



Rizzetta & Company

# Meadow Pointe IV Community Development District

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**Budget Workshop  
May 26, 2026**

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

[www.meadowpointe4cdd.org](http://www.meadowpointe4cdd.org)

Meadow Pointe IV Community Development District  
District Office – Wesley Chapel, Florida 33544 (813)994-1001  
Mailing Office – 3434 Colwell Ave, Suite 200, Tampa, Florida 3614  
[www.meadowpointe4cdd.org](http://www.meadowpointe4cdd.org)

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

May 18, 2026

**AGENDA**

Dear Board Members:

The Budget Workshop of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Tuesday, May 26, 2026, at 10:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
- 4. BUSINESS ITEMS**
  - A. Discussion on the Reserve Study..... Tab 1**
- 5. SUPERVISORS FORUM**
- 6. 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

## **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.

<b>District Board of Supervisors</b>	Megan McNeil Susan Fischer Michael Scanlon Scott Page Mechelle Jarvis	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Attorney</b>	Vivek Babbar	Straley, Robin & Vericker
<b>District Engineer</b>	Greg Woodcock	Stantec

**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.

# Tab 1

**Florida Reserve Study and Appraisal, Inc.**  
12407 N. Florida Avenue  
Tampa, FL 33612  
Phone: 813.932.1588  
Fax: 813.388.4189  
[www.reservestudyfl.com](http://www.reservestudyfl.com)

**Funding Reserve Analysis**  
*for*  
**Meadow Pointe IV CDD**

February 14, 2023



**Funding Reserve Analysis**  
*for*  
**Meadow Pointe IV CDD**

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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, 2023<sup>1</sup></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>

<sup>1</sup> 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.

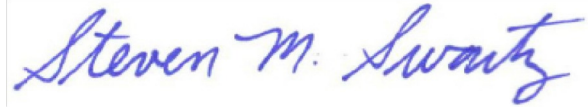
We would like to thank Meadow Pointe IV CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



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Paul Gallizzi



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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



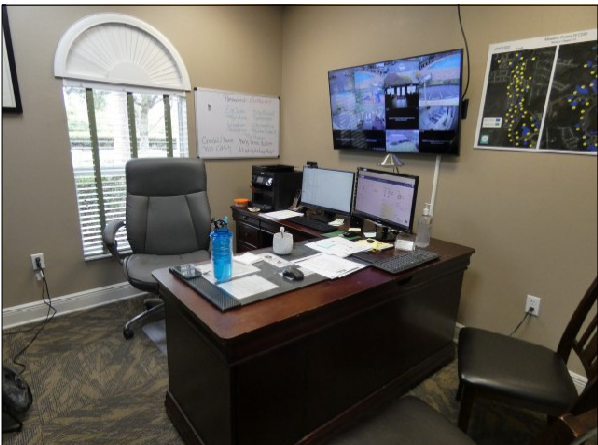
Clubhouse Rear



Clubhouse Interior



Clubhouse Interior



Clubhouse Office



Clubhouse Kitchen



Clubhouse Fitness Center



Clubhouse HVAC



Clubhouse Camera System



Clubhouse Restroom



Typical Gate Key Pad



Typical Gate Camera System



Typical Gate Operator



Typical Entry Sign



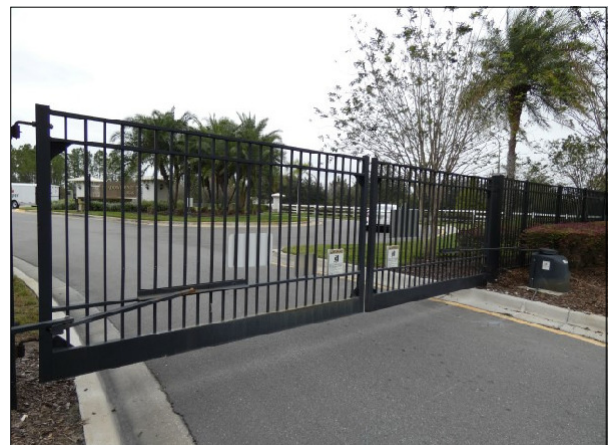
Typical Entry Sign



Typical Entry Aluminum Fencing



Typical Entry Vinyl Fencing



Meadow Pointe North Gate System

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



Provence Gate System



Whinsenton Gate System



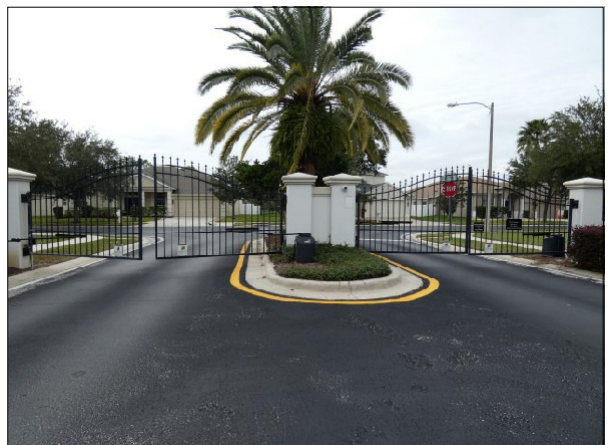
Parkmonte Gate System



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



Pool Pavers



Pool Fence



Pool Trellis



Basketball Court



Tennis Courts



Tennis Fencing



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

*Prepared by Florida Reserve Study and Appraisal*  
*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**

<b>Reserve Items</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>First Replacement Cost</b>	<b>Repeating Item?</b>
<b>Clubhouse</b>					
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
<b>Entry Areas</b>					
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

<b>Reserve Items</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>First Replacement Cost</b>	<b>Repeating Item?</b>
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
<b>Grounds</b>					
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
<b>Pool Area</b>					
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
<b>Recreation</b>					
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
<b>Streets and Parking Areas</b>					
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
<b>Clubhouse</b>							
Televisions	\$ 1,900 / total	1 total	\$ 1,900	2 Years 10 Years	10 Years	2025 2035 2045 2055	\$ 2,048 \$ 2,629 \$ 3,375 \$ 4,332
VCT Flooring	\$ 4.00 / sf	2448 sf	\$ 9,792	10 Years 25 Years	25 Years	2033 2058	\$ 12,888 \$ 24,062
Office Carpeting	\$ 6.00 / sf	336 sf	\$ 2,016	0 Years 12 Years	12 Years	2023 2035 2047 2059	\$ 2,067 \$ 2,789 \$ 3,764 \$ 5,079
Clubhouse Tile	\$ 14.00 / sf	2400 sf	\$ 33,600	15 Years 30 Years	30 Years	2038 2068	\$ 50,104 \$ 105,988
Fitness Equipment	\$ 29,000 / total	1 total	\$ 29,000	3 Years 10 Years	10 Years	2026 2036 2046 2056	\$ 32,047 \$ 41,138 \$ 52,808 \$ 67,790
Roofing Asphalt Shingle	\$ 5.00 / sf	5069 sf	\$ 25,345	5 Years 20 Years	20 Years	2028 2048 2068	\$ 29,442 \$ 48,517 \$ 79,949
Access System for Clubhouse and Pool Area	\$ 12,000 / total	1 total	\$ 12,000	6 Years 12 Years	12 Years	2029 2041 2053	\$ 14,292 \$ 19,287 \$ 26,026
Interior Paint	\$ 1.50 / sf	2592 sf	\$ 3,888	4 Years 10 Years	10 Years	2027 2037 2047 2057	\$ 4,405 \$ 5,655 \$ 7,259 \$ 9,318
Exterior Paint	\$ 1.50 / sf	6672 sf	\$ 10,008	4 Years 8 Years	8 Years	2027 2035 2043 2051 2059	\$ 11,339 \$ 13,847 \$ 16,909 \$ 20,648 \$ 25,215
HVAC 5.0 Ton Units	\$ 9,500 ea	2	\$ 19,000	0 Years 12 Years	12 Years	2023 2035	\$ 19,480 \$ 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	2028	\$ 17,425
				20 Years		2048	\$ 28,714
						2068	\$ 47,316
Refrigerator	\$ 1,200 / total	1 total	\$ 1,200	1 Year	15 Years	2024	\$ 1,261
				15 Year		2039	\$ 1,835
						2054	\$ 2,668
Water Heater	\$ 1,300 ea	1	\$ 1,300	10 Years	25 Years	2033	\$ 1,711
				25 Years		2058	\$ 3,194
Gutters and Downspouts	\$ 10.00 / lf	330 lf	\$ 3,300	10 Years	25 Years	2033	\$ 4,343
				25 Years		2058	\$ 8,109
<b>Entry Areas</b>							
MP North Entry Gates	\$ 4,200 / total	4 total	\$ 16,800	16 Years	25 Years	2039	\$ 25,686
				25 Years		2064	\$ 47,956
MP North Gate Operators	\$ 4,500 ea	4	\$ 18,000	6 Years	15 Years	2029	\$ 21,439
				15 Years		2044	\$ 31,181
						2059	\$ 45,350
MP North Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	9 Years	12 Years	2032	\$ 6,418
				12 Years		2044	\$ 8,661
						2056	\$ 11,688
MP North Entry Area Split Rail Vinyl Fencing	\$ 25.00 / lf	548 lf	\$ 13,700	16 Years	25 Years	2039	\$ 20,946
				25 Years		2064	\$ 39,107
MP North Entry Monument Refurbishment	\$ 7,200 ea	1	\$ 7,200	11 Years	20 Years	2034	\$ 9,716
				20 Years		2054	\$ 16,011
Provence Entry Gates	\$ 4,800 ea	4	\$ 19,200	17 Years	25 Years	2040	\$ 30,098
				25 Years		2065	\$ 56,193
Provence Gate Operators	\$ 4,500 ea	4	\$ 18,000	5 Years	15 Years	2028	\$ 20,910
				15 Years		2043	\$ 30,412
						2058	\$ 44,231
Provence Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	9 Years	12 Years	2032	\$ 6,418
				12 Years		2044	\$ 8,661
						2056	\$ 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	2030	\$ 13,433
				15 Years		2045	\$ 19,537
						2060	\$ 28,415
Provence Entry Area Aluminum 4' Fencing	\$ 40.00 / lf	200 lf	\$ 8,000	16 Years	25 Years	2039	\$ 12,231
				25 Years		2064	\$ 22,836
Provence Entry Sign Refurbishment	\$ 4,800 ea	1	\$ 4,800	12 Years	20 Years	2035	\$ 6,641
				20 Years		2055	\$ 10,944
Provence Entry Stone Refurbishment	\$ 7,200 / total	1 total	\$ 7,200	17 Years	25 Years	2040	\$ 11,287
				25 Years		2065	\$ 21,072
Provence Wood Trellis Replacement	\$ 3,000 ea	2	\$ 6,000	7 Years	15 Years	2030	\$ 7,327
				15 Years		2045	\$ 10,656
						2060	\$ 15,499
Whinsenton Entry Gates	\$ 4,200 / total	4 total	\$ 16,800	7 Years	25 Years	2030	\$ 20,515
				25 Years		2055	\$ 38,303
Whinsenton Gate Operators	\$ 4,500 ea	4	\$ 18,000	9 Years	15 Years	2032	\$ 23,106
				15 Years		2047	\$ 33,607
						2062	\$ 48,878
Whinsenton Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	9 Years	12 Years	2032	\$ 6,418
				12 Years		2044	\$ 8,661
						2056	\$ 11,688
Whinsenton Entry Area Split Rail Vinyl Fencing	\$ 25.00 / lf	412 lf	\$ 10,300	7 Years	25 Years	2030	\$ 12,578
				25 Years		2055	\$ 23,483
Whinsenton Entry Area Aluminum 6' Fencing	\$ 50.00 / lf	130 lf	\$ 6,500	7 Years	25 Years	2030	\$ 7,937
				25 Years		2055	\$ 14,820
Whinsenton Masonry Wall Painting	\$ 1.40 / sf	3432 sf	\$ 4,805	5 Years	10 Years	2028	\$ 5,582
				10 Years		2038	\$ 7,165
						2048	\$ 9,198
						2058	\$ 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	2032	\$ 6,418
				12 Years		2044	\$ 8,661
						2056	\$ 11,688
Shellwood Split Rail Vinyl Fencing	\$ 25.00 / lf	824 lf	\$ 20,600	7 Years	25 Years	2030	\$ 25,156
				25 Years		2055	\$ 46,966
Shellwood Masonry Wall Painting	\$ 1.40 / sf	8338 sf	\$ 11,673	5 Years	10 Years	2028	\$ 13,560
						2038	\$ 17,407
				10 Years		2048	\$ 22,345
						2058	\$ 28,685
Shellwood Entry Monuments Refurbishment	\$ 7,200 ea	2	\$ 14,400	2 Years	20 Years	2025	\$ 15,520
				20 Years		2045	\$ 25,575
						2065	\$ 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	2031	\$ 22,537
				15 Years		2046	\$ 32,778
						2061	\$ 47,673
Enclave Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	5 Years	12 Years	2028	\$ 5,808
				12 Years		2040	\$ 7,838
						2052	\$ 10,577
Enclave Bar Code Scanner	\$ 11,000 ea	1	\$ 11,000	8 Years	15 Years	2031	\$ 13,772
				15 Years		2046	\$ 20,031
						2061	\$ 29,133
Enclave Entry Area Aluminum 4' Fencing	\$ 40.00 / lf	240 lf	\$ 9,600	18 Years	25 Years	2041	\$ 15,429
				25 Years		2066	\$ 28,807
Enclave Entry Sign Refurbishment	\$ 4,800 ea	1	\$ 4,800	13 Years	20 Years	2036	\$ 6,809
				20 Years		2056	\$ 11,220
Enclave Entry Stone Refurbishment	\$ 3,600 / total	1 total	\$ 3,600	18 Years	25 Years	2041	\$ 5,786
				25 Years		2066	\$ 10,803
Enclave Wood Trellis	\$ 3,000 ea	2	\$ 6,000	8 Years	15 Years	2031	\$ 7,512
				15 Years		2046	\$ 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	2038	\$ 14,912
				25 Years		2063	\$ 27,841
Windsor Entry Sign Refurbishment	\$ 7,200 ea	1	\$ 7,200	10 Years	20 Years	2033	\$ 9,476
				20 Years		2053	\$ 15,616
Entry Area Camera Systems Repair and Modernization	\$ 24,000 / total	1 total	\$ 24,000	9 Years	10 Years	2032	\$ 30,809
				10 Years		2042	\$ 39,549
						2052	\$ 50,768
The Haven Entry Gates	\$ 4,200 ea	4	\$ 16,800	23 Years	25 Years	2046	\$ 30,592
				25 Years		2071	\$ 57,117
The Haven Gate Operators	\$ 4,500 ea	4	\$ 18,000	13 Years	15 Years	2036	\$ 25,534
				15 Years		2051	\$ 37,137
						2066	\$ 54,013
The Haven Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	10 Years	12 Years	2033	\$ 6,581
				12 Years		2045	\$ 8,880
						2057	\$ 11,983
The Haven Bar Code Scanner	\$ 11,000 ea	1	\$ 11,000	13 Years	15 Years	2036	\$ 15,604
				15 Years		2051	\$ 22,695
						2066	\$ 33,008
The Haven Entry Sign Refurbishment	\$ 4,800 ea	1	\$ 4,800	18 Years	20 Years	2041	\$ 7,715
				20 Years		2061	\$ 12,713
The Haven Entry Area Aluminum 6' Fencing	\$ 50.00 / ft	450 ft	\$ 22,500	23 Years	25 Years	2046	\$ 40,972
				25 Years		2071	\$ 76,496
<b>Grounds</b>							
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	2027	\$ 145,591
				5 Years		2032	\$ 164,954
						2037	\$ 186,893
						2042	\$ 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	\$ 104,355
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
						2036	\$ 6,151
				9 Years		2045	\$ 7,701
						2054	\$ 9,642
<b>Pool Area</b>							
Pool Lift	\$ 9,300 ea	1	\$ 9,300	2 Years	12 Years	2025	\$ 10,024
						2037	\$ 13,526
				12 Years		2049	\$ 18,253
						2061	\$ 24,631
Pool Pumps and Equipment	\$ 16,000 / total	1 total	\$ 16,000	3 Years	6 Years	2026	\$ 17,681
						2032	\$ 20,539
						2038	\$ 23,859
				6 Years		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
<b>Recreation</b>							
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	2033	\$ 24,875
				25 Years		2058	\$ 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	2033	\$ 13,030
				25 Years		2058	\$ 24,327
Playground Equipment Shades	\$ 35,000 ea	1	\$ 35,000	5 Years	10 Years	2028	\$ 40,658
				10 Years		2038	\$ 52,192
						2048	\$ 66,999
						2058	\$ 86,006
Playground Swingset	\$ 4,500 ea	1	\$ 4,500	10 Years	25 Years	2033	\$ 5,923
				25 Years		2058	\$ 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	2028	\$ 3,485
				20 Years		2048	\$ 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	2028	\$ 2,091
				10 Years		2038	\$ 2,684
						2048	\$ 3,446
						2058	\$ 4,423
Park Benches	\$ 1,000 ea	2	\$ 2,000	9 Years	15 Years	2032	\$ 2,567
				15 Years		2047	\$ 3,734
						2062	\$ 5,431
Picnic Table	\$ 1,400 ea	1	\$ 1,400	1 Year	15 Years	2024	\$ 1,472
				15 Year		2039	\$ 2,140
						2054	\$ 3,113
<b>Streets and Parking Areas</b>							
Meadow Pointe North 1 Inch Mill and Overlay	\$ 1.60 / sf	65533 sf	\$ 104,853	17 Years	30 Years	2040	\$ 164,365
				30 Years		2070	\$ 347,689
Meadow Pointe North Sealcoat	\$ 0.45 / sf	65533 sf	\$ 29,490	5 Years	10 Years	2028	\$ 34,257
				10 Years		2038	\$ 43,975
						2048	\$ 56,451
						2058	\$ 72,465
Whinsenton 1 Inch Mill and Overlay	\$ 1.60 / sf	95880 sf	\$ 153,408	12 Years	30 Years	2035	\$ 212,250
				30 Years		2065	\$ 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	2035	\$ 158,058
				30 Years		2065	\$ 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	2035	\$ 240,032
				30 Years		2065	\$ 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

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

Prepared by Florida Reserve Study and Appraisal

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	

Prepared by Florida Reserve Study and Appraisal

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

Prepared by Florida Reserve Study and Appraisal

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	

Prepared by Florida Reserve Study and Appraisal

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**

<b>Fiscal Calendar Year</b>	<b>Annual Assessment</b>	<b>Annual Interest</b>	<b>Annual Expenses</b>	<b>Net Reserve Funds</b>	<b>% Funded</b>
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%
<b>Totals :</b>	<b>\$ 16,008,094</b>	<b>\$ 759,243</b>	<b>\$ 13,722,479</b>		

<sup>1</sup> 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**

<b>Fiscal Calendar Year</b>	<b>Owner Total Annual Assessment</b>	<b>Annual Reserve Assessment</b>
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**

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
<i>Reserve Category : Clubhouse</i>																				
Televisions			\$ 2,048										\$ 2,629							
VCT Flooring											\$ 12,888									
Office Carpeting	\$ 2,067												\$ 2,789							
Clubhouse Tile																\$ 50,104				
Fitness Equipment				\$ 32,047										\$ 41,138						
Roofing Asphalt Shingle						\$ 29,442														
Access System for Clubhouse and Pool Area							\$ 14,292													\$ 19,287
Interior Paint					\$ 4,405										\$ 5,655					
Exterior Paint					\$ 11,339								\$ 13,847							
HVAC 5.0 Ton Units	\$ 19,480												\$ 26,288							
Life Safety Systems Modernization											\$ 15,794									
Security Camera System 12 Cameras		\$ 15,768										\$ 20,242								
Clubhouse Furniture							\$ 7,384													\$ 9,965
Clubhouse Table and Chair Sets		\$ 5,046												\$ 6,809						
Clubhouse Décor	\$ 4,101												\$ 5,534							
Office Furniture															\$ 11,635					
Office Computer and Fax					\$ 1,360								\$ 1,660							
Restrooms Refurbishment						\$ 51,113														
Employee Restroom Refurbishment						\$ 5,808														
Kitchen Cabinets						\$ 17,425														
Refrigerator		\$ 1,261															\$ 1,835			
Water Heater										\$ 1,711										
Gutters and Downspouts										\$ 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>																				
MP North Entry Gates																	\$ 25,686			
MP North Gate Operators							\$ 21,439													
MP North Gate Key Pad										\$ 6,418										
MP North Entry Area Split Rail Vinyl Fencing																	\$ 20,946			

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
MP North Entry Monument Refurbishment												\$ 9,716								
Provence Entry Gates																		\$ 30,098		
Provence Gate Operators						\$ 20,910														
Provence Gate Key Pad										\$ 6,418										
Provence Bar Code Scanner								\$ 13,433												
Provence Entry Area Aluminum 4' Fencing																	\$ 12,231			
Provence Entry Sign Refurbishment													\$ 6,641							
Provence Entry Stone Refurbishment																		\$ 11,287		
Provence Wood Trellis Replacement								\$ 7,327												
Whinsenton Entry Gates								\$ 20,515												
Whinsenton Gate Operators										\$ 23,106										
Whinsenton Gate Key Pad										\$ 6,418										
Whinsenton Entry Area Split Rail Vinyl Fencing								\$ 12,578												
Whinsenton Entry Area Aluminum 6' Fencing								\$ 7,937												
Whinsenton Masonry Wall Painting						\$ 5,582										\$ 7,165				
Whinsenton Entry Monument Refurbishment			\$ 6,467																	
Parkmonte Entry Gates								\$ 20,515												
Parkmonte Gate Operators Group 1								\$ 10,990												
Parkmonte Gate Operators Group 2										\$ 11,553										
Parkmonte Gate Key Pad									\$ 6,260											
Parkmonte Split Rail Vinyl Fencing								\$ 56,783												
Parkmonte Vinyl 6' Fencing								\$ 60,764												
Parkmonte Masonry Wall Painting						\$ 22,687										\$ 29,123				
Parkmonte Entry Monument Refurbishment			\$ 6,467																	
Shellwood Entry Gates								\$ 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				

**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
<b>Reserve Category : Grounds</b>																				
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										

**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	
Enclave Boardwalk Frame and Support																					
Enclave Boardwalk Repair Allowance					\$ 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	
<b>Reserve Category : Pool Area</b>																					
Pool Lift			\$ 10,024												\$ 13,526						
Pool Pumps and Equipment				\$ 17,681						\$ 20,539						\$ 23,859					
Pool Equipment Housing Boxes											\$ 63,175										
Pool Shower						\$ 2,788															
Pool Furniture				\$ 49,175								\$ 60,050								\$ 73,330	
Pool Resurface	\$ 79,972										\$ 102,660										
Pool Pavers																\$ 14,912					
Pool Fence 6' Aluminum											\$ 30,666										
Pool Trellises Wood Replacement						\$ 31,365															
Pool Trellises Paint							\$ 8,933							\$ 10,639							
Pool Trellises Shade Covering								\$ 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	
<b>Reserve Category : Recreation</b>																					
Basketball Court Color Coat		\$ 10,097								\$ 12,330								\$ 15,057			
Basketball Hoops							\$ 9,528														
Tennis Court Color Coat				\$ 14,276									\$ 17,433								
Tennis Fencing Chain Link											\$ 24,875										
Playground Recycled Play Structure										\$ 38,511											
Playground Fencing 3' Aluminum											\$ 13,030										
Playground Equipment Shades						\$ 40,658									\$ 52,192						
Playground Swingset											\$ 5,923										
Playground Metal Athletic Course						\$ 25,556															
Playground Riding Structures						\$ 3,485															
Trash Cans						\$ 2,091										\$ 2,684					
Park Benches										\$ 2,567											
Picnic Table		\$ 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				

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

**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
<b>Reserve Category : Clubhouse</b>											
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
<b>Reserve Category : Entry Areas</b>											
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**

<b>Item Description</b>	<b>FY 2043</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>
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**

<b>Item Description</b>	<b>FY 2043</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>
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**

<b>Item Description</b>	<b>FY 2043</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>
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
<b>Reserve Category : Grounds</b>											
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**

<b>Item Description</b>	<b>FY 2043</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>	<b>FY 2052</b>	<b>FY 2053</b>
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	
<b>Reserve Category : Pool Area</b>											
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
<b>Reserve Category : Recreation</b>											
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
<i>Reserve Category : Streets and Parking Areas</i>											
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		
<b>Expense Totals :</b>	<b>\$ 752,002</b>	<b>\$ 207,075</b>	<b>\$ 592,537</b>	<b>\$ 1,732,150</b>	<b>\$ 474,980</b>	<b>\$ 731,593</b>	<b>\$ 524,421</b>	<b>\$ 289,785</b>	<b>\$ 746,564</b>	<b>\$ 364,373</b>	<b>\$ 224,258</b>

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	
		Whinsenton Masonry Wall Painting	\$ 7,165	
	Entry Areas	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			