71	\$ 4,977.60	\$ 95,253.84
34.0	MERIDIAN	2005	2048	19,721.00	\$ 6.42	\$ 126,608.82	\$ 2,532.18	\$ 6,330.44	\$ 3,798.26	\$ 3,798.26	\$ 7,888.40	\$ 150,956.37
35.0	ENCLAVE	2005	2048	16,894.00	\$ 6.42	\$ 108,459.48	\$ 2,169.19	\$ 5,422.97	\$ 3,253.78	\$ 3,253.78	\$ 6,757.60	\$ 129,316.81
36.0	PROVENCE	2005	2047	19,041.00	\$ 6.42	\$ 122,243.22	\$ 2,444.86	\$ 6,112.16	\$ 3,667.30	\$ 3,667.30	\$ 7,616.40	\$ 145,751.24
37.0	WINDSOR	2005	2047	19,096.00	\$ 6.42	\$ 122,596.32	\$ 2,451.93	\$ 6,129.82	\$ 3,677.89	\$ 3,677.89	\$ 7,638.40	\$ 146,172.24
38.0	CLUBHOUSE PARKING LOT	2005	2047	4,588.00	\$ 6.42	\$ 29,454.96	\$ 589.10	\$ 1,472.75	\$ 883.65	\$ 883.65	\$ 1,835.20	\$ 35,119.30
39.0	MEADOW POINTE NORTH	Paved 2021	2050	7,567.00	\$ 6.42	\$ 48,580.14	\$ 971.60	\$ 2,429.01	\$ 1,457.40	\$ 1,457.40	\$ 3,026.80	\$ 57,922.36
40.0	HAVEN	Paved 2020	2051	3,870.00	\$ 6.42	\$ 24,845.40	\$ 496.91	\$ 1,242.27	\$ 745.36	\$ 745.36	\$ 1,548.00	\$ 29,623.30
41.0	SHELLWOOD PLACE	2005	2051	12,132.00	\$ 7.00	\$ 84,924.00	\$ 1,698.48	\$ 4,246.20	\$ 2,547.72	\$ 2,547.72	\$ 4,852.80	\$ 100,816.92
42.0	PARKMONTE	2005	2054	11,436.00	\$ 7.00	\$ 80,052.00	\$ 1,601.04	\$ 4,002.60	\$ 2,401.56	\$ 2,401.56	\$ 4,574.40	\$ 95,033.16
43.0	WHINSENTON	2005	2054	12,444.00	\$ 7.00	\$ 87,108.00	\$ 1,742.16	\$ 4,355.40	\$ 2,613.24	\$ 2,613.24	\$ 4,977.60	\$ 103,409.64
44.0	MERIDIAN	2005	2053	19,721.00	\$ 7.00	\$ 138,047.00	\$ 2,760.94	\$ 6,902.35	\$ 4,141.41	\$ 4,141.41	\$ 7,888.40	\$ 163,881.51
45.0	ENCLAVE	2005	2053	16,894.00	\$ 7.00	\$ 118,258.00	\$ 2,365.16	\$ 5,912.90	\$ 3,547.74	\$ 3,547.74	\$ 6,757.60	\$ 140,389.14
46.0	PROVENCE	2005	2052	19,041.00	\$ 7.00	\$ 133,287.00	\$ 2,665.74	\$ 6,664.35	\$ 3,998.61	\$ 3,998.61	\$ 7,616.40	\$ 158,230.71
47.0	WINDSOR	2005	2052	19,096.00	\$ 7.00	\$ 133,672.00	\$ 2,673.44	\$ 6,683.60	\$ 4,010.16	\$ 4,010.16	\$ 7,638.40	\$ 158,687.76
48.0	CLUBHOUSE PARKING LOT	2005	2052	4,588.00	\$ 7.00	\$ 32,116.00	\$ 642.32	\$ 1,605.80	\$ 963.48	\$ 963.48	\$ 1,835.20	\$ 38,126.28
49.0	MEADOW POINTE NORTH	Paved 2021	2055	7,567.00	\$ 7.00	\$ 52,969.00	\$ 1,059.38	\$ 2,648.45	\$ 1,589.07	\$ 1,589.07	\$ 3,026.80	\$ 62,881.77
50.0	HAVEN	Paved 2020	2056	3,870.00	\$ 7.00	\$ 27,090.00	\$ 541.80	\$ 1,354.50	\$ 812.70	\$ 812.70	\$ 1,548.00	\$ 32,159.70
51.0	SHELLWOOD PLACE	2005	2056	12,132.00	\$ 7.70	\$ 93,416.40	\$ 1,868.33	\$ 4,670.82	\$ 2,802.49	\$ 2,802.49	\$ 4,852.80	\$ 110,413.33
52.0	PARKMONTE	2005	2059	11,436.00	\$ 7.70	\$ 88,057.20	\$ 1,761.14	\$ 4,402.86	\$ 2,641.72	\$ 2,641.72	\$ 4,574.40	\$ 104,079.04
53.0	WHINSENTON	2005	2059	12,444.00	\$ 7.70	\$ 95,818.80	\$ 1,916.38	\$ 4,790.94	\$ 2,874.56	\$ 2,874.56	\$ 4,977.60	\$ 113,252.84
54.0	MERIDIAN	2005	2058	19,721.00	\$ 7.70	\$ 151,851.70	\$ 3,037.03	\$ 7,592.59	\$ 4,555.55	\$ 4,555.55	\$ 7,888.40	\$ 179,480.82
55.0	ENCLAVE	2005	2058	16,894.00	\$ 7.70	\$ 130,083.80	\$ 2,601.68	\$ 6,504.19	\$ 3,902.51	\$ 3,902.51	\$ 6,757.60	\$ 153,752.29
56.0	PROVENCE	2005	2057	19,041.00	\$ 7.70	\$ 146,615.70	\$ 2,932.31	\$ 7,330.79	\$ 4,398.47	\$ 4,398.47	\$ 7,616.40	\$ 173,292.14
57.0	WINDSOR	2005	2057	19,096.00	\$ 7.70	\$ 147,039.20	\$ 2,940.78	\$ 7,351.96	\$ 4,411.18	\$ 4,411.18	\$ 7,638.40	\$ 173,792.70
58.0	CLUBHOUSE PARKING LOT	2005	2057	4,588.00	\$ 7.70	\$ 35,327.60	\$ 706.55	\$ 1,766.38	\$ 1,059.83	\$ 1,059.83	\$ 1,835.20	\$ 41,755.39
59.0	MEADOW POINTE NORTH	Paved 2021	2060	7,567.00	\$ 7.70	\$ 58,265.90	\$ 1,165.32	\$ 2,913.30	\$ 1,747.98	\$ 1,747.98	\$ 3,026.80	\$ 68,867.27
60.0	HAVEN	Paved 2020	2061	3,870.00	\$ 7.70	\$ 29,799.00	\$ 595.98	\$ 1,489.95	\$ 893.97	\$ 893.97	\$ 1,548.00	\$ 35,220.87

Cost By Year

Year	Cost
2026	\$ 65,036.01
2027	\$ 229,035.91
2028	\$ 196,282.03
2029	\$ 128,013.52
2030	\$ 40,564.42
2031	\$ 91,813.95
2032	\$ 250,278.78

Year	Cost
2033	\$ 214,487.01
2034	\$ 139,886.65
2035	\$ 44,326.73
2036	\$ 100,318.51
2037	\$ 273,452.82
2038	\$ 108,126.67
2039	\$ 152,839.16
2040	\$ 48,431.07
2041	\$ 109,683.46

Year	Cost
2042	\$ 299,040.82
2043	\$ 256,275.71
2044	\$ 167,140.90
2045	\$ 52,962.95
2046	\$ 119,952.51
2047	\$ 327,042.79
2048	\$ 280,273.18
2049	\$ 182,791.85
2050	\$ 57,922.36
2051	\$ 130,440.22

Year	Cost
2052	\$ 355,044.75
2053	\$ 304,270.65
2054	\$ 198,442.80
2055	\$ 62,881.77
2056	\$ 32,159.70
2057	\$ 388,840.23
2058	\$ 333,233.12
2059	\$ 217,331.88
2060	\$ 68,867.27
2061	\$ 35,220.87

TOTAL \$ 6,062,712.99

Tab 5



Meadow Pointe IV Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

8/19/2025

Prepared for:

Meadow Pointe IV
Community Development District

Prepared by:

Stephen Roehm- Field Service Manager
Doug Agnew- Senior Environmental Consultant

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lakes@advancedaquatic.com

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TABLE OF CONTENTS

Site Assessments

Ponds 29-30 3

Ponds 31-32 4

Ponds 33-34 5

Ponds 35-36 6

Ponds 37-38 7

Ponds 39-40 8

Ponds 41-47 9

Ponds 48-49 10

Ponds 50-51 11

Ponds 52-53 12

Ponds 54-55 13

Ponds 56-57 14



TABLE OF CONTENTS

Site Assessments

Ponds 58-59 15

Ponds 60-61 16

North Site Map17

South Site Map18



Site Assessments

Pond 29

Comments:

Treatment In Progress

Blue Pond Dye has been added to pond and Planktonic algae treated on 8/21/25.



Pond 30

Comments:

Treatment In Progress

Blue Pond Dye has been added and Planktonic algae treated in 8/21/25.



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Site Assessments

Pond 31

Comments:

Normal Growth Observed

Minimal growth of Torpedograss and Primrose present and treated.

Pre-emergent aquatic herbicide has been applied to the entire exposed bank.



Pond 32

Comments:

Site Looks Good

Primrose was observed growing within outflow area and treated 8/19/25.



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Site Assessments

Pond 33

Comments:

No longer under CDD management.

Pond 34

Comments:

Normal Growth Observed

Primrose, Alligator Weed, Torpedograss and Pennywort targeted around the pond edge and carefully treated within and around healthy native aquatic plant species.

Large quantities of grass clippings were observed around portions of the pond.



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Site Assessments

Pond 35

Comments:

Treatment In Progress

Primrose and Torpedograss targeted along ponds edge and carefully treated within and around healthy native aquatic plant species.

Minimal algae present and treated 8/21/25.



Pond 36

Comments:

Treatment In Progress

Applied pre-emergent aquatic herbicide to the entire exposed bank.

Minimal algae present within pond and treated 8/21/25.



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Site Assessments

Pond 37

Comments:

Site Looks Good

Very minimal growth of Torpedograss treated along ponds edge.

Pond level is up and looks great.



Pond 38

Comments:

Treatment In Progress

Minimal algae growth observed and treated 8/21/25.

Continue carefully spot spraying invasive species within and around the healthy native aquatic plant species.



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Site Assessments

Pond 39

Comments:

Normal Growth Observed

Pond is completely dry.

Pre-emergent aquatic herbicide was applied to the entire pond area.



Pond 40

Comments:

Treatment In Progress

Minimal growth of Torpedograss and Dogfennel present and treated.

Minimal algae present and treated 8/21/25.



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Site Assessments

Pond 41

Comments:

Treatment In Progress

Duckweed has bloomed over the entire pond surface. Treatment has been applied on 8/19/25. Results will be evident by early September.



Pond 47

Comments:

Normal Growth Observed

Continue targeting invasive Crested Floating Heart as it appears.

Hog damage to the side of the pond is making it difficult for the landscape company to mow up to the edge on portions of the pond.



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Site Assessments

Pond 48

Comments:

Site Looks Good

Trace amounts of algal growth treated.



Pond 49

Comments:

Treatment In Progress

Level has risen enough to launch the boat on 8/12/25. Torpedograss has been treated along the entire ponds edge.

Minimal algae and Chara present and treated 8/12/25.



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Site Assessments

Pond 50

Comments:

Requires Attention

Overall the pond has minimal Torpedograss growth along the edge with no algae present.

Hogs are creating extensive damage around portions of the pond making it difficult for the landscape company to mow around the entire pond. (Picture on the right).



Pond 51

Comments:

Site Looks Good

Continue carefully spot spraying Torpedograss and Alligator Weed within and around the healthy native aquatic plants.



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Site Assessments

Pond 52

Comments:

Treatment In Progress

Pond was recently treated via boat on 8/12/25 to treat Dogfennel, Primrose and Torpedograss along the edge of the pond.

Minimal Planktonic algae was present and treated.

Blue Pond Dye was recently added to the pond after this inspection.



Pond 53

Comments:

Site Looks Good

Trace amounts of algal growth treated.



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Site Assessments

Pond 54

Comments:

Site Looks Good

Continue spot spraying all invasive plant species within and around the healthy native aquatic plants.



Pond 55

Comments:

Normal Growth Observed

Minimal Primrose and Torpedograss treated along ponds edge.

Pre-emergent aquatic herbicide has been applied to the exposed bank.



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Site Assessments

Pond 56

Comments:

Treatment In Progress

Boat was launched on 8/12/25 within this pond and we targeted Torpedograss, Dogfennel and Primrose along the edge of the pond bordering the wetland conservation area.

Minimal algae present and treated.



Pond 57

Comments:

Normal Growth Observed

Continue carefully spot spraying all invasive plant species that tend to grow within and around the healthy native aquatic plants.



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Site Assessments

Pond 58

Comments:

Treatment In Progress

Algae has formed on this pond due to the amount of Slender Spikerush that was previously treated using a systemic aquatic herbicide. This treatment is 100% successful.

Algae has been targeted by rotating products allowing an aggressive algae treatment. Algae has been reduced by 95%. Minimal algae present along edge of pond. Continue treatments.



Pond 59

Comments:

Site Looks Good

Pond was treated via boat on 8/12/25 to treat invasive growth around the entire edge of the pond.



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Site Assessments

Pond 60

Comments:

Site Looks Good

Pond was treated via boat on 8/12/25 to target invasive growth around the entire edge of the pond.



Pond 61

Comments:

Normal Growth Observed

Pond was treated via boat on 8/12/25 to target invasive growth around the entire edge of the pond.



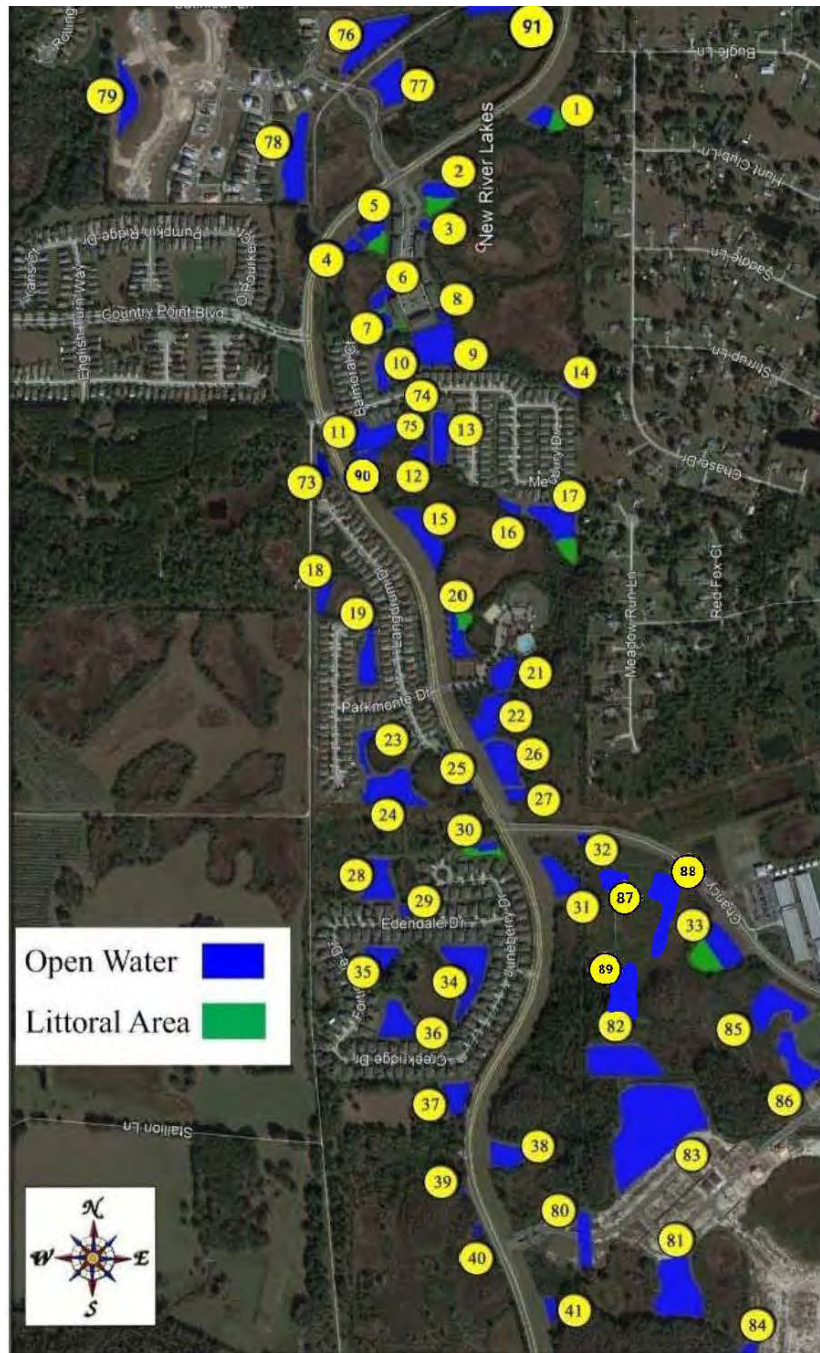
www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



North Site Map



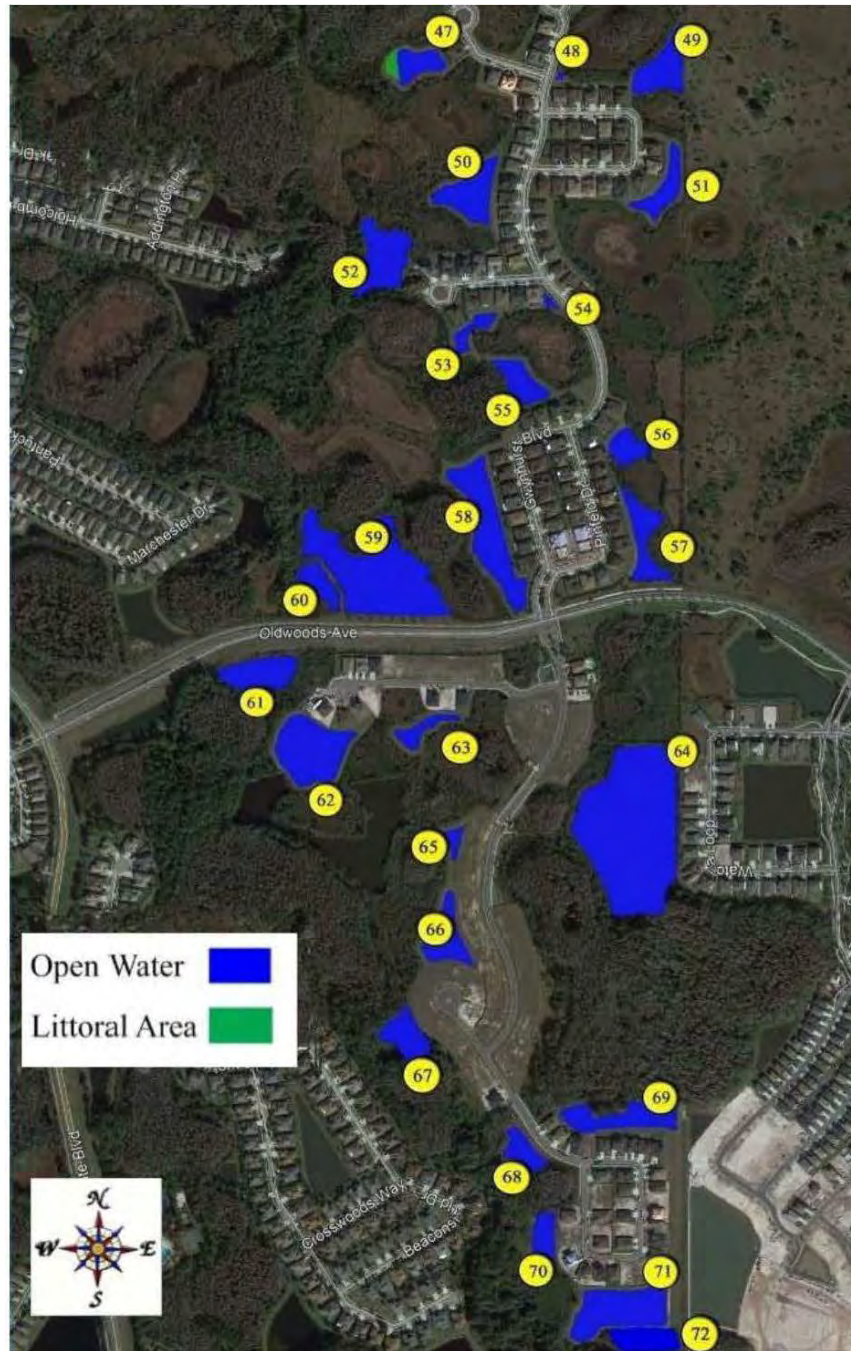
www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



South Site Map



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

Tab 6

MEADOW POINTE IV

LANDSCAPE INSPECTION REPORT



August 19, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Fennwood Ct, Pond A

General Updates, Recent & Upcoming Maintenance Events

- Along the walkway of Meadow Pointe Boulevard, several trees are overhanging and require trimming, as their low branches pose a potential hazard to pedestrians.
- In reference to the preserve cutback noted in my report, please develop a plan to mitigate this encroachment and prevent future turf loss.

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. Under the MPIV North sign, the torpedo grass in the planting bed has been sprayed but has not yet been removed. Please have the crew address this during the next detailing event. (Pic 1)



.... technician examine the pond for maintenance and treat this accordingly.

5. Please note that the hilltop near the pond has several bare spots in the turf. The crew should raise the mower blades in this area to encourage the grass to thicken and continue monitoring its recovery. Additionally, the overgrowth of weedy material from the preserve is encroaching into the turf; please have the crew trim back the line and maintain the turf below on an ongoing basis. (Pic 5>)



2. Throughout the MPIV grounds, please remove all Spanish moss from trees up to a height of 10 feet over greenways and 15 feet over walkways.
3. Southwest of Pond A, overgrowth from the preserve area is encroaching into maintained spaces. Please schedule a date to cut back this vegetation and ensure all debris is removed. (Pic 3>)
4. Around Pond A, a buildup of pond scum is beginning to develop. Please have a pond...



Pond A, Fennwood Ct, Mitigation Area 7

6. In the same area shown in Picture 5, the preserve growth has been left unmanaged for too long and now requires detailing. Please trim the encroaching vegetation back at least 2–3 feet where needed, as the overgrowth is causing turf loss along the pond edge. (Pic 6)

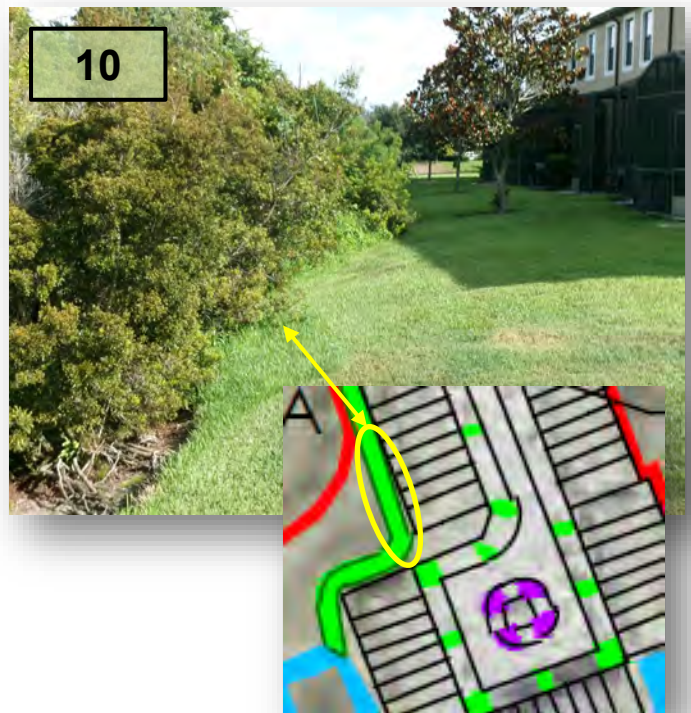


7. Throughout the backside of the Fennwood Court townhomes, the preserve requires cutback. Please schedule a date for this work to be completed. Similar overgrowth is also occurring around the pond areas and pedestrian green spaces, which should be addressed at the same time.
8. At the entrance area in MPIV North, the Robellini palms need to be trimmed in accordance with the scope of service, with fronds limbed up to the “9 to 3” position.

9. A few items require attention in Mitigation Area 7. The pond is developing an increased buildup of pond scum along the banks and should be treated accordingly. Additionally, the oak tree is showing signs of stress, with thinning foliage due to Spanish moss and the trunk producing watersprouts. Please remove the moss, limb up the oak, and prune out the sucker growth. (Pic 9)



10. This photo illustrates the significant turf loss that has occurred due to encroachment from the preserve into the maintained areas. Please schedule a detail event. (Pic 10)



Pond B, Fennwood Ct

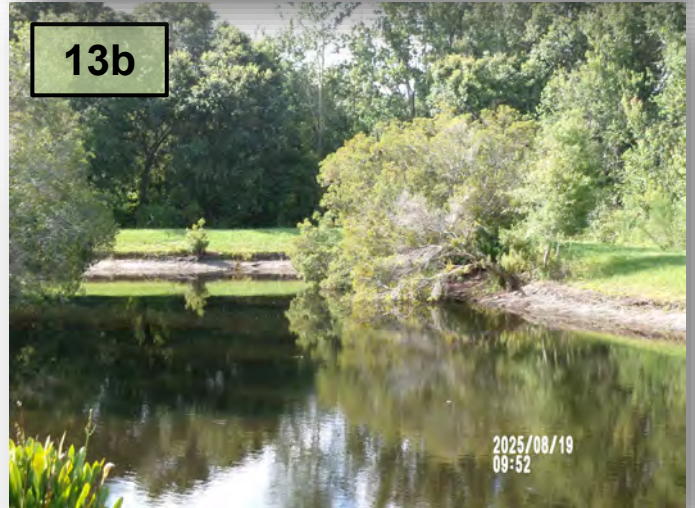
11. Please ensure the crew line-trims all areas that the mower cannot reach, rather than leaving the edge lines unmaintained. (Pic 11)



12. It is unclear whether Juniper or the HOA would be responsible for this oak tree, which has split and is leaning toward the preserve. However, in the event it does not fall in that direction, Juniper could you provide a proposal to manage this tree? (Pic 12)



13. Juniper, please limb up the two trees along Pond bank #B. Both trees appear healthy enough to recover, and their root systems will help maintain the stability of the pond bank. (Pic 13a, 13b)



14. In the same area shown in Picture 13, the walkway behind the trees should be line-trimmed where the mower cannot reach.
15. East of the mail kiosk, oak tree is stressed. The roots appear to be girdling, placing significant stress on the canopy. Please limb up the dead branches, perform selective pruning, and continue to monitor the tree's condition. (Pic 15>)
16. At the front entrance of MPIV North, the Fakahatchee grasses are ready for pruning to remove dead stems.



Fennwood Ct, Whinsenton Dr

17. This southern magnolia tree (on Fennwood) is leaning toward the parking area. Given its maturity, it is not feasible to straighten the tree at this time. I recommend monitoring its condition throughout the season. (Pic 17)



21. On Whinsenton, may require a proposed cleanup during fall due to the high volume of leaf litter and sediment buildup. Juniper, please assess the site and determine what resources are needed to fully remove the debris. (Pic 21a, 21b) (See map next page)



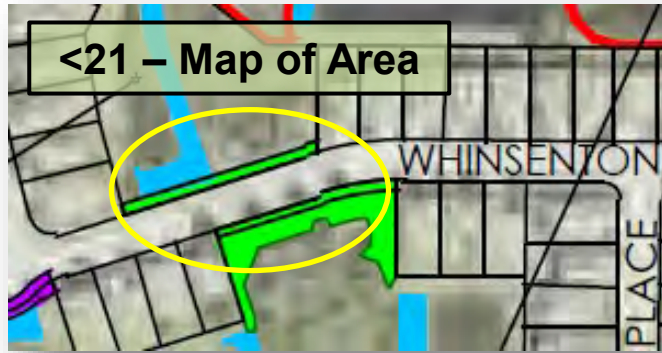
18. The planting bed at Whinsenton Place requires detailing, as there is visible trash and some weedy plant material present.

19. South of Whinsenton, the saw palmettos should be pruned back from the edge of the planting bed and cut out the dead fronds.

20. The Ligustrum requires detailing, as there is suckering growth and vines climbing the trunk. Please limb up any dead material and thoroughly clean out the plant. (Pic 20>)



Fennwood Ct, Whinsenton Dr, Edenrock Pl, Langdrum Dr



23. As a reminder, please ensure all inlets and outlets, as well as the bases of all signs, are consistently line-trimmed.

24. The oak tree on Edenrock has not yet been limbed up. The branches are overhanging the walkway in the cul-de-sac and need to be trimmed to 15 feet in accordance with the scope of service. (Pic 24)

22. The Geocell along Flood Mitigation Area 10B has lost its gravel. Please have a pond technician visit the site to assess the requirements for restoration. (Pic 22)



25. The pond southwest of the Langdrum cul-de-sac is showing signs of erosion and may require attention in the near future. I will continue to monitor its condition. (Pic 25)



Sump 19A, Langdrum Dr, Juneberry Dr, Edendale Dr, Pond 3

26. At Sump 19A, the crew is not line-trimming the edges of the greenspaces, allowing large dogtail weeds to encroach and grow up to six feet tall. Please ensure the edges and pond outlets are properly line-trimmed.

27. The cul-de-sac of Juneberry Drive requires full detailing throughout the planting bed. This includes hand-pulling large weeds, controlling nutsedge, and addressing other various weedy plants. The Fakahatchee grasses are also struggling, as they have not fully recovered following the last pruning, please assess and monitor. (Pic 27a, 27b)



28. Along Pond 3, the Geocell is exposed and losing gravel. Please have a pond technician inspect the area and provide recommendations for restoration. (Pic 28>)

29. On the east side of Pond 3, an oak tree has fallen over the walkway. Please cut back the tree and dispose of the debris. (Pic 29)



30. Along the preserve near Pond 3, please trim the limbs of this pine tree and push the debris back into the preserve area, and have the crew mow underneath. (Pic 30>)

31. Around the tennis courts, the flax lilies need to be deadheaded and trimmed. Additionally, the surrounding planting beds.... (nxt pg)



Amenities Center, Tennis Courts, Pool Area

(cont.).... require detailing, as crape myrtle saplings are beginning to emerge. (Pic 31)



32. East of the pool area, the weedy growth should be trimmed back at least two feet, as the preserve line is encroaching excessively. (Pic 32a>, 32b>)



Rizzetta & Company
Professionals in Community Management

Proposal

1. No proposals are required at this time. I would like the Juniper team to focus on trimming the preserve line and assessing the drainage area on Whinsenton Place.



Tab 7

MEADOW POINTE IV

LANDSCAPE INSPECTION REPORT



August 19, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Fennwood Ct, Pond A

General Updates, Recent & Upcoming Maintenance Events

- Along the walkway of Meadow Pointe Boulevard, several trees are overhanging and require trimming, as their low branches pose a potential hazard to pedestrians.
- In reference to the preserve cutback noted in my report, please develop a plan to mitigate this encroachment and prevent future turf loss.

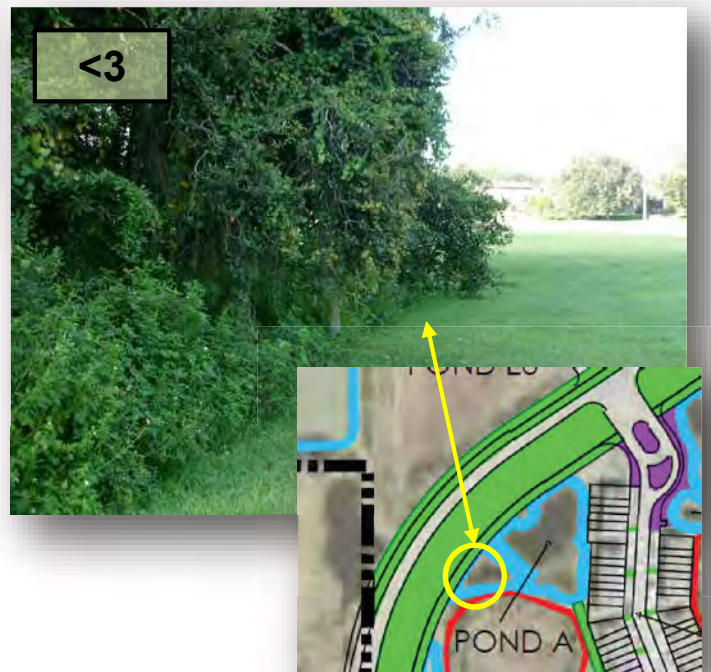
The following are action items for Juniper Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** 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. Under the MPIV North sign, the torpedo grass in the planting bed has been sprayed but has not yet been removed. Please have the crew address this during the next detailing event. (Pic 1)



.... technician examine the pond for maintenance and treat this accordingly.

5. Please note that the hilltop near the pond has several bare spots in the turf. The crew should raise the mower blades in this area to encourage the grass to thicken and continue monitoring its recovery. Additionally, the overgrowth of weedy material from the preserve is encroaching into the turf; please have the crew trim back the line and maintain the turf below on an ongoing basis. (Pic 5>)



2. Throughout the MPIV grounds, please remove all Spanish moss from trees up to a height of 10 feet over greenways and 15 feet over walkways.
3. Southwest of Pond A, overgrowth from the preserve area is encroaching into maintained spaces. Please schedule a date to cut back this vegetation and ensure all debris is removed. (Pic 3>)
4. Around Pond A, a buildup of pond scum is beginning to develop. Please have a pond...

Summary of Comments on Slide 1

Page: 2

	Number: 1	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 2:44:56 PM
	Author: jorge.ledesma Subject: Sticky Note Date: 9/3/2025 3:06:58 PM 1-Completed			
	Number: 2	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:06:58 PM
	Author: jorge.ledesma Subject: Sticky Note Date: 9/3/2025 3:07:07 PM 5-Noted			
	Number: 3	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:18:35 PM
	Number: 4	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:18:35 PM 2-Noted
	Number: 5	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 2:45:17 PM
	Author: jorge.ledesma Subject: Sticky Note Date: 9/3/2025 3:07:16 PM 3-All vertical cuts in preserve areas will be address during the the fall/winter season when growth slows down on main focus areas like entrances and club house			

Pond A, Fennwood Ct, Mitigation Area 7

6. In the same area shown in Picture 5, the preserve growth has been left unmanaged for too long and now requires detailing. Please trim the encroaching vegetation back at least 2–3 feet where needed, as the overgrowth is causing turf loss along the pond edge. (Pic 6)



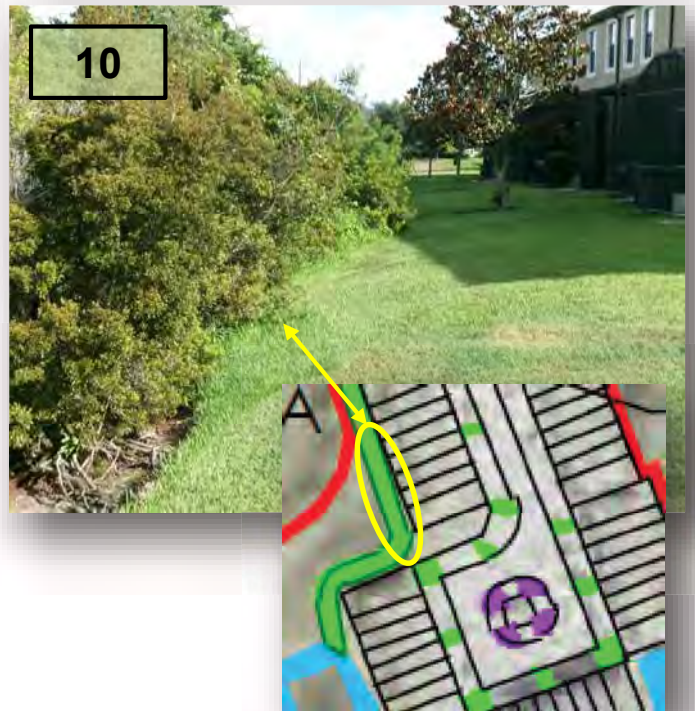
7. Throughout the backside of the Fennwood Court townhomes, the preserve requires cutback. Please schedule a date for this work to be completed. Similar overgrowth is also occurring around the pond areas and pedestrian green spaces, which should be addressed at the same time.










8. At the entrance area in MPIV North, the Robellini palms need to be trimmed in accordance with the scope of service, with fronds limbed up to the “9 to 3” position.

9. A few items require attention in Mitigation Area 7. The pond is developing an increased buildup of pond scum along the banks and should be treated accordingly. Additionally, the oak tree is showing signs of stress, with thinning foliage due to Spanish moss and the trunk producing watersprouts. Please remove the moss, limb up the oak, and prune out the sucker growth. (Pic 9)



10. This photo illustrates the significant turf loss that has occurred due to encroachment from the preserve into the maintained areas. Please schedule a detail event. (Pic 10)



	Number: 1	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:06:03 PM
<hr/>				
	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:07:39 PM	
9-Will address during our visit on week of 9/8/25				
	Number: 2	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 2:48:11 PM
<hr/>				
	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:07:31 PM	
6-All vertical cuts in preserve areas will be address during the the fall/winter season when growth slows down on main focus areas like entrances and club house				
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	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:07:50 PM	
10-All vertical cuts in preserve areas will be address during the the fall/winter season when growth slows down on main focus areas like entrances and club house				
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	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:07:56 PM	
7-All vertical cuts in preserve areas will be address during the the fall/winter season when growth slows down on main focus areas like entrances and club house				
	Number: 5	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:05:32 PM
<hr/>				
	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:08:02 PM	
7-Will address during our visit on week of 9/8/25				

Pond B, Fennwood Ct

11. Please ensure the crew line-trims all areas that the mower cannot reach, rather than leaving the edge lines unmaintained. (Pic 11)



12. It is unclear whether Juniper or the HOA would be responsible for this oak tree, which has split and is leaning toward the preserve. However, in the event it does not fall in that direction, Juniper could you provide a proposal to manage this tree? (Pic 12)










13. Juniper, please limb up the two trees along Pond bank #B. Both trees appear healthy enough to recover, and their root systems will help maintain the stability of the pond bank. (Pic 13a, 13b)



14. In the same area shown in Picture 13, the walkway behind the trees should be line-trimmed where the mower cannot reach.

15. East of the mail kiosk, oak tree is stressed. The roots appear to be girdling, placing significant stress on the canopy. Please limb up the dead branches, perform selective pruning, and continue to monitor the tree's condition. (Pic 15>)

16. At the front entrance of MPIV North, the Fakahatchee grasses are ready for pruning to remove dead stems.

	Number: 1	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 2:49:30 PM
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		11-All vertical cuts in preserve areas will be address during the the fall/winter season when growth slows down on main focus areas like entrances and club house		
	Number: 2	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:08:26 PM
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	Number: 3	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:04:20 PM
		Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:08:33 PM
	15-Noted			
	Number: 4	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:08:33 PM
		Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:08:42 PM
	16-Will address during our visit on week of 9/8/25			

Fennwood Ct, Whinsenton Dr

17. This southern magnolia tree (on Fennwood) is leaning toward the parking area. Given its maturity, it is not feasible to straighten the tree at this time. I recommend monitoring its condition throughout the season. (Pic 17)



21. On Whinsenton, may require a proposed cleanup during fall due to the high volume of leaf litter and sediment buildup. Juniper, please assess the site and determine what resources are needed to fully remove the debris. (Pic 21a, 21b) (See map next page)









18. The planting bed at Whinsenton Place requires detailing, as there is visible trash and some weedy plant material present.

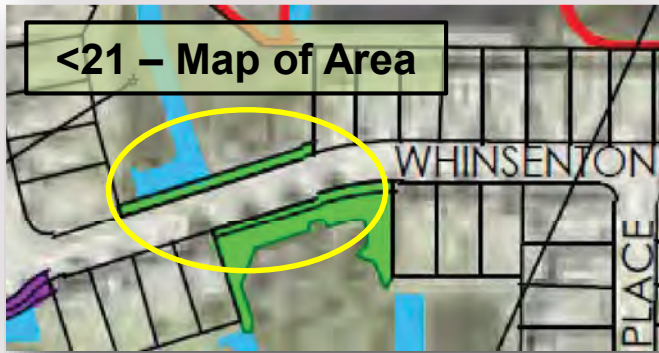
19. South of Whinsenton, the saw palmettos should be pruned back from the edge of the planting bed and cut out the dead fronds.

20. The Ligustrum requires detailing, as there is suckering growth and vines climbing the trunk. Please limb up any dead material and thoroughly clean out the plant. (Pic 20>)



	Number: 1	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:03:28 PM
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			18-Will address during our visit on week of 9/8/25	
	Number: 2	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:08:59 PM
		Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:09:06 PM
			19-Will address during our visit on week of 9/8/25	
	Number: 3	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:02:17 PM
		Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:09:27 PM
			20-Will address during our visit on week of 9/8/25	

Fennwood Ct, Whinsenton Dr, Edenrock Pl, Langdrum Dr



22. The Geocell along Flood Mitigation Area 10B has lost its gravel. Please have a pond technician visit the site to assess the requirements for restoration. (Pic 22)




20. As a reminder, please ensure all inlets and outlets, as well as the bases of all signs, are consistently line-trimmed.


24. The oak tree on Edenrock has not yet been limbed up. The branches are overhanging the walkway in the cul-de-sac and need to be trimmed to 15 feet in accordance with the scope of service. (Pic 24)





25. The pond southwest of the Langdrum cul-de-sac is showing signs of erosion and may require attention in the near future. I will continue to monitor its condition. (Pic 25)



 Number: 1 Author: jorge.ledesma Subject: Sticky Note Date: 9/3/2025 3:01:57 PM

 Author: jorge.ledesma Subject: Sticky Note Date: 9/3/2025 3:13:39 PM
23-Noted- Will remind crews to make sure line trimming is completed every visit

 Number: 2 Author: jorge.ledesma Subject: Sticky Note Date: 9/3/2025 2:51:58 PM

 Author: jorge.ledesma Subject: Sticky Note Date: 9/3/2025 3:13:47 PM
24-All oak trees throughout Whinsenton were lifted during our visit
on week of 8/25/25

Sump 19A, Langdrum Dr, Juneberry Dr, Edendale Dr, Pond 3

26 At Sump 19A, the crew is not line-trimming the edges of the greenspaces, allowing large dogtail weeds to encroach and grow up to six feet tall. Please ensure the edges and pond outlets are properly line-trimmed.

27 The cul-de-sac of Juneberry Drive requires full detailing throughout the planting bed. This includes hand-pulling large weeds, controlling nutsedge, and addressing other various weedy plants. The Fakahatchee grasses are also struggling, as they have not fully recovered following the last pruning, please assess and monitor. (Pic 27a, 27b)



28 Along Pond 3, the Geocell is exposed and losing gravel. Please have a pond technician inspect the area and provide recommendations for restoration. (Pic 28>)











29 On the east side of Pond 3, an oak tree has fallen over the walkway. Please cut back the tree and dispose of the debris. (Pic 29)



30 Along the preserve near Pond 3, please trim the limbs of this pine tree and push the debris back into the preserve area, and have the crew mow underneath. (Pic 30>)

31 Around the tennis courts, the flax lilies need to be deadheaded and trimmed. Additionally, the surrounding planting beds.... (nxt pg)



	Number: 1	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 2:58:08 PM
		Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:14:18 PM
			29-Scheduled week of 9/8/25	
	Number: 2	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:00:23 PM
		Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:14:00 PM
			26-Noted- Will remind crews to make sure line trimming is completed every visit	
	Number: 3	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 2:59:58 PM
		Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:14:12 PM
			27-Scheduled for week of 9/8/25	
	Number: 4	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 2:56:23 PM
		Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:14:25 PM
			30-Scheduled week of 9/8/25	
	Number: 5	Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 2:54:46 PM
		Author: jorge.ledesma	Subject: Sticky Note	Date: 9/3/2025 3:14:32 PM
			31-Completed	

Amenities Center, Tennis Courts, Pool Area

(cont.).... require detailing, as crape myrtle saplings are beginning to emerge. (Pic 31)



32. East of the pool area, the weedy growth should be trimmed back at least two feet, as the preserve line is encroaching excessively. (Pic 32a>, 32b>)



Rizzetta & Company
Professionals in Community Management



Number: 1 Author: jorge.ledesma Subject: Sticky Note Date: 9/3/2025 2:55:07 PM



Author: jorge.ledesma Subject: Sticky Note Date: 9/3/2025 3:15:25 PM

32-All vertical cuts in preserve areas will be address during the the fall/winter season when growth slows down on main focus areas like entrances and club house

Proposal

1. No proposals are required at this time. I would like the Juniper team to focus on trimming the preserve line and assessing the drainage area on Whinsenton Place.



Tab 8



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

3902 Meadow Pointe Blvd.
Wesley Chapel, FL 33543



Operations/Maintenance August 2025

Outsmart Pest Control: 8/4/2025 Monthly pest control service.
Invoice #45512-\$60.00

SAAS: Provence: 8/20/2025 Preventive Maintenance: Replaced brushes on entrance island side. Replaced batteries on entrance curb side operator. Updated firmware. Invoice #16865 \$451.00

Mr. Electric: 8/22/2025 Clubhouse – diagnostics and replaced a burned GFCI outlet in the kitchen. Also, replaced a light bulb in the mezzanine at no charge.
Invoice #2503561 \$711.90



Rizzetta & Company

CRT Security Cameras:

Windsor: 8/19/2025 The damaged NVR was replaced, including installation and programming. Invoice #20230968 \$1,393.75 (see picture below).



Also, a high-performance Smart IP License Plate Camera was installed as a demo for MPIV, at no charge.

Danielle Fence: 8/22/2025 Replaced damaged/missing fence sections along Old Woods Ave. at Windsor, behind two homes located on Pinfeld Dr. This damage was related to the hurricanes from October 2024. Invoice #83439 \$2,956.00 is the balance of payment due. A deposit payment of \$1,000.00 was made in June 2025.

FIELD MAINTENANCE:

Advanced Aquatic: Ponds were assessed and treated on 8/1, 8/5, 8/7, 8/12, 8/15, 8/19, 8/21, 8/26

Monthly Deputy's Report for Meadow Pointe IV - Deputy David

Conducted 179 Directed Patrols

Responded to the following calls for service

- 1. Alarm calls: 1**
- 2. Battery: 3**
- 3. Parking written warnings: 13**



Rizzetta & Company

- 4. Neighbor Dispute: 1
- 5. Parking Citations Issued: 5
- 6. School Safety Drill: 1
- 7. Unverified 911 calls: 1
- 8. Death Investigation: 1
- 9. Welfare Check calls: 3
- 10. Theft: 1

Meadow Pointe IV Payment Log

8/1/2025 through 8/30/2025

Date	Purpose	Event Date	Community	Rm Dep	Rm Amt	Card Amt
8/2/2025	2 tags		Shellwood			\$24.00
8/2/2025	2 fobs		Parkmonte			\$50.00
8/3/2025	2 tags		Windsor			\$24.00
8/4/2025	1 tag		Shellwood			\$12.00
8/4/2025	1 tag		Provence			\$12.00
8/5/2025	2 tags		Enclave			\$24.00
8/6/2025	2 tags		Shellwood			\$24.00
8/6/2025	2 tags		Windsor			\$24.00
8/6/2025	1 tag		MP North			\$12.00
8/8/2025	1 tag		Windsor			\$12.00
8/10/2025	5 tags		Windsor			\$60.00
8/10/2025	1 fob		Windsor			\$25.00
8/12/2025	1 tag		Enclave			\$12.00
8/13/2025	1 tag		Haven			\$12.00
8/13/2025	1 tag		Shellwood			\$12.00
8/13/2025	1 tag		Enclave			\$12.00
8/13/2025	2 tags		Whinsenton			\$24.00
8/15/2025	Rm Rent & Dep	12/20/25	Parkmonte	\$200.00	\$50.00	\$250.00
8/15/2025	Rm Rent & Dep	8/23/25	Shellwood	\$200.00	\$50.00	\$250.00
8/15/2025	2 tags 2 fobs		Whinsenton			\$74.00
8/15/2025	1 tag		Meridian			\$12.00
8/16/2025	1 fob		MP North			\$25.00
8/18/2025	2 tags		Whinsenton			\$24.00
8/18/2025	1 tag		Windsor			\$12.00
8/20/2025	3 tags		Enclave			\$36.00
8/20/2025	3 tags		Meridian			\$36.00



Rizzetta & Company

8/22/2025	1 tag		Provence			\$12.00
8/22/2025	Rm Rent & Dep	10/18/25	MP North	\$200.00	\$50.00	\$250.00
8/23/2025	1 tag		Meridian			\$12.00
8/23/2025	1 tag		Enclave			\$12.00
8/23/2025	1 fob		Shellwood			\$25.00
8/23/2025	Refund Rm Dep	8/23/25	Shellwood	-\$200.00		-\$200.00
8/25/2025	1 tag		Shellwood			\$12.00
8/26/2025	1 tag		Windsor			\$12.00
8/27/2025	1 tag		Provence			\$12.00
8/29/2025	1 tag		Meridian			\$12.00
			TOTALS	\$400.00	\$150.00	\$1,253.00

Upcoming Community Events:

Fall Festival will be celebrated with activities, food, crafts and music in our back field on Saturday, October 18, 2025, from 11:00 AM to 2:00 PM. This year we have added **“Touch a Truck”**.

Fall Garage Sale will be held on Saturday, November 1st, from 8:00 AM to 2:00 PM.

Respectfully submitted,

Lori Stanger

Clubhouse Manager



Rizzetta & Company

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 8, 2025, at 05:00 pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager's Report

September 10

2025

District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>7/31/2025</u>
General Fund Cash & Investment Balance:		\$1,268,049
Reserve Fund Cash & Investment Balance:		\$965,739
Debt Service Fund Investment Balance:		<u>\$456,516</u>
Total Cash and Investment Balances:		\$2,690,304
General Fund Expense		Under
Variance: \$64,837		Budget

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RAID Log - Risks, Actions, Issues, Decisions						
#	Description	Type	Criticality	Status	Due Date	Owner
1	Duke Energy Project Part 2			Received proposals, but will begin next fiscal year.	Fiscal Year 2025-2026	Juniper
2	Pond 64 Maintenance			The Board will discuss at the September meeting.	Fiscal Year 2024-2025	Juniper
3	Volleyball Maintenance Proposal			Waiting on proposals. Will be discussed at the meeting in September.	Fiscal Year 2024-2025	Clubhouse Manager
4	Street Sign Repair			The Board approved this at the January's meeting.	Jun-25	District Engineer
5	Pond 50 Control Structure			An update will be provided at the meeting.	Jun-25	District Engineer
6	Sidewalk Project			The Board approved this at the February's meeting.	Jun-25	District Engineer
7	Flumes Project			The Board approved this at the February's meeting.	Jun-25	District Engineer
8	Inside the Gates inspections			The Board directed the District Engineer to review insides the gates before the CDD takes over from the HOA,	Oct-25	District Engineer
9	Annual Approval for Winter			This will be approved at the meeting in the Winter.	Winter 2025	District Manager
10	Lighting for the Basketball Courts and Tennis Courts			On hold.	Fiscal Year 2025-2026	District Manager and Clubhouse Manager
11	Fence Repair			Completed.	Mar-25	District Manager and Clubhouse Manager
12	Cutback Proposal			Completed.	Mar-25	Field Services
13	Final Budget for Fiscal Year 2025-2026			Completed.	Aug-25	District Manager
14	Holiday Decorations			Approved in August.	Sep-25	District Manager and Clubhouse Manager
15	Camera's Upgrades			Lori is getting proposals.	Jun-25	Clubhouse Manager
16	Landscape Contract Competitive Bids			The Board motion for RFP in May 2025.	Winter 2025	Field Services
17	District Goals and Objectives			Completed.	Fiscal Year 2025	The Board
18	Restoration of Sign at Meridian			Waiting on designs for the Board's approval.	Aug-25	The Board and the District Manager
19	Pressure Washing			Approved at the August Meeting.	Fall 2025	District Manager and Clubhouse Manager
20	Key Fob Project			Project is ongoing.	Fall 2025	Clubhouse 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			

Meadow Pointe IV Short-Term, Mid-Term and Long-Term Goals

Notes: The long-range plan will provide directions for the CDD to take to offer residents and potential residents a healthy, secure, and enjoyable place to live. This plan outlines the community's vision and direction over the next 5, 10, and 15 years. A long-range plan is a roadmap of goals designed to guide the future of the community. Once the long-range plan is established, a strategic plan should follow to define the objectives, timelines, and actions required to achieve these goals.

Short-Term Goals (0–5 Years)

Projects anticipated within the next 5 years:

- Install screen projector in clubhouse
 - Upgrade office furniture
 - Construct an ADA-compliant sidewalk to the basketball court
 - Renovate the volleyball area
 - Adjust clubhouse operating hours
 - Repaint monuments and complete minor lighting repairs
 - Conduct sidewalk repairs
 - Resurface roads
 - Resurface community pond
 - Issue Request for Proposals (RFP) for landscaping services
 - Hold Reserve funding assessment meeting
 - Conduct community-wide security assessment
-

Meadow Pointe IV Short-Term, Mid-Term and Long-Term Goals

Mid-Term Goals (6–10 Years)

Planned initiatives within the next decade:

- Add a dog park near the clubhouse
 - Renovate existing playground
 - Upgrade wall landscaping
 - Install lighting at the tennis courts
 - Enhance landscaping at all community entrances
 - Resurface basketball court
 - Renovate clubhouse interior
 - Upgrade kitchen facilities
 - Renovate entry/exit gates
 - Add shade structures to amenity areas
-

Long-Term Goals (11–15 Years)

Future investments to further enhance community value:

- Install pool heater/chiller system
 - Renovate gym facilities
 - Construct a pedestrian access bridge to Windsor neighborhood
 - Build a pickleball court
 - Develop a community sports complex
 - Renovate the gates
-

Notes

This long-range plan provides guidance for the Community Development District (CDD) to support a healthy, secure, and vibrant environment for current and future residents.



Rizzetta & Company

Meadow Pointe IV Community Development District

**Financial Statements
(Unaudited)**

July 31, 2025

Prepared by: Rizzetta & Company, Inc.

meadowpointe4cdd.org
rizzetta.com

Meadow Pointe IV Community Development District

Balance Sheet

As of 07/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	52,792	0	0	52,792	0	0
Investments	1,215,257	965,739	456,516	2,637,511	0	0
Prepaid Expenses	8,630	0	0	8,631	0	0
Refundable Deposits	20,946	0	0	20,945	0	0
Fixed Assets	0	0	0	0	18,376,008	0
Amount Available in Debt Service	0	0	0	0	0	456,516
Amount To Be Provided Debt Service	0	0	0	0	0	4,481,484
Total Assets	1,297,625	965,739	456,516	2,719,879	18,376,008	4,938,000
Liabilities						
Accounts Payable	34,867	0	0	34,867	0	0
Accrued Expenses	18,400	0	0	18,400	0	0
Other Current Liabilities	83	0	0	83	0	0
Due To Other	970	0	0	970	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,938,000
Deposits Payable	400	0	0	400	0	0
Total Liabilities	54,720	0	0	54,720	0	4,938,000
Fund Equity & Other Credits						
Beginning Fund Balance	979,110	448,366	419,875	1,847,351	0	0
Investment In General Fixed Assets	0	0	0	0	18,376,008	0
Net Change in Fund Balance	263,794	517,373	36,641	817,808	0	0
Total Fund Equity & Other Credits	1,242,904	965,739	456,516	2,665,159	18,376,008	0
Total Liabilities & Fund Equity	1,297,625	965,739	456,516	2,719,879	18,376,008	4,938,000

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	35,861	35,861
Special Assessments				
Tax Roll	1,699,660	1,699,660	1,718,994	19,334
Other Misc. Revenues				
Insurance Proceeds	0	0	6,215	6,215
Key/Access/Transponder Revenue	0	0	1,332	1,332
Remotes	0	0	3,970	3,970
Room Rentals	0	0	3,038	3,038
Total Revenues	1,699,660	1,699,660	1,769,410	69,750
Expenditures				
Legislative				
Supervisor Fees	15,000	12,500	10,600	1,900
Total Legislative	15,000	12,500	10,600	1,900
Financial & Administrative				
Accounting Services	22,277	18,564	18,565	0
Administrative Services	6,153	5,128	5,127	0
Arbitrage Rebate Calculation	2,000	2,000	0	2,000
Assessment Roll	5,304	5,304	5,304	0
Auditing Services	4,600	4,600	4,700	(100)
Bank Fees	475	396	471	(76)
Disclosure Report	6,000	5,000	5,000	0
District Engineer	38,000	31,666	72,254	(40,587)
District Management	33,256	27,714	27,713	0
Dues, Licenses & Fees	550	550	555	(5)
Financial & Revenue Collections	5,304	4,420	4,420	0
Legal Advertising	1,000	833	1,015	(181)
Miscellaneous Mailings	500	417	1,350	(933)
Public Officials Liability Insurance	3,804	3,804	3,700	104
Tax Collector/Property Appraiser Fees	150	150	566	(416)
Trustees Fees	12,000	10,932	21,777	(10,846)
Website Hosting, Maintenance, Backup & E	3,000	2,537	2,538	0
Total Financial & Administrative	144,373	124,015	175,055	(51,040)
Legal Counsel				
District Counsel	29,000	24,167	20,078	4,089
Total Legal Counsel	29,000	24,167	20,078	4,089
Law Enforcement				
Off Duty Deputy	142,519	118,766	118,766	1
Total Law Enforcement	142,519	118,766	118,766	1
Electric Utility Services				
Utility - Recreation Facilities	15,000	12,500	9,197	3,302
Utility - Street Lights	86,000	71,667	72,999	(1,332)
Utility Services	11,000	9,166	4,893	4,273

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	112,000	93,333	87,089	6,243
Garbage/Solid Waste Control Services				
Garbage - Dumpster	14,310	11,925	13,845	(1,920)
Garbage - Recreation Facility	1,050	875	1,357	(482)
Garbage - Residential	162,000	135,000	141,187	(6,187)
Solid Waste Assessment	1,500	1,250	1,539	(288)
Total Garbage/Solid Waste Control Services	178,860	149,050	157,928	(8,877)
Water-Sewer Combination Services				
Utility Services	15,000	12,500	3,373	9,126
Total Water-Sewer Combination Services	15,000	12,500	3,373	9,126
Stormwater Control				
Aquatic Maintenance	59,611	49,676	48,400	1,276
Aquatic Plant Replacement	15,000	12,500	17,865	(5,365)
Mitigation Area Monitoring & Maintenance	5,000	4,167	0	4,167
Stormwater Assessments	2,444	2,037	2,444	(408)
Stormwater System Maintenance	10,000	8,333	26,200	(17,866)
Total Stormwater Control	92,055	76,713	94,909	(18,196)
Other Physical Environment				
Conservation Cutbacks	10,000	8,334	10,500	(2,167)
Entry & Walls Maintenance & Repair	13,000	10,833	19,309	(8,475)
General Liability Insurance	4,495	4,495	4,372	123
Holiday Decorations @ Clubhouse	2,700	2,700	0	2,700
Holiday Lights @ Entrance	22,500	18,750	25,793	(7,043)
Irrigation Maintenance & Repair	21,600	18,000	19,448	(1,448)
Landscape - Annuals/Flowers	17,580	14,650	10,140	4,510
Landscape - Fertilizer	16,500	13,750	12,097	1,653
Landscape - Mulch	45,000	37,500	3,500	34,000
Landscape - Pest Control	3,000	2,500	833	1,667
Landscape Inspection Services	11,700	9,750	9,750	0
Landscape Maintenance	250,950	209,125	206,425	2,700
Landscape Replacement Plants, Shrubs, Tr	50,000	41,667	16,997	24,669
Lift Station Maintenance	5,000	4,166	965	3,203
Playground Mulch	9,000	7,500	0	7,500
Property Insurance	36,865	36,865	34,751	2,114
Well Maintenance	2,000	1,667	0	1,666
Total Other Physical Environment	521,890	442,252	374,880	67,372
Road & Street Facilities				
Gate Maintenance & Repair	54,800	45,667	9,241	36,426
Gate Phone	7,169	5,974	22,106	(16,132)
Gate Service Contract	8,000	6,667	5,460	1,207
Roadway Repair & Maintenance	10,000	8,333	0	8,333
Security Camera Maintenance	2,500	2,083	712	1,372
Sidewalk Maintenance & Repair	15,000	12,500	24,800	(12,300)
Street Sign Repair & Replacement	1,000	834	8,032	(7,199)
Total Road & Street Facilities	98,469	82,058	70,351	11,707

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parks & Recreation				
Athletic Court/Field/Playground Main- tena	2,500	2,083	0	2,083
Clubhouse Maintenance & Repair	30,000	25,000	15,403	9,598
Employee - Amenity Staff	200,000	166,667	161,533	5,133
Employee - Incentives and Bonuses	500	417	475	(58)
Facility Supplies	8,000	6,666	2,884	3,783
Fitness Equipment Maintenance & Re- pair	2,300	1,917	470	1,446
Landscape Maintenance	5,000	4,167	0	4,167
Management Contract	24,720	20,600	17,724	2,876
Pest Control & Termite Bond	5,720	4,766	600	4,166
Playground Repairs	2,500	2,084	500	1,584
Pool Maintenance	1,300	1,083	3,614	(2,530)
Pool Service Contract	16,500	13,750	15,359	(1,609)
Security Camera Clubhouse	700	584	1,797	(1,214)
Telephone, Internet, Cable	6,700	5,583	4,977	606
Tennis/Athletic Court/Park Maintenance	2,000	1,667	1,331	336
Wildlife Management Services	14,500	12,083	0	12,083
Total Parks & Recreation	322,940	269,117	226,667	42,450
Special Events				
Special Events	5,000	4,167	5,194	(1,027)
Total Special Events	5,000	4,167	5,194	(1,027)
Contingency				
Miscellaneous Contingency	22,554	18,795	17,706	1,089
Total Contingency	22,554	18,795	17,706	1,089
Total Expenditures	1,699,660	1,427,433	1,362,596	64,837
Total Excess of Revenues Over(Under) Ex- penditures	0	272,227	406,814	134,587
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	5,941	5,941
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(148,961)	(148,961)
Total Other Financing Sources(Uses)	0	0	(143,020)	(143,020)
Fund Balance, Beginning of Period	0	0	979,110	979,110
Total Fund Balance, End of Period	0	272,227	1,242,904	970,677

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	28,827	28,827
Special Assessments				
Tax Roll	427,041	427,041	427,037	(5)
Total Revenues	<u>427,041</u>	<u>427,041</u>	<u>455,864</u>	<u>28,822</u>
Expenditures				
Contingency				
Capital Reserve	365,617	365,617	81,511	284,108
Capital Reserve - Road	61,424	61,424	0	61,423
Total Contingency	<u>427,041</u>	<u>427,041</u>	<u>81,511</u>	<u>345,531</u>
Total Expenditures	<u>427,041</u>	<u>427,041</u>	<u>81,511</u>	<u>345,531</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>374,353</u>	<u>374,353</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	148,961	148,961
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(5,941)	(5,941)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>143,020</u>	<u>143,020</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>448,366</u>	<u>448,366</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>965,739</u>	<u>965,739</u>

Meadow Pointe IV Community Development District

845 Debt Service Fund S2004 & S2015 Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,937	6,937
Special Assessments				
Tax Roll	177,209	177,209	178,820	1,611
Total Revenues	<u>177,209</u>	<u>177,209</u>	<u>185,757</u>	<u>8,548</u>
Expenditures				
Debt Service				
Interest	62,209	62,209	57,230	4,979
Principal	115,000	115,000	115,000	0
Total Debt Service	<u>177,209</u>	<u>177,209</u>	<u>172,230</u>	<u>4,979</u>
Total Expenditures	<u>177,209</u>	<u>177,209</u>	<u>172,230</u>	<u>4,979</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>13,527</u>	<u>13,527</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>147,871</u>	<u>147,871</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>161,398</u>	<u>161,398</u>

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

845 Debt Service Fund S2012/S2014/S2022

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,852	12,852
Special Assessments				
Tax Roll	391,924	391,924	395,488	3,564
Total Revenues	<u>391,924</u>	<u>391,924</u>	<u>408,340</u>	<u>16,416</u>
Expenditures				
Debt Service				
Interest	149,688	149,688	135,227	14,461
Principal	242,236	242,236	250,000	(7,764)
Total Debt Service	<u>391,924</u>	<u>391,924</u>	<u>385,227</u>	<u>6,697</u>
Total Expenditures	<u>391,924</u>	<u>391,924</u>	<u>385,227</u>	<u>6,697</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>23,113</u>	<u>23,113</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>272,005</u>	<u>272,005</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>295,118</u>	<u>295,118</u>

See Notes to Unaudited Financial Statements

Meadow Pointe IV CDD
Investment Summary
July 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2025</u>
FLCLASS Operating	Average Monthly Yield - 4.3616%	\$ 1,215,257
Total General Fund Investments		\$ 1,215,257
FLCLASS Asset Replacement	Average Monthly Yield - 4.3481%	\$ 434,739
FLCLASS Road Reserve	Average Monthly Yield - 4.3481%	531,000
Total Reserve Fund Investments		\$ 965,739
US Bank Series 2014 Revenue A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	\$ 87,993
US Bank Series 2014 Reserve A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	122,314
US Bank Series 2014 Interest A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	2,411
US Bank Series 2014 Prepayment A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	303
US Bank Series 2015 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	71,219
US Bank Series 2015 Reserve	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	86,785
US Bank Series 2015 Prepayment	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	3,394
US Bank Series 2022 A-1 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	33,398
US Bank Series 2022 A-2 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	48,699
Total Debt Service Fund Investments		\$ 456,516

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Meadow Pointe IV Community Development District
Summary A/P Ledger
From 07/01/2025 to 07/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845, 2720	845 General Fund	07/17/2025	Advanced Aquatic Services, Inc.	10559692	Balance	8,932.50
	845 General Fund	07/09/2025	Brian C Svoboda	7092025	Balance - Installation of Bare Root Native Aquatic Plants at Ponds 07/25	375.00
	845 General Fund	07/29/2025	Brian C Svoboda	7292025	Rebuild Ramp for Storage Shed at Club-house Facility 07/25	315.00
	845 General Fund	07/30/2025	Brian C Svoboda	7302025	Sign Installation 07/25	281.00
	845 General Fund	07/10/2025	Brian C Svoboda	7102025	Landfill Trip - Paint/Chemical Disposal 07/25	225.00
	845 General Fund	07/16/2025	Clean Sweep Supply Co., Inc.	13684	Gate Install/Repair 07/25	90.55
	845 General Fund	07/15/2025	Day Metal Products LLC	619	Janitorial Supplies 07/25	859.00
	845 General Fund	07/13/2025	Frontier Florida, LLC	813-994-4726-101321	Fabricate Aluminum Tubing Grate Frames 07/25	59.99
	845 General Fund	07/31/2025	Juniper Landscaping of Florida, LLC	347099	Gate Phone 07/25	243.67
	845 General Fund	07/31/2025	Juniper Landscaping of Florida, LLC	349285	Fertilizer 07/25	308.92
	845 General Fund	07/24/2025	Mr. Electric of Land O Lakes	2503246	Irrigation Repair 07/25	960.00
	845 General Fund	07/10/2025	Mr. Electric of Land O Lakes	2503089	Install Wall Sconce 07/25	1,225.15
	845 General Fund	07/18/2025	Mr. Electric of Land O Lakes	2503090	Entry Gate Internet 07/25	2,564.15
	845 General Fund	07/23/2025	Pasco County Utilities	22747406	Province Entry - North Side Lighting 07/25	354.83
	845 General Fund	07/31/2025	Pasco Sheriffs Office	ARJUL25 MPIV	0514195-01034859	11,876.58
	845 General Fund	07/31/2025	Rizzetta & Company, Inc.	INV0000101340	3902 Meadow Pointe Blvd 06/25	216.20
	845 General Fund	07/14/2025	School Now	INIV-SN-840	Deputy Services 07/25	384.38
	845 General Fund	07/29/2025	Straley Robin Vericker	26857	Cell Phone, Auto Mileage & Travel 07/25	3,989.70
	845 General Fund	07/21/2025	TECO	221006228235	Legal Services 06/25	1,605.37
				ACH	221006228235 Old-woods Ave 07/25	
Sum for 845, 2720						34,866.99
Sum for 845						34,866.99
Sum Total						34,866.99

Meadow Pointe IV Community Development District
Notes to Unaudited Financial Statements
July 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 07/31/2025.
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.

Tab 10

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, August 13, 2025, at 5:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

Present and constituting a quorum:

Megan McNeil	Board Supervisor, Chairman
Susan Fischer	Board Supervisor, Vice Chairman
Mechelle Jarvis	Board Supervisor, Assistant Secretary
Scott Page	Board Supervisor, Assistant Secretary
Michael Scanlon	Board Supervisor, Assistant Secretary

Also, present were:

Darryl Adams	District Manager, Rizzetta & Company, Inc.
John Toborg	Landscape Inspection Manager, Rizzetta & Company
Amiee Brodeen	Field Services, Rizzetta & Company
Lori Stanger	Clubhouse Manager
Vivek Babbar	District Counsel, Straley & Robin
Greg Woodcock	District Engineer, Stantec (via conference call)
Will Butler	America
Matt Gerich	Juniper Branch Manager
Deputy Payton	Pasco County Sheriff Office
Doug Agnew	Sr. Environmental Consultant, Advanced Aquatic
	<i>(via conference call)</i>

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams 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**

Mr. Swan (Enclave) requested assistance to remedy the problem of water pooling on the sidewalk to the side of his house on a corner lot; District Engineer, Mr. Woodcock will look at that and a couple of other known drainage issues. Ms. Saul-Piper (Meridian) asked when the entry sign will be repaired or replaced; Mr. Scanlon said the District is working with Insurance to determine replacement value, and that it make take three or four months for a new sign to be installed. A resident in Whinsenton asked when CDD assessments would end, as his realtor told him that the CDD will eventually go away. Ms. McNeil replied that the CDD's responsibilities will not end, and that the realtor may have been referring to repayment of bonds which were used to build the community infrastructure. Mr. Page added that the bond payments for Whinsenton are scheduled to end in May 2034.

FOURTH ORDER OF BUSINESS**BUSINESS ITEMS****A. Public Hearing on FY 2025-2026 Final Budget**

On a motion from Ms. Fischer, seconded by Mr. Scanlon, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 final budget, for the Meadow Pointe IV Community Development District.

Mr. Adams reviewed the proposed budget. Audience member Mr. Wesson asked about funding the Reserves and noted that the Reserve Study is not on the CDD website; Mr. Adams said the study should be on the website. Ms. Gile (Shellwood Place) asked which service is responsible for the largest increase in the budget; Mr. Adams said that the cost of landscaping is the largest area of increase.

On a motion from Mr. Scanlon, seconded by Ms. Fischer with, all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 final budget, for the Meadow Pointe IV Community Development District.

i. Consideration of Resolution 2025-06; Adopting FY 2025/2026 Final Budget

On a motion from Mr. Scanlon, seconded by Ms. McNeil, with all in favor, the Board of Supervisors adopted Resolution 2025-06, adopting the fiscal year 2025/2026 final budget totaling \$2,882,858.01 (Operational & Maintenance Fund-\$1,983.967, Reserve Fund-\$329,758, & Debt Service Fund-\$569,133.01), for the Meadow Pointe IV Community Development District.

B. Public Hearing on FY 2025/2026 Assessments

On a motion from Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 assessments, for the Meadow Pointe IV Community Development District.

Mr. Adams reviewed the assessment levels based on the approved budget.

On a motion from Ms. McNeil seconded by Mr. Scanlon, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 assessments, for the Meadow Pointe IV Community Development District.

i. Consideration of Resolution 2025-07; Levying FY 2025/2026 O & M Assessments

On a motion from Ms. McNeil, seconded by Mr. Scanlon, with all in favor, the Board of Supervisors adopted Resolution 2025-07, adopting the fiscal year 2025/2026 O & M assessments, as presented, for the Meadow Pointe IV Community Development District.

C. Consideration of Resolution 2025-08; Setting the Meeting Schedule for FY 2025/2026

Mr. Adams presented Resolution 2025-08 noting the meeting dates based on the current schedule of holding the meetings on the second Wednesday of each month at 9:00 a.m. except for the months of November, January, May, and August when they commence at 5:00 p.m. A brief discussion ensued regarding the possibility of moving meetings to Mondays.

On a motion from Mr. Scanlon to change the meeting day to the second Monday of each month, with no second, the motion failed.

On a motion from Mr. Page, seconded by Ms. Jarvis, with four in favor and one opposed, the Board of Supervisors adopted Resolution 2025-08, setting the fiscal year 2025/2026 meeting schedule, as presented, for the Meadow Pointe IV Community Development District.

D. Consideration of Report on FY 2024/2025 Goals and Objectives Report and 2025/2026 Goals and Objectives

Mr. Adams presented the fiscal year 2024/2025 report, noting that all goals and objectives were met. Discussion was held regarding keeping the same goals and objectives for fiscal year 2025/2026.

On a motion from Ms. McNeil, seconded by Ms. Jarvis, with all in favor, the Board of Supervisors approved keeping the same goals and objectives for fiscal year 2025/2026, for the Meadow Pointe IV Community Development District.

E. Discussion of District's Short-Term, Mid-Term, and Long-Term Goals

The Board conducted a brainstorming session to develop an initial list of such goals. The Board will discuss further at their next meeting.

F. Ratification of Landscape Proposal for Flower Replacement

On a motion from Ms. McNeil, seconded by Ms. Jarvis, with all in favor, the Board of Supervisors ratified the Chairman's execution of the Juniper proposal for flower replacements totaling \$5,070, for the Meadow Pointe IV Community Development District.

G. Consideration of Pressure Washing Proposals

Discussion was held regarding proposals from American Power Washing and Gladiator to address current needs, as well as one for a 3-year contract. The following Board actions were taken:

On a motion from Mr. Scanlon, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved an amended one-year proposal from American Power Washing, as discussed with an adjusted total of \$12,000 for the Meadow Pointe IV Community Development District.

Mr. Adams presented a proposal from American Illuminations Holiday Lighting, noting that it is for 3-years.

On a motion from Mr. Scanlon, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the 3-year proposal from American Illuminations Holiday at a cost of \$25,000 per year, for the Meadow Pointe IV Community Development District.

District counsel will draft the agreements as discussed.

H. Acceptance of 2024 Final Financial Audit

Mr. Adams presented the fiscal year 2023/2024 financial audit completed by Grau & Associates, noting that it was a clean audit.

On a motion from Ms. Fischer, seconded by Mr. Page, with all in favor, the Board of Supervisors accepted the fiscal year 2023/2024 financial audit and authorized its filing with the appropriate governmental entities, for the Meadow Pointe IV Community Development District.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. Deputy/Captain Report

Deputy Charlie discussed several issues with the Board and audience members. Ms. McNeil asked Mr. Adams to determine how much Meadow Pointe I and II are paying for their upcoming contract with the Pasco County Sheriff's Office.

B. District Engineer

1. Presentation of the Erosion Report

Mr. Woodcock reviewed his report, which included that he met with the arborist to remove some trees from behind Union Park, to enable Advanced

Aquatics to better service Pond 64 in Meridian. He is working closely with Advanced Aquatics regarding pond erosions. Also, while noting that this fiscal year's sidewalk flume project is complete, he knows that there are a few additional areas in need of attention regarding storm water drainage.

C. Aquatic Maintenance Report

1. Presentation of Waterway Inspection Report

Mr. Agnew reviewed his report, noting that the aquatic plant installation was completed. However, a resident in Parkmonte has been weed whacking some of the plants and putting grass clippings in the ponds. The Board directed staff to send a cease-and-desist letter to the resident.

Mr. Agnew stated that there is another possible erosion issue on pond 27.

D. Landscape Inspection Services

1. Review of Field Inspection Report

Mr. Toborg reviewed the report and introduced the District's new Landscape Specialist, Ms. Aimee Brodeen. Mr. Toborg presented a proposal to further conceal the Duke Energy poles and wires as seen from the entryway; the Board asked for additional proposals.

The Board requested that the monthly landscaping reports be included with the agenda, along with the landscaper's response. It was also noted that a tree trimming proposal is needed and asked that Staff verify that the district was not charged for water bags on the palms in Provence which were not used to get the trees started.

Mr. Toborg said the Request for Proposals (RFP) for a new landscaping contract, to be effective Jan 1, 2026, should be submitted in early Sept.

E. Juniper Landscaping

Mr. Gerich provided his feedback regarding the Landscape Inspection Report.

F. Amenity Management

1. Review of Amenities Report

Ms. Stranger reviewed her report, noting that the fob project to control access to the tennis courts started today, and that new measures should go into effect by late Aug. She mentioned that she is working with CRT to develop new security camera proposals for the clubhouse. No Board action was taken.

G. District Counsel

The issue of encroachment onto CDD property at 31961 & 31962 Sandspirit Place in Windsor was tabled; the homeowners expect to be present for the Sept

Mr. Babbar reviewed the new laws that passed in the legislature that will affect all CDDs. He also confirmed that he will work with management on amending Rules and Procedures for the district.

H. District Manager

1. Review of District Manager Report, Raid Log, & Monthly Financial Statement

Mr. Adams presented the District Manager Report, Raid Log, Monthly Financial Statement, and Website Compliance Log. He reminded the Board that the next meeting will be held on September 10, 2025 at 9:00 a.m.

On a motion from Ms. McNeil, seconded by Ms. Jarvis, with all in, the Board of Supervisors granted the MPIV-A HOA permission to remove the Silverthorne hedge at the cul-de-sacs of Esperanza Ct and Pensford Ct in Provence for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 9, 2025

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with all in favor, the Board of Supervisors approved the Minutes of Regular Meeting held on July 9, 2025, as presented, for the Meadow Pointe IV Community Development District.

B. Consideration of Operation and Maintenance Expenditures for June 2025

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for June 2025 (\$157,532.04), for the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisors Forum

Mr. Page requested a discussion be added to the Sep agenda regarding a concept raised by Mr. Milne for the CDD to work with the County and/or State to connect the asphalt emergency access road at the rear of Windsor to the bicycle/walk path along SR 56.

Ms. McNeil requested adding a discussion on the Reserve Study to the Sept agenda.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with all in favor, the Board of Supervisors adjourned the meeting at 8:12 p.m. for the Meadow Pointe IV Community Development District.

230

Assistant Secretary

Chair/Vice Chair

DRAFT

Tab 11



**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

3434 Colwell Ave, Suite 200, Tampa, FL 33614 - 813-994-1001
Meadowpointe4cdd.org

**Operations and Maintenance Expenditures
July 2025
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$153,420.63**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

Megan McNeil Susan A. Fisher Scott Page Michael Scanlon Michelle Jarvis Darryl Adams
Chairman Vice Chairman Supervisor Supervisor Supervisor District Manager

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300162	10559532	Monthly Aquatic Maintenance 07/25	\$ 4,882.00
AI Fire, LLC	300183	29029862	Annual Inspection 07/25	\$ 120.30
Charter Communications	072825-03	1316058070925 ACH	31187 Sotherby Dr 07/25	\$ 110.00
Charter Communications	071025-01	1316728062125 ACH	3525 Bellmeade Ct 07/25	\$ 110.00
Coastal Waste & Recycling, Inc.	300186	SW0001006828	Waste Disposal Services 07/25	\$ 14,094.36
CRT Services Inc.	300187	20230791	Service Call - Parkmounte Surveillance Repairs 02/25	\$ 250.00
CRT Services Inc.	300187	20230910	Service Call - Windsor Surveillance Repairs 07/25	\$ 616.50
CRT Services Inc.	300187	20230939	Service Call - Provence & Enclave Remote Connection Repairs 07/25	\$ 375.00
Finn Outdoor, LLC	300163	2922	Sidewalk Repair 07/25	\$ 22,350.00
Finn Outdoor, LLC	300163	2923	Sidewalk Repair 07/25	\$ 1,850.00
Florida Department of Revenue	071825-01	61-8015577602-6 06/25 ACH	61-8015577602-6 Sales & Use Tax 06/25	\$ 48.67

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Florida, LLC	072225-01	813-973-3003-101308-5	Clubhouse Internet 07/25	\$ 101.10
Frontier Florida, LLC	071525-01	813-994-0164-071921-5	Meridia Gate Phone 07/25	\$ 54.99
Frontier Florida, LLC	071525-03	813-994-1603-072021-5	Whinsenton Sub Division Gate Phone 07/25	\$ 65.69
Frontier Florida, LLC	071525-02	813-994-1915-011921-5	Shellwood Sub Division Gate Phone 07/25	\$ 65.19
Frontier Florida, LLC	072825-02	813-994-4607-042922-5	Windsor Internet 07/25	\$ 59.99
Frontier Florida, LLC	070925-01	813-994-4726-101321-5	Gate Phone 06/25	\$ 54.99
Frontier Florida, LLC	070125-01	813-994-4731-080621-5	Windsor Internet 06/25	\$ 59.49
Frontier Florida, LLC	073125-01	813-994-4731-080621-5	Windsor Internet 07/25	\$ 57.66
Frontier Florida, LLC	071825-02	813-994-6437-121521-5	Gate Phone 07/25	\$ 54.99
Juniper Landscaping of Florida, LLC	300146	340288	Irrigation Repair 06/25	\$ 300.00
Juniper Landscaping of Florida, LLC	300148	340388	Irrigation Repair 06/25	\$ 166.67

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	300164	340707	Irrigation Repair 06/25	\$ 1,650.72
Juniper Landscaping of Florida, LLC	300164	341497	Irrigation Repair 06/25	\$ 8,481.86
Juniper Landscaping of Florida, LLC	300164	341509	Fertilizer - Pest Control 06/25	\$ 2,147.67
Juniper Landscaping of Florida, LLC	300164	342685	Landscape Maintenance 07/25	\$ 19,898.99
Mechelle Jarvis	300151	MJ070925	Board of Supervisors Budget Workshop Meeting 07/09/25	\$ 200.00
Megan McNeil	300152	MM070925	Board of Supervisors Budget Workshop Meeting 07/09/25	\$ 200.00
Michael J Scanlon	300153	MS070925	Board of Supervisors Budget Workshop Meeting 07/09/25	\$ 200.00
Mr. Electric of Land O' Lakes	300179	2503060	Conduit from Pool To Storage Shed 07/25	\$ 2,550.93
Mr. Electric of Land O' Lakes	300179	2503061	Service Call - GFCI 07/25	\$ 144.90
Outsmart Pest Management, Inc.	300165	45211	Monthly Pest Control Services 07/25	\$ 60.00
Pasco County Utilities	071425-01	22588036 ACH	0514195-01034859 3902 Meadow Pointe Blvd 05/25	\$ 283.10

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco Sheriff's Office	300154	ARJUN25 MPIV	Deputy Services 06/25	\$ 11,876.58
Rizzetta & Company, Inc.	300145	INV0000100549	District Management Fees 07/25	\$ 7,157.50
Rizzetta & Company, Inc.	300150	INV0000100573	Personnel Reimbursement, Amenity Management & Oversight 07/25	\$ 9,842.08
Rizzetta & Company, Inc.	300149	INV0000100635	Cell Phone, Auto Mileage & Travel, and EE Recruiting 06/25	\$ 413.92
Rizzetta & Company, Inc.	300160	INV0000100686	Mass Mailing - Budget Notice 07/25	\$ 1,350.27
Rizzetta & Company, Inc.	300161	INV0000100689	Personnel Reimbursement 07/25	\$ 7,407.20
Rust Off, LLC.	300166	49129	Rust Prevention - Monthly Maintenance 07/25	\$ 220.00
Scott W Page	300155	SP070925	Board of Supervisors Budget Workshop Meeting 07/09/25	\$ 200.00
Shauna Solomon	300156	INV-000010	DJ Services for Event 08/25	\$ 300.00
Southern Automated Access Services, LLC	300147	16505	Cell Phone Usage - Haven & Meridian 06/25	\$ 103.90

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300147	16544	Service Call - Parkmonte 06/25	\$ 115.00
Southern Automated Access Services, LLC	300147	16545	Service Call - Windsor 06/25	\$ 115.00
Southern Automated Access Services, LLC	300157	16607	Service Call - Whinsenton 07/25	\$ 115.00
Southern Automated Access Services, LLC	300157	16621	Service Call - Enclave 07/25	\$ 115.00
Southern Automated Access Services, LLC	300157	16628	Service Call - Enclave 07/25	\$ 143.75
Southern Automated Access Services, LLC	300167	16644	Service Call - Parkmonte 07/25	\$ 575.00
Southern Automated Access Services, LLC	300167	16656	Cell Phone Usage - 813-576-9368 Haven & 813-482-6396 Meridian 07/25	\$ 103.90
Southern Automated Access Services, LLC	300180	16692	Service Call - MP North 07/25	\$ 115.00
Southern Automated Access Services, LLC	300180	16693	Service Call - Haven 07/25	\$ 115.00
Southern Automated Access Services, LLC	300157	Monthly Summary 07/25	CAPXL Cloud - Summary 07/25	\$ 770.00
Susan A. Fischer	300158	845 SF070925	Board of Supervisors Budget Workshop Meeting 07/09/25	\$ 200.00
TECO	071125-01	221006228235 06/25 ACH	221006228235 Oldwoods Ave 06/25	\$ 1,605.37
Times Publishing Company	300181	46322-072325	Account# TB107010 Legal Advertising 07/25	\$ 122.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Times Publishing Company	300168	46356-071625	Account# TB107010 Legal Advertising 07/25	\$ 626.00
Triangle Pool Service	300159	00011218	Pool Repair 07/25	\$ 1,473.60
Triangle Pool Service	300182	00011374	Pool Maintenance 07/25	\$ 3,200.00
U.S. Bank	300188	2025073001	Trustee Fee Series 2014A 07/01/21-06/30/26	\$ 12,500.00
U.S. Water Services Corporation	300169	SI121232	Monthly Lift Station Inspection 07/25	\$ 99.61
Valley National Bank	072825-01	CC063025-845 ACH	Credit Card Expenses 06/25	\$ 1,139.33
Waste Connections of Florida	072325-01	1967789W426 ACH	Account# 6426-016055 Waste Disposal Service Rec Center 08/25	\$ 110.66
Waste Connections of Florida	072325-01	1967903W426 ACH	Account# 6426-022299 Waste Disposal Service 4467 Fennwood Cr 08/25	\$ 1,497.12
Withlacoochee River Electric Cooperative, Inc.	072525-01	Monthly Summary 06/25 ACH 845	10252971 Monthly Electric Services 06/25	<u>\$ 8,027.08</u>
Total Report				<u>\$ 153,420.63</u>

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

7/1/2025
10559532
\$4,882.00

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
7/31/2025

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

4,882.00

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



\$4,882.00

Impact Fire Services, LLC

500 Base Ave East
Venice, FL 34285
941-485-5402

**Bill To**

Meadow Pointe IV CDD c/o Rizzetta & Company
3434 Colwell Ave Ste 200
WESLEY CHAPEL, FL 33543

Invoice No.	29029862	Service Location	Meadow Pointe IV CDD
Customer PO No.	email		3902 Meadow Pointe Blvd
Invoice For	Inspection Job #41497060 (07/18/2025)		Wesley Chapel, FL 33543
Transaction Date	7/21/2025		
Due Date	8/20/2025 (Net 30)		

Code	Item	Svc	Qty	Unit Price	Amt
2010	EXT SERVICE	EXT	1	\$85.30	\$85.30
2003	EXT INSP ANNUAL	EXT	2	\$10.00	\$20.00
EXT4198	AHJ COMPLIANCE FEE EXTINGUISHER	EXT	1	\$15.00	\$15.00
GRAND TOTAL					\$120.30

Additional Customer Information

GP Customer # 307-0003050

**Terms & Conditions**

Impact Venice License FED23-000053.FED23-000048.FEP23-000387.FPC23-000105.CFC1426701.EF20000299

PLEASE INCLUDE THIS INVOICE WITH YOUR PAYMENT.

REMIT TO:

IMPACT FIRE SERVICES LLC
PO BOX 735063
DALLAS TX 75373-5063

PAY VIA CREDIT CARD @ WWW.IMPACTFIRESERVICES.COM

A FEE OF 2.5% WILL BE INCREMENTAL TO THE INVOICE AMOUNT ON ALL CREDIT/DEBIT CARD TRANSACTIONS.

QUESTIONS CONCERNING THIS INVOICE OR PAYMENT OPTIONS CAN BE ADDRESSED TO AR@IMPACTFIRESERVICES.COM

July 9, 2025

Invoice Number: 1316058070925

Account Number: **8337 13 001 1316058****Auto Pay Notice**Service At: 31187 SOTHERBY DR
WESLEY CHAPEL FL 33543**NEWS AND INFORMATION****Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675****Summary**Service from 07/09/25 through 08/08/25
details on following pages

Previous Balance	130.00
Payments Received -Thank You!	-130.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
YOUR AUTO PAY WILL BE PROCESSED 07/26/25	
Total Due by Auto Pay	\$110.00

RECEIVED
07-10-2025**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
8633 2390 DY RP 09 07102025 NNNNNNNN 01 996546MPIVCDD
31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

July 9, 2025

MPIVCDD

Invoice Number: 1316058070925

Account Number: 8337 13 001 1316058

Service At: 31187 SOTHERBY DR
WESLEY CHAPEL FL 33543**Total Due by Auto Pay \$110.00**CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: MPIVCDD
 Account Number: 1316058070925
 8337 13 001 1316058

Contact Us

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

8633 2390 DY RP 09 07102025 NNNNNNNN 01 996546

Charge Details

Previous Balance		130.00
EFT Payment	06/26	-130.00
Remaining Balance		\$0.00

Payments received after 07/09/25 will appear on your next bill.

Service from 07/09/25 through 08/08/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	160.00
Promotional Discount	-80.00

Your promotional price will expire on 06/09/26

Business WiFi	10.00
	\$110.00

Spectrum Business™ Internet Total **\$110.00**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges **\$110.00**
Total Due by Auto Pay **\$110.00**

Billing Information

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.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

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 Spectrum Business at least twenty-one (21) business days prior to your move.

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

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**.



Invoice Number: 1316058070925
Account Number: 8337 13 001 1316058

[MPIVCDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 09 07102025 NNNNNNNN 01 996546

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.

Invoice Number: 1316058070925
Account Number:: 8337 13 001 1316058

[MPIVCDD](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 09 07102025 NNNNNNNN 01 996546

June 21, 2025

Invoice Number: 1316728062125

Account Number: **8337 13 001 1316728**

Auto Pay Notice

Service At: 3525 BELLMEADE CT
WESLEY CHAPEL FL 33543-2731

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

Summary

*Service from 06/21/25 through 07/20/25
details on following pages*

Previous Balance	162.96
------------------	--------

Payments Received -Thank You!	-162.96
-------------------------------	---------

Remaining Balance	\$0.00
--------------------------	---------------

Spectrum Business™ Internet	110.00
-----------------------------	--------

Other Charges	0.00
---------------	------

Current Charges	\$110.00
-----------------	----------

YOUR AUTO PAY WILL BE PROCESSED 07/08/25

Total Due by Auto Pay	\$110.00
------------------------------	-----------------

RECEIVED
06-24-2025

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
8633 2390 NO RP 21 06222025 NNNNNNNN 01 995884

MEADOW POINTE 4 CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

June 21, 2025

MEADOW POINTE 4 CDD

Invoice Number: 1316728062125

Account Number: 8337 13 001 1316728

Service At: 3525 BELLMEADE CT
WESLEY CHAPEL FL 33543-2731

Total Due by Auto Pay	\$110.00
------------------------------	-----------------

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 1316728062125
 Account Number: 8337 13 001 1316728

MEADOW POINTE 4 CDD

Contact Us

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

8633 2390 NO RP 21 06222025 NNNNNNNN 01 995884

Charge Details

Previous Balance		162.96
EFT Payment	06/08	-162.96
Remaining Balance		\$0.00

Payments received after 06/21/25 will appear on your next bill.

Service from 06/21/25 through 07/20/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	160.00
Promotional Discount	-80.00

Your promotional price will expire on 06/09/26

Business WiFi	10.00
	\$110.00

Spectrum Business™ Internet Total **\$110.00**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges **\$110.00**
Total Due by Auto Pay **\$110.00**

Billing Information

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.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

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.

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

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**.



Invoice Number: 1316728062125
Account Number: 8337 13 001 1316728

MEADOW POINTE 4 CDD

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 21 06222025 NNNNNNNN 01 995884

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.

COASTAL WASTE & RECYCLING - SW
 1840 NW 33RD ST
 POMPANO BEACH, FL 33064
 Clearwater Office: 727-561-0360
 Ft. Myers Office: 954-947-4000
 Orlando Office: 407-905-9200
 Sarasota Office: 941-922-3417



INVOICE

Invoice SW0001006828
Page Page 1 of 1
Date 06/30/2025
Customer 21987
Site 0
PO Number
Due Date 07/30/2025

Bill To: **MEADOW POINTE IV CDD C/O RIZZETTA**
3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) MEADOW POINTE IV CDD CYPRESS RIDGE BLVD, WESLEY CHAPEL FL Serv #001 96 GALLON MSW 846 - 0YD				
30 - Jun	846 UNITS @ \$16.66 (Jul 01/25 - Jul 31/25)		\$14,094.36	1.00	\$14,094.36

RECEIVED
 07-29-2025

Account Status A surcharge of 5% on initial balance plus 2% per month will be charged on accounts 30 days overdue.

INVOICE TOTAL \$14,094.36

CURRENT	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS	ACCOUNT TOTAL
\$27,090.24	\$0.00	\$0.00	\$0.00	\$27,090.24

Invoice SW0001006828
Page Page 1 of 1
Date 06/30/2025
Customer 21987
Site 0
PO Number
Due Date 07/30/2025

Please return this portion with payment to:
Coastal Waste & Recycling
 PO Box 632201
 Cincinnati, OH 45263-2201
 www.coastalwasteinc.com

AMOUNT REMITTED **\$14,094.36**

0025756SW0219870000SW000100682800027090242



CRT Services Inc
8635 W. Hillsborough Ave.
Suite 408, Tampa, FL 33615 United States
support@crtservicesinc.com | (813) 645-4278

Invoice #20230791

Issue date
Feb 27, 2025

Parkmounte Surveillance Repairs

We appreciate your business.

Customer

Meadow Pointe IV CCD
Meadow Pointe IV CCD
mpivclub@live.com
(813) 973-3003
3902Meadow Pointe Blvd.
Wesley Chapel, FL 33543

Invoice Details

\$250.00
Service date February 27, 2025

Payment

Due March 13, 2025
\$250.00

Items	Quantity	Price	Amount
On Site Service	2.00 hr	\$125.00/hr	\$250.00

Responded to surveillance outage at Parkmounte.

*Identified NVR lost communications with Frontier router.
Reprogrammed router port forwarding rules for NVR
communications through internet and established wireless
handshake between router and nanobeam based on existing
subnet & network settings.*

Issue remediated.

Subtotal	\$250.00
501c Tax Exemption	\$0.00

Total Due **57200-3330** **\$250.00**

RECEIVED
07-25-2025



Pay online

To pay your invoice go to <https://squareup.com/u/fxDukauz>
Or open the camera on your mobile device and place the QR code in the camera's
view.



CRT Services Inc
8635 W. Hillsborough Ave.
Suite 408, Tampa, FL 33615 United States
support@crtservicesinc.com | (813) 645-4278

Invoice #20230910

Issue date
Jul 23, 2025

Windsor Surveillance Repairs

We appreciate your business.

Customer

Meadow Pointe IV CCD
Meadow Pointe IV CCD
mpivclub@live.com
(813) 973-3003
3902Meadow Pointe Blvd.
Wesley Chapel, FL 33543

Invoice Details

PDF created July 23, 2025
\$616.50
Service date June 20, 2025

Payment

Due July 23, 2025
\$616.50

Items	Quantity	Price	Amount
On Site Service <i>Visit to Meadow Point Windsor to reconnect router after power surge:</i> <i>Replaced existing wireless access point for NVR connection. Existing access point was damaged beyond repair from power surge.</i> <i>Programmed new wireless access point / bridge to communicate with new router and created port forwarding rules on new router to provide remote connectivity to surveillance system.</i> <i>Tested connectivity between clubhouse and surveillance system.</i>	3.50 hr	\$125.00/hr	\$437.50
Tnet 840 Wireless Access Point / Bridge <i>Wireless access point / bridge replacement due to failure from power surge.</i>	1	\$179.00	\$179.00
Subtotal			\$616.50
501c Tax Exemption			\$0.00

Total Due

57200-3330

\$616.50

RECEIVED
07-25-2025



Pay online

To pay your invoice go to <https://squareup.com/u/JyBEO8PR>
Or open the camera on your mobile device and place the QR code in the camera's view.



CRT Services Inc
8635 W. Hillsborough Ave.
Suite 408, Tampa, FL 33615 United States
support@crtservicesinc.com | (813) 645-4278

Invoice #20230939

Issue date
Jul 23, 2025

Provence & Enclave Remote Connection Repairs

We appreciate your business.

Customer

Meadow Pointe IV CCD
Meadow Pointe IV CCD
mpivclub@live.com
(813) 973-3003
3902Meadow Pointe Blvd.
Wesley Chapel, FL 33543

Invoice Details

PDF created July 23, 2025
\$375.00
Service date July 23, 2025

Payment

Due July 23, 2025
\$375.00

Items	Quantity	Price	Amount
On Site Service <i>Respond to remote outages to Provence and Enclave surveillance systems:</i> <i>Identified disconnect between CRT wireless access points and local ISP router.</i> <i>reprogrammed wireless access points at each location and reestablished connectivity between surveillance systems and clubhouse.</i>	3.00 hr	\$125.00/hr	\$375.00
Subtotal			\$375.00
501c Tax Exemption			\$0.00

Total Due

57200-3330

\$375.00

RECEIVED
07-25-2025



Pay online

To pay your invoice go to <https://squareup.com/u/E2zB3g2M>
Or open the camera on your mobile device and place the QR code in the camera's view.

INVOICE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Meadow Pointe CDD

Bill to
Meadow Pointe IV CDD

Ship to
Meadow Pointe CDD

Invoice details

Invoice no.: 2922
Terms: Due on receipt
Invoice date: 07/02/2025
Due date: 07/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Concrete Installation	MP4 Meridian -- Remove and replace sidewalk panels as indicated by Stantec. Inclusive of removal, ensure proper grade, form and pour panels, remove forms after set, touch up adjacent grade and sod as needed	29	\$475.00	\$13,775.00
2.		Concrete Installation	MP4 Meridian -- 31831 Bourneville -- Install flume to allow water to flow to street	1	\$1,300.00	\$1,300.00
3.		Sidewalk Repair	MP4 Meridian -- Grind sidewalk panels flush to adjacent panels	7	\$50.00	\$350.00
4.		Sidewalk Repair	MP4 Meridian -- 32053 Ruthbury Ct -- Fill/grade/sod to eliminate trip hazard at side of sidewalk	1	\$50.00	\$50.00
5.		Concrete Installation	MP4 Enclave -- Remove and replace sidewalk panels as indicated by Stantec. Inclusive of removal, ensure proper grade, form and pour panels, remove forms after set, touch up adjacent grade and sod as needed	13	\$475.00	\$6,175.00
6.		Concrete Installation	MP4 Enclave -- 3070 Hilliard -- Sawcut broken concrete, remove and replace (as above); To match existing sawcut on existing panel.	1	\$600.00	\$600.00
7.						

Sidewalk Repair	MP4 Enclave -- Grind sidewalk panels flush to adjacent panels	2	\$50.00	\$100.00
-----------------	--	---	---------	----------

Total	\$22,350.00
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Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

RECEIVED
07-07-2025

INVOICE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Meadow Pointe CDD

Bill to
Meadow Pointe IV CDD

Ship to
Meadow Pointe CDD

Invoice details

Invoice no.: 2923
Terms: Due on receipt
Invoice date: 07/02/2025
Due date: 07/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sidewalk Repair	June / July 2025 Sidewalks project - Remove one grind	1	-\$50.00	-\$50.00
2.		Sidewalk Repair	June / July 2025 Sidewalks project - Add 4 remove/replace panels	4	\$475.00	\$1,900.00

Total \$1,850.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.





State of Florida
Department of Revenue

[DOR Home](#) [e-Services Home](#) [Print Page](#) [Contacts](#) [Logout](#)
Sales Tax - [Click for Help](#) NODE: 4

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 61-8015577602-6

Confirmation Number: 250717381624

DR15-EZ

Certificate Number Collection Period Confirm Date and Time

61-8015577602-6 06/2025 07/17/2025 10:09:21 AM ET

Location Address

3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700

MEADOW POINTE IV COMMUNITY
DEVELOPMENT D
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Contact Information

Name	Eric Kanjirathingal
Phone	(813) 533 - 2950
Email	ekanjirathingal@rizzetta.com

Debit Date: 7/18/2025
Amount for Check: \$48.67
Bank Routing Number:
Bank Account Number:
Bank Account Type: Checking
Corporate/Personal: Corporate
MEADOW POINTE IV
COMMUNITY
Name on Bank Account: DEVELOPMENT D

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature: Eric Kanjirathingal
Phone Number: 295-295-2950
Email Address: ekanjirathingal@rizzetta.com

- Gross Sales
(Do not include tax) 695.33
- Exempt Sales
(Include these in Gross Sales, Line 1) 0.00
- Taxable Sales/Purchases
(Include Internet/Out-of-State Purchases) 695.33

\$ Discretionary Sales Surtax Information		
Taxable Sales and		
A. Purchases Not Subject to	\$	0.00
Discretionary Sales		
Surtax		
B. Total Discretionary	\$	6.95
Sales Surtax Due		

- Total Tax Due \$ 48.67
(Include Discretionary Sales Surtax from Line B)
- Less Lawful Deductions \$ 0.00
- Less DOR Credit Memo \$ 0.00
- Net Tax Due \$ 48.67
- a. Less (-) Collection Allowance; or if \$ 0.00
Late,
- b. Plus (+) Penalty and Interest \$ 0.00
- Amount Due With Return \$ 48.67

You have chosen not to donate your collection allowance to education.

Payment you have authorized

48.67



MEADOW POINTE IV CDD Account Number:
813-973-3003-101308-5

Billing Date:
Jun 25, 2025

Billing Period:
Jun 25 - Jul 24, 2025

Hi MEADOW POINTE IV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$510.11
Payment received by Jun 25, thank you	-\$510.11

Service summary

	Previous month	Current month
Bundle	\$488.76	↓\$79.85
Other	-\$20.00	-\$20.00
Additional Services	\$7.99	\$7.99
Taxes and Fees	\$33.36	↓\$33.26
Total services	\$510.11	\$101.10
Total balance		\$101.10

Total balance

\$101.10

Auto Pay is scheduled
Jul 21

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

RECEIVED
06-30-2025

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 NO RP 25 06262025 NNNNNNNN 01 959776

MEADOW POINTE IV CDD
C/O RIZETTA AND COMPANY
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 the MyFrontier app.



MEADOW POINTE IV CDD Account Number:
813-973-3003-101308-5

Billing Date:
Jun 25, 2025
 Billing Period:
Jun 25 – Jul 24, 2025



WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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 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.



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Partial Monthly Charges

06.06-06.24	FiberOptic TV - Business Extreme HD - Public	-\$132.99
	TV Standard Set-Top Box	-\$13.94

Monthly Charges

06.25-07.24	Business Fiber Internet 500	\$49.99
	5 Usable Static IP Addresses	\$30.00
	Auto Pay Discount	-\$5.00
(2)	OneVoice Nationwide	\$69.98
	\$10 Voice Discount per Line When Bundled with Internet	
	OneVoice Access Line	
	OneVoice Long Distance Intra	
	OneVoice Features	
(2)	Federal Primary Carrier Multi Line Charge	\$29.98
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Subscriber Line Charge - Bus	\$6.50
	Frontier Roadwork Recovery Surcharge	\$4.00
	Access Recovery Charge-Business	\$2.50
(2)	Multi-Line Federal Subscriber Line Charge	\$18.40
(2)	Access Recovery Charge Multi-Line Business	\$6.44

Bundle Total **\$79.85**

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 \$101.10 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.

Important promotional pricing information.

The term service plan to which you subscribe includes an early termination fee if you cancel or change services before your term expires. Refer to the Monthly Service Charges section of this bill for applicable term dates. Questions? Please contact Frontier or visit frontier.com/terms or frontier.com/tariffs for other important service Terms, Conditions, and Policies.

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase by \$5.00 per month, per line. Questions? Please contact customer service.



Other Charges

Monthly Charges

06.25-07.24	(2) Customer Loyalty Credit	-\$20.00
	\$10.00 Discount through 04/16/27	

Other Charges Total **-\$20.00**

NOTICE OF RATE INCREASE...

Effective with this bill, your Frontier Value Added Service has increased to \$10.99 per month, per line. Questions? Please contact customer service.



Additional Services

Monthly Charges

06.25-07.24	Multi-Device Security	\$7.99
-------------	-----------------------	--------

Additional Services Total **\$7.99**

If your unresolved complaint involves FiberOptic TV, you may contact the Florida Department of Agriculture and Consumer Services, Florida Capital, Tallahassee, FL 32399-0800 or 1-800-435-7352. Your FCC Community ID is: FL1308



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$20.86
Federal USF Recovery Charge	\$12.40
Federal Taxes	\$33.26

Taxes and Fees Total **\$33.26**

Total current month charges **\$101.10**



MEADOW POINTE IV CDD Account Number:
813-973-3003-101308-5

Billing Date:
Jun 25, 2025

Billing Period:
Jun 25 - Jul 24, 2025

Account Activity

8139733003

Qty	Description	Order number	Effective date	Charge
	FiberOptic TV - Business Extreme HD - Public	087554574	06.06-06.24	-\$132.99
	TV Standard Set-Top Box	087554574	06.06-06.24	-\$13.94
Total				-\$146.93

Frontier

813-973-3003

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jun 17	10:44A	2.0	DD	BRADENTON FL 941-224-2568	\$0.00	U
2	Jun 17	10:58A	1.0	DD	BRADENTON FL 941-224-2568	\$0.00	U
Subtotal						\$0.00	

Frontier Com of America

813-973-3003

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	May 25	12:51P	1.0	DD	BALTIMORE MD 443-253-4665	\$0.00	U
2	May 25	6:32P	1.0	DD	VIDALIA GA 912-585-6360	\$0.00	U
3	May 25	6:34P	1.0	DD	CLEVELAND OH 216-774-9515	\$0.00	U
4	May 25	6:47P	1.0	DD	CAMDEN DE 302-233-4042	\$0.00	U
5	May 30	12:50P	3.0	DD	DAYTON OH 937-626-3567	\$0.00	U
6	May 30	1:21P	1.0	DD	DAYTON OH 937-626-3567	\$0.00	U
7	May 31	9:55A	2.0	DD	RAPID CITY SD 605-484-1606	\$0.00	U
8	Jun 06	1:18P	1.0	DD	BROOKSVL FL 352-442-1713	\$0.00	U
9	Jun 07	2:54P	1.0	DN	BROOKSVL FL 352-442-1713	\$0.00	U
10	Jun 10	5:34A	1.0	DD	DAYTON OH 937-626-3567	\$0.00	U
11	Jun 11	9:50A	1.0	DD	AUSTIN TX 512-963-0487	\$0.00	U
12	Jun 15	1:26P	1.0	DD	COLLINSVL IL 618-979-5444	\$0.00	U
13	Jun 16	10:58A	4.0	DD	PROVIDENCE RI 401-480-4425	\$0.00	U
14	Jun 19	11:27A	2.0	DD	EL PASO TX 915-373-4702	\$0.00	U
15	Jun 19	1:23P	1.0	DD	SEBRING FL 863-458-7444	\$0.00	U
16	Jun 20	5:49A	2.0	DN	PENSACOLA FL 850-861-2468	\$0.00	U
17	Jun 20	6:39A	2.0	DD	ATLANTA NE GA 678-787-3256	\$0.00	U
18	Jun 21	6:29A	1.0	DN	HOLLYWOOD FL 954-274-7428	\$0.00	U
19	Jun 21	1:27P	2.0	DN	FTLAUDERDL FL 954-579-9569	\$0.00	U
20	Jun 24	1:37P	7.0	DD	ALEXANDRIA VA 703-209-0152	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day
DN - Night

813-973-3003

10/KQXA/509509/ /VZFL

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-973-3003	22	39	\$0.00



MEADOW POINTE IV CDD Account Number:
813-973-3003-101308-5

Billing Date:
Jun 25, 2025
Billing Period:
Jun 25 - Jul 24, 2025

Phone #	Calls	Minutes	Amount
Total	22	39	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	2	3	\$0.00
Interstate	14	28	\$0.00
Intrastate	6	8	\$0.00
Total	22	39	\$0.00



MEADOW POINTE IV CDD Account Number:
813-973-3003-101308-5

Billing Date:
Jun 25, 2025
Billing Period:
Jun 25 - Jul 24, 2025



MEADOW POINTE IV CDD- MERIDIA Account Number: **813-994-0164-071921-5**

Billing Date:
Jun 19, 2025

Billing Period:
Jun 19 - Jul 18, 2025

Hi MEADOW POINTE IV CDD- MERIDIA,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$58.48
Payment received by Jun 19, thank you	-\$58.48

Service summary

	Previous month	Current month
Internet	\$69.99	\$69.99
Other	-\$11.51	↓-\$15.00
Total services	\$58.48	\$54.99
Total balance		\$54.99

Total balance

\$54.99

Auto Pay is scheduled
Jul 14

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6790 0107 NO RP 19 06202025 NNNNNNNN 01 992632

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

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7670098139940164071921000000000000000054995



MEADOW POINTE IV CDD- Account Number:
MERIDIA 813-994-0164-071921-5

Billing Date:
Jun 19, 2025

Billing Period:
Jun 19 – Jul 18, 2025



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Internet

Monthly Charges

06.19-07.18	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$20.00

Internet Total	\$69.99
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NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.



Other Charges

Monthly Charges

06.19-07.18	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/16/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/16/27	

Other Charges Total	-\$15.00
---------------------	----------

Total current month charges	\$54.99
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MEADOW POINTE IV CDD- MERIDIA

Account Number:

813-994-0164-071921-5

Billing Date:

Jun 19, 2025

Billing Period:

Jun 19 - Jul 18, 2025



MEADOW POINTE IV CDD Account Number:
813-994-1603-072021-5

Billing Date:
Jun 20, 2025

Billing Period:
Jun 20 – Jul 19, 2025

Hi MEADOW POINTE IV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$69.18
Payment received by Jun 20, thank you	-\$69.18

Service summary

	Previous month	Current month
Internet	\$79.99	\$79.99
Other	-\$11.51	↓-\$15.00
Taxes and Fees	\$0.70	\$0.70
Total services	\$69.18	\$65.69
Total balance		\$65.69

Total balance

\$65.69

Auto Pay is scheduled
Jul 14

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6790 0107 NO RP 20 06222025 NNNNNNNN 01 994728

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

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MEADOW POINTE IV CDD Account Number:
813-994-1603-072021-5

Billing Date:
Jun 20, 2025

Billing Period:
Jun 20 – Jul 19, 2025



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Internet

Monthly Charges

06.20-07.19	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$20.00
	WiFi Router Lease	\$10.00
Internet Total		\$79.99

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.



Other Charges

Monthly Charges

06.20-07.19	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 04/28/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 04/28/27	
Other Charges Total		-\$15.00



Taxes and Fees

	FL State Sales Tax	\$0.60
	County Sales Tax	\$0.10
State Taxes		\$0.70
Taxes and Fees Total		\$0.70

Total current month charges \$65.69

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MEADOW POINTE IV CDD Account Number:
813-994-1603-072021-5

Billing Date:
Jun 20, 2025
Billing Period:
Jun 20 - Jul 19, 2025



MEADOW POINTE IV CDD Account Number:
813-994-1915-011921-5

Billing Date:
Jun 19, 2025

Billing Period:
Jun 19 - Jul 18, 2025

Hi MEADOW POINTE IV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$64.18
Payment received by Jun 19, thank you	-\$64.18

Service summary

	Previous month	Current month
Internet	\$74.99	\$74.99
Other	-\$11.51	↑-\$10.50
Taxes and Fees	\$0.70	\$0.70
Total services	\$64.18	\$65.19
Total balance		\$65.19

Total balance

\$65.19

Auto Pay is scheduled
Jul 14

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06-24-2025



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6790 0107 NO RP 19 06202025 NNNNNNNN 01 002401 0011

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

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MEADOW POINTE IV CDD Account Number:
813-994-1915-011921-5

Billing Date:
Jun 19, 2025
Billing Period:
Jun 19 – Jul 18, 2025



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MEADOW POINTE IV CDD Account Number:
813-994-1915-011921-5

Billing Date:
Jun 19, 2025

Page 3/4

Billing Period:
Jun 19 - Jul 18, 2025

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Internet

Monthly Charges

06.19-07.18	Business Fiber Internet 500	\$49.99
	1 year term 3/20/25-3/19/26	
	1 Usable Static IP Address	\$20.00
	Auto Pay Discount	-\$5.00
	WiFi Router Lease	\$10.00
Internet Total		\$74.99

Starting this month, the price for a printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.



Other Charges

Monthly Charges

06.19-07.18	Printed Bill Fee	\$4.50
	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/16/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/16/27	
Other Charges Total		-\$10.50



Taxes and Fees

	FL State Sales Tax	\$0.60
	County Sales Tax	\$0.10
	State Taxes	\$0.70
Taxes and Fees Total		\$0.70

Total current month charges \$65.19

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Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

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MEADOW POINTE IV CDD Account Number:
813-994-1915-011921-5

Billing Date:
Jun 19, 2025

Billing Period:
Jun 19 - Jul 18, 2025



WINDSOR MPIV CDD Account Number:
813-994-4607-042922-5

Billing Date:
Jul 01, 2025

Billing Period:
Jul 01 – Jul 31, 2025

Hi WINDSOR MPIV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$59.49
Payment received by Jul 01, thank you	-\$59.49

Service summary

	Previous month	Current month
Internet	\$69.99	↑\$74.99
Other	-\$10.50	↓-\$15.00
Total services	\$59.49	\$59.99
Total balance		\$59.99

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07-07-2025

Total balance

\$59.99

Auto Pay is scheduled
Jul 25

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6790 0107 NO RP 01 07022025 NNNNNNNN 01 988879

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WINDSOR MPIV CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



WINDSOR MPIV CDD Account Number:

813-994-4607-042922-5

Billing Date:

Jul 01, 2025

Billing Period:

Jul 01 – Jul 31, 2025

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Internet

Monthly Charges

07.01-07.31	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00

Internet Total **\$74.99**

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to \$25.00 per month, per line. Questions? Please contact customer service.



Other Charges

Monthly Charges

07.01-07.31	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/13/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/13/27	

Other Charges Total **-\$15.00**

Total current month charges **\$59.99**

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WINDSOR MPIV CDD Account Number:
813-994-4607-042922-5

Billing Date:
Jul 01, 2025

Billing Period:
Jul 01 - Jul 31, 2025



MEADOW POINTE IV CDD- PARKMONT Account Number:
813-994-4726-101321-5

Billing Date:
Jun 13, 2025

Billing Period:
Jun 13 – Jul 12, 2025

Hi MEADOW POINTE IV CDD- PARKMONT,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$58.48
Payment received by Jun 13, thank you	-\$58.48

Service summary

	Previous month	Current month
Internet	\$69.99	\$69.99
Other	-\$11.51	↓-\$15.00
Total services	\$58.48	\$54.99
Total balance		\$54.99

Total balance

\$54.99

Auto Pay is scheduled
Jul 08

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

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MEADOW POINTE IV CDD- Account Number:
PARKMONT 813-994-4726-101321-5

Billing Date:
Jun 13, 2025

Billing Period:
Jun 13 – Jul 12, 2025



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 Internet			
Monthly Charges			
06.13-07.12	Business Fiber Internet 500	\$49.99	
	Valued Customer Fiber 500 Upgrade	\$0.00	
	1 Usable Static IP Address	\$20.00	
Internet Total		\$69.99	
 Other Charges			
Monthly Charges			
06.13-07.12	Customer Loyalty Credit	-\$10.00	
	\$10.00 Discount through 03/13/27		
	Customer Loyalty Credit	-\$5.00	
	\$5.00 Discount through 03/13/27		
Other Charges Total		-\$15.00	
Total current month charges		\$54.99	

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 \$54.99 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.

Starting this month, the price for a printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.

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MEADOW POINTE IV CDD- Account Number:
PARKMONT 813-994-4726-101321-5

Billing Date:
Jun 13, 2025

Billing Period:
Jun 13 - Jul 12, 2025



MEADOW POINTE IV CDD Account Number:
813-994-4731-080621-5

Billing Date:
Jun 06, 2025

Billing Period:
Jun 06 - Jul 05, 2025

Hi MEADOW POINTE IV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$18.48
Payment received by Jun 06, thank you	-\$18.48

Service summary

	Previous month	Current month
Internet	\$62.79	↑\$69.99
Other	-\$11.51	↑-\$10.50
Total services	\$51.28	\$59.49
Total balance		\$59.49

Total balance

\$59.49

Auto Pay is scheduled
Jun 30

Manage your account, payments, and services online at frontier.com. Sign into your account and select Enhanced Online Billing to get the most robust account options.

RECEIVED
06-19-2025



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

6790 0107 NO RP 06 06082025 NNNNNNNN 01 000407 0002

MEADOW POINTE IV CDD
ENCLAVE SUB DIVISION
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 the MyFrontier app.





MEADOW POINTE IV CDD Account Number:
813-994-4731-080621-5

Billing Date:
Jun 06, 2025

Billing Period:
Jun 06 – Jul 05, 2025



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For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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 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.



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Internet

Monthly Charges

06.06-07.05	Business Fiber Internet 500	\$49.99
	2 year term 4/30/25-4/29/27	
	1 Usable Static IP Address	\$20.00
Internet Total		\$69.99

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.



Other Charges

Monthly Charges

06.06-07.05	Printed Bill Fee	\$4.50
	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 04/27/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 04/27/27	
Other Charges Total		-\$10.50

Total current month charges \$59.49

NEXT-GENERATION BUSINESS COMMUNICATIONS

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

business.frontier.com/unified-communications



MEADOW POINTE IV CDD

Account Number:

813-994-4731-080621-5

Billing Date:

Jun 06, 2025

Billing Period:

Jun 06 - Jul 05, 2025



MEADOW POINTE IV CDD Account Number:
813-994-4731-080621-5

Billing Date:
Jul 06, 2025

Billing Period:
Jul 06 – Aug 05, 2025

Hi MEADOW POINTE IV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$59.49
Payment received by Jul 06, thank you	-\$59.49
Adjustments to prior bill period	-\$0.67
Prior bill period balance	-\$0.67

Service summary

	Previous month	Current month
Internet	\$69.99	↑\$74.99
Other	-\$10.50	↓-\$15.00
Total services	\$59.49	\$59.99
Total balance		\$59.32

Total balance

\$59.32

Auto Pay is scheduled
Jul 30

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RECEIVED
07-10-2025

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

6790 0107 NO RP 06 07082025 NNNNNNNN 01 995348

MEADOW POINTE IV CDD
ENCLAVE SUB DIVISION
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 the MyFrontier app.



MEADOW POINTE IV CDD Account Number:
813-994-4731-080621-5

Billing Date:
Jul 06, 2025

Billing Period:
Jul 06 – Aug 05, 2025



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 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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 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.



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

Adjustment to prior bill period

	FiberOptic INTERNET BUS	-\$0.67
Total Adjustment		-\$0.67

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to \$25.00 per month, per line. Questions? Please contact customer service.



Internet

Monthly Charges

07.06-08.05	Business Fiber Internet 500 2 year term 4/30/25-4/29/27	\$49.99
	1 Usable Static IP Address	\$25.00
Internet Total		\$74.99



Other Charges

Monthly Charges

07.06-08.05	Customer Loyalty Credit \$10.00 Discount through 04/27/27	-\$10.00
	Customer Loyalty Credit \$5.00 Discount through 04/27/27	-\$5.00
Other Charges Total		-\$15.00

Total current month charges **\$59.99**

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MEADOW POINTE IV CDD Account Number:
813-994-4731-080621-5

Billing Date:
Jul 06, 2025

Billing Period:
Jul 06 - Aug 05, 2025



MEADOW POINTE IV COMMUNITY Account Number:
813-994-6437-121521-5

Billing Date:
Jun 23, 2025

Billing Period:
Jun 23 – Jul 22, 2025

Hi MEADOW POINTE IV COMMUNITY,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$58.48
Payment received by Jun 23, thank you	-\$58.48

Service summary

	Previous month	Current month
Internet	\$69.99	\$69.99
Other	-\$11.51	↓-\$15.00
Total services	\$58.48	\$54.99
Total balance		\$54.99

Total balance

\$54.99

Auto Pay is scheduled
Jul 17

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RECEIVED
 06-27-2025

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

6790 0107 NO RP 23 06242025 NNNNNNNN 01 995387

MEADOW POINTE IV COMMUNITY
 DEVELOPMENT DISTRICT
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

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MEADOW POINTE IV COMMUNITY Account Number:
813-994-6437-121521-5

Billing Date:
Jun 23, 2025
 Billing Period:
Jun 23 – Jul 22, 2025



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Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

 Internet			
Monthly Charges			
06.23-07.22	Business Fiber Internet 500	\$49.99	
	Valued Customer Fiber 500 Upgrade	\$0.00	
	1 Usable Static IP Address	\$20.00	
Internet Total		\$69.99	
 Other Charges			
Monthly Charges			
06.23-07.22	Customer Loyalty Credit	-\$10.00	
	\$10.00 Discount through 03/24/27		
	Customer Loyalty Credit	-\$5.00	
	\$5.00 Discount through 03/24/27		
Other Charges Total		-\$15.00	
Total current month charges		\$54.99	

NOTICE OF RATE INCREASE...

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MEADOW POINTE IV COMMUNITY Account Number:
813-994-6437-121521-5

Billing Date:
Jun 23, 2025

Billing Period:
Jun 23 - Jul 22, 2025

Please Remit Payment to:

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



Invoice 340288

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

Date	Due Date
06/20/25	7/20/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#336312 - Irrigation Repair - Clock 7 Weather Sensor and Zone 2				\$300.00
<i>Control Components - 06/17/2025</i>				
Irrigation Diagnostic Labor	3.00HR	\$100.00	\$300.00	

Grand Total \$300.00

RECEIVED
06-20-2025

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$22,910.86	\$0.00	\$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.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 340388

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

Date	Due Date
06/20/25	7/20/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#283641 - Meadow Pointe IV - 2024/2025 Maintenance Contract IPM - 06/07/2025	\$166.67

RECEIVED
06-20-2025

Grand Total \$166.67

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,077.53	\$0.00	\$0.00	\$0.00	\$0.00

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(239) 561-5980

Please Remit Payment to:

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



Invoice 340707

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

Date	Due Date
06/25/25	7/25/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#347610 - Irrigation Repair - Mainline Repair Clock 3-4				\$1,650.72
<i>Lateral Components - 06/19/2025</i>				
2" - 2.5" Misc Fittings	3.00EA	\$22.26	\$66.78	
Expansion Coupling 2.5"	3.00EA	\$114.43	\$343.30	
Irrigation Tech Labor	16.00HR	\$75.00	\$1,200.00	
Top Soil 40 lb. Bag	5.00BG	\$8.13	\$40.64	

RECEIVED
06-25-2025

Grand Total \$1,650.72

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$24,728.25	\$0.00	\$0.00	\$0.00	\$0.00

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PO Box 628395
Orlando FL 32862-8395



Invoice 341497

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#346867 - Irrigation Repair - Pump Repair				\$8,481.86
<i>Pump Repair - 06/29/2025</i>				
5 HP Grundfos CU3315P Smartflo 50 VFD, 230V 1PH in / 3PH out	1.001	\$6,458.05	\$6,458.05	
Challenger 44 Gal Press Tank	1.001	\$1,211.31	\$1,211.31	
Installation	1.001	\$812.50	\$812.50	

RECEIVED
06-30-2025**Grand Total** \$8,481.86

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$30,962.11	\$2,248.00	\$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.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 341509

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#283641 - Meadow Pointe IV - 2024/2025 Maintenance Contract	
<i>Bahia Fertilize Turf - JUNE - 06/27/2025</i>	\$1,176.00
<i>Ornamentals Fertilization - JUNE - 06/27/2025</i>	\$363.00
<i>Palm Fertilization - JUNE - 06/27/2025</i>	\$105.00
<i>Specialty Plants Fertilize -JUNE - 06/27/2025</i>	\$337.00
<i>IPM - 06/25/2025</i>	\$166.67

RECEIVED
06-30-2025

Grand Total \$2,147.67

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$33,109.78	\$2,248.00	\$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.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 342685

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

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#283641 - Meadow Pointe IV - 2024/2025 Maintenance Contract July 2025	\$19,898.99

RECEIVED
07-01-2025

Grand Total \$19,898.99

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$52,544.91	\$2,711.86	\$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
(239) 561-5980

Meadow Pointe IV CDD BOS Meeting

Meeting Date: July 9, 2025

Budget Workshop**SUPERVISOR PAY REQUEST****RECEIVED**
07-10-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Megan McNeil	Yes
Mechelle Jarvis	Yes
Susan Fisher	Yes
Scott Page	Yes
Michael Scanlon	Yes

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:00am
Meeting End Time:	12:00 pm
Total Meeting Time:	3.00

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	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____



Mr. Electric of Land O' Lakes
3761 Correia Drive
Zephyrhills, Florida 33542
(813) 540-0012

BILL TO

Meadow Pointe IV - CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

INVOICE
2503060

INVOICE DATE
Jul 10, 2025

JOB ADDRESS

Meadow Pointe IV - CDD
3902 Meadow Pointe Boulevard
Wesley Chapel, FL 33543 USA

Completed Date: 7/10/2025

Technician: Seth

Technician: Tony

Payment Term: Due Upon Receipt

Due Date: 7/10/2025

DESCRIPTION OF WORK**RASON FOR CALL:**

Provide and install underground conduit from pool panel to corner of storage shed for power in the field for events.

WORK COMPLETED:

2 dedicated 20amp circuits have been provided for inflatable bounce houses, one per circuit.

Each circuit to has its own required GFCI outlet. Sharing the same post and box installed in weather resistant inuse cover.

2 new 20amp breakers to provide dedicated circuits to avoid overloading and tripping while bounce houses are used.

Pressure treated post has been located at the back corner of the shed nearest the pool equipment.

All trench work was hand dug at to avoid damage to pool equipment and is buried at the required 18" deep.

Tested and verified correct voltage and operation of the 2 new dedicated GFCI outlets.

Thank you for continuing to choose Mr. electric for your electrical needs.

Your electrician,
Seth

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	LABOR CHARGE FOR HAND TRENCHING PER FOOT. INCLUDES DIGGING AND COVER.	27.00	\$30.66	\$827.82

2	3/4" PVC RACEWAY FOR CONDUCTOR (DOES NOT INCLUDE CONDUCTOR, LABOR FOR MOUNTING OR TRENCHING)	3.00	\$65.92	\$197.76
3	#12 WIRE PRICE PER FOOT, PER WIRE DOES NOT INCLUDE: * CONDUIT * TRENCHING * LOADCENTER * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC	125.00	\$1.63	\$203.75
4	INSTALL ONE NEW EXTERIOR 15A GFCI WEATHER AND TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC	2.00	\$150.10	\$300.20
5	Labor and parts for wire pulls of underground conduit for multiple circuits. providing and installing new 4x4 pressure treated post to secure outlet box.	1.00	\$699.24	\$699.24
6	PROVIDE AND INSTALL ONE 20 AMP 1-POLE STANDARD BREAKER * INSTALL PER MANUFACTURER & NEC CODE REQUIREMENTS * CONNECTION TO EXISTING WIRE/CABLES * PRODUCT MANUFACTURER WARRANTY * ONE YEAR LABOR WARRANTY DOES NOT INCLUDE: * LOAD CENTER / PANEL * AFCI, GFCI, DFCI, WI-FI OR OTHER SPECIALTY BREAKERS * NEW WIRE/CABLE IF DURING BREAKER INSTALLATION IT IS DETERMINED THE LOAD CENTER IS COMPROMISED OR IF NEW WIRE NEEDS TO BE INSTALLED, SERVICE PROFESSIONAL WILL PROVIDE A CLEAR DESCRIPTION AND ADDITIONAL PROPOSAL FOR APPROVAL.	2.00	\$161.08	\$322.16

SUB-TOTAL	\$2,550.93
TAX	\$0.00
TOTAL DUE	\$2,550.93
BALANCE DUE	\$2,550.93

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910

This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

RECEIVED
07-18-2025

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$2,550.93

Thank You

Sign here

Date 7/10/2025

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$2,550.93

Thank You

Sign here

Date 7/10/2025

TERMS AND CONDITIONS, It is agreed that Mr. Electric® is not responsible for the following: 1. Damage caused to the customer's property as a result of obtaining access to and exposing wiring and electrical systems. 2.

Additional electrical work beyond that specifically mentioned in this estimate and proposal including, but not limited to, that which may be required because of pre-existing electrical code violations or additional work revealed to be necessary as a result of performing the specified work. 3. Any repairs, installation, removal or replacement of non-electrical items or activities including but not limited to: concrete, paving, asphalt, slabs, sidewalks, driveways, patios, pools, shrubbery, grass lawns, fences, plumbing and fixtures, painting, decorations, plastering, sheetrock and other wall coverings, glass, carpentry, millwork, cabinets, floors, carpeting, floor surfaces and preparation, roofing, flashing, sheet metal gutters, downspouts, brick, stonework, extension walls, steel and other framework. Customer accepts full responsibility for the prompt payment of all costs of this agreement even though customer may intend to obtain reimbursement from others such as landlords, tenants, insurance companies and tortfeasors. This proposal and said specifications shall not be altered or modified except by written agreement between the parties hereto and verbal understandings and agreements with representatives shall not be binding unless set forth herein.

LIMITED SERVICE WARRANTY Mr. Electric warrants, to the extent stated herein, electrical service or repair furnished by it. The stated period of warranty commences upon installation or repair of wiring or electrical system. Purchaser understands that Mr. Electric's liability under this warranty is limited to repair, replacement, or refund of purchaser's money, and does not extend to property damage resulting from overload or misuse of electrical system which fails during the agreed upon warranty period. This warranty gives you specific legal rights. You may also have other rights, which vary from state to state.

NOTICE TO OWNER This contractor is registered to do business in the state in which this work is performed. (See registration number on the front side of this contract.) Where required, this contractor has posted with the State all necessary bonds or cash deposits for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This bond or cash deposit may not be sufficient to cover a claim which might arise from the work done under your contract. If any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor or subcontractor on your job, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with original "lien release" documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the licensing board in your state. Each State's requirements for terms and conditions may vary for service or installation work as it pertains to limited warranties, notice to owner regarding liens, etc. Inquire with your contractor for any state specific conditions

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUBSUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.



Mr. Electric of Land O' Lakes
3761 Correia Drive
Zephyrhills, Florida 33542
(813) 540-0012

BILL TO

Meadow Pointe IV - CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

INVOICE
2503061

INVOICE DATE
Jul 09, 2025

JOB ADDRESS

Meadow Pointe IV - CDD
3902 Meadow Pointe Boulevard
Wesley Chapel, FL 33543 USA

Completed Date: 7/9/2025

Technician: Seth

Payment Term: Due Upon Receipt

Due Date: 7/9/2025

DESCRIPTION OF WORK

The GFCI outlet next to the fridge is broken, the reset button is missing.

Exterior front entry lights are pulling away from the columns. New lights are recommended as the existing are old and brittle. At this time we can repair with a band aid fix by fastening the loose fixtures with additional exterior screws to get by for now.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	INSTALL ONE NEW INTERIOR 15A GFCI TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX * GFCI RECEPTACLE IS A SAFETY DEVICE THAT WILL REMOVE/DISCONNECT POWER WHEN IT DETECTS PROBLEMS WITH THE AMOUNT OF POWER FLOWING THROUGH THEM. * GFCI PROTECTION IS REQUIRED AT ALL KITCHEN, BATHROOM, GARAGE, BASEMENT AND EXTERIOR LOCATIONS. DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC	1.00	\$144.90	\$144.90

SUB-TOTAL	\$144.90
TAX	\$0.00
TOTAL DUE	\$144.90
BALANCE DUE	\$144.90

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910

This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

RECEIVED
07-18-2025

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Thank You



Sign here

Date 7/9/2025

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$144.90

Thank You



Sign here

Date 7/9/2025

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LIMITED SERVICE WARRANTY Mr. Electric warrants, to the extent stated herein, electrical service or repair furnished by it. The stated period of warranty commences upon installation or repair of wiring or electrical system. Purchaser understands that Mr. Electric's liability under this warranty is limited to repair, replacement, or refund of purchaser's money, and does not extend to property damage resulting from overload or misuse of electrical system which fails during the agreed upon warranty period. This warranty gives you specific legal rights. You may also have other rights, which vary from state to state.

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Outsmart Pest Management
4814 Parkway Blvd
Land O Lakes, FL 34639

Service Slip/Invoice

INVOICE: 45211
DATE: 07/01/2025
ORDER: 45211

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
07/01/2025	02:40 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/01/2025			

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	\$60.00
		SUBTOTAL \$60.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$60.00
		PRIOR BAL \$0.00
		AMOUNT DUE \$60.00

RECEIVED
07-01-2025

* 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 0 1
17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**

Bill Number: 22588036

Billing Date: 6/23/2025

Billing Period: 5/8/2025 to 6/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0514195	01034859
Please use the 15-digit number below when making a payment through your bank	
051419501034859	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	5/8/2025	8076	6/6/2025	8098	29	22

Usage History

	Water
June 2025	22
May 2025	33
April 2025	20
March 2025	34
February 2025	33
January 2025	25
December 2024	23
November 2024	22
October 2024	6
September 2024	5
August 2024	6
July 2024	20

Transactions

Previous Bill	422.98
Payment 06/09/25	-422.98 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	21.56
Water Tier 1	13.0 Thousand Gals X \$2.10
Water Tier 2	9.0 Thousand Gals X \$3.34
Sewer	
Sewer Base Charge	51.50
Sewer Charges	22.0 Thousand Gals X \$6.94
Total Current Transactions	283.10
TOTAL BALANCE DUE	\$283.10

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

RECEIVED
06-24-2025



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 283.10

Total Balance Due \$283.10
Due Date 7/10/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 07/10/2025.**

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



Pasco Sheriff's Office

INVOICE

Customer Number: C00255
Invoice Number: ARJUN25 MEADOW PT IV #9
Invoice Date: 7/2/2025
Terms: DUE UPON RECEIPT

To: MEADOW PT IV CDD - 845
3434 COLWEL AVE, SUITE 200
TAMPA FL 33614

Date	Description	Amount
7/2/2025	0001-0000-3690800 - Meadow Point IV AR/CR 0001-0000-3690800 - Meadow Point IV AR/CR JUN25 #9	\$11,876.58
	Total Due	\$11,876.58

RECEIVED
07-07-2025

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00255
Invoice Number: ARJUN25 MEADOW PT IV #9
Invoice Date: 7/2/2025
Total Amount Due \$ 11,876.58



Pasco Sheriff's Office
8661 Citizens Dr.
New Port Richey FL 34654

Total Payment \$ _____

Cust: C00255	0001-0000-369-08-00	DUE FROM OTHER ENTITIES
2024-2025	MEADOW PT IV	INVOICE #
ORG. BUDGET	142,519.00	
BILLING	142,519.00	
INS. ADJ.	(10,000.00)	
	132,519.00	
OCT24 #1	11,876.59	AROCT24 MEADOW PT IV #1
NOV24 #2	11,876.59	ARNOV24 MEADOW PT IV #2
DEC24 #3	11,876.59	ARDEC24 MEADOW PT IV #3
JAN25 #4	11,876.59	ARJAN25 MEADOW PT IV #4
FEB25 #5	11,876.58	ARFEB25 MEADOW PT IV #5
MAR25 #6	11,876.58	ARMAR25 MEADOW PT IV #6
APR25 #7	11,876.58	ARAPR25 MEADOW PT IV #7
MAY25 #8	11,876.58	ARMAY25 MEADOW PT IV #8
JUN25 #9	11,876.58	ARJUN25 MEADOW PT IV #9
JUL25 #10	11,876.58	
AUG25#11	11,876.58	
SEP25 #12	11,876.58	
TOTAL:	142,519.00	

**Meadow Point IV
Law Enforcement Budget
Fiscal Year 2024-2025**

Personal Services:

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade C01)	33.99	2,210.00	75,129	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
Total Salary:			75,129	
 <i>Benefits:</i>	 <i>Rates</i>	 <i># Hours</i>		
Holiday Pay	33.99	102.00	3,467	
FICA	7.65%		6,013	
Retirement	32.79%		25,772	
Group Health/Life Insurance	10,000		10,000	
Total Benefits:			45,252	

Total Personal Services:	120,380
---------------------------------	----------------

Operating Expenses:

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,020
Software Maintenance	378
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	4,210
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	550
Vehicle Insurance	815
Professional Liability Insurance	1,225
Uniform and Equip replacement	500
Ammo Estimate	1,320
Glock/Shotgun/Carbine w/accessories	450
Axon License/Maintenance - BWC/Taser w/battery pack, cartridges, warranty	3,100
Laptop	530
Mobile Radio for Vehicle	741
Hand Held Radio/Enhanced Charger/Battery	960

Total Operating Expenses:	15,979
----------------------------------	---------------

Capital:

Patrol vehicle (\$32,801 less residual value of \$2,000/5 years) Year 5	6,160
---	-------

Total Capital:	6,160
-----------------------	--------------

Total Estimate Sheriff's Office Costs - CONTRACT TOTAL	142,519
---	----------------

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/2/2025	INV0000100549

Bill To:

MEADOW POINTE IV CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	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
Dissemination Services	1.00	\$500.00	\$500.00
Financial & Revenue Collections	1.00	\$442.00	\$442.00
Landscape Consulting Services	1.00	\$975.00	\$975.00
Management Services	1.00	\$2,771.33	\$2,771.33
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$7,157.50
		Total	\$7,157.50

RECEIVED
06-27-2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/3/2025	INV0000100573

Bill To:

Meadow Pointe IV CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00011

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/1/2025	INV0000100635

Bill To:

Meadow Pointe IV CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00011

Description	Qty	Rate	Amount
EE RECRUITING	211.02	\$1.00	\$211.02
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	35.00	\$1.00	\$35.00
Auto Mileage & Travel	67.90	\$1.00	\$67.90
		Subtotal	\$413.92
		Total	\$413.92

RECEIVED
07-10-2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/16/2025	INV0000100686

Bill To:

MEADOW POINTE IV CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00845

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$1,350.27	\$1,350.27
		Subtotal	\$1,350.27
		Total	\$1,350.27

RECEIVED
07-16-2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/18/2025	INV0000100689

Bill To:

Meadow Pointe IV CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00011

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$7,407.20	\$7,407.20
<div>RECEIVED</div> <div>07-17-2025</div>	Subtotal		\$7,407.20
	Total		\$7,407.20

RUST- OFF, LLC
PO Box 470730
Lake Monroe, FL 32747

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
7/15/2025	49129

Bill To

MEADOW POINTE IV CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614

Ship To

MEADOW POINTE FOR CDD

P.O. No.

Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)	1	220.00	220.00
			Subtotal	\$220.00
			Sales Tax (7.5%)	\$0.00
			Payments/Credits	\$0.00
			Balance Due	\$220.00

RECEIVED
07-15-2025



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

3434 Colwell Ave., Tampa, FL 33614 (813) 994-1001 MPIVClub@live.com

Check Request

Amount: \$300.00

RECEIVED
07-01-2025

Date: 7-1-2025

Payable to: Shauna Solomon

Address: Shauna Solomon c/o Meadow Pointe IV CDD

3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543

Reason: DJ service for EVENT on August 2, 2025

Requestor: Lori Stanger

Approved by: 

Shauna Solomon Pub.
605 Manor Drive
Bartow Florida 33830
U.S.A
chocolatechicprod@gmail.com

INVOICE

INV-000010

Balance Due
\$300.00

Bill To:

Meadow Pointe IV CDD
3434 Colwell Ave.
Tampa, FL 33614

Invoice Date : 30 Jun 2025
Terms : Custom
Due Date : 02 Aug 2025

Subject :
DJ Services

#	Item & Description	Qty	Rate	Amount
1	DJ Services 1-4 pm Aug 2 2025	1.00	300.00	300.00

Sub Total 300.00

Location:

Meadow Pointe IV CDD
3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543

Total **\$300.00**
Balance Due **\$300.00**

RECEIVED
07-03-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2025	16505

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			CELL USAGE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage for 813-576-9368 - HAVEN	45.95		45.95
	Cellular usage for 813-482-6396 - MERIDIAN	57.95		57.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$103.90	
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$103.90	

RECEIVED
06/17/2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/18/2025	16544

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			PARKMONTE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that the CAPXL is offline. Restarted CAPXL and the unit re joined the network. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.00
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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$115.00

RECEIVED
06-18-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/18/2025	16545

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

			Job Name	Terms
			WINDSOR	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that the CAPXL is offline. Reset GFCI which the modem and access point is plugged into. However, the modem did not go on network. Cycled power several times with no connection. It was also reported that the exit gates were stuck open. I released the island side operator from the hold schedule and the gates closed properly. Cycled several times with no issues. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.00
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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$115.00

RECEIVED
06-18-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/1/2025	16607

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			WHINSENTON	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that the call box is offline. Also noticed the exit gate was stuck open. I was not getting a signal on the access point. I changed ports on the modem and the call box re joined the network. The exit gate photo eye had foliage blocking the beam preventing it from closing. I removed the foliage and the gate resumed normal operation. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	
			Balance Due	

RECEIVED
07-01-2025

\$115.00

\$0.00

\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/7/2025	16621

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			ENCLAVE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that the call box was offline. Upon arrival found that the call box side of the bridge had power, but no signal. The modem side of the bridge's LAN ethernet connection was unplugged. I opened up the modem box and found it was also unplugged at the modem. I was unable to get the modem to boot back up even though there was power at the outlet. The ONT seemed to be functioning fine. There was a disconnected fiber connection, but I am not familiar enough with that product (fiber optic internet) to know where it goes or if it is even supposed to be plugged in. Management will call Frontier. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.00
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$115.00

RECEIVED
07-07-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/9/2025	16628

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			ENCLAVE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1.25	Report that the CAPXLV2 (callbox) and the cameras were still offline after Frontier replaced the router. I first checked to confirm that the access point of the wireless bridge had been plugged back into the router, which it had. Then I saw that the LED's indicated that it was online. I then reset and configured the wireless bridges. After that did not get the call box back online, I stood beside the router and tried to log on. It would not allow me to log on with the default password. I informed Lori of my findings. Frontier will have to be called again. Hourly Tech Charge	115.00		143.75
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	
<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>			\$143.75	
			Payments/Credits	
			\$0.00	
			Balance Due	
			\$143.75	

RECEIVED
07-09-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/16/2025	16644

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
PARKMONTE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Installed a receiver wireless bridge between the internet modem and the CAPXLV after electrician installed an outlet. All performing properly at this time.	575.00		575.00

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07-16-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$575.00

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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$575.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16656

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			CELL USAGE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage for 813-576-9368 - HAVEN	45.95		45.95
	Cellular usage for 813-482-6396 - MERIDIAN	57.95		57.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$103.90	
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$103.90	

RECEIVED
07-17-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16692

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			MP NORTH	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Someone hit the call box, the door is open. Jennifer placed garbage bag over it to protect the circuitry from the rain. I removed the bag and powered the unit up, everything is working properly at this time. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$115.00	
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$115.00	

RECEIVED
07-18-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/17/2025	16693

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

			Job Name	Terms
			HAVEN	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that data is failing and loud noise in the call box. Determined the cellular board is bad. Installed a loaner and will quote a new cellular board. All performing properly at this time. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$115.00	
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$115.00	

RECEIVED
07-18-2025

Southern Automated Access Services						
for Meadow Pointe IV CDD						
Summary Gate Phones 07/25						
Inv #	Amount	Bill Date	Location	Phone	GL Code	Object Code
16566	\$110.00	07/01/25	Enclave	0	54100	4102
16587	\$110.00	07/01/25	MP North	0	54100	4102
16589	\$110.00	07/01/25	Parkmonte	0	54100	4102
16591	\$110.00	07/01/25	Provence	0	54100	4102
16595	\$110.00	07/01/25	Shellwood	0	54100	4102
16603	\$110.00	07/01/25	Whinsenton	0	54100	4102
16604	\$110.00	07/01/25	Windsor	0	54100	4102
Total	\$770.00					

Grand Total **\$770.00**



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/1/2025	16566

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			ENCLAVE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$110.00	
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$110.00	

RECEIVED
07-01-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/1/2025	16587

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			MP NORTH	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud and VOIP.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$110.00	
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$110.00	

RECEIVED
07-01-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/1/2025	16589

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			PARKMONTE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud, and VOIP.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$110.00	
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$110.00	

RECEIVED
07-01-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/1/2025	16591

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			PROVENCE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud and VOIP.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$110.00	
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$110.00	

RECEIVED
07-01-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/1/2025	16595

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

			Job Name	Terms
			SHELLWOOD	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud and the voice phone service.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$110.00	
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$110.00	

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07-01-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/1/2025	16603

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud and VOIP.	110.00		110.00

RECEIVED
07-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$110.00

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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/1/2025	16604

Bill To

Meadow Pointe IV CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Job Name	Terms
WINDSOR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud and VOIP.	110.00		110.00

RECEIVED
07-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$110.00

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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$110.00



MEADOW POINTE IV CDD
OLDWOODS AVE
WESLEY CHAPEL, FL 33543-0000

Statement Date: June 19, 2025

Amount Due: **\$1,605.37**

Due Date: July 10, 2025

Account #: 221006228235

DO NOT PAY. Your account will be drafted on July 10, 2025

Account Summary

Current Service Period: May 15, 2025 - June 13, 2025

Previous Amount Due	\$1,601.89
Payment(s) Received Since Last Statement	-\$1,601.89

Current Month's Charges	\$1,605.37
-------------------------	-------------------

Amount Due by July 10, 2025	\$1,605.37
------------------------------------	-------------------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

RECEIVED
06-24-2025



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: July 10, 2025



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: **\$1,605.37**

Payment Amount: \$ _____

673606450389

Your account will be
drafted on July 10, 2025

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: June 19, 2025
Charges Due: July 10, 2025

Service Period: May 15, 2025 - Jun 13, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1033 kWh @ \$0.03412/kWh	\$35.25
Fixture & Maintenance Charge	32 Fixtures	\$502.11
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	1033 kWh @ \$0.03363/kWh	\$34.74
Storm Protection Charge	1033 kWh @ \$0.00559/kWh	\$5.77
Clean Energy Transition Mechanism	1033 kWh @ \$0.00043/kWh	\$0.44
Storm Surcharge	1033 kWh @ \$0.01230/kWh	\$12.71
Florida Gross Receipt Tax		\$2.28
State Tax		\$105.83

Lighting Charges

\$1,605.37

Total Current Month's Charges

\$1,605.37

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.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.



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/23/25-7/23/25	MEADOW POINTE IV CDD	
Billing Date	Sales Rep	Customer Account
7/23/2025	Deirdre Bonett	TB107010
Total Amount Due		Invoice Number
\$122.00		46322-072325

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/23/25	7/23/25	46322	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Budget Hearing Affidavit Fee <div>RECEIVED 07-23-2025</div>	2	1.00x53.00 L	\$120.00 \$2.00

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Hearing was published in said newspaper by print in the issues of 07/23/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. 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 nor 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.

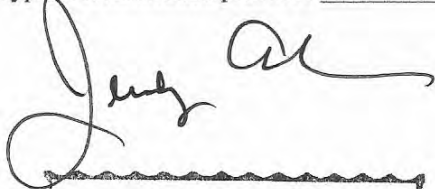
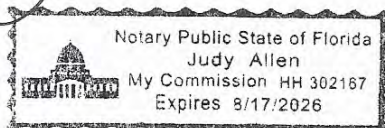
Signature of Affiant

Sworn to and subscribed before me this 07/23/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced

Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe IV Community Development District

The Board of Supervisors (the "Board") of the Meadow Pointe IV Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, August 13, 2025, at 5:00 p.m. at the Meadow Pointe IV Club House, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting at [HYPERLINK "http://www.meadowpointe4cdd.org"](http://www.meadowpointe4cdd.org) www.meadowpointe4cdd.org or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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 public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Darryl Adams
District Manager
July 23, 2025

46322



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates		Advertiser Name	
7/16/25-7/16/25		MEADOW POINTE IV CDD	
Billing Date	Sales Rep	Customer Account	
7/16/2025	Deirdre Bonett	TB107010	
Total Amount Due		Invoice Number	
\$626.00		46356-071625	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/16/25	7/16/25	46356	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x6.00 IN	\$0.00
7/16/25	7/16/25	46356	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x6.00 IN	\$624.00
					Affidavit Fee			\$2.00

RECEIVED
07-16-2025

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR RE ITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/16/25-7/16/25	MEADOW POINTE IV CDD	
Billing Date	Sales Rep	Customer Account
7/16/2025	Deirdre Bonett	TB107010
Total Amount Due		Invoice Number
\$626.00		46356-071625

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

MEADOW POINTE IV CDD
3434 Colwell Ave Ste 200 # Rizzetta
Tampa, FL 33614-8390

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

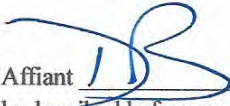
Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 07/16/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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 nor 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.

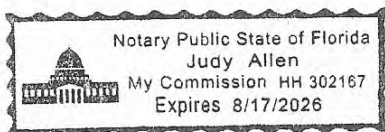
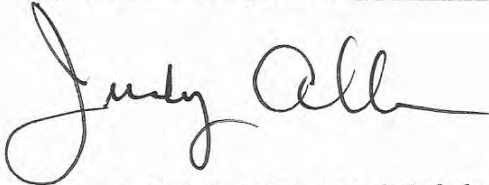
Signature of Affiant 

Sworn to and subscribed before me this 07/16/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe IV Community Development District

The Board of Supervisors (the "**Board**") of the Meadow Pointe IV Community Development District (the "**District**") will hold a public hearing and a meeting on Wednesday, August 13, 2025, at 5:00 p.m. at the Meadow Pointe IV Club House, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the General Fund and the Reserve Fund in the proposed budget (together, the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting at <https://www.meadowpointe4cdd.org>, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The proposed O&M Assessment for each of the 908 units in the District is \$2,295.81 for the General Fund portion and \$415.64 for the Reserve Fund portion. This is preliminary and subject to change at the meeting and in any future year.

The O&M Assessments (in addition to debt assessments or other District assessments, if any) will appear on November 2025 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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 public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Darryl Adams
District Manager



INVOICE

Triangle Pool Service
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



Meadow Pointe #4

Bill to

Meadow Pointe IV CDD
3434 Colwell Ave. Suite 200
Tampa, FL. 33614
United States

Ship to

Meadow Pointe #4
3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543
United States

Invoice details

Invoice no.: 00011218
Terms: DUE ON 10TH
Invoice date: 07/10/2025
Due date: 07/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		VAKPAK26520	1" TORO VALVE	2	\$66.95	\$133.90
2.		RESERVOIR FLOAT VALVE ASSEMBLY	38906 RESERVOIR FLOAT VALVE ASSEMBLY	1	\$79.95	\$79.95
3.		MISCPARTS-SER	MISC PARTS AND FITTINGS. 3/4 inch brass shut off	1	\$34.95	\$34.95
4.		MISCPARTS-SER	MISC PARTS AND FITTINGS. 3/4 inch brass hose bib	2	\$27.95	\$55.90
5.		45MJL5A1STAA	STENNER HEAD 45 ADJ for acid feed with #3 tube	1	\$593.95	\$593.95
6.		SERVICE-LABOR	SERVICE CALL / LABOR	3	\$175.00	\$525.00
7.		MISCPARTS-SER	MISC PARTS AND FITTINGS. 1 INCH PVC	1	\$49.95	\$49.95

Total **\$1,473.60**

Note to customer

REPAIR TECH JEFF REBUILD BOTH AUTO FILLS, REBUILD BOTH MANUAL FILLS AND REPLACE 1 BAD STENNER PUMP. ALL WORKING GOOD EXCEPT THERE IS ONE PIECE MISSING FROM 1 OF THE 2 AUTO FILLS THAT INSERTS INTO THE STATIC LINE . THAT PART IS ON BACK ORDER WE WILL HAVE IT IN FEW DAYS.

Overdue

07/10/2025

RECEIVED
07-11-2025

ONCE WE REPLACE THAT STATIC LINE AND FLOAT THE AUTO
FILL WILL BE FULLY OPERATIONAL



INVOICE

Aqua Triangle 1 Corp

12801 Belcher Rd S

Largo, FL 33773

(727) 531-0473

billing@triangle-pool.com

BILL TO:

Meadow Pointe #4
3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543
United States

SHIP TO:

Meadow Pointe #4
3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543
United States

Invoice No: **00011218**
Status: **Open**
Invoice Date: **7/10/2025**
Due Date: **7/10/2025**
Total: **\$1,473.60**

Service Date	Product/Service	Quantity	Unit Price	Total
	VAKPAK26520 1" TORO VALVE	2.00	\$66.95	\$133.90
	RESERVOIR FLOAT VALVE ASSEMBLY 38906 RESERVOIR FLOAT VALVE ASSEMBLY	1.00	\$79.95	\$79.95
	MISCPARTS-SER MISC PARTS AND FITTINGS. 3/4 inch brass shut off	1.00	\$34.95	\$34.95
	MISCPARTS-SER MISC PARTS AND FITTINGS. 3/4 inch brass hose bib	2.00	\$27.95	\$55.90
	45MJL5A1STAA STENNER HEAD 45 ADJ for acid feed with #3 tube	1.00	\$593.95	\$593.95
	SERVICE-LABOR SERVICE CALL / LABOR	3.00	\$175.00	\$525.00
	MISCPARTS-SER MISC PARTS AND FITTINGS. 1 INCH PVC	1.00	\$49.95	\$49.95

Thank you for doing business with us!



INVOICE

Aqua Triangle 1 Corp

12801 Belcher Rd S

Largo, FL 33773

(727) 531-0473

billing@triangle-pool.com

Notes

REPAIR TECH JEFF REBUILD BOTH AUTO FILLS, REBUILD BOTH MANUAL FILLS AND REPLACE 1 BAD STENNER PUMP. ALL WORKING GOOD EXCEPT THERE IS ONE PIECE MISSING FROM 1 OF THE 2 AUTO FILLS THAT INSERTS INTO THE STATIC LINE . THAT PART IS ON BACK ORDER WE WILL HAVE IT IN FEW DAYS. ONCE WE REPLACE THAT STATIC LINE AND FLOAT THE AUTO FILL WILL BE FULLY OPERATIONAL

Please Note: If any invoiced amount is not received by the mentioned due date, then those charges may accrue a late fee of \$5.00 of the outstanding balance every 30 days, or the maximum rate permitted by the law, whichever is lower.

Subtotal: \$1,473.60

Tax: \$0.00

Invoice Amount: \$1,473.60

Previous Payment(s): \$0.00

Amount Due (USD) **\$1,473.60**

RECEIVED
07-11-2025

Thank you for doing business with us!

INVOICE

Triangle Pool Service
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



Meadow Pointe #4

Bill to

Meadow Pointe IV CDD
3434 Colwell Ave.
Tampa, FL 33614
United States

Ship to

Meadow Pointe #4
3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543
United States

Invoice details

Invoice no.: 000011374
Terms: DUE ON 10TH
Invoice date: 07/01/2025
Due date: 07/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		3X WEEKLY COMMERICAL POOL SERVICE	<p>-TEST & BALANCE WATER</p> <p>-SKIM SURFACE & VACUUM THE POOL</p> <p>-BRUSH WALLS & STEPS OF POOL</p> <p>-CLEAN TILE LINE</p> <p>-EMPTY SKIMMER & PUMP BASKETS</p> <p>-MIX CHLORINE & ACID SOLUTIONS FOR FEEDERS</p> <p>-CHECK ALL EQUIPMENT FOR MALFUNCTION - ANY SUCH DEFECTS WILL BE REPORTED IMMEDIATELY TO TRIANGLE POOL SERVICE</p> <p>-BACKWASHING FILTER/HOSING OFF CARTRIDGES INSIDE OF FILTER HOUSING AS NEEDED</p> <p>-DE FILTER SYSTEMS REQUIRE 2 YEARLY CLEAN AND DEGREASING SERVICES FOR OPTIMAL FILTRATION, CIRCULATION, CLARITY AND WATER HEALTH. PRICE FOR CLEAN AND DEGREASING IS DETERMINED PER SYSTEM SIZE.</p> <p>-RECORD CHEMICAL READINGS EACH VISIT USING PROPER COUNTIES HEALTH DEPARTMENT APPROVED LOG SHEETS PROVIDED BY TRIANGLE POOL SERVICE</p> <p>-PROMPTLY RESPOND TO ANY</p>	1	\$3,200.00	\$3,200.00

HEALTH CODE VIOLATIONS AND
DEAL WITH HEALTH INSPECTORS AS
NEEDED

Total	\$3,200.00
-------	------------

Overdue	07/10/2025
---------	------------

RECEIVED
07-18-2025

57200-4625



Meadow Pointe IV Community Dev District
Rizzetta & Company, Inc
c/o Rizzetta & Company, Inc
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice Number: 2025073001
Invoice Date: 30-Jul-2025
Account Number: 210007000
Amount Due: 12,500.00
Account Manager: Chris Gehman
Phone#: 804.771.7925

INVOICE DETAIL

Account:

Meadow Pointe IV Community Development District Capital Improvement Revenue Bonds,
Series 2014A

For:	Annual Admin Fee (7/1/21 - 6/30/22)	2,500.00
	Annual Admin Fee (7/1/22 - 6/30/23)	2,500.00
	Annual Admin Fee (7/1/23 - 6/30/24)	2,500.00
	Annual Admin Fee (7/1/24 - 6/30/25)	2,500.00
	Annual Admin Fee (7/1/25 - 6/30/26)	2,500.00

Current Amount Due

RECEIVED
07/31/2025

12,500.00

Administrative time associated with duties and responsibilities of an extraordinary nature which may include and not be limited to review of documents, conferences and communications with internal parties and counsel, research and analysis, claims and filings, allocations, holder inquiries and other extraordinary matters. Billed at the hourly rate in effect.

Administrator Time	\$695.00	0.00	\$	-
Review Analyst Time	\$380.00	0.00	\$	-

Previous Billing \$ 38,200.00

Total Amount Due \$ 50,700.00



Rizzetta & Company, Inc
c/o Rizzetta & Company, Inc
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice Number: 2025073001
Invoice Date: July 30, 2025
Account Number: 210007000
Account Manager: Chris Gehman
Phone#: 804.771.7925
Fed ID 031-0841368

Total Amount Due: \$ 50,700.00

Payment Instructions

By Check: Make Payable to
U.S. Bank National Association
Lockbox Services – CM9705
P.O. Box 70870
St. Paul, MN 55170-97045



U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652

INVOICE

Page: 1

Invoice Number: SI121232
Invoice Date: 7/1/2025
Due Date: 7/31/2025

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.

Bill To: Meadow Pointe IV, CDD
3434 Colwell Ave., Ste 200
Tampa, FL 33614

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
7/1/2025	Monthly Lift Station Inspection	2001	1	EA	99.61	99.61

Phone: (727) 848-8292 Ext. 219
Toll Free: (866) 753-8292 Ext. 219
Email: ar@uswatercorp.net

RECEIVED
07-02-2025

Subtotal: 99.61
Total Sales Tax: 0.00
Total USD: 99.61
Adjustments: 0.00
Amount Due: 99.61

U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe 4 DATE: 6-12-25
MODEL OF PUMPS: _____ HP: 5
POWER: AC VOLTS: 230 PHASE: 3
PUMPS AMPS: #1 L1 18.1 L2 19.9 L3 19.9
#2 L1 16.1 L2 16.5 L3 16.1
RESISTANCE: #1 L1 & L2 0 L2 & L3 0 L1 & L3 0
#2 L1 & L2 0 L2 & L3 0 L1 & L3 0
PUMP GROUND: #1 ETMS 3466.1 #2 ETMS 3995.8
CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL:

ALTERNATION OK
ALARM HORN OK
ALARM LIGHT OK

CONDITION OF PANEL BOX:

PAINT OK
HASP OK
HINGES OK
STAND OK
LOCK OK

FLOAT SYSTEM

#1 OK
#2 OK
#3 OK
#4 OK

OTHER PANEL PROBLEMS

WET WELL:

SIZE PIPING 2 1/2"
TYPE Duct
COND. PIPE OK
GREASE ON WALL Min
GREASE FLOATING Mod
HATCH COVER OK
HINGES OK

DRY WELL:

SIZE PIPING 4"
TYPE Duct
COND. PIPE OK
GREASE ON WALL N/A
GREASE FLOATING N/A
HATCH COVER N/A
HINGES N/A

CONDITION AROUND LIFT STATION: (WEEDS, TRASH, OTHER) Good

WORK THAT NEEDS TO BE DONE: _____

CC: OWNER

Signature & Date

[Signature] 6-12-25



4939 Cross Bayou Boulevard New Port Richey, FL 34652
Phone: 727-848-8707 Fax: 727-848-7701 Toll Free: 866-753-9707



CC063025-845

0 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$8,860.00
Statement Closing Date June 30, 2025
Days in Billing Cycle 30
Previous Balance \$30.76
Payments & Credits \$30.76
Purchases & Other Charges \$1,139.33
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$1,139.33
Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$1,139.33
Minimum Payment Due \$1,139.33
Payment Due Date July 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$30.76-	
06/25	06/25	F1515005G00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	30.76-
		MICHELLE WHITE	\$0.00	
		LORI STANGER	\$1,139.33	
05/31	06/01	05416014P43A9W7J6	WAL-MART #3418 WESLEY CHAPEL FL	27.50
			MCC: 5411 MERCHANT ZIP:	
05/31	06/01	05436844P8PJ8GLM8	WALMART.COM 8009256278 BENTONVILLE AR	34.54
			MCC: 5310 MERCHANT ZIP:	
06/01	06/01	55432864R63QL8S70	AMAZON MKTPL*N613N1L31 AMZN.COM/BILL WA	71.14
			MCC: 5942 MERCHANT ZIP:	
06/04	06/04	05436844V8PJ433W1	WALMART.COM 8009256278 BENTONVILLE AR	41.73
			MCC: 5310 MERCHANT ZIP:	
06/06	06/06	05436844YBLJ893SQ	SAMS CLUB #4852 WESLEY CHAPEL FL	80.00
			MCC: 5300 MERCHANT ZIP: 33544	
06/06	06/06	05436844YBLJ893WZ	SAMS CLUB #4852 WESLEY CHAPEL FL	37.94
			MCC: 5300 MERCHANT ZIP: 33544	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date July 25, 2025
New Balance \$1,139.33
Minimum Payment Due \$1,139.33
Past Due Amount \$0.00

Amount Enclosed:

\$

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 0

MEADOW POINTE IV COMMUNITY DEVELOP
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/10	06/10	02305375200H1LWRK	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	22.71
06/13	06/13	5543286545XM4ATAB	AMAZON.COM*NA6232QN2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	12.52
06/13	06/13	5543286545XNMGW6A	AMAZON MKTPL*NA9S21CI1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	77.98
06/13	06/13	5543286545XPMEA7H	AMAZON.COM*NA2OS3DS2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	8.50
06/13	06/13	5543286545XPM8NHQ	AMAZON.COM*NA1PQ0CM0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	53.79
06/16	06/16	5543286575YP9XGD8	AMAZON MKTPL*NO3VC4ZL2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	59.12
06/17	06/17	5543286585YYVRG3Z	AMAZON MKTPL*NA76Z8SX1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	26.70
06/18	06/18	55483825A0A8MQWA3	SAMSClub.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	84.66
06/19	06/19	05436845BBLJ8ZK3R	WM SUPERCENTER #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	19.68
06/19	06/19	55483825B0A9MTFXG	SAMSClub.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	137.82
06/19	06/19	55483825B0A984BWL	WAL-MART #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	21.95
06/19	06/19	55500365AB0LRBAEV	WALMART.COM WALMART.COM AR MCC: 5310 MERCHANT ZIP: 72716	1.18
06/19	06/19	55500365AB0LREAW2	WALMART.COM WALMART.COM AR MCC: 5310 MERCHANT ZIP: 72716	69.62
06/20	06/20	05436845QBLJ9VNHN	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	29.46
06/27	06/27	05436845KBLJ85X82	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	43.79
06/28	06/28	12302025K00SZQ6KH	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	60.00
06/29	06/29	55432865L62W5KE79	AMAZON MKTPL*N30YX2AU2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	27.59
06/29	06/29	55432865L62W6Q6KM	AMAZON MKTPL*N353Q3AG2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	26.69
06/29	06/29	05436845MBLJ8QP95	WM SUPERCENTER #3526 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34601	62.72

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,139.33 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$0.08	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.85	\$0-\$500,000 = 0.25%
New Cashback Balance	\$2.93	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.
See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Meadow Pointe IV CDD**Closing Date**

June 30, 2025

Payment Date

July 25, 2025

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.**Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Special Events	Contingency
				Facility Supplies	Fitness Equipment Maintenance & Repair	Special Events	Misc. Contingency
Date	Vendor Name	Description	Amount	57200-4619	57200-4914	57400-4775	57900-6409
6/1/2025		Beginning Balance	\$ 30.76				
06/01/25	Walmart	Water, Trash Bags	\$ 27.50	\$ 27.50			
06/01/25	Walmart	Event in June	\$ 34.54			\$ 34.54	
06/01/25	Amazon	Events Equipment (sound)	\$ 71.14			\$ 71.14	
06/04/25	Walmart	Roku Stick for Clubhouse TV	\$ 41.73	\$ 41.73			
06/06/25	Sams Club	Membership	\$ 80.00				\$ 80.00
06/06/25	Sams Club	Water, Coffee	\$ 37.94	\$ 37.94			
06/10/25	Publix	CDD Meeting Refreshments	\$ 22.71				\$ 22.71
06/13/25	Amazon	Hardware for Signs	\$ 12.52	\$ 12.52			
06/13/25	Amazon	Sign, Cleaning Products	\$ 77.98	\$ 77.98			
06/13/25	Amazon	Cleaning Products	\$ 8.50	\$ 8.50			
06/13/25	Amazon	Air Freshners	\$ 53.79	\$ 53.79			
06/16/25	Amazon	Wood Stakes	\$ 59.12				\$ 59.12
06/17/25	Amazon	Event Signs	\$ 26.70			\$ 26.70	
06/18/25	Sams Club	Event	\$ 84.66			\$ 84.66	
06/19/25	Walmart	Water	\$ 19.68	\$ 19.68			
06/19/25	Walmart	Event	\$ 21.95			\$ 21.95	
06/19/25	Walmart	Event	\$ 1.18			\$ 1.18	
06/19/25	Walmart	Event	\$ 69.62			\$ 69.62	
06/19/25	Sams Club	Event	\$ 137.82			\$ 137.82	
06/20/25	Sams Club	Coffee and Trash Bags	\$ 29.46	\$ 29.46			
06/27/25	Sams Club	Cleaning, Office, Water	\$ 43.79	\$ 43.79			
06/28/25	MailChimp	Email Subscription	\$ 60.00				\$ 60.00
06/29/25	Amazon	Security Alarm Backup Battery	\$ 27.59				\$ 27.59
06/29/25	Amazon	Blank Signs EVENT Ad	\$ 26.69			\$ 26.69	
06/29/25	Walmart	Cleaning, Staff Celebration	\$ 62.72	\$ 62.72			
06/30/25		Current Charges	\$ 1,139.33	\$ 415.61	\$ -	\$ 474.30	\$ 249.42
				57200-4619	57200-4914	57400-4775	57900-6409
		Payment Processed	\$ 30.76				
		Total	\$ 1,139.33				

MP CC 5-31-25

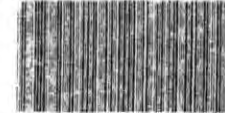
page 1

Give us feedback @ survey.walmart.com
Thank you! ID #: 7VPDCL160BLZ

Walmart *

WM Supercenter
813-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 009005 TE# 05 TR# 00475

ITEMS SOLD 3
TC# 6596 9268 5330 6356 6728



GV 40PK	078742279090 F	5.47 N
GV 40PK	078742279090 F	5.47 N
** VOIDED ENTRY **		
GV 40PK	078742279090 F	
HEFTY TRASH	013700370950	15.48 X
SUBTOTAL		26.42
TAX1	7.0000 %	1.08
TOTAL		27.50
MCARD TEND		27.50
CHANGE DUE		0.00

MASTERCARD- 8066 1 1 APPR#031952

27.50 TOTAL PURCHASE

REF # 515111006047

AID A0000000041010

TERMINAL # 26458075

*No Signature Required

05/31/25 13:00:05



Get free delivery
from this store
with Walmart+

Scan for 30 day free trial

Low prices You Can Trust. Every Day.
05/31/25 13:00:14

Walmart*

May 29, 2025 order

Order# 2000131-35016926

Used cc 8066

Events

Page 2a

Invoice

5-29-2025

Subtotal

\$51.98

\$32.28

w/ No \$35 order minimum fee

\$6.99 \$0

Tax

\$2.26

Total

\$34.54

Order# 2000131-35016926



2 items

Return eligible until Aug 31



Lehoo Castle Water Squirter for Kids 16 Pack 35ft
Range Water Shooter Water Blaster for Kids Foam...

\$32.28

~~\$51.98~~
\$19.70 saved

Count Per Pack: 16

Qty 2

\$19.70 from savings

Add to cart

☆ [Review item or seller](#)



Ending in 8066

\$34.54

Subtotal

~~\$51.98~~

\$32.28

No \$35 order minimum fee

~~\$6.99~~ \$0

Tax

\$2.26

Total

\$34.54



Charge history

Your transaction activity for this
order

Order# 2000131-35016926



page 2b

Details for Order #112-7103030-3021810

page 3

Print this page for your records.

Order Placed: May 31, 2025

Used cc 8066

for Events

Amazon.com order number: 112-7103030-3021810

Order Total: \$71.14

5-31-2025

Not Yet Shipped

Items Ordered

Price

1 of: Yoico Pro 200 Feet 12AWG 1/4" to 1/4" Speaker Cable - 200ft 12 Gauge Speaker Wire Cord for Audio Amplifier - Single \$69.99

Sold by: Yoico (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:

Mastercard ending in 8066

Billing address

MPIV CDD Lori Stanger
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$69.99

Shipping & Handling: \$0.00

Your Coupon Savings: -\$3.50

Total before tax: \$66.49

Estimated tax to be collected: \$4.65

Grand Total: \$71.14 ✓

To view the status of your order, return to Order Summary.

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Back to top

6-3-25

Jun 03, 2025 order
Order# 2000133-71834741



Your purchase comes with 4 offers, including **Apple Arcade up to 4 months free.**

Redeem your offers

Roku Streaming Stick Plus 2025 - 4K & HDR Roku Streaming Device for TV with Voice Remote - Free & Live TV

Qty 1 \$39.00

Subtotal

\$39.00

Tax

\$2.73

Total

Roku
stick
clubhouse TV

\$41.73

\$41.73



Charge history Your transaction activity for this order >

Payment method



MP Pynt for
new membership



sam's club

6-6-2025

CLUB MANAGER WESLEY CHAPEL SAM'S CLUB
(813) 929-7010
WESLEY CHAPEL, FL

06/06/2025 2:36:14 PM

101*****0821

104 NEW PRIMARY MEMBERSHIP	50.00
117 PLUS UPGRADE	60.00
INSTANT SAVINGS	-30.00

\$80.00

SUBTOTAL	80.00
TAXES	0.00
TOTAL	80.00

MASTERCARD TEND	80.00
ACCOUNT # **** * 8066	
APPROVAL # 006591	

visit samsclub.com to see your savings

*** MEMBER COPY ***

6-6-25



sam's club

813-929-7010

06/06/25 14:59 0783 04852 096 9096

Lori 101-**** *082 1

980010669 NMD000100CF 29.98 0

2 @ 3.98

561914 NW WATER F 7.96 0

\$37.94

SUBTOTAL	37.94
TOTAL	37.94

MCARD TEND	37.94
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR006415

37.94 TOTAL PURCHASE

REF # 0672PRO56475

AID A0000000041010

TERMINAL # 53581761

*No Signature Required

06/06/25 14:59:15

ITEMS SOLD 3

TC# 7276 9062 5319 6861 4820



Yay! You earned \$0.76 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

MP meeting
refreshments
Publix 6-10-25

page 3

Hollybrook Plaza
5400 Bruce B Downs Blvd
Wesley Chapel, FL 33544
Store Manager: Stacie Bradham
813-907-1699

BLUEBERRIES 110Z	4.99	F
BLUEBERRIES 110Z	4.99	F
Promotion	-4.99	F
RASPBERRIES RED		
1 @ 3 FOR 10.00	3.34	F
You Saved 1.65		
CRM CHS GRMT CIN B	6.79	F
VARIETY CREME CAKE	7.59	F
Order Total	22.71	
Sales Tax	0.00	
Grand Total	22.71	
Credit Payment	22.71	
Change	0.00	

Savings Summary
Special Price Savings 6.64

* Your Savings at Publix *
* 6.64 *

Receipt ID: 061 6AQ 751 061

PRESTO!
Trace #: 756551
Reference #: 0982298725
Acct #: XXXXXXXXXXXX8066
Purchase Mastercard
Amount: \$22.71
Auth #: 010737

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

06/10/2025 20:59 S0618 R175 1060 C0775

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



Final Details for Order #112-6818940-6593827

Print this page for your records.

page 4

Order Placed: June 12, 2025

Amazon.com order number: 112-6818940-6593827

Order Total: \$12.52

Shipped on June 12, 2025

6-12-2025

Items Ordered

2 of: The Hillman Group 59045 Hinge Screw Cover Number 8/Number 10, White , 15-Pack

Price

\$5.85

Sold by: Amazon.com Services, Inc

Supplied by: Other

(for signs)

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:

Mastercard ending in 8066

Item(s) Subtotal: \$11.70

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$11.70

Estimated tax to be collected: \$0.82

Grand Total: \$12.52

Credit Card transactions

MasterCard ending in 8066: June 12, 2025: \$12.52 /

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

Final Details for Order #112-6775471-1764236

Print this page for your records.

Order Placed: June 12, 2025

Amazon.com order number: 112-6775471-1764236

Order Total: \$77.98

Page 5a

6-12-2025

Shipped on June 13, 2025

Items Ordered

1 of: *SmartSign-K-2289-AL No Dumping Allowed Sign by | 18" x 12" Aluminum*

Price

\$22.95

Sold by: SmartSign ([seller profile](#))

Supplied by: SmartSign ([seller profile](#))

Condition: New

Total \$77.98
see pg b

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on June 12, 2025

Items Ordered

2 of: *Fresh Products Wave 3D, Virtually eliminates urine splash, 30-Day Use, Easy Installation, Beneficial Bacteria, Consistent Fragrance — Cotton Blossom, Blue, Made In USA, 10pk Urinal Screens*

Price

\$24.96

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

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

Shipping Speed:

Payment information

Payment Method:

Mastercard ending in 8066

Billing address

L Stanger MPIV CDD

3902 MEADOW POINTE BLVD

WESLEY CHAPEL, FL 33543-5700

United States

Item(s) Subtotal: \$72.87

Shipping & Handling: \$0.00

Total before tax: \$72.87

Estimated tax to be collected: \$5.11

Grand Total: \$77.98 ✓

Credit Card transactions

MasterCard ending in 8066: June 13, 2025: \$77.98 ✓

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2025, Amazon.com, Inc. or its affiliates[Back to top](#)

English

United States

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Final Details for Order #112-4891687-3153847

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page 6

Order Placed: June 12, 2025

Amazon.com order number: 112-4891687-3153847

Order Total: \$8.50

6-12-2025

Shipped on June 13, 2025

Items Ordered

2 of: *Lysol All Purpose Cleaner Spray, Multi-Purpose Disinfecting Spray, Kitchen & Bathroom Cleaner, Lemon Breeze Scent, 32 Fl Oz*

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Price

\$3.97

Shipping Address:

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

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Mastercard ending in 8066

Billing address

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

Credit Card transactions

Item(s) Subtotal: \$7.94
Shipping & Handling: \$2.99
Free Shipping: -\$2.99

Total before tax: \$7.94
Estimated tax to be collected: \$0.56

Grand Total: \$8.50

MasterCard ending in 8066: June 13, 2025: \$8.50

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[Back to top](#)

Final Details for Order #112-0594294-4562626

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page 7

Order Placed: June 12, 2025

Amazon.com order number: 112-0594294-4562626

Order Total: \$53.79

6-12-2025

Shipped on June 13, 2025

Items Ordered

3 of: Air Wick Scented Oils 0+10 Fresh Waters

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Price

\$16.76

Shipping Address:

L Stanger MPIV CDD

3902 MEADOW POINTE BLVD

WESLEY CHAPEL, FL 33543-5700

United States

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Mastercard ending in 8066

Billing address

L Stanger MPIV CDD

3902 MEADOW POINTE BLVD

WESLEY CHAPEL, FL 33543-5700

United States

Credit Card transactions

Item(s) Subtotal: \$50.28

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$50.28

Estimated tax to be collected: \$3.51

Grand Total: \$53.79

MasterCard ending in 8066: June 13, 2025: \$53.79 ✓

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

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Details for Order #112-3429979-4652204

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page 8

Order Placed: June 14, 2025

Amazon.com order number: 112-3429979-4652204

Order Total: \$59.12

6-14-2025

Not Yet Shipped

Items Ordered

1 of: 1x2x48 Grade/Srvey Stake

Sold by: Hearthshire (seller profile)

Supplied by: Other

Condition: New

Price

\$55.25

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:

Mastercard ending in 8066

Item(s) Subtotal: \$55.25

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$55.25

Estimated tax to be collected: \$3.87

Grand Total: \$59.12 ✓

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

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[Back to top](#)

Details for Order #112-1736549-1149853

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page 9

Order Placed: June 14, 2025

Amazon.com order number: 112-1736549-1149853

Order Total: \$26.70

6-14-2025

Not Yet Shipped

Items Ordered

1 of: Newflager 10 Pack 18 x 12 Inches White Corrugated Plastic Yard Sign with Metal Stakes for Birthday, Real Estate Garage Sale Signs, Rent, Guidepost Decorations

Sold by: Newflager ([seller profile](#))

Supplied by: Other

Condition: New

Price

\$24.95

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:

Mastercard ending in 8066

Billing address

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

Item(s) Subtotal: \$24.95

Shipping & Handling: \$0.00

Total before tax: \$24.95

Estimated tax to be collected: \$1.75

Grand Total: \$26.70 ✓

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

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Jun 17, 2025
Order 10309071058

6-17-25

\$84.66
7 items

Shipping items (7)

LORI STANGER
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543
(352) 584-0862

Member's Mark White Plastic Forks, Heavyweight (600 ct.)
Item 988507

Qty 1

\$13.98

Member's Mark Heavyweight White Plastic Spoons, 600 ct.
Item 988514

Qty 1

\$13.98

Boulder Canyon Kettle Cooked Variety Pack Potato Chips, 1.5 oz., 24 pk.
Item 537888

Qty 1

\$10.98 each

Vanity Fair Extra Absorbent White Paper Napkins, 504 ct.
Item 990014124

Qty 1

\$12.78

Member's Mark White 3-Ply Tissue Tablecovers, 54" x 108" (10 pk.)
Item 990011365

Qty 1

\$10.98

Boulder Canyon Kettle Cooked Variety Pack Potato Chips, 1.5 oz., 24 pk.
Item 537888

Qty 2

\$10.98 each

Subtotal (7 items)

\$84.66

Shipping

Free

Sales tax

\$0.00

Total

\$84.66

 MASTERCARD *8066

\$84.66

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.

Events \$84.66

Shipping

Water 6-19-25

Give us feedback @ survey.walmart.com
Thank you! ID #:7VPPK7160CHD

Walmart *

WM Supercenter
813-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 009029 TE# 29 TR# 01325

ITEMS SOLD 4
TC# 4597 7708 9971 4192 3836



GV 40PK	078742279090 F	4.92 N
GV 40PK	078742279090 F	4.92 N
GV 40PK	078742279090 F	4.92 N
GV 40PK	078742279090 F	4.92 N

SUBTOTAL	19.68
TOTAL	19.68
MCARD TEND	19.68
CHANGE DUE	0.00

\$19.68

MASTERCARD - 8066 I 1 APPR#019693
19.68 TOTAL PURCHASE
REF # U274hp022105
AID A0000000041010
TERMINAL # 23062933
*No Signature Required

06/19/25 11:39:23



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06/19/25 11:39:31

Events 6-19-25

Give us feedback @ survey.walmart.com
Thank you! ID #:7VPPK7160CHG

Walmart *

WM Supercenter
813-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 009029 TE# 29 TR# 01327

ITEMS SOLD 4
TC# 6034 3365 1134 7712 2519



GV 9IN300CT	078742120750	14.78 X
FIESTA TC	011179888560	1.48 X
FIESTA TC	011179888560	1.48 X
3CT BLUE TC	011179995930	2.77 X

SUBTOTAL	20.51
TAX1 7.0000 %	1.44
TOTAL	21.95
MCARD TEND	21.95
CHANGE DUE	0.00

\$21.95

MASTERCARD - 8066 I 1 APPR#019415
21.95 TOTAL PURCHASE
REF # 517068015832
PAYMENT SERVICE - A
AID A0000000041010
TERMINAL # 23062933
*No Signature Required

06/19/25 11:40:22



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06/19/25 11:40:39

6-17-25 Tue

Jun 17, 2025 order
Order # 2000133-38093992



McCormick Non-GMO Gluten Free Coconut Extract, 2 fl oz Box	Qty 1	\$4.43
Kool-Aid Unsweetened Orange Powdered Soft Drink Mix, 0.15 oz Packet, Powders	Qty 2	\$0.72
Kool-Aid Unsweetened Lemonade Naturally Flavored Powdered Soft Drink Mix, 0.23 oz Packet, Powders	Qty 2	\$0.72
Kool-Aid Unsweetened Watermelon Powdered Soft Drink Mix, 0.15 oz Packet, Powders	Qty 2	\$0.72
Kool-Aid Unsweetened Black Cherry Powdered Soft Drink Mix, 0.13 oz Packet, Powders	Qty 4	\$1.44
Kool-Aid Unsweetened Cherry Powdered Soft Drink Mix, 0.13 oz Packet, Powders	Qty 4	\$1.44
Kool-Aid Unsweetened Blue Raspberry Lemonade Powdered Drink Mix, 0.22 oz. Packet	Qty 4	\$1.44
Kool-Aid Unsweetened Grape Powdered Drink Mix, 0.14 oz. Packet	Qty 2	\$0.72
Great Value Dijon Mustard, 12 oz	Qty 1	\$1.52
Goya Apple Cider Vinegar, 32 fl oz	Qty 1	\$1.82
Sweet Baby Ray's Original Barbecue Sauce 18 oz	Qty 1	\$2.28
Great Value Naturally Hickory Smoked Sliced Bacon, 12 oz	Qty 1	\$3.97
Bush's Maple and Cured Bacon Baked Beans, Canned Beans, 28 oz	Qty 3	\$6.66
Great Value Hot Dog Buns, White, 11 oz, 8 Count	Qty 11	\$16.06
Great Value Hamburger Buns, 8 Count, 11 oz	Qty 5	\$7.30
Great Value Singles American Pasteurized Prepared Cheese Product, 16 oz, 24 Count	Qty 1	\$2.48
Marketside Original Bratwurst, 5 Links, 1 lb 3 oz (Fresh)	Qty 4	\$17.08

Subtotal

\$71.58

\$70.80

Tax

\$0.00

Total



Charge history Your transaction activity for this order



\$69.62
and \$1.18

\$70.80

\$70.80

Payment method



Events

Jun 17, 2025
Order 10309102656

6-17-25 Tue

\$137.82
12 items

Pickup items (12)

Wesley chapel Sam's Club
27727 State Road 56
Wesley chapel, FL 33544
(813) 929-7010

Curbside (12)

Date
Thu, Jun 19
12:00 PM - 01:00 PM

Member's Mark 75/25 Seasoned Ground Beef Patties, Frozen, 1/4 lb., 40 ct. <small>Item 349674</small>	Qty 1	\$41.98
Heinz Picnic Pack Condiments, 4 pk. <small>Item 336296</small>	Qty 1	\$7.98 \$8.98 Save \$1.00
Pillsbury Chocolate Chip Cookie Dough Tub, 4.75 lbs. <small>Item 218020</small>	Qty 1	\$9.86
Whole Seedless Watermelon <small>Item 825216</small>	Qty 2	\$11.76 \$5.88 each
McCormick Grill Mates Hamburger Seasoning, 11.25 oz. <small>Item 990397633</small>	Qty 1	\$6.98
Member's Mark Beef Hot Dogs, 24 ct. <small>Item 990390981</small>	Qty 3	\$33.72 \$11.24 each
Member's Mark Granulated Sugar, 10 lbs. <small>Item 990250689</small>	Qty 2	\$14.56 \$7.28 each
Betty Crocker Hershey's Triple Chocolate Fudge Brownie Mix, 20 oz., 4 pk. <small>Item 990006050</small>	Qty 1	\$10.98

Subtotal (12 items)	\$138.82
Pickup fee	Free
Savings	-\$1.00
Sales tax	\$0.00

Total **\$137.82** **\$137.82**

 MASTERCARD *8066 \$137.82

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.

Events

Pickup

6-20-25



sam's club

813-929-7010

6/20/25 12:21 1443 04052 095 9095

Lori 101-**** *082 1

233377 TRASH BAG 21.48 0
980029987 COFFEEMATESF 7.98 0

SUBTOTAL 29.46
TOTAL 29.46

MCARD TEND 29.46 ✓
CHANGE DUE 0.00

\$29.46

MASTERCARD- 8066 I 1 APPR#020399
29.46 TOTAL PURCHASE
EF # U10081030184
ID A0000000041010
TERMINAL # 50452850
No Signature Required
06/20/25 12:21:30

ITEMS SOLD 2

TC# 2640 4050 6674 1310 1079



Yay! You earned \$0.59 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

mp cleaning office, water

6-27-25



sam's club

813-929-7010

06/27/25 16:15 0383 04852 092 9092

Lori 101-**** *082 1

2 @ 3.98
561914 MM WATER F 7.96 0
611788 SPRAYWAY 7.98 0
980236285 HANGLETTRFL 13.87 0
990110243 EQPT IND GL 13.98 0

SUBTOTAL 43.79
TOTAL 43.79

MCARD TEND 43.79 ✓
CHANGE DUE 0.00

\$43.79

MASTERCARD- 8066 I 1 APPR#027095
43.79 TOTAL PURCHASE
REF # U60731292303
AID A0000000041010
TERMINAL # 22988270
*No Signature Required

06/27/25 16:14:55

ITEMS SOLD 5

TC# 7086 9027 5319 6162 9870



Yay! You earned \$0.88 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

Mailchimp Receipt

MC23674687

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
405 N. Angier Ave. NE, Atlanta, GA
30312
USA
www.mailchimp.com
Tax ID: US EIN 58-2554149

Details

Order# 23674687
Date Paid: June 28, 2025 10:31 AM
New York

Billing statement

Standard plan

2,500 contacts

\$60.00

Intuit Assist for Mailchimp*

AI-powered marketing

\$0.00

Paid via Mast ending in **8066** which expires **05/2027**

on June 28, 2025

\$60.00 ✓

Balance as of June 28, 2025

\$0.00

* Intuit Assist functionality (beta) is available to certain users with Premium, Standard and Legacy plans in select countries in English only. Access to Intuit Assist is available at no additional cost at this time. Pricing, terms, conditions, special features and service options are subject to change without notice. Availability of features and functionality varies by plan type. Features may be broadly available soon but represents no obligation and should not be relied on in making a purchasing decision. For details, please view Mailchimp's various [plans and](#)

Order Details

Order placed June 28, 2025 Order # 112-8428741-3488203

[Save Order Details](#)

Ship to

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

Payment method

Mastercard ending in 8066

Order Summary

Item(s) Subtotal:	\$22.99
Shipping & Handling:	\$2.99
Total before tax:	\$25.98
Estimated tax to be collected:	\$1.61
Grand Total:	\$27.59

Delivered June 29

Your package was delivered. It was handed directly to a resident.
Signed by: Stanger



ExpertPower 12v 7ah Rechargeable Sealed Lead Acid Battery

Sold by: ExpertPower Direct

Return or replace items: Eligible through July 29, 2025

\$22.99

Amazon Online Purchase 6-28-2025

Order Details

Order placed June 28, 2025 Order # 112-0674439-0994636

Save Order Details

Ship to

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

Payment method

Mastercard ending in 8066

Order Summary

Item(s) Subtotal:	\$26.25
Shipping & Handling:	\$0.00
Promotion Applied:	-\$1.31
Total before tax:	\$24.94
Estimated tax to be collected:	\$1.75
Grand Total:	\$26.69

Delivered July 2



24x18 Blank Corrugated Plastic Yard Signs, Waterproof, Heavy Duty Outside Bulk White Sign Boards (10 Pack - White 24x18)

Sold by: Spoiler Authority

Supplied by: Other

Return or replace items: Eligible through August 1, 2025

\$26.25

page 14

6-29-2025
Give us feedback @ survey.walmart.com
Thank you! ID #:7VPQKT175MJ3

Walmart *

WM Supercenter
352-796-5996 Mgr. MELISSA
7305 BROAD ST
BROOKSVILLE FL 34601
ST# 03526 OP# 009008 TE# 08 TR# 01511

ITEMS SOLD 9
TC# 9527 7914 9952 4770 1874



CLXTBCBLCHGL	044600306270	4.98 X
CLXTBCBLCHGL	044600306270	4.98 X
ANGLE BROOM	082269020260	2.47 X
SPOON	729016810540	7.00 X
LDS LEM 190Z	019200878700	7.97 X
LDS LEM 190Z	019200878700	7.97 X
PS LEMON 80	041294601620	11.96 X
CRD ORNATE P	610290544220	5.98 X
CRD BD CIR L	610290452780	5.58 X

	SUBTOTAL	58.89
TAX1	6.5000 %	3.83
	TOTAL	62.72
	MCARD TEND	62.72
	CHANGE DUE	0.00

\$62.72

MASTERCARD- 8066 I 1 APPR#029717
62.72 TOTAL PURCHASE
REF # U615pb494226
AID A0000000041010
TERMINAL # 27109139
*No Signature Required

06/29/25 13:01:48



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06/29/25 13:01:59



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665
DISTRICT NO. 6426

PAGE 1

ACCOUNT NO. 6426-016055
INVOICE NO. 1967789W426
STATEMENT DATE 07/20/25
DUE DATE 07/26/25
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: 20475 Service Location Acct #016055-0001	
	MEADOW POINT IV CDD REC CENTER 3902 MEADOW POINT BLVD WESLEY CH	
07/20/25	BASIC SERVICE CHARGE 1.00 6.00YD	\$ 110.66
	8/1/2025-8/31/2025	
	Invoice Total	\$ 110.66
	Account Balance	\$ 110.66

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.

NNNNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-016055
INVOICE NO. 1967789W426
STATEMENT DATE 07/20/25
DUE DATE 07/26/25
PAY THIS AMOUNT 110.66

WRITE AMOUNT PAID	\$
-------------------------	----

MEADOW POINT IV CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH, PA 15253-5233

6426 00000000000000000000X0160550 0000001106600000000000001967789 5



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665
DISTRICT NO. 6426

PAGE 1

ACCOUNT NO. 6426-022299
INVOICE NO. 1967903W426
STATEMENT DATE 07/20/25
DUE DATE 07/26/25
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,		
07/20/25	FUEL SURCHARGE 1.00 SC70354262	\$ 4.31
07/20/25	FUEL SURCHARGE 1.00 SC70354861	\$ 239.51
07/20/25	ENVIRONMENTAL SURCHARGE 1.00 SC70354261	\$ 2.02
07/20/25	ENVIRONMENTAL SURCHARGE 1.00 SC70354860	\$ 111.92
07/20/25	BASIC SERVICE CHARGE 1.00 8.00YD	\$ 1,119.20
07/20/25	8/1/2025-8/31/2025 BASIC CONTAINER CHARGE 1.00 8.00YD	\$ 20.16
07/20/25	8/1/2025-8/31/2025	
	Invoice Total	\$ 1,497.12
	Account Balance	\$ 1,497.12

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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.

NNNNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-022299
INVOICE NO. 1967903W426
STATEMENT DATE 07/20/25
DUE DATE 07/26/25
PAY THIS AMOUNT 1,497.12

WRITE AMOUNT PAID	\$
-------------------------	----

MEADOW POINT IV CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH, PA 15253-5233

6426 00000000000000000000X0222994 00000149712000000000000001967903 8

WREC Meadow Pointe IV

June 2025

Account	Dates	Rate	Bill Date	Due Date	Amount Due
1418211	06/05/25 - 07/07/25	PL	7/10/2025	8/1/2025	\$ 5,616.97
1418215	06/05/25 - 07/07/25	GS	7/10/2025	8/1/2025	\$ 40.16
1418216	06/05/25 - 07/07/25	GS	7/10/2025	8/1/2025	\$ 54.47
1418217	06/05/25 - 07/07/25	GS	7/10/2025	8/1/2025	\$ 54.05
1418218	06/05/25 - 07/07/25	GS	7/10/2025	8/1/2025	\$ 220.70
1418220	06/05/25 - 07/07/25	LP	7/10/2025	8/1/2025	\$ 53.18
1418221	06/05/25 - 07/07/25	LP	7/10/2025	8/1/2025	\$ 1,232.89
1418223	06/05/25 - 07/07/25	LP	7/10/2025	8/1/2025	\$ 82.44
1418224	06/05/25 - 07/07/25	GS	7/10/2025	8/1/2025	\$ 59.63
1418225	06/05/25 - 07/07/25	GS	7/10/2025	8/1/2025	\$ 85.46
1418227	06/05/25 - 07/07/25	GS	7/10/2025	8/1/2025	\$ 59.85
1418228	06/05/25 - 07/07/25	LP	7/10/2025	8/1/2025	\$ 43.93
1418229	06/05/25 - 07/07/25	GS	7/10/2025	8/1/2025	\$ 63.19
1418230	06/05/25 - 07/07/25	GS	7/10/2025	8/1/2025	\$ 41.56
2185385	06/05/25 - 07/07/25	PL	7/10/2025	8/1/2025	\$ 258.00
2187625	06/05/25 - 07/07/25	GS	7/10/2025	8/1/2025	\$ 60.60
					\$ 8,027.08

PL 53100 - **4307** \$5,874.97LP 53100 - **4304** \$1,412.44GS 53100 - **4301** \$739.67Total **\$8,027.08**



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 **07/10/2025**
Amount Due **5,616.97**
Current Charges Due **08/01/2025**

District Office Serving You
One Pasco Center

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

See Reverse Side For More Information

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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **5,616.97**
Payment **5,616.97CR**
Balance Forward **0.00**

Light Energy Charge	330.14
Light Support Charge	301.90
Light Maintenance Charge	994.33
Light Fixture Charge	1,195.24
Light Fuel Adj 12,435 KWH @ 0.04400	547.14
Poles (QTY 332)	2,218.00
FL Gross Receipts Tax	30.22

Total Current Charges **5,616.97**
Total Due **5,616.97** E.F.T.

RECEIVED
07-14-2025

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 166	205 69	410 1	910 234	955 97
	120 51	212 33	420 12	915 1	

DO NOT PAY
Total amount will be electronically transferred on or after 07/25/2025.



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: 07/10/2025

District: OP06

1418211 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	07/25/2025
TOTAL CHARGES DUE	5,616.97
DO NOT PAY	

000141821100056169700056169705



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 **07/10/2025**
Amount Due **40.16**
Current Charges Due **08/01/2025**

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				
06/05	32182	07/07	32182				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	0
Jun 2025	30	0
Jul 2024	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.



1 0 2 5 2 9 7 1

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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 **40.16** E.F.T.

RECEIVED
07-14-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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: 07/10/2025

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 **07/25/2025**
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 **07/10/2025**
Amount Due **54.47**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	4
Jun 2025	30	4
Jul 2024	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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	51229	07/07	51362				133

Previous Balance 53.51
Payment 53.51CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 133 KWH @ 0.06090 8.10
Fuel Adjustment 133 KWH @ 0.04400 5.85
FL Gross Receipts Tax 1.36

Total Current Charges 54.47
Total Due E.F.T. 54.47

RECEIVED
07-14-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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: 07/10/2025

District: OP06

Use above space for address change ONLY.

1418216 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 54.47
DO NOT PAY

000141821600000544700000544702



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 **07/10/2025**
Amount Due **54.05**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	4
Jun 2025	30	4
Jul 2024	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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/05	59878	07/07	60007				129

Previous Balance 53.29
Payment 53.29CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 129 KWH @ 0.06090 7.86
Fuel Adjustment 129 KWH @ 0.04400 5.68
FL Gross Receipts Tax 1.35

Total Current Charges 54.05
Total Due E.F.T. 54.05

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07-14-2025



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P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: OP06

Use above space for address change ONLY.

1418217 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/25/2025**
TOTAL CHARGES DUE 54.05
DO NOT PAY

000141821700000540500000540503



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 **07/10/2025**
Amount Due **220.70**
Current Charges Due **08/01/2025**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	52
Jun 2025	30	94
Jul 2024	29	94

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.



1 0 2 5 2 9 7 1

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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	47014	07/07	48692				1678

Previous Balance **344.96**
Payment **344.96CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,678 KWH @ 0.06090 **102.19**
Fuel Adjustment 1,678 KWH @ 0.04400 **73.83**
FL Gross Receipts Tax **5.52**

Total Current Charges **220.70**
Total Due **E.F.T. 220.70**

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See Reverse Side For Mailing Instructions

Bill Date: **07/10/2025**

District: OP06

Use above space for address change ONLY.

1418218 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/25/2025**
TOTAL CHARGES DUE 220.70
DO NOT PAY

000141821800002207000002207009



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 **07/10/2025**
Amount Due **53.18**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	4
Jun 2025	30	4
Jul 2024	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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	07/07		47267				121

Previous Balance 52.43
Payment 52.43CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 121 KWH @ 0.06090 7.37
Fuel Adjustment 121 KWH @ 0.04400 5.32
FL Gross Receipts Tax 1.33

Total Current Charges 53.18
Total Due E.F.T. 53.18

RECEIVED
07-14-2025



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: OP06

Use above space for address change ONLY.

1418220 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 53.18
DO NOT PAY

000141822000000531800000531803



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 **07/10/2025**
Amount Due **1,232.89**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	346
Jun 2025	30	228
Jul 2024	29	399

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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE								
From	To							
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used	
06/05	83611	07/07	94697		23.53	24	11086	

Previous Balance 777.15
Payment 777.15CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 11,086 KWH @ 0.06090 675.14
Fuel Adjustment 11,086 KWH @ 0.04400 487.78
FL Gross Receipts Tax 30.81

Total Current Charges 1,232.89
Total Due E.F.T. 1,232.89

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07-14-2025



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: OP06

1418221 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/25/2025**
TOTAL CHARGES DUE 1,232.89
DO NOT PAY

000141822100012328900012328904



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 **07/10/2025**
Amount Due **82.44**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	12
Jun 2025	30	13
Jul 2024	29	13

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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	07/07		72135				393

Previous Balance 82.34
Payment 82.34CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 393 KWH @ 0.06090 23.93
Fuel Adjustment 393 KWH @ 0.04400 17.29
FL Gross Receipts Tax 2.06

Total Current Charges 82.44
Total Due E.F.T. 82.44

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Bill Date: 07/10/2025

District: OP06

1418223 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 82.44
DO NOT PAY

000141822300000824400000824408



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 **07/10/2025**
Amount Due **59.63**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	6
Jun 2025	30	6
Jul 2024	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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	07/07		12492				181

Previous Balance 58.35
Payment 58.35CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 181 KWH @ 0.06090 11.02
Fuel Adjustment 181 KWH @ 0.04400 7.96
FL Gross Receipts Tax 1.49

Total Current Charges 59.63
Total Due E.F.T. 59.63

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Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: OP06

Use above space for address change ONLY.

1418224 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/25/2025**
TOTAL CHARGES DUE 59.63
DO NOT PAY

000141822400000596300000596301



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 **07/10/2025**
Amount Due **85.46**
Current Charges Due **08/01/2025**

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				
06/05	84269	07/07	84690				421

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	13
Jun 2025	30	30
Jul 2024	29	19

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.



1 0 2 5 2 9 7 1

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Previous Balance 138.50
Payment 138.50CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 421 KWH @ 0.06090 25.64
Fuel Adjustment 421 KWH @ 0.04400 18.52
FL Gross Receipts Tax 2.14

Total Current Charges 85.46
Total Due E.F.T. 85.46

RECEIVED
07-14-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: OP06

Use above space for address change ONLY.

1418225 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 85.46
DO NOT PAY

000141822500000854600000854601



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 **07/10/2025**
Amount Due **59.85**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	6
Jun 2025	30	6
Jul 2024	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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	07/07		17509				183

Previous Balance 58.35
Payment 58.35CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 183 KWH @ 0.06090 11.14
Fuel Adjustment 183 KWH @ 0.04400 8.05
FL Gross Receipts Tax 1.50

Total Current Charges 59.85
Total Due E.F.T. 59.85



DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: OP06

1418227 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	07/25/2025
TOTAL CHARGES DUE	59.85
DO NOT PAY	

000141822700000598500000598508



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 **07/10/2025**
Amount Due **43.93**
Current Charges Due **08/01/2025**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	1
Jun 2025	30	1
Jul 2024	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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	13401	07/07	13436				35

Previous Balance **43.71**
Payment **43.71CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 35 KWH @ 0.06090 **2.13**
Fuel Adjustment 35 KWH @ 0.04400 **1.54**
FL Gross Receipts Tax **1.10**

Total Current Charges **43.93**
Total Due **E.F.T. 43.93**

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07-14-2025



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: **07/10/2025**

District: OP06

1418228 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/25/2025**
TOTAL CHARGES DUE 43.93
DO NOT PAY

000141822800000439300000439304



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 **07/10/2025**
Amount Due **63.19**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	7
Jun 2025	30	7
Jul 2024	29	6

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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	07/07		23744				214

Previous Balance 61.47
Payment 61.47CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 214 KWH @ 0.06090 13.03
Fuel Adjustment 214 KWH @ 0.04400 9.42
FL Gross Receipts Tax 1.58

Total Current Charges 63.19
Total Due E.F.T. 63.19

RECEIVED
07-14-2025



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: 07/10/2025

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 **07/25/2025**
TOTAL CHARGES DUE 63.19
DO NOT PAY

000141822900000631900000631904



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 **07/10/2025**
Amount Due **41.56**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	0
Jun 2025	30	0
Jul 2024	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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	07/07	1426	1439				13

Previous Balance 41.24
Payment 41.24CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 13 KWH @ 0.06090 0.79
Fuel Adjustment 13 KWH @ 0.04400 0.57
FL Gross Receipts Tax 1.04

Total Current Charges 41.56
Total Due E.F.T. 41.56

RECEIVED
07-14-2025



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: 07/10/2025

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 07/25/2025
TOTAL CHARGES DUE 41.56
DO NOT PAY

000141823000000415600000415602



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 **07/10/2025**
Amount Due **258.00**
Current Charges Due **08/01/2025**

District Office Serving You
One Pasco Center

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

See Reverse Side For More Information

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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance	258.00
Payment	258.00CR
Balance Forward	0.00

Light Energy Charge	2.31
Light Support Charge	4.95
Light Maintenance Charge	54.89
Light Fixture Charge	67.98
Light Fuel Adj 209 KWH @ 0.04400	9.20
Poles (QTY 11)	118.25
FL Gross Receipts Tax	0.42

Total Current Charges	258.00
Total Due	E.F.T. 258.00

RECEIVED
07-14-2025

Lights/Poles	Type/Qty	Type/Qty
210	11	955 11

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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: 07/10/2025

District: OP06

2185385 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 258.00
DO NOT PAY

000218538500002580000002580001



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 **07/10/2025**
Amount Due **60.60**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	6
Jun 2025	30	6
Jul 2024	29	6

BILLS ARE DUE
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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	07/07	8403	8593				190

Previous Balance 59.43
Payment 59.43CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 190 KWH @ 0.06090 11.57
Fuel Adjustment 190 KWH @ 0.04400 8.36
FL Gross Receipts Tax 1.51

Total Current Charges 60.60
Total Due E.F.T. 60.60

RECEIVED
07-14-2025

DO NOT PAY

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Bill Date: 07/10/2025

District: OP06

2187625 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 60.60
DO NOT PAY

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