Rizzetta & Company

Meadow Pointe IV
Community Development District

Board of Supervisors' Meeting
September 9, 2026

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

www.meadowpointe4cdd.org

MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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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.

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

Board of Supervisors
Meadow Pointe IV Community
Development District

September 2, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, September 9, 2026, at 9:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
4. **BUSINESS ITEM**
   1. Discussion of Russell Landscaping Invoices
   2. Discussion of Pine Lakes Landscaping Game Plan
   3. Ratification of Pressure Washing Contract (Under Separate Cover)
   4. Ratification of Holiday Decorations Contract (Under Separate Cover)
   5. Discussion of Reserve Study ..... Tab 1
   6. Ratification of Pine Lake Landscaping proposal ..... Tab 2
   7. Ratification of Grau & Associates Engagement Letter ..... Tab 3
5. **STAFF REPORTS**
   - **A.** Deputy/Captain
   - **B.** District Engineer
     1. Presentation of 4568 Esperanza Pool and Sod Issue Report ..... Tab 4
     2. Presentation of 7611 Pool Compass Loop Report ..... Tab 5
     3. Consideration of Shellwood Sidewalk Report Finished ..... Tab 6
     4. Presentation of Shellwood Flume Report Finished ..... Tab 7
   - **C.** Aquatic Maintenance Report ..... Tab 8
   - **D.** Landscape Inspection Services Report ..... Tab 9
   - **E.** Russell Landscaping
     1. Russell Landscaping Response (Under Separate Cover)
   - **F.** Amenity Management Report ..... Tab 10
   - **G.** District Counsel
   - **H.** District Manager
     1. Presentation of District Manager Report & Monthly Financial Statement ..... Tab 11
     2. Presentation of the Outstanding Action Item List ..... Tab 12
6. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 12, 2026 (Under Separate Cover)
   - **B.** Consideration of Operation and Maintenance
   - **C.** Expenditures for July 2026 ..... Tab 13
7. **SUPERVISORS FORUM**
8. **ADJOURMENT**

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

District Manager

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

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 aerials 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.

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

[1] See "Financial Condition of District in this report.

Recommended Payment Schedule

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

Proposed Assessments

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

* Annual Reserve Payments have been manually modified.

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

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

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

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

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

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

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

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

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

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

Percent Funded

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

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

Keeping Your Reserve Study Current

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

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

Items Beyond the Scope of this Report

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

Paving Notes

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

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

Pond Banks Notes

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

is not a reserve item.

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

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

Sidewalk and Oak Tree Notes

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

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

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

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

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

infrastructure damage.

Stormwater Drainage Notes

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

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

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

Meadow Pointe IV Storm Water Pipes

Concrete:

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

PVC:

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

Other Drainage:

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

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

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

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

Statement of Qualifications

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

Conflict of Interest

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

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

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

12 Pages of Photographs Attached



Clubhouse Front



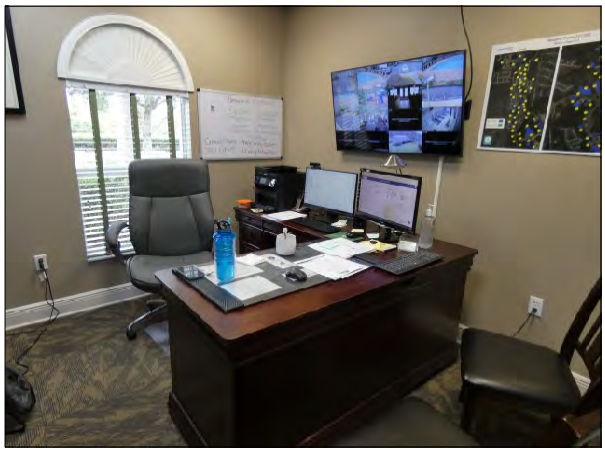
Clubhouse Rear



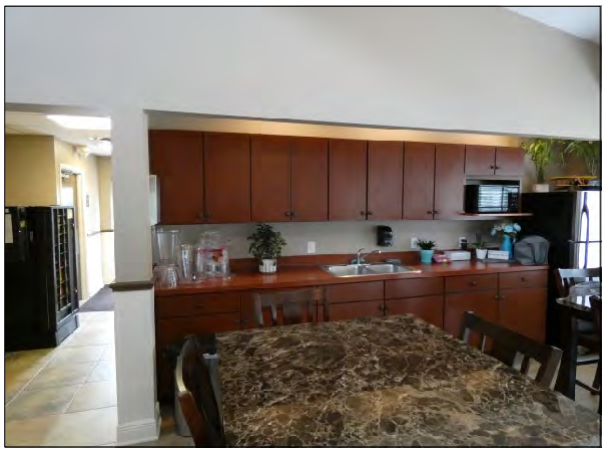
Clubhouse Interior



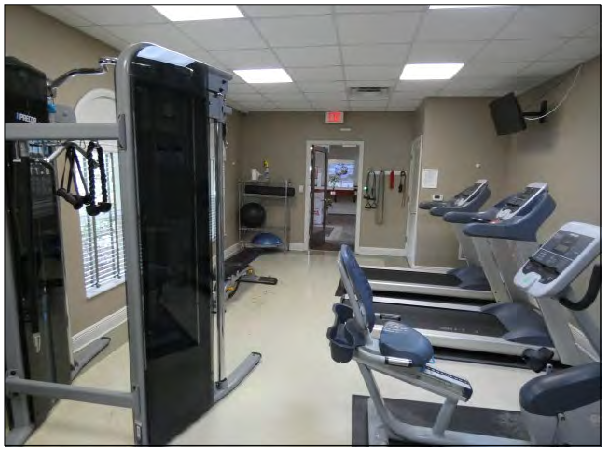
Clubhouse Interior



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



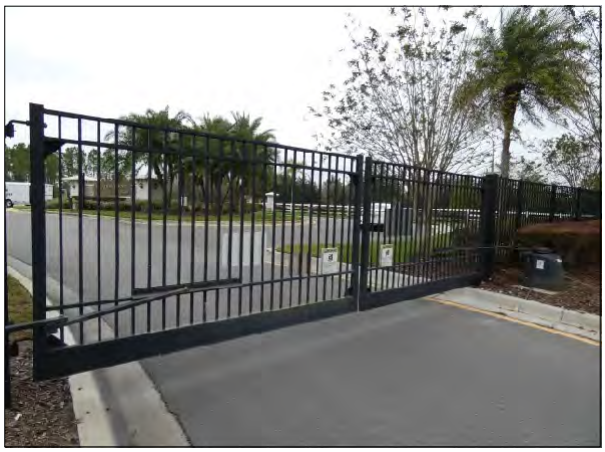
Typical Entry Sign



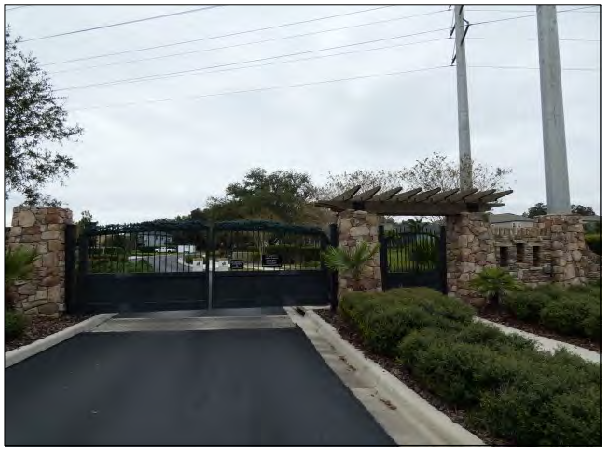
Typical Entry Aluminum Fencing



Typical Entry Vinyl Fencing



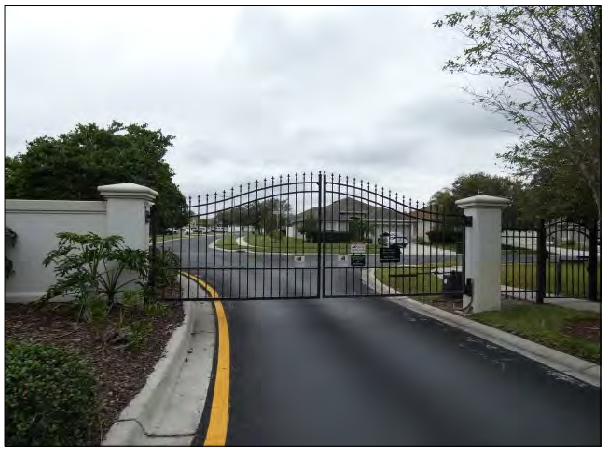
Meadow Pointe North Gate System



Provence Gate System



Whinsenton Gate System



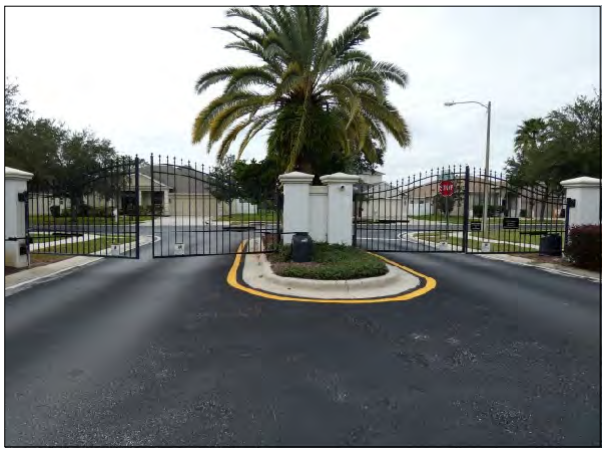
Parkmonte Gate System



Parkmonte Vinyl Fencing



Parkmonte Masonry Wall



Shellwood Gate System



Enclave Gate System



Meridian Gate System



Windsor Gate System



The Haven Gate System



The Haven Bar Code Scanner



Shellwood Sidewalks and Oak Trees



Sidewalks



Typical Pond



Stormwater Drainage Curb Inlet



Meadow Pointe North Lift Station



Windsor Asphalt Path



Windsor Chain Link Fence



Meridian Boardwalk



Meridian Trellis Swing



Enclave Asphalt Path



Enclave Dog Park



Enclave Chain Link Fencing



Enclave Boardwalk



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



Whinsenton Streets



Parkmonte Streets



Shellwood Streets



Windsor Streets



Clubhouse Parking Area



Meridian Streets



Provence Streets



Enclave Streets



The Haven Streets



Shed

Meadow Pointe IV CDD Reserve Study Expense Item Summary

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

Meadow Pointe IV CDD Funding Study Expense Item Summary - Continued

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

Meadow Pointe IV CDD Funding Study Expense Item Summary - Continued

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

Meadow Pointe IV CDD Funding Study Expense Item Summary - Continued

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

Meadow Pointe IV CDD Funding Study Expense Item Summary - Continued

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

Meadow Pointe IV CDD Funding Study Expense Item Summary - Continued

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

Months Remaining in Fiscal Calendar Year 2023: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: $ 871,177

Meadow Pointe IV CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Clubhouse							
Televisions	$ 1,900 / total	1 total	$ 1,900	2 Years 10 Years	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	20 Years	2028 2048 2068	$ 17,425 $ 28,714 $ 47,316
Refrigerator	$ 1,200 / total	1 total	$ 1,200	1 Year 15 Year	15 Years	2024 2039 2054	$ 1,261 $ 1,835 $ 2,668
Water Heater	$ 1,300 ea	1	$ 1,300	10 Years 25 Years	25 Years	2033 2058	$ 1,711 $ 3,194
Gutters and Downspouts	$ 10.00 / lf	330 lf	$ 3,300	10 Years 25 Years	25 Years	2033 2058	$ 4,343 $ 8,109
Entry Areas							
MP North Entry Gates	$ 4,200 / total	4 total	$ 16,800	16 Years 25 Years	25 Years	2039 2064	$ 25,686 $ 47,956
MP North Gate Operators	$ 4,500 ea	4	$ 18,000	6 Years 15 Years	15 Years	2029 2044 2059	$ 21,439 $ 31,181 $ 45,350
MP North Gate Key Pad	$ 5,000 ea	1	$ 5,000	9 Years 12 Years	12 Years	2032 2044 2056	$ 6,418 $ 8,661 $ 11,688
MP North Entry Area Split Rail Vinyl Fencing	$ 25.00 / lf	548 lf	$ 13,700	16 Years 25 Years	25 Years	2039 2064	$ 20,946 $ 39,107
MP North Entry Monument Refurbishment	$ 7,200 ea	1	$ 7,200	11 Years 20 Years	20 Years	2034 2054	$ 9,716 $ 16,011
Provence Entry Gates	$ 4,800 ea	4	$ 19,200	17 Years 25 Years	25 Years	2040 2065	$ 30,098 $ 56,193
Provence Gate Operators	$ 4,500 ea	4	$ 18,000	5 Years 15 Years	15 Years	2028 2043 2058	$ 20,910 $ 30,412 $ 44,231
Provence Gate Key Pad	$ 5,000 ea	1	$ 5,000	9 Years 12 Years	12 Years	2032 2044 2056	$ 6,418 $ 8,661 $ 11,688

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

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

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

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

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

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

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

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

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

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

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Sidewalk Repair Allowance	$ 128,500 / total	1 total	$ 128,500	5 Years	5 Years	2047	$ 239,914
						2052	$ 271,822
Pond Banks Erosion Control	$ 244,900 / total	1 total	$ 244,900	6 Years	10 Years	2029	$ 291,683
				10 Years		2039	$ 374,431
						2049	$ 480,654
						2059	$ 617,012
Stormwater Drainage Repair Allowance	$ 84,000 / total	1 total	$ 84,000	3 Years	5 Years	2026	$ 92,825
				5 Years		2031	$ 105,170
						2036	$ 119,158
						2041	$ 135,006
						2046	$ 152,962
						2051	$ 173,307
						2056	$ 196,357
MP North Lift Station	$ 38,000 ea	1	$ 38,000	9 Years	15 Years	2032	$ 48,780
				15 Years		2047	$ 70,947
						2062	$ 103,187
Windsor Asphalt Path	$ 4.50 / sf	3720 sf	$ 16,740	6 Years	15 Years	2029	$ 19,938
				15 Years		2044	$ 28,998
						2059	$ 42,175
Windsor Retaining Wall with 4' Fence	$ 160 ea	155	$ 24,800	21 Years	30 Years	2044	$ 42,960
				30 Years		2074	$ 90,876
Windsor 6' CL Fence	$ 23.00 ea	116	$ 2,668	18 Years	20 Years	2041	$ 4,288
				20 Years		2061	$ 7,066
Meridian Boardwalk Deck Boards and Railings	$ 55.00 / sf	1844 sf	$ 101,420	8 Years	15 Years	2031	$ 126,981
				15 Years		2046	$ 184,684
						2061	$ 268,609
Meridian Boardwalk Frame and Support	$ 30.00 / sf	1844 sf	$ 55,320	23 Years	30 Years	2046	$ 100,737
				30 Years		2076	$ 213,093
Meridian Boardwalk Repair Allowance	$ 8.00 / sf	1844 sf	$ 14,752	2 Years	9 Years	2025	$ 15,900
				9 Years		2034	$ 19,907
						2043	$ 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	15 Years	2031 2046 2061	$ 3,756 $ 5,463 $ 7,945
Enclave Asphalt Path	$ 4.50 / sf	8756 sf	$ 39,402	8 Years 15 Years	15 Years	2031 2046 2061	$ 49,332 $ 71,750 $ 104,355
Enclave Dog Park Fencing Chain Link 4'	$ 19.00 / lf	747 lf	$ 14,193	13 Years 20 Years	20 Years	2036 2056	$ 20,133 $ 33,177
Enclave Fencing Chain Link 6'	$ 23.00 / lf	340 lf	$ 7,820	13 Years 20 Years	20 Years	2036 2056	$ 11,093 $ 18,280
Enclave Boardwalk Deck Boards and Railings	$ 55.00 / sf	542 sf	$ 29,810	10 Years 15 Years	15 Years	2033 2048 2063	$ 39,235 $ 57,064 $ 82,995
Enclave Boardwalk Frame and Support	$ 30.00 / sf	542 sf	$ 16,260	25 Years 30 Years	30 Years	2048 2078	$ 31,126 $ 65,842
Enclave Boardwalk Repair Allowance	$ 8.00 / sf	542 sf	$ 4,336	4 Years 9 Years	9 Years	2027 2036 2045 2054	$ 4,913 $ 6,151 $ 7,701 $ 9,642
Pool Area							
Pool Lift	$ 9,300 ea	1	$ 9,300	2 Years 12 Years	12 Years	2025 2037 2049 2061	$ 10,024 $ 13,526 $ 18,253 $ 24,631
Pool Pumps and Equipment	$ 16,000 / total	1 total	$ 16,000	3 Years 6 Years	6 Years	2026 2032 2038 2044 2050	$ 17,681 $ 20,539 $ 23,859 $ 27,716 $ 32,197

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

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

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Recreation							
Basketball Court Color Coat	$ 1.00 / sf	9605 sf	$ 9,605	1 Year 8 Year	8 Years	2024 2032 2040 2048 2056	$ 10,097 $ 12,330 $ 15,057 $ 18,386 $ 22,452
Basketball Hoops	$ 2,000 ea	4	$ 8,000	6 Years 20 Years	20 Years	2029 2049 2069	$ 9,528 $ 15,701 $ 25,874
Tennis Court Color Coat	$ 1.00 / sf	12600 sf	$ 12,600	4 Years 8 Years	8 Years	2027 2035 2043 2051 2059	$ 14,276 $ 17,433 $ 21,288 $ 25,996 $ 31,745
Tennis Fencing Chain Link	$ 42.00 / sf	450 sf	$ 18,900	10 Years 25 Years	25 Years	2033 2058	$ 24,875 $ 46,443
Playground Recycled Play Structure	$ 30,000 ea	1	$ 30,000	9 Years 15 Years	15 Years	2032 2047 2062	$ 38,511 $ 56,011 $ 81,464
Playground Fencing 3' Aluminum	$ 33.00 / sf	300 sf	$ 9,900	10 Years 25 Years	25 Years	2033 2058	$ 13,030 $ 24,327
Playground Equipment Shades	$ 35,000 ea	1	$ 35,000	5 Years 10 Years	10 Years	2028 2038 2048 2058	$ 40,658 $ 52,192 $ 66,999 $ 86,006
Playground Swingset	$ 4,500 ea	1	$ 4,500	10 Years 25 Years	25 Years	2033 2058	$ 5,923 $ 11,058
Playground Metal Athletic Course	$ 22,000 ea	1	$ 22,000	5 Years 20 Years	20 Years	2028 2048 2068	$ 25,556 $ 42,113 $ 69,397
Playground Riding Structures	$ 1,500 ea	2	$ 3,000	5 Years 20 Years	20 Years	2028 2048	$ 3,485 $ 5,743

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

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

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

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

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

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

Present Costs - Continued

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

Present Costs - Continued

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

Present Costs - Continued

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

Present Costs - Continued

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

Present Costs - Continued

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

Meadow Pointe IV CDD Funding Study Modified Cash Flow Analysis

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

[1] Cash Reserves minus Fully Funded Value

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

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of $ 0

Cash Flow has been modified with the forced Fixed Payments.

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

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

Meadow Pointe IV CDD Modified Reserve Assessment Summary

Projected Assessment by Fiscal Calendar Year

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

Assessment Summary has been modified with forced Fixed Payments.

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

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2023: 12

Number of Years of Constant Payments: 1

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

No of Assessed Owners: 908

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

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
Reserve Category : Clubhouse																				
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	
Reserve Category : Entry Areas																				
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
Reserve Category : Grounds																				
Street Tree Removal/Remediation	*$ 372,180*																			
Sidewalk Repair Allowance					*$ 145,591*					*$ 164,954*					*$ 186,893*					*$ 211,751*
Pond Banks Erosion Control							*$ 291,683*										*$ 374,431*			
Stormwater Drainage Repair Allowance				*$ 92,825*					*$ 105,170*					*$ 119,158*					*$ 135,006*	
MP North Lift Station										*$ 48,780*										
Windsor Asphalt Path							*$ 19,938*													
Windsor Retaining Wall with 4' Fence																				
Windsor 6' CL Fence																			*$ 4,288*	
Meridian Boardwalk Deck Boards and Railings									*$ 126,981*											
Meridian Boardwalk Frame and Support																				
Meridian Boardwalk Repair Allowance			*$ 15,900*									*$ 19,907*								
Meridian Trellis Swing									*$ 3,756*											
Enclave Asphalt Path									*$ 49,332*											
Enclave Dog Park Fencing Chain Link 4'														*$ 20,133*						
Enclave Fencing Chain Link 6'														*$ 11,093*						
Enclave Boardwalk Deck Boards and Railings											*$ 39,235*									

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
Reserve Category : Pool Area																				
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
Reserve Category : Recreation																				
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*
Reserve Category : Streets and Parking Areas																				
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	
Expense Totals :	***$ 477,801***	***$ 33,644***	***$ 61,814***	***$ 206,959***	***$ 187,548***	***$ 600,158***	***$ 383,916***	***$ 303,651***	***$ 610,823***	***$ 378,824***	***$ 418,630***	***$ 109,914***	***$ 731,158***	***$ 282,621***	***$ 224,982***	***$ 433,588***	***$ 444,914***	***$ 281,314***	***$ 585,851***	***$ 324,629***

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

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

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

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

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

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

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

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

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

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

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

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

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February 14, 2023

Expense Summary by Year

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

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

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

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

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

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

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

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

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

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

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

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

Tab 2

Landscape Maintenance Services Agreement

This Landscape Maintenance Services Agreement (this "**Agreement**") is made and entered into as of September 1, 2026, by and between:

Meadow Pointe IV Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the "**District**"); and

Pine Lake Services, LLC, a Florida limited liability company (the "**Contractor**").

Recitals

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements;

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District;

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a project manual, and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor;

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **DESCRIPTION OF SERVICES.**
    a. The duties, obligations, and responsibilities of the Contractor are to provide the services, labor and materials necessary for the provision of landscape maintenance services as described herein and in **Exhibit A** (the "**Services**"), attached hereto and incorporated by reference herein, within the District.
    b. Such lands on which Services shall be provided are as more particularly described and shown on the maintenance map in **Exhibit B**, attached hereto and incorporated herein by reference.
    c. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement.
    d. The Contractor shall document all work using the forms attached hereto as part of **Exhibit E.**
    e. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement.
    f. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services

during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.

g. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses, fences, walls or any other District or landowner properties or improvements.

3. COMPENSATION. The District agrees to pay Contractor for the Services in monthly installments as detailed below and as described in **Contractor's Bid Form** attached hereto as **Exhibit C.**

a. For the Initial Term:
   i. For Parts 1 [General Landscape Maintenance] and 4 [Irrigation] of the Services (performed on a monthly basis): **$31,020.42/month**
   ii. For Parts 2 [Fertilization] and 3 [Pest Control] of the Services, a not to exceed annual price for each Part as described in Contractor's Bid Form attached hereto as **Exhibit C.**
   iii. If the District elects to award the Contractor the work described in Parts 5 [Mulch] and 6 [Annual Installation] of the Services, and only after receipt of written authorization by the District to proceed, the not to exceed annual price for each Part as described in Contractor's Bid Form attached hereto as **Exhibit C.**

b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include:
   i. the District's name
   ii. the Contractor's name
   iii. the invoice date
   iv. an invoice number
   v. a reference to a proposal number if applicable
   vi. the location (including the community if applicable)
   vii. descriptive enough to allow reader to understand services performed
   viii. an itemized listing of all costs billed on the invoice with a description of each service
   ix. the time frame within which the services were provided
   x. the address or bank information to which payment is to be remitted
   xi. the Contractor will issue a credit on invoices for service dates that are missed and that were not made up.

c. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
   i. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
   ii. In the event of any dispute regarding the work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the work, shall continue to carry on performance of the work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.

d. In the event services are not needed (dry times and mowing not needed on the frequency designated in the Scope of Services), inclement weather, or other conditions outside the control of the Contractor that cause certain services to not be necessary or to be missed the Contractor shall inform the District on a weekly basis and provide a written plan of performing other services on the property, making up the missed services on a later date, or issuing a credit on invoices.

e. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness.

f. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. **ADDITIONAL WORK.** Contractor understands that the Services may be reduced, expanded, or otherwise modified in scope. If any additional Services are proposed beyond those identified in this Agreement, Contractor shall perform them but only after receiving a written Work Authorization from the District. Contractor shall cooperate with and assist the District in preparing and determining the scope of any additional work. In the event the service represents a unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the Work Authorization in accordance with the unit prices established in the Agreement. In the event the service is not represented by a lump sum or unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the Work Authorization as reasonably determined by the District in conference with the Contractor. All Work Authorizations shall be in the form attached hereto as **Exhibit D.**

5. **Term and Renewal**. The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1-year terms pursuant to the same contract provisions as the initial term but subject to any price changes detailed in Contractor's Bid Form attached hereto as **Exhibit C** or as described in any amendment, until terminated by either party pursuant to the termination provision below.

6. **TERMINATION.** The Contractor may terminate this Agreement with or without cause by providing 60 days' written notice. The District may terminate this Agreement with or without cause by providing 30 days' written notice. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

7. **WARRANTY AND COVENANT.**
   a. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one year after acceptance by the District or longer as required under Florida law.
   b. With respect to any and all plant material provided, all plant material shall be guaranteed to be in a satisfactory growing condition, **with a lifetime warranty if there is active irrigation and ongoing maintenance by Contractor**, if there is no active irrigation then for a period of 1 year from planting except for annuals (if any), which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified.
   c. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail).

d. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion.
e. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services.
f. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting there from to District property or the property of landowners within the District.
g. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of Services.
h. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with industry standards and best management practices, such as IFAS and (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform.
i. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.
j. Environmental Activities. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the work to be performed by Contractor.
k. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.

8. INSURANCE.

a. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:
    i. Workers Compensation — statutory
    ii. General Liability
        1. *Bodily Injury (including contractual)* — $1,000,000/$2,000,000
        2. *Property Damage (including contractual)* — $1,000,000/$2,000,000
    iii. Automobile Liability
        1. *Bodily Injury and Property Damage* — $1,000,000
b. Contractor shall provide the District with a certificate naming the District, its officers, agents and employees as an additional insured (for all coverages except workers' compensation coverage). At no time shall Contractor be without insurance in the above amounts. No policy may be

canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

c. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

9. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control. In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

10. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

12. Waivers. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No

waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

13. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

14. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in the county where the District is located.

15. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

16. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

17. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

18. **INDEMNIFICATION.**
    a. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, the indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor for in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor shall not be required to indemnify the District for the District's percentage of fault, if any. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.
    b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

19. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida*

Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

20. INSPECTIONS. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

a. The District hereby designates the District Manager, Landscape Specialist or a representative of the District Manager, to act as its representative.
b. **The Contractor agrees to have a representative present at the regularly scheduled Board of Supervisors' monthly CDD meetings.**
c. The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items (Landscape Inspection Report) that should be corrected before the next walk through or other designated time.
d. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Landscape Inspection Report.
    i. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such.
    ii. Failure to submit the required monthly reports or responses will result in withholding payment of $500 per instance.
    iii. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Landscape Inspection Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice.
e. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor.
f. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Services.
g. Contractor shall provide to management a written summary of work performed for each week with notification of any problem areas.

21. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

22. Subcontractors. The Contractor shall not award any of the work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

23. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2022, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

a. If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.
b. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

24. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

25. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

26. PUBLIC ENTITY CRIMES. Pursuant to Section 287.133(3)(a), Florida Statutes:
a. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.
b. Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

27. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Darryl Adams ("**Public Records Custodian**"). Among other

requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, RIZZETTA & CO., INC., 3434 COLWELL AVENUE, STE. 200, TAMPA, FL 33614, (813) 933-5571, INFO@RIZZETTA.COM.

28. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

29. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

30. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

31. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

[Remainder of Page Intentionally Left Blank]

32. Notices. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the Contractor:	**To the District:**
1714 Dale Mabry Highway	c/o Rizzetta and
Lutz, FL 33548	Company
Attn: Shannon Dyer	3434 Colwell Ave,
shannon@pinelakellc.com	Suite 200
	Tampa, FL 33614
	Attn: Darryl Adams
	darryla@rizzetta.com

33. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Pine Lake Services, LLC
a Florida limited liability company

Name: John Amarosa
Title: COO

Meadow Pointe IV
Community Development District

Megan McNeil
Chair of the Board of Supervisors

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Map
Exhibit C: Contractor's Bid Form
Exhibit D: Form of Work Authorization
Exhibit E: Other Forms

EXHIBIT A - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. s. Contractor shall be responsible for training all its personnel in the technical aspects of Meadow Pointe IV CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – Where lots are adjacent to CDD property or common area containing any lake or pond, homeowners are responsible for mowing between the lot and shoreline. These pond banks are indicated as such on the maintenance exhibit with blue surrounded by green. Non-resident mowed pond banks identified on the overall Meadow Pointe IV Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to

water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles and Bald Cypress shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles & Bald Cypress trees less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle

pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Meadow Pointe IV. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. Palms and other trees planted on the pond banks between Ponds 2 & 4 and the backs of the homes in Provence are to be trimmed and fertilized by the CDD's vendor, NOT the residents.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and

other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS AGREEMENT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)
A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION: (Including palms planted on the pond bank Nos. 2 & 4 in Provence between the water and the rear of the lots.)

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules

Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005)Archival copy: for current recommendations see http://edis.ifas.ufl.edu or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of susceptible palms and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers
   1. Semi-automatic start of the automatic irrigation controller
   2. Check for proper operation
   3. Program necessary timing changes based on site conditions
   4. Lubricate and adjust mechanical components
   5. Test back up programming support devices

B. Water Sources
   1. Visual inspection of water source
   2. Clean above ground strainers and filters
   3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
   4. Test automatic protection devices

C. Irrigation Systems
   1. Manual test and inspection of each irrigation zone
   2. Clean and raise heads as necessary
   3. Adjust arc pattern and distance for required coverage areas
   4. Clean out irrigation valve boxes

D. Report
   1. Irrigation operation time
   2. Irrigation start time
   3. Maintenance items performed
   4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency services shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately One thousand six-hundred and ninety (1,690) annuals in 4" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (Dec, Mar, Jun, Sep)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular deadheading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District**, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1" thick. **All this shall be provided at no additional cost to the District.**

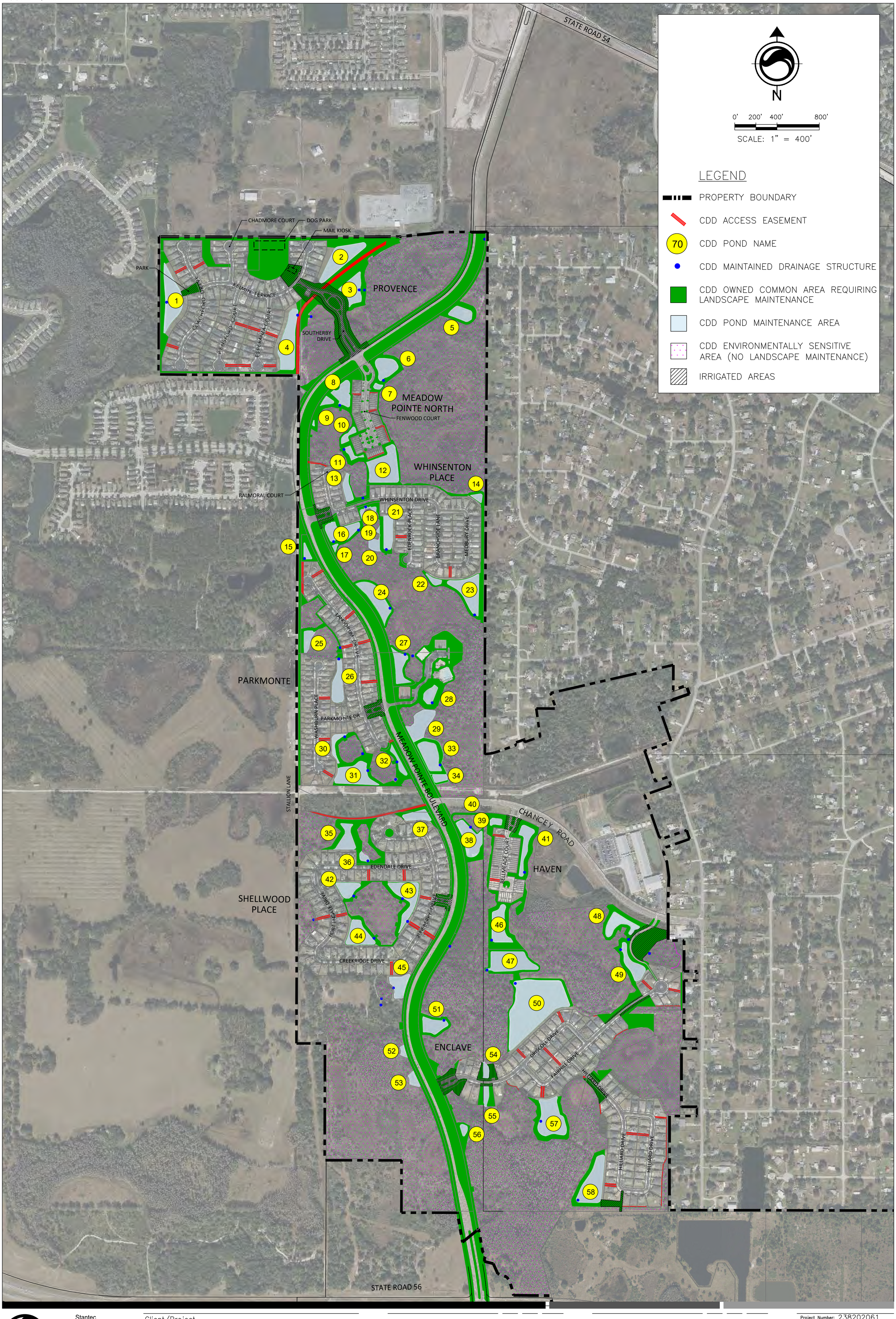
This item will not be included in the contract amount. Contractor shall provide a price per 4" plant as requested and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

EXHIBIT B

Landscape Maintenance Map



N

0’ 200’ 400’ 800’

SCALE: 1” = 400’

LEGEND

- PROPERTY BOUNDARY
- CDD ACCESS EASEMENT
- 70 CDD POND NAME
- CDD MAINTAINED DRAINAGE STRUCTURE
- CDD OWNED COMMON AREA REQUIRING LANDSCAPE MAINTENANCE
- CDD POND MAINTENANCE AREA
- CDD ENVIRONMENTALLY SENSITIVE AREA (NO LANDSCAPE MAINTENANCE)
- IRRIGATED AREAS

Stantec
380 Park Place Blvd.
Suite 300
Clearwater, Florida 33579
Phone 727.431.3505

Stantec

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing – any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec.
Reproduction or use for any purpose other than that

Client/Project
MEADOW POINTE IV CDD

OWNERSHIP/MAINTENANCE MAP

Wesley Chapel, Pasco County, Florida

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Project Number: 238202061
File Name: 215600242-X01A-Landscape Maintenance Map_Update.dwg

Dwn.	Chkd.	Dsgn.	YY.MM.DD
FN	GJW	FN	25.10.10

Drawing No. North
Revision Sheet
0 1 of 2

N

0' 150' 300' 600'

SCALE: 1" = 300'

LEGEND

- PROPERTY BOUNDARY
- CDD ACCESS EASEMENT
- 70 CDD POND NAME
- CDD MAINTAINED DRAINAGE STRUCTURE
- CDD OWNED COMMON AREA REQUIRING LANDSCAPE MAINTENANCE
- CDD POND MAINTENANCE AREA
- CDD ENVIRONMENTALLY SENSITIVE AREA (NO LANDSCAPE MAINTENANCE)
- IRRIGATED AREAS

STATE ROAD 56
EXISTING FENCE W/ LOCK
SANDSPRIT PLACE
WENLOCK LOOP
MARDELLE PLACE
GWYNHURST BLVD
PINFIELD DRIVE
WINDSOR
OLDWOODS AVENUE
BOURNEVILLE TERRACE
WHITEWILLOW DRIVE
ROTHBURY COURT
MERIDIAN
FIREMOSS LANE
59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86

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Stantec
380 Park Place Blvd.
Suite 300
Clearwater, Florida 33579
Phone 727.431.3505

Stantec

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Client/Project
MEADOW POINTE IV CDD

OWNERSHIP/MAINTENANCE MAP

Wesley Chapel, Pasco County, Florida

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Project Number: 238202061
File Name: 215600242-X01A-Landscape Maintenance Map_Update.dwg

Dwn.	Chkd.	Dsgn.	YY.MM.DD
FN	GJW	FN	25.10.10

Drawing No. South
Revision 0
Sheet 2 of 2

EXHIBIT "C" - BID FORM

Meadow Pointe IV
Community Development District
Landscape and Irrigation Maintenance Services
Request for Proposals

EXHIBIT "C" - BID FORM

MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ 339,149 yr.**

- Storm Cleanup $ 85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to prevent in the prevention of die back and plant loss.

$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

$ 55 /hr. for employee with hand-held hose

$ 250 /hr. for water truck/tanker

PART 2

49,595.00

Fertilization (All labor and materials) **$ _____ yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-11+ Pre M	1	3400	$4,215.00
April	24-0-11+ Pre M	.5	1700	$2,500.00
June	20-0-10	1	4000	$4,935.00
August	Micro mix package	(2 oz/3-5 gal. H2O/1,000 SF	1720	$1,200.00
October	20-0-10+ Pre M	1	3400	$4,215.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-11+ Pre M	1	2000	$4,000.00
April	24-0-11 + Pre M	1	2000	$4,000.00
May	20-0-10 + Insecticide	1	2500	$4,275.00
July	Micro mix package	(2 oz/3-5 gal. H2O/1,000 SF	1000	$750.00
August	20-0-10 + Insecticide	1	2500	$4,275.00
October	24-0-11+ Pre M	1	2000	$4,000.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	5	1000	$2,400.00
June	8-0-10	5	1000	$2,400.00
October	8-0-10	5	1000	$2,400.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4Mg	1.5	176	$1,000.00
May	8-2-12+4Mg	1.5	176	$1,000.00
October	8-2-12+4Mg	1.5	176	$1,000.00
December	8-2-12+4Mg	1.5	176	$1,000.00

Please list any additional fertilization for those plant materials requiring specialized application

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	NA			

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) **$** 6,000.00 **yr.**

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
5,520.00
$ _____ /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Dates	23			

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 5,500.00 / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) **$ 33,096 yr.**

Freeze Protection (description of ability) Turn off all irrigation and cover all ground irrigation and well components with freeze cloth.

$_____/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

175 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 56.25 /CY
(app. April) $ 9,843.75 /installation
375 CY Brown Mulch @ $56.25 = $21,093.75

And

130 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 56.25 /CY
(app. October $ 7,312.50 /installation
280 CY Brown Mulch @ $56.25 = $15,750

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 54,000 /yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)
The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at $ 3.30 /annual

$ 5,577 /rotation

$ 22,308 /yr. **(if all rotations are performed - do not include in Grand Total)**

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 427,840 / Initial Term

FIRST ANNUAL RENEWAL	$ 427,840 /yr.
SECOND ANNUAL RENEWAL	$ 436,397 /yr.
THIRD ANNUAL RENEWAL	$ 445,125 /yr.
FOURTH ANNUAL RENEWAL	$ 454,027 /yr.

***Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.**

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number

Name and Title of Representative Shannon Dyer
(Please Print)

Representative's Signature

Date 1/13/2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. 1-6-26 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 20____

BID FORM

MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the second annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance $ 347,706 **yr.**

- Storm Cleanup $ 85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to prevent die back and plant loss.

$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

$ 55 /hr. for employee with hand-held hose

$ 250 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 49,595.00 yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-11 + Pre M	1	3400	$4,215.00
April	24-0-11 + Pre M	.5	1700	$2,500.00
June	20-0-10	1	4000	$4,935.00
August	Micro Mix Package	(2 ox/3-5 gal. H2O/1,000 SF	1720	$1,200.00
October	20-0-10+ Pre M	1	3400	$4,215.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-11+ Pre M	1	2000	$4,000.00
April	24-0-11+ Pre M	1	2000	$4,000.00
May		1	2500	$4,275.00
July		(2 ox/3-5 gal. H2O/1,000 SF	1000	$750.00
August		1	2500	$4,275.00
October	24-0-11+ Pre M	1	2000	$4,000.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	5	1000	$2,400.00
June	8-0-10	5	1000	$2,400.00
October	8-0-10	5	1000	$2,400.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4Mg	1.5	176	$1,000.00
May	8-2-12+4Mg	1.5	176	$1,000.00
October	8-2-12+4Mg	1.5	176	$1,000.00
December	8-2-12+4Mg	1.5	176	$1,000.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	N/A			

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) $ 6,000.00 **yr.**
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
$ 5,520.00 / yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Dates	23	4	$60	$5,520

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 5,500.00 / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) $ 33,096 **yr.**

Freeze Protection (description of ability) Turn off all irrigation and cover all ground irrigation and well components with freeze cloth

$ 1,000 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

175 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 56.25 /CY
(app. October) $ 9,843.75 /installation

And 375 CY Brown Mulch @ $56.25 = $21,093.75

130 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 56.25 /CY
(app. April) $ 7,312.50 /installation

280 CY Brown Mulch @ $56.25 = $ 15,750

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 54,000 / yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at $ 3.30 /annual

$ 5,577 /rotation

$ 22,308 /yr. **(if all rotations are performed - do not include in Grand Total)**

GRAND TOTAL (PARTS 1, 2, 3 & 4- This is what contract will be written for)

$ 427,840 / Second Annual Renewal

THIRD ANNUAL RENEWAL $ 445,125 /yr.

FOURTH ANNUAL RENEWAL $ 454,027 /yr.

***Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.**

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number

Name and Title of Representative Shannon Dyer - Business Development
(Please Print)

Representative's Signature

Date 1/13/2026

BID FORM

MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the third annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ 356,434 yr.**

- Storm Cleanup $ 85 /hr **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to aid in the prevention of die back or plant loss.

$ 250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

$ 55 /hr for employee with hand-held hose

$ 250 /hr for water truck/tanker

PART 2

Fertilization (All labor and materials) $ 49,595.00 yr.
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-11 + Pre M	1	3400	$4,215.00
April	24-0-11 + Pre M	.5	1700	$2,500.00
June	20-0-10	1	4000	$4,935.00
August	Micro Mix Package	(2 oz/3-5 gal. H2O/1,000 SF	1720	$1,200.00
October	20-0-10 + Pre M	1	3400	$4,215.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	24-0-11 + Pre M	1	2000	$4,000.00
April	24-0-11 + Pre M	1	2000	$4,000.00
May	20-0-10 + Insecticide	1	2500	$4,275.00
July	Micro Mix Package	(2 oz/3-5 gal. H2O/1,000 SF	1000	$750.00
August	20-0-10 + Insecticide	1	2500	$4,275.00
October	24-0-11 + Pre M	1	2000	$4,000.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	5	1000	$2,400
June	8-0-10	5	1000	$2,400
October	8-0-10	5	1000	$2,400

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12+4Mg	1.5	176	$1,000.00
May	8-2-12+4Mg	1.5	176	$1,000.00
October	8-2-12+4Mg	1.5	176	$1,000.00
December	8-2-12+4Mg	1.5	176	$1,000.00

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	n/a			

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) $ 6,000.00 **yr.**
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)
$ 5,520.00 /yr. (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
dates	23	4	$60	5,520

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 5,500 / yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) $ 33,096 **yr.**

Freeze Protection (description of ability) Turn off all irrigation and cover all ground irrigation and well components with freeze cloth.

$ 1,000 /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 90 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

175 CY Medium Pine Bark Mulch per specs for the first top-dressing at $ 56.25 /CY
(app. April) $ 9,843.75 /installation
375 CY Brown Mulch @ 56.25 = $21,093.75

And

130 CY Medium Pine Bark Mulch per specs for the second top-dressing at $ 56.25 /CY
(app. October) $ 7,312.50 /installation
280 CY Brown Mulch @ 56.25 = 15,750

Installation of Pine Bark Mulch (medium) (All labor and materials) $ 54,000 yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)
The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at $ 3.30 /annual

$ 5,577 /rotation

$ 22,308 /yr. **(if all rotations are performed - do not include in Grand Total)**

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 445,125 **/ Third Annual Renewal**

FOURTH ANNUAL RENEWAL $ 454,027 /yr.

***Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.**

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number _____

Name and Title of Representative Shannon Dyer - Business Development
(Please Print)

Representative's Signature _____

Date 1/13/2026

BID FORM

MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS

NOTE: This pricing form is intended to cover pricing for the fourth annual renewal should Contractor's prices change.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ 365,336 yr.**

- Storm Cleanup $85 /hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Cover all annual beds with freeze cloth to aid in the prevention of die back and plant loss.

$250 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

$55 /hr. for employee with hand-held hose

$250 /hr. for water truck/tanker

PART 2

Fertilization (All labor and materials) **$ 49,595.00 yr.**
(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-11 + Pre M	1	3400	$4,215.00
April	24-0-11 + Pre M	.5	1700	$2,500.00
June	20-0-10	1	4000	$4,935.00
August	Micro mix package	2 oz/3-5 gal. H2O/1,000 Sf	1720	$1,200.00
October	20-010 + Pre M	1	3400	$4,215.00

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Feb	24-0-11+ Pre M	1	2000	$4,000.00
April	24-0-11+ Pre M	1	2000	$4,000.00
May	20-0-10 + Pre M	1	2500	$4,275.00
July	Micro Mix Package	2 oz/3-5 gal. H2O/1,000 Sf	1000	$750.00
August	20-0-10 + Insecticide	1	2500	$4,275.00
October	24-0-11+ Pre M	1	2000	$4,000.00

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	5	1000	$2,400.00
June	8-0-10	5	1000	$2,400.00
October	8-0-10	5	1000	$2,400.00

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12 +4Mg	1.5	176	$1,000
May	8-2-12 +4Mg	1.5	176	$1,000
Oct	8-2-12 +4Mg	1.5	176	$1,000
Dec	8-2-12 +4Mg	1.5	176	$1,000

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
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The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

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(if entire pesticide allowance is required) *

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$ 5,577 /rotation

$ 22,308 /yr. **(if all rotations are performed - do not include in Grand Total)**

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 454,027 / Fourth Annual Renewal

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number _____

Name and Title of Representative Shannon Dyer - Business Development
(Please Print)

Representative's Signature _____

Date 1/13/2026

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces: $ 3,200 / event

Pond bank mowing, including line-trimming to water's edge: $ 4,000 / event

Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal: $ 1,600 / event

Tree Lifting: $ 2,000 / event

Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers: $ 7,000 / event

LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	$45.00	Hour
B.	Bush-Hog w/operator	$145.00	Hour
C.	Tractor w/operator	$200.00	Hour
D.	Supervisor with Transportation	$85.00	Hour
E.	Laborer with hand equipment	$65.00	Hour
F.	Truck w/driver	$70.00	Hour
G.	Irrigation Tech	$80.00	Hour
H.	Granular Pesticide Applicator		
	Person with Drop Spreader	$90.00	Hour
I.	Liquid Pesticide Applicator		
	Person with Spray Truck	$125.00	Hour
J.	Granular Fertilizer Applicator		
	Person with Drop Applicator	$90.00	Hour
K.	Liquid Fertilizer Applicator		
	Person with Spray Truck	$125.00	Hour
L.	Granular Weed Control Applicator		
	Person with Drop Applicator	$90.00	Hour
M.	Liquid Weed Control Applicator		
	Person with Spray Truck	$125.00	Hour
N.	Laborer for Additional Trash Pick-Up	$49.00	Hour
O.	Lump Sum Mowing ([1]), entire community	$TBD	Per Mow

[1] Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

General Labor	$ 75.00	per Hour
Chainsaw Labor	$ 85.00	per Hour
Heavy Equipment Operator	$ 145.00	per Hour

B. Debris removal equipment unit costs:

Dump Truck and Trailer	$ 100.00	per Hour
Wheel Loader and Chipper	$ 60.00	per Hour
Grapple Truck	$ 120.00	per Hour

C. Other emergency/disaster related unit costs:

Dump Truck or Dump Trailer	$ 300 Per Dump Load	per Hour
Grapple Truck Dump Load	$ 650 Per Dump Load	per Hour
	$	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

EXHIBIT D

Work Authorization
for Additional Landscape and Irrigation Maintenance Services

THIS WORK AUTHORIZATION (the "**Work Authorization**"), dated _____ ___, 202__ authorizes certain work in accordance with that certain Landscape Maintenance Services Agreement (the "**Agreement**") made and entered into as of March 1, 2026, by and between:

Meadow Pointe IV Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the "**District**"); and

Pine Lake Services, LLC, a Florida limited liability company (the "**Contractor**").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape, irrigation and pond maintenance services and/or wetland monitoring and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "**Additional Services**").

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION].

SECTION 3. GOVERNING LANGUAGE. This Work Authorization, together with the Agreement, represents the entire understanding between the District and the Contractor with regard to the referenced Work Authorization. Except for the warranties provided to the District, none of the provisions of Exhibit A shall apply to this Work Authorization and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it describes the scope of services for the labor and materials to be provided under this Work Authorization.

SECTION 4. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

Pine Lake Services, LLC a Florida limited liability company	**Meadow Pointe IV** **Community Development District**
_____	_____
Name: _____	Megan McNeil
Title: _____	Chair of the Board of Supervisors

Exhibit A: Proposal/Scope of Additional Services

EXHIBIT E

Other Forms

MEADOW POINTE IV CDD

DAILY WORK JOURNAL

(this form (or a similar form) must be filled out at the end of each daily visit and turned in to the clubhouse office)

DATE:_____

DESCRIPTION OF WORK PERFORMED TODAY:_____

_____

_____

_____

_____

_____

_____

_____

LOCATIONS:_____

_____

_____

_____

_____

_____

ISSUES REQUIRING ATTENTION: ***(Please notify District Rep. if any)***

_____

_____

_____

_____

MEADOW POINTE IV CDD

PEST MANAGEMENT REPORT

DATE:_____

SYMPTOMS:_____

_____

_____

LOCATION: _____

_____

_____

_____

PROBABLE CAUSE OF DAMAGE: _____

_____

_____

_____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

_____

_____

_____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

MEADOW POINTE IV REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

MEADOW POINTE IV CDD

IRRIGATION REPAIR REQUEST FORM

DATE:_____

DAMAGE:_____

_____

_____

LOCATION: _____

_____

_____

_____

PROBABLE CAUSE OF DAMAGE: _____

_____

_____

_____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR: _____

_____

_____

_____

IRRIGATION TECHNICIAN'S NAME: _____

MEADOW POINTE IV REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

Tab 3

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 14, 2026

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

We are pleased to confirm our understanding of the services we are to provide Meadow Point IV Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Meadow Point IV Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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

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

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

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

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

Audit Objectives

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

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

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also

responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

Our fee for these services will not exceed $4,900 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

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

Very truly yours,

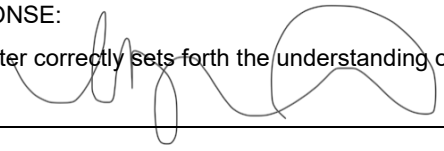
Grau & Associates



Antonio J. Grau

RESPONSE:

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



By: _____

Title: Chairperson

Date: 09/01/2026

FICPA
Florida Institute of Certified Public Accountants

AICPA
Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

Tab 4

August 7, 2026

Stantec visited Meadow Pointe IV Community Development District on July 29, 2026, to review ponds associated with SWFWMD Operation and Maintenance permit due for renewal. We identified an issue concerning the backyard of 4568 Esperanza Ct. It appears based on the filter fabric shown in the photo that this area has been repaired in the past. Pool overflow is discharging onto CDD property with concentrated chlorine, killing the turf and making the area suseptable to additional erosion. Recommend having the residnet discharge their pool overflow onto their property to perculate into the ground prior to discharging on CDD property.

Greg Woodcock
Project Manager
Stantec
(352) 777-0183
Greg.Woodcock@Stantec.com

August 7, 2026

Location Map:



Stantec

August 7, 2026

Location:



Tab 5

August 11, 2026

Stantec visited Meadow Pointe IV Community Development District on August 11, 2026, to review ponds associated with SWFWMD Operation and Maintenance permit due for renewal. We identified an issue concerning the backyard of 7611 Pool Compass Loop. It appears based on the erosion shown in the photo that this area has corragated pipe running from the residence down to the pond and is discharging overflow onto CDD property making the area suseptable to additional erosion. Recommend having the residnet discharge their overflow onto their property to perculate into the ground prior to discharging on CDD property.

Greg Woodcock
Project Manager
Stantec
(352) 777-0183
Greg.Woodcock@Stantec.com

August 11, 2026

Location Map:



August 11, 2026

Location:





Tab 6

Meadow Pointe IV CDD Shellwood Sidewalk Repair
Proposal Summary
Updated 8-24-2026

Contractor	Cost	Notes
Finn Outdoor		
Shellwood Sidewalk Repair	$27,040	
TOTAL FINN OUTDOOR	**$27,040**	
Advanced Drainage Solutions		
Shellwood Sidewalk Repair	$31,250	
TOTAL ADS	**$31,250**	

ESTIMATE

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

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

Bill to
Meadow Pointe CDD

Ship to
Meadow Pointe CDD

Estimate details
Estimate no.: 2598
Estimate date: 08/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sidewalk Repair**	Replace sidewalk panels throughout Meadow Pointe IV Shellwood as defined by Stantec	34	$720.00	$24,480.00
2.		**Sidewalk Repair**	Grind flat sidewalk inconsistencies throughout Meadow Pointe IV Shellwood as defnied by Stantec	32	$80.00	$2,560.00
3.		**~~Concrete Installation~~**	~~Install flumes to improve drainage throughout Meadow Pointe IV Shellwood~~	~~24~~	~~$850.00~~	~~$20,400.00~~

Total ~~$47,440.00~~

Sidewalk Total $24,480+ $2,560 = $27,040

Note to customer

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

Accepted date

Accepted by

ADS
ADVANCED DRAINAGE SOLUTIONS

Proposal for Concrete Sidewalk Repairs & Drainage Improvement

Prepared For: Meadow Pointe IV CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 07/29/2026
Proposal No. : 1304
Project Location: Shellwood

Project Overview

Project includes sidewalk repairs and concrete improvements identified in the engineer's report, including replacement of damaged sidewalk panels, grinding of raised sidewalk sections to eliminate trip hazards, concrete flume installation, sidewalk undermining repairs, root removal within repair limits, elevation matching, turf restoration, and irrigation repairs as required. All work will include the necessary labor, equipment, materials, supervision, disposal, and final cleanup to restore safe and functional pedestrian access throughout the project area.

Scope of Work

Job Description	Unit Price	Count	Location's	Total Cost
Grind raised sidewalk panel	$ 250.00	32	1, 5, 9, 12, 14, 16, 19, 22, 23, 24, 28, 29, 31, 32, 34, 36, 37, 40, 41, 43, 45, 47, 48, 51, 52, 53, 54, 58, 59, 62, 63, 64	$ 8,000.00
Replace sidewalk panel (including previously repaired panels)	$ 650.00	23	3, 6, 7, 8, 10, 11, 13, 17, 18, 20, 21, 25, 26, 30, 33, 35, 38, 39, 44, 46, 49, 55, 60	$ 14,950.00
Replace (2) sidewalk panels	$ 1,300.00	5	2, 4, 50, 56, 61	$ 6,500.00
Replace sidewalk panel flush with driveway	$ 650.00	1	42	$ 650.00
Construct concrete flume	$ 1,250.00	1	15	$ 1,250.00
Repair sidewalk undermining; compact fill and sod restoration	$ 975.00	1	57	$ 975.00
Monitor only	$ -	1	27	$ -

Project Pricing

Raised sidewalk panel grinding: 32 locations ($250.00 per): **$8,000.00**

Sidewalk panel replacement (including previously repaired panels): 23 locations ($650.00 per): **$14,950.00**

Two sidewalk panel replacements: 5 locations ($1,300.00 per): **$6,500.00**

Sidewalk panel replacement flush with driveway: 1 location ($650.00 per): **$650.00**

Concrete flume installation: 1 location ($1,250.00 per): **$1,250.00**

Sidewalk undermining repair, fill compaction, and sod restoration: 1 location ($975.00 per): **$975.00**

Monitor only: 1 location ($0.00 per): **$0.00**

Total Project Cost: **$32,325.00**

Notes

Work will include matching existing grades and finishes, removing roots within the designated repair limits, restoring disturbed turf areas, and repairing any irrigation impacted during construction. Utility locates shall be completed prior to excavation activities. Scheduling may be affected by weather conditions and site access requirements.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date **Accepted by**

FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Date: July 7th 2026
Field Observation Report Number: 2026-4
Project Name: Shellwood Sidewalk Review
Project Number: 238202061
Stantec Representative (s): Griffin Woodcock

County / Consultant / Developer Representatives on Site:

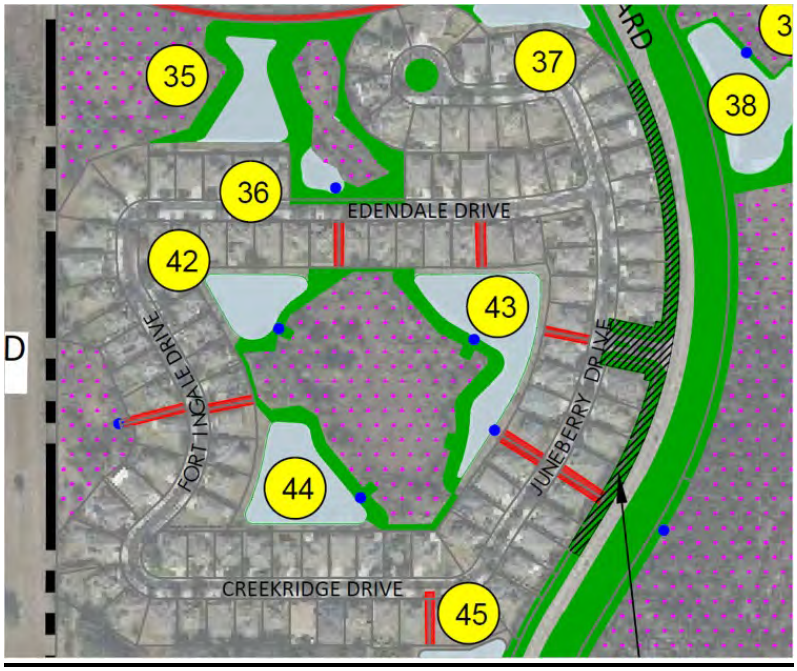
Weather Conditions:	☐ Clear	☒ Partly Cloudy	☐ Heavy Clouds	☐ Fog
Rain:	☐ None	☐ Light	☐ Heavy	☐ Showers
Soil Conditions:	☐ Dry	☐ Wet	☐ Extremely Wet	

Effects of Weather on Major Work Items ☒ None ☐ <50% affected ☐ >50% affected ☐ No Work

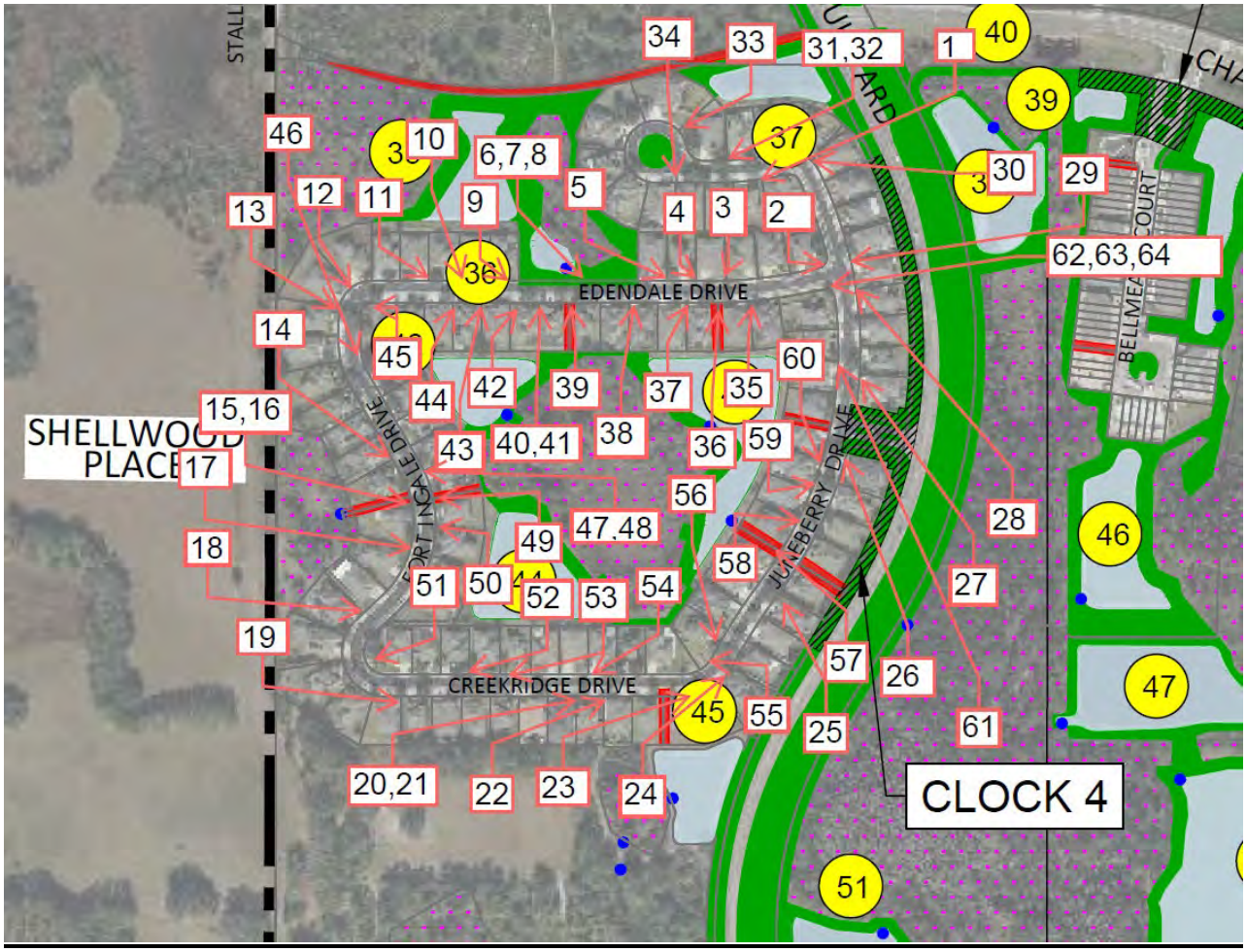
Description of Work Activity:
Location: (Street Names/MH#s, etc.) Shellwood Sidewalk Review

General: Stantec staff reviewed the condition of the existing sidewalk and during our review we found some sidewalks that need to be removed and replaced and some need to be ground down to match the surrounding sidewalk elevation. The contractor is to include removal of roots within the sidewalk limits prior to forming and pouring concrete. Restoration of the existing turf and breakage of existing irrigation is to be repaired by the contractor.

Location map:



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 1: Grind raised sidewalk panel.



Location 2: Repalce 2 panels and make flush with structure.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 3: Replace cracked sidewalk panel. Match adjacent sidewalk elevations.



Location 4: Replace the 2 cracked sidewalk panels. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 5: Grind raised sidewalk panel



Location 6: Replace cracked sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 7: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 8: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 9: Grind raised sidewalk panel.



Location 10: Replace grinded sidewalk panel. Match adjacent sidewalk elevations



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 11: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 12: Grind raised sidewalk panel.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 13: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 14: Grind raised sidewalk panel.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 15: Standing water on sidewalk due to grass on downstream side is higher than the sidewalk not allowing the water to discharge to the road as intended. Construct flume at low point to allow water to discharge to the structure top.



Location 16: Grind raised sidewalk panel.

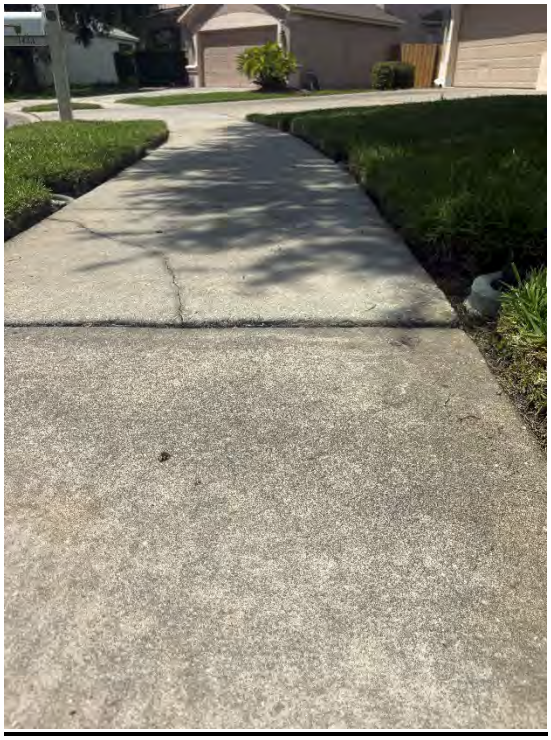


FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 17: Replace cracked sidewalk panel. Match adjacent sidewalk elevations.



Location 18: Replace cracked sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 19: Grind raised sidewalk panel.



Location 20: Replace cracked sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 21: Replace grinded sidewalk panel. Match adjacent sidewalk elevations.



Location 22: Grind raised sidewalk panel.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 23: Grind raised sidewalk panel.



Location 24: Grind raised sidewalk panel



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 25: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 26: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 27: Wearing and discoloring of concrete, monitor for future issues.

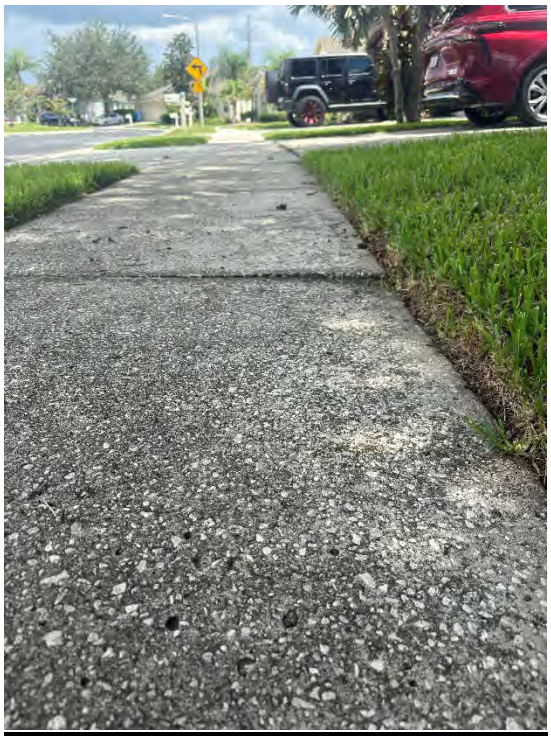


Location 28: Grind raised sidewalk panel.

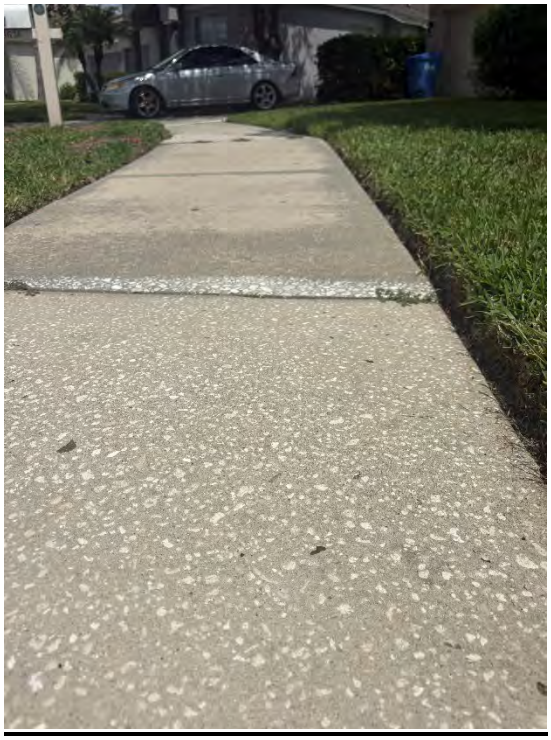


FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 29: Grind raised sidewalk panel.



Location 30: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations..



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 31: Grind raised sidewalk panel.



Location 32: Grind raised sidewalk panel.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 33: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.

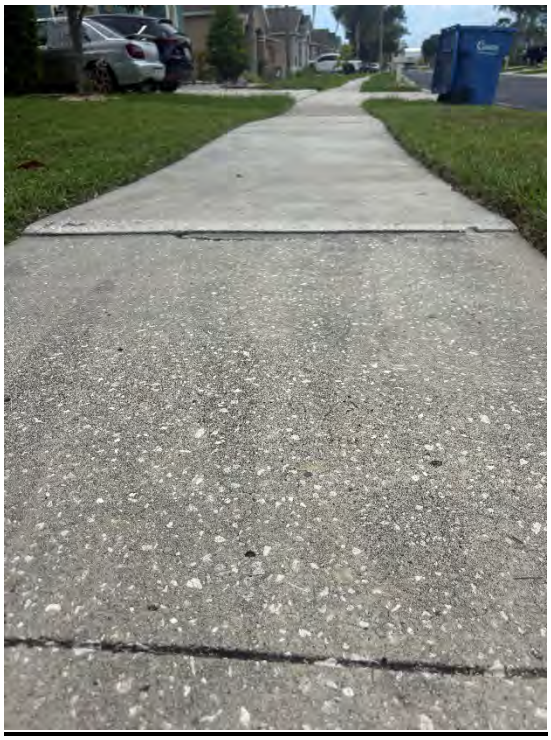


Location 34: Grind raised sidewalk panel



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 35: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 36: Grind raised sidewalk panel



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 37: Grind raised sidewalk panel



Location 38: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 39: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 40: Grind raised sidewalk panel



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 41: Grind raised sidewalk panel



Location 42: Remove sidewalk panel and replace flush with driveway.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 43: Grind raised sidewalk panel



Location 44: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 45: Grind raised sidewalk panel



Location 46: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 47: Grind raised sidewalk panel



Location 48: Grind raised sidewalk panel.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 49: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 50: Replace both the cracked and grinded sidewalk panels. Match adjacent sidewalk elevations.

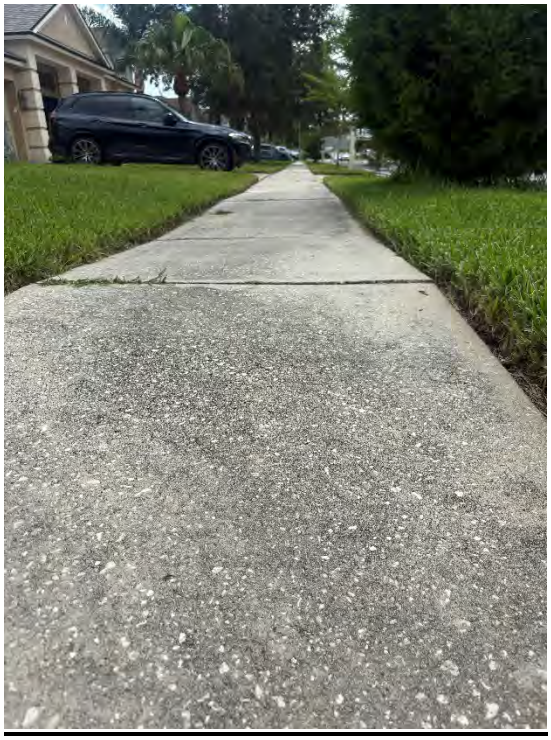


FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 51: Grind raised sidewalk panel



Location 52: Grind raised sidewalk panel.

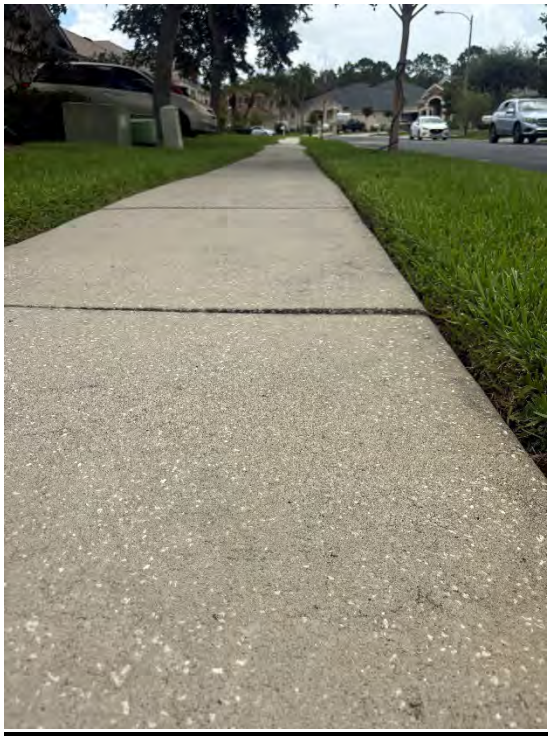


FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 53: Grind raised sidewalk panel.



Location 54: Grind raised sidewalk panel.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 55: Replace cracked sidewalk panel. Match adjacent sidewalk elevations.



Location 56: Replace both cracked sidewalk panels. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 57: Sidewalk undermining. Compact fill and sod to match sidewalk elevation.



Location 58: Grind raised sidewalk panel



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 59: Grind raised sidewalk panel



Location 60: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 61: Replace both cracked sidewalk panels. Match adjacent sidewalk elevations.



Location 62: Grind raised sidewalk panel



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 63: Grind raised sidewalk panel



Location 64: Grind raised sidewalk panel



Tab 7

Meadow Pointe IV CDD Shellwood Concrete Flume Installation
Proposal Summary
Updated 8-24-2026

Contractor	Cost	Notes
Finn Outdoor		
Concrete Flume Installation	$20,400	
TOTAL FINN OUTDOOR	**$20,400**	
Advanced Drainage Solutions		
Concrete Flume Installation	$26,450	
TOTAL ADS	**$26,450**	

ESTIMATE

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

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

Bill to
Meadow Pointe CDD

Ship to
Meadow Pointe CDD

Estimate details
Estimate no.: 2598
Estimate date: 08/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		~~**Sidewalk Repair**~~	Replace sidewalk panels throughout Meadow Pointe IV Shellwood as defined by Stantec	~~34~~	~~$720.00~~	~~$24,480.00~~
2.		~~**Sidewalk Repair**~~	Grind flat sidewalk inconsistencies throughout Meadow Pointe IV Shellwood as defnied by Stantec	~~32~~	~~$80.00~~	~~$2,560.00~~
3.		**Concrete Installation**	Install flumes to improve drainage throughout Meadow Pointe IV Shellwood	24	$850.00	$20,400.00

Total ~~**$47,440.00**~~

Flume Total = $20,400

Note to customer

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

Accepted date

Accepted by

ADS
ADVANCED DRAINAGE SOLUTIONS

Proposal for FiberMesh Concrete Flume Installations

Prepared For: Meadow Pointe IV CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 07/27/2026
Proposal No. : 1298
Project Location: : Shellwood Community

Project Overview

Install twenty-three (23) FiberMesh concrete flumes at locations identified in the Stantec report to improve surface drainage and reduce erosion. The project includes utility locates, saw cutting, excavation, grading, reinforced concrete installation, turf restoration, and final site cleanup, resulting in durable drainage improvements with minimal impact to surrounding areas.

Locations

Location	Description	Price
Location 1: 3608-3602 Juneberry	Install Concrete Flume	$1,150.00
Location 2: 3632-3628 Juneberry	Install Concrete Flume	$1,150.00
Location 3: 3544-3550 Juneberry	Install Concrete Flume	$1,150.00
Location 4: 2835-2821 Hilliard	Install Concrete Flume	$1,150.00
Location 5: 3436-3442 Juneberry	Install Concrete Flume	$1,150.00
Location 6: 3430-3436 Juneberry	Install Concrete Flume	$1,150.00
Location 7: 3430-3436 Juneberry	Install Concrete Flume	$1,150.00
Location 8: 31140-31146 Creekridge	Install Concrete Flume	$1,150.00
Location 9: 31112-31118 Creekridge	Install Concrete Flume	$1,150.00
Location 10: 31118-31126 Creekridge	Install Concrete Flume	$1,150.00
Location 11: 3437-3433 Fortingale	Install Concrete Flume	$1,150.00
Location 12: 3443-3437 Fortingale	Install Concrete Flume	$1,150.00
Location 13: 3519 -3507 Fortingale	Install Concrete Flume	$1,150.00
Location 14: 3601-3549 Fortingale	Install Concrete Flume	$1,150.00
Location 15: 31047-31041 Edendale	Install Concrete Flume	$1,150.00
Location 16: 31141-31136 Edendale	Install Concrete Flume	$1,150.00
Location 17: 31149-31141 Edendale	Install Concrete Flume	$1,150.00
Location 18: 31149-31201 Edendale	Install Concrete Flume	$1,150.00
Location 19: 31207-31201 Edendale	Install Concrete Flume	$1,150.00

Location 20: 31123-31117 Creekridge	Install Concrete Flume	$1,150.00
Location 21: 31129-31123 Creekridge	Install Concrete Flume	$1,150.00
Location 22: 3437-3429 Juneberry	Install Concrete Flume	$1,150.00
Location 23: 3503-3511 Juneberry	Install Concrete Flume	$1,150.00

Project Pricing

23 Locations: $1,150.00 per

Total Project Cost: **$26,450.00**

Notes

Pricing is based on the Stantec report. Utility locates will be completed prior to excavation, and any unforeseen underground conflicts or unsuitable site conditions requiring additional work will be submitted for approval before proceeding. All disturbed areas will be restored upon completion of the work.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date **Accepted by**

Stantec visited the Shellwood Community within Medow Pointe IV to review reports of standing water on the sidewalks. During our onsite review we noted areas of standing water or mildew starting to form due to standing water. The runoff from the sidewalk is designed to flow to the roadway. Over time the existing turf has grown higher than the sidewalk prohibiting the water from the sidewalk to discharge to the roadway as designed. Our recommended repair is to install a contrete flume from the sidewalk to the roadway to allow the standing water to discharge to the roadway. Below is a detail showing the flume for reference.

Greg Woodcock

Project Manager

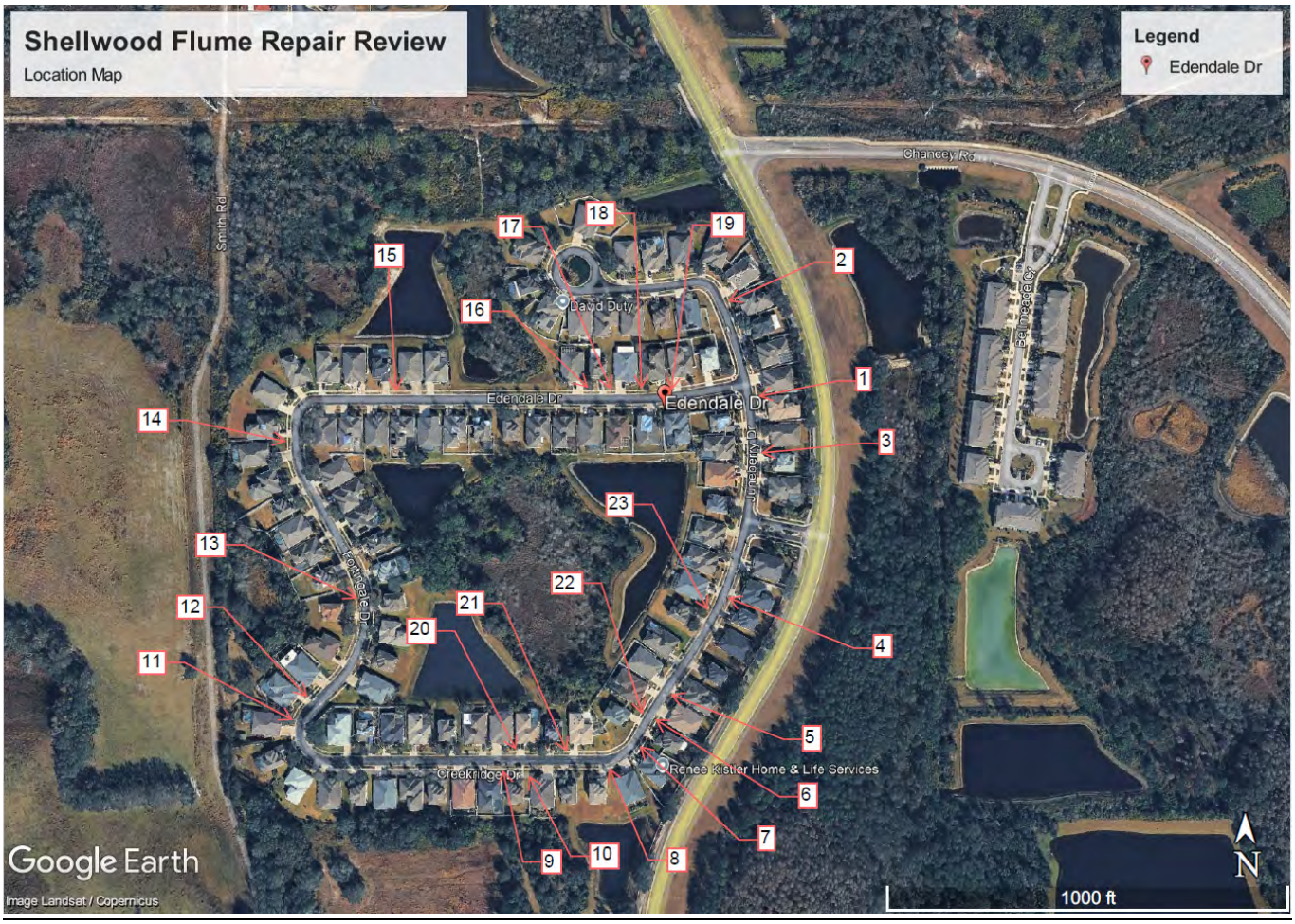
Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

Stantec

Location Map:



Location 1: Between 3608-3602 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 2: Between 3632-3628 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 3: Between 3544-3550 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 4: Between 2835-2821 Hilliard and is approximately 7 foot from the back of curb to the sidewalk.



Location 5: Between 3436-3442 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 6: Between 3430-3436 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 7: Between 3430-3436 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 8: Between 31140-31146 Creekridge and is approximately 7 foot from the back of curb to the sidewalk.



Location 9: Between 31112-31118 Creekridge and is approximately 7 foot from the back of curb to the sidewalk.



Location 10: Between 31118-31126 Creekridge and is approximately 7 foot from the back of curb to the sidewalk.



Location 11: Between 3437-3433 Fortingale and is approximately 7 foot from the back of curb to the sidewalk.



Location 12: Between 3443-3437 Fortingale and is approximately 7 foot from the back of curb to the sidewalk.



Location 13: Between 3519 -3507 Fortingale and is approximately 7 foot from the back of curb to the sidewalk.



Location 14: Between 3601-3549 Fortingale and is approximately 7 foot from the back of curb to the sidewalk.



Location 15: Between 31047-31041 Edendale and is approximately 7 foot from the back of curb to the sidewalk.



Location 16: Between 31141-31136 Edendale and is approximately 7 foot from the back of curb to the sidewalk.



Location 17: Between 31149-31141 Edendale and is approximately 7 foot from the back of curb to the sidewalk.



Location 18: Between 31149-31201 Edendale and is approximately 7 foot from the back of curb to the sidewalk.



Location 19: Between 31207-31201 Edendale and is approximately 7 foot from the back of curb to the sidewalk.



Location 20: Between 31123-31117 Creekridge and is approximately 7 foot from the back of curb to the sidewalk.



Location 21: Between 31129-31123 Creekridge and is approximately 7 foot from the back of curb to the sidewalk.

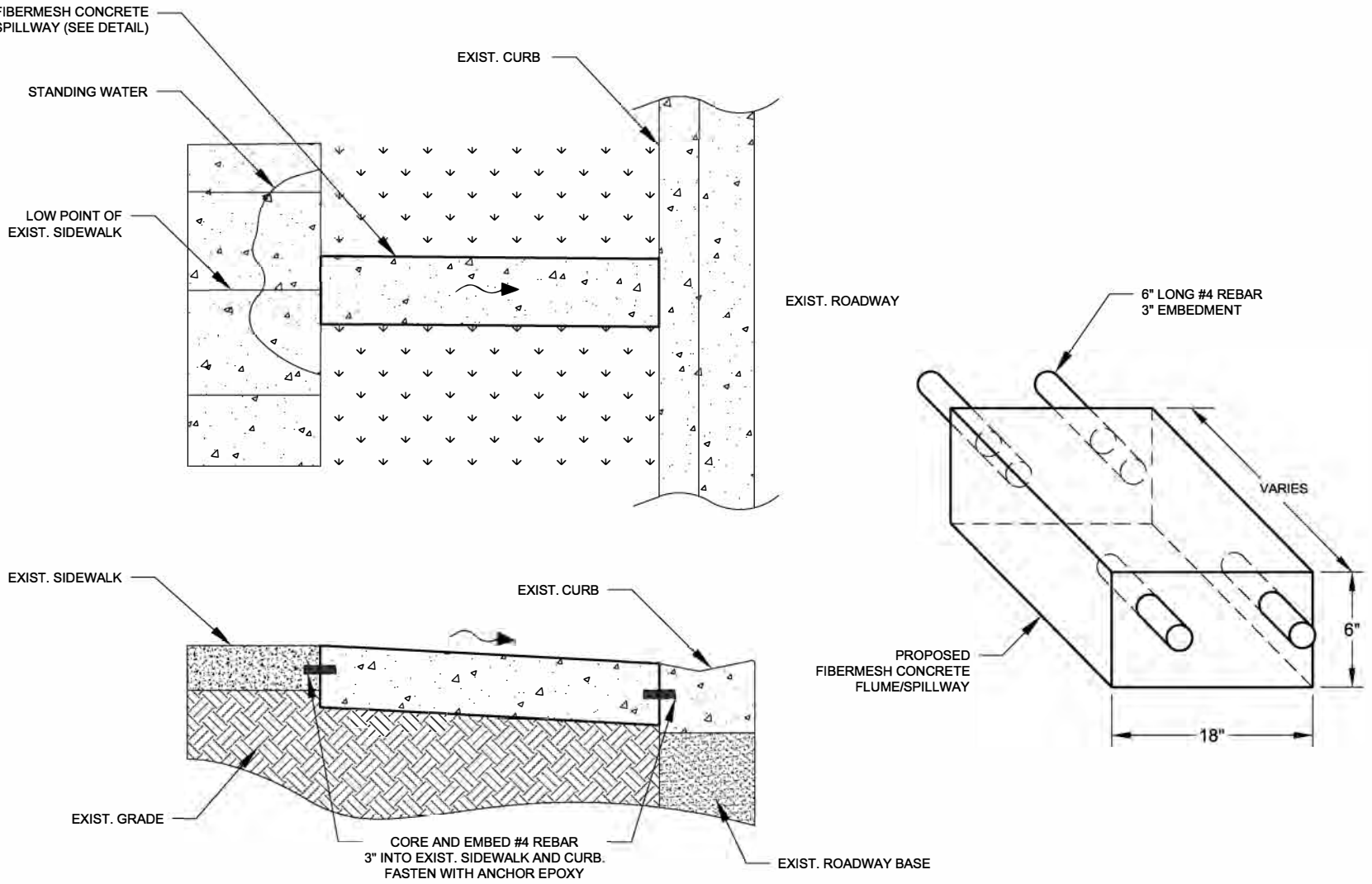


Location 22: Between 3437-3429 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 23: Between 3503-3511 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.





CONCRETE FLUME
DETAIL
N.T.S.

Tab 8



Meadow Pointe IV
Community Development District
Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
8/25/2026

Prepared for:
Meadow Pointe IV
Community Development District

Prepared by:

Stephen T. Roehm, Service Manager

Jason M. Jasczak, Environmental Consultant

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Site Assessments

Pond 29

Comments:

Normal Growth Observed

Minimal growth of Torpedograss, Dogfennel and Primrose present and treated along the ponds edge.

Pond was recently treated via boat to treat Pennywort and Dogfennel along the conservation area that can not be reached from the ATV on 8/11/26.





Pond 30

Comments:

Site Looks Good

Minimal growth of Torpedograss, West Indian Marsh Grass and Alligator Weed present and targeted along the ponds edge and within the native aquatic plants on 8/25/26.

Erosion continues to worsen and should be put on high priority to address.





Site Assessments

Pond 31

Comments:

Site Looks Good

Pond level remains very low.

Minimal growth of Primrose and Torpedograss grass present and targeted on 8/25/26.





Pond 32

Comments:

Site Looks Good

Minimal growth of Torpedograss targeted along the edge of this pond.

This pond is back to the normal water level.

Continue monitoring.





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Site Assessments

Pond 33

Comments:

Treatment In Progress

Dogfennel, Primrose, Smartweed and Torpedograss can be seen growing within the native aquatic plants.

Continue spot treatments and hand removal of the nuisance plants.





Pond 34

Comments:

Treatment In Progress

Dogfennel, Primerose, Torpedograss and Filamentous Algae present and treated within the pond on 8/25/26.





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Site Assessments

Pond 35

Comments:

Treatment In Progress

Pond remains very low with Planktonic Algae present throughout the body of water.

Algae treatment applied and Pre-emergent was applied to the exposed bank on 8/25/26.





Pond 36

Comments:

Treatment In Progress

Pond is nearly dry.

Minimal algae was present within the pond and treated on 8/25/26.





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Site Assessments

Pond 37

Comments:

Treatment In Progress

Planktonic Algae, Primrose and Torpedograss was present within this pond and targeted on 8/25/26.





Pond 38

Comments:

Treatment In Progress

Pond remains very low and shallow.

Filamentous Algae, Torpedograss and Primrose were observed growing within this pond and targeted on 8/25/26.





Site Assessments

Pond 39

Comments:

Normal Growth Observed

Minimal growth of Torpedograss and Dogfennel growing within the pond and Targeted on 8/25/26.





Pond 40

Comments:

Treatment In Progress

Minimal growth of West Indian Marsh Grass and Filamentous Algae present and treated on 8/25/26.





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Site Assessments

Pond 41

Comments:

Normal Growth Observed

With the recent rains the pond is back to the normal water level.

Continue targeting Torpedograss, Dogfennel and Primerose along the ponds edge.





Pond 42

Comments:

Treatment In Progress

Planktonic Algae was present within the pond and treated on 8/25/26.

Torpedograss was targeted along the edge of the pond and Dogfennel was hand removed from inside the native aquatic plants on 8/25/26.





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Site Assessments

Pond 43

Comments:

Normal Growth Observed

Torpedograss, Primerose and Dogfennel was present and targeted within the pond on 8/25/26.

Erosion is worsening on the North portion of this pond and should be made high priority.





Pond 44

Comments:

Normal Growth Observed

Pond level remains very low.

Continue targeting Torpedograss, Primrose, Dogfennel and Sesbania along the exposed bank of this pond.

These species were targeted and a Pre-emergent has been applied to the exposed bank on 8/25/26.





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Site Assessments

Pond 45

Comments:

Treatment in Progress

Planktonic Algae was present throughout the pond and treated on 8/25/26.





Pond 46

Comments:

Site Looks Good

Minimal growth of Torpedograss present and targeted along the edge of this pond.

Continue monitoring.





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Site Assessments

Pond 47

Comments:

Site Looks Good

No algae and very minimal to no growth along the edge of this pond at this time.

Continue monitoring.





Pond 48

Comments:

Site Looks Good

Ponds what appears to have high turbidity. This is most likely caused due to the sudden influx of water to recent rains.

Healthy clusters of native Pickerel Weed and Gulf Spikerush can be seen thriving within the pond.

Minimal to no nuisance growth within this pond at this time.





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Site Assessments

Pond 49

Comments:

Site Looks Good

Minimal to no nuisance growth within this pond at this time.

Healthy clusters of native Pickerel Weed can be seen thriving within the pond.

Continue monitoring.





Pond 50

Comments:

Treatment in Progress

Pond remains low at this time.

With the native aquatic plants out of the water nuisance and nonnative plants have begun growing within natives.

Continue utilizing spot treatments and hand removals of Dogfennel, Cattails, Primrose and Saltbush as they appear.





Site Assessments

Pond 51

Comments:

Normal Growth Observed

Nuisance vines, Dogfennel, Primerose and Torpedograss present and treated within the pond on 8/25/26.





Pond 52

Comments:

Site Looks Good

Minimal Torpedograss present and treated within the pond. Pre-emergent has been applied to the exposed bank on 8/25/26.





Site Assessments

Pond 53

Comments:

Site Looks Good

Site is almost dry again.

Pre-emergent applied to the exposed bank.

Continue monitoring.





Pond 54

Comments:

Treatment in Progress

Filamentous algae and Torpedograss present within the pond and targeted on 8/25/26.

Please allow 7-10 days to see positive results from our treatment.





Site Assessments

Pond 55

Comments:

Treatment in Progress

Water level remains low.

Filamentous Algae, Torpedograss and Primrose present within the pond and targeted on 8/25/26.

Please allow 7-10 days to see positive results.





Pond 56

Comments:

Treatment in Progress

Due to the low and stagnant water level, a planktonic algae bloom occurred.

Algae was treated on 8/25/26 and positive results will be seen in 7-10 days.





Site Assessments

Pond 57

Comments:

Site Looks Good

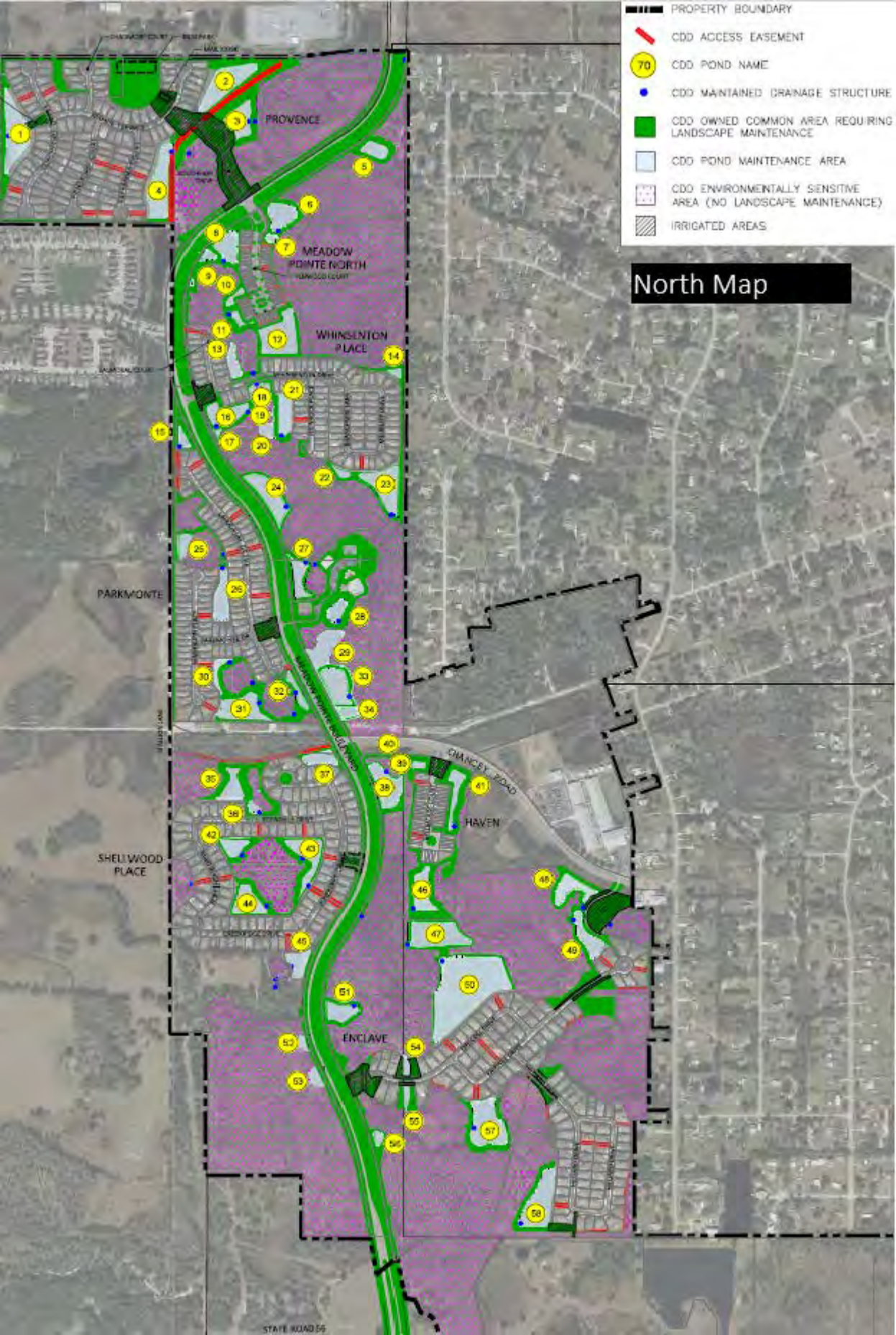
Pond 57 looks great!

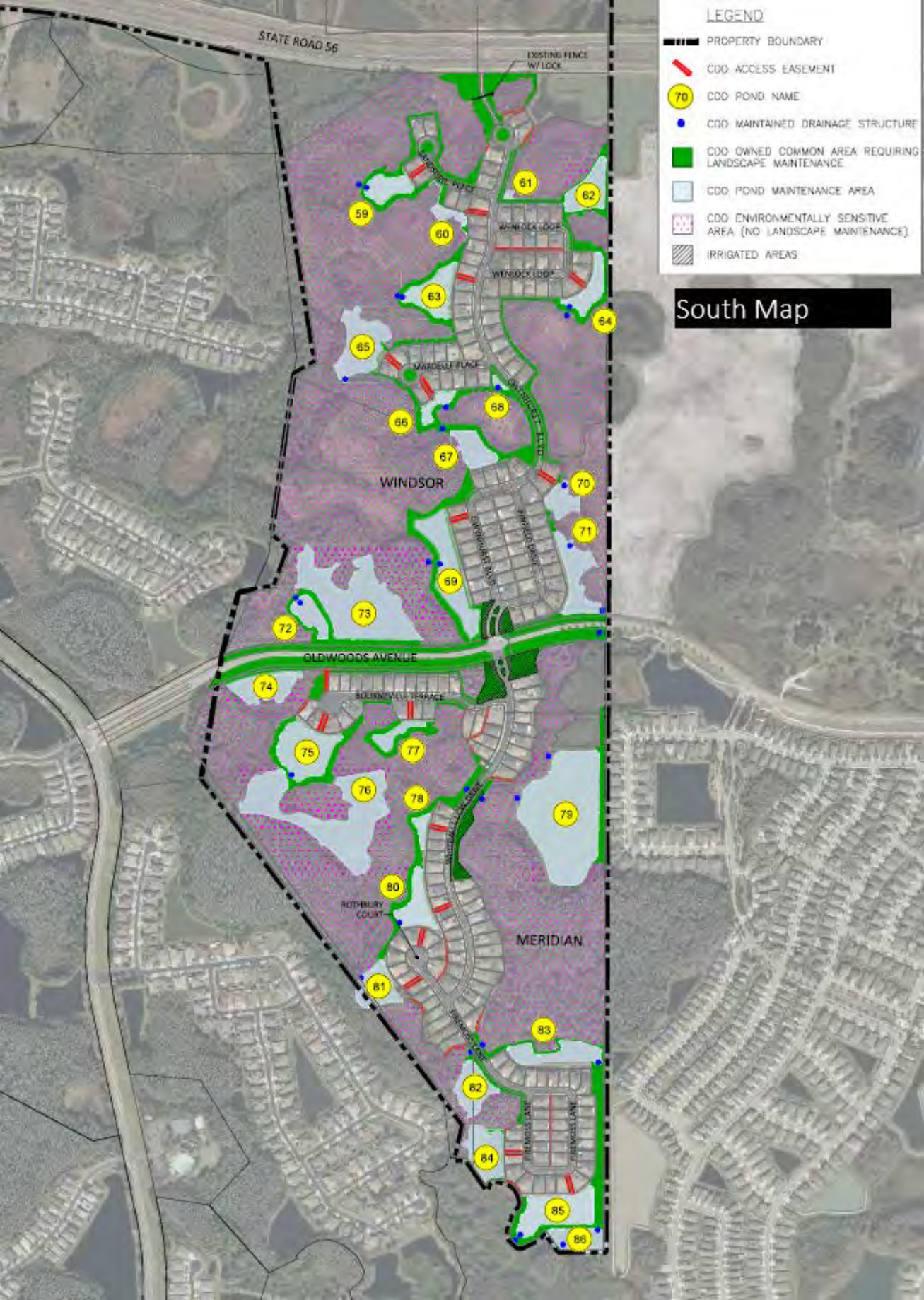
No invasive or nuisance growth present within this pond at this time.

Continue monitoring.






PROPERTY BOUNDARY
CDD ACCESS EASEMENT
70
CDD POND NAME
CDD MAINTAINED DRAINAGE STRUCTURE
CDD OWNED COMMON AREA REQUIRING LANDSCAPE MAINTENANCE
CDD POND MAINTENANCE AREA
CDD ENVIRONMENTALLY SIENSITIVE AREA (NO LANDSCAPE MAINTENANCE)
IRRIGATED AREAS
North Map
PROVENCE
MEADOW POINTE NORTH
WHINSENTON PLACE
PARKMONTE
CHANCEY ROAD
HAVEN
SHELLWOOD PLACE
ENCLAVE
STATE ROAD 56


LEGEND
PROPERTY BOUNDARY
CDD ACCESS EASEMENT
70 CDD POND NAME
CDD MAINTAINED DRAINAGE STRUCTURE
CDD OWNED COMMON AREA REQUIRING LANDSCAPE MAINTENANCE
CDD POND MAINTENANCE AREA
CDD ENVIRONMENTALLY SENSITIVE AREA (NO LANDSCAPE MAINTENANCE)
IRRIGATED AREAS
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STATE ROAD 56
EXISTING FENCE W/ LOCK
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Tab 9

MEADOW POINTE IV

COMMUNITY ASSET MANAGEMENT REPORT



August 19, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Summary, Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- **Bahia Turf – August Fertilization Guidelines:** Apply a complete fertilizer based on current soil test results. Include the 18-0-6 Fungicide – Speedzone at a rate not exceeding 1 lb. per 1,000 sq. ft. Total lbs. of product to be applied 2,525 lbs.
- **St Augustine Turf – August Fertilization Guidelines:** Apply a complete fertilizer based on current soil test results. Include the 12-0-0 FE/Ferrous Sulfate Speedzone at a rate not exceeding .75 lb. per 1,000 sq. ft. Total lbs. of product to be applied 220 lbs.
- **Ornamentals Fertilization – August Guidelines:** Apply Insecticide – Fungicide at a rate not exceeding .5 lbs., totaling lbs. applied 67.75 lbs. (Requirements: Nitrogen (N), Potassium (K), and Magnesium (Mg))
- **Annual Seasonal Replacements:** The Russell team is behind 2 months with the annual installation rotation. The Contractor will remove dead or dying annuals and replace before the appearance of such annuals could be reasonably described as an eyesore. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1" thick.

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

1. **Clubhouse (south side, west of the pool):** A pine tree is exhibiting dieback in one branch, and several exit holes are visible, suggesting possible insect activity. Inspect this tree along with the surrounding pines for any signs of pest pressure or decline so corrective action can be taken before additional damage occurs.

2. **Preserve Lines:** To maintain a clear distinction between the CDD-maintained areas and the conservation boundaries, routinely limb up or remove any vegetation that has fallen or is extending into the CDD property.

3. **Clubhouse Pool Area:** Lift the palm fronds surrounding the pool area and remove any seed stalks that are beginning to droop. This will improve appearance and help reduce debris accumulation in and around the pool. (Pic 3>)

4. **Clubhouse Playground:** The feijoa hedge surrounding the iron fencing is overdue for trimming and has become overgrown and unkempt. During the inspection, this area serves as a polling location, it should be maintained to a higher standard. Additionally, remove the volunteer firebush growing throughout the hedge line. (Pic 4>)



Clubhouse, Meridan

5. **Volleyball Area: While there is evidence that herbicide treatment was applied, weeds remain throughout the sand volleyball court. This issue has persisted for more than two months and should have been fully addressed. Remove the remaining weeds and restore the area to an acceptable condition. (Pic 5a, 5b>)**



6. **Clubhouse Pond 27:** Several opportunities have been missed to prevent the adjacent conservation area from encroaching into the CDD-maintained landscape. Additionally, the previously reported fallen tree remains on site. Please provide an update on whether a proposal has been submitted for removal and disposal. At the current state the crew is just mowing around rather then line-trimming, making this area look unfinished. (Pic 6>)





7. **Tennis Courts:** Turf clippings were blown into the mulch bed west of the tennis courts Excess debris can contribute to fungal issues and detracts from the appearance of the planting beds.

8. **Flax Lilies:** Throughout the property, multiple flax lily groupings still need the dead foliage and spent flower stalks pruned back to improve appearance and encourage healthy new growth.

9. **Drain Grates:** Located along the eastside of the volleyball court, clear out the mulch debris from falling into the drain grate. As of now, the drain is almost covered.



10. **Meridian Entrance (west side):** Grapevine is growing throughout the loropetalum shrubs at the entrance. Remove the vines….(Nxt pg)

(#10 Cont.)…. before they become further established and begin competing.

11. **Meridian Entrance (west side, outside gates):** Prune out the past year's growth from the schefflera's and remove the torpedo grass encroaching between the schefflera.

12. **Meridian Entrance (east side):** The Board is seeking a simple enhancement plan for this area. See the proposal section to install St. Augustine sod and incorporate a low-growing shrub/or grass layer that complements the existing loropetalum and liriope plantings.

13. **Meridian Entrance (east side planting beds):** The liriopes are not being maintained. Torpedo grass is growing throughout the crowns and spreading extensively through the mulch beds. Aggressive treatment and cleanup are needed to prevent further encroachment. Same goes for the cogongrass that is growing throughout the loropetalum shrubs. (Pic 13)



14. **Inside Meridian Gates (west sidewalk):** The loropetalum shrubs appear to be declining and aging out. Please provide a proposal to replace these shrubs with a more suitable full-sun alternative that offers year-round color and, if possible, seasonal flowering interest. See proposal section for the location.

15. **Bourneville Terrace:** At the end of the cul-de-sac, limb up vegetation encroaching from the conservation area. Additionally, several areas along the ROW have been scalped by mowing and should be smoothed and allowed to recover. The wax myrtles also need attention, as debris remains resting on top of the fakahatchee grass plantings. (Pic 15a, 15b)





16. **Pond 78: The fallen willow tree remains along the pond bank and has been reported for more than four months. Please provide a status update on removal and disposal efforts. (Pic 16a>, 16b>)**

17. **Mail Kiosk Bridge Area:** Just before entering the bridge, grapevine is overtaking the fern bed. Trim back the ferns, remove the vines, and weed the area behind the…..(Nxt pg)

(#17 Cont.)…. plantings as this is part of the maintained landscape scope. Additionally, remove or limb up any vines hanging over the walkway to maintain clear pedestrian access. (Pic 17a, 17b>)









18. **Firemoss Lane:** Near the "No Fishing" sign, remove the dead limb and limb up any vegetation extending through or over the wrought iron fence to improve appearance. (Pic 18a, 18b)





Meridan, Windsor, Pond 67, Meadow Pointe Blvd

19. **Firemoss Ave:** Additionally, it appears an herbicide application was sprayed along the retaining wall and fencing, resulting in an 8–10-inch strip of dead turf. This practice is not recommended. Avoid spraying directly along hardscape edges where unintended turf damage can occur. (Pic 19)



20. **Pond 82:** The beds are showing noticeable improvement. Continue removing dead material and volunteer tree seedlings less than four inches in diameter during routine maintenance. Start removing the Spanish moss throughout the bottom canopy of the bald cypress. (Pic 20)



21. **White Willow Dr (Pump Station):** The hedge is looking much better maintained. Continue monitoring the area and ensure turf clippings are kept out of the mulch beds when mowing.

22. **Windsor – Front Gate Entrance:** Weed the landscape beds within the entrance median.

23. **Windsor – Monument Area:** Clean out the beds for the next annual plantings.

24. **Pond 67:** In the small triangular turf area leading toward the pond. Based on the discoloration of the turf underneath, the clippings have likely been present for at least a day. If a mulching deck is being used, crews should ensure clippings are properly dispersed. When excessive clumping occurs, the area should be mowed over again or the clippings removed to prevent turf stress and decline.

25. **Pond 67:** Review the conservation and CDD-maintained areas. Several shrubs have fallen into the maintained turf, forcing mowing crews to mow around them rather than providing a clean cut. These encroaching shrubs should be cut back or removed so the area can be properly maintained and the boundary remains well-defined. (Pic 25a, 25b>)



26. **SR 56 – Meadow Pointe Blvd:** The east side was mowed, but the median and west ROW were missed. Edging along the roadway also needs attention. The turf is about 10-inches tall, this is apart of the scope of services. Additionally, the crew has spread turf clippings on the grates. (Pic 26a>, 26b>)

Meadow Pointe Blvd

27. **MP Blvd – Walkways: Tree branches continue to hang over the sidewalks and remain unaddressed. This has been an ongoing issue since the start of the contract. (Pic 27a>, 27b>)**











28. **MP Blvd – South of Shellwood Entrance: Water is still flowing onto the roadway, adjacent soil, and turf. Now that the irrigation plans have been reviewed and the system is under your control, what were your findings, and is this repair scheduled before month-end?**

29. **MP Blvd – South of Shellwood Entrance: Limb up the oak trees overhanging the sidewalk to maintain proper pedestrian clearance.**

30. **MP Blvd Between Shellwood Place and the Sump Pump Station:** Two broken tree limbs along the west side of the boulevard are resting on resident fences. Please locate and remove them during the next service visit.

Meadow Pointe Blvd, Enclave, Pond 69

31. **Meadow Pointe Blvd:** Across from the Country Walk exit, remove the volunteer palm seedlings growing throughout the hedge. Then, continue south of Whinsenton Place to weed out the beds and prune the shrubs lining the resident's backside fences.

32. **Enclave Entrance:** A magnolia tree was recently removed from the tree ring along the south side of the entrance. Was a replacement planned, and why was the tree removed? (Pic 32)



33. **Enclave Entrance Median:** Most of the schefflera are dead or in severe decline. This would be a good time to begin reviewing replacement options. (Pic 33)



34. **Enclave Entrance (north side, outside gates):** The fakahatchee grass along the…. (#34 Cont.)….bed edge appears to show signs of past spider mite damage. If already treated, perform one additional treatment and mound the grasses to improve appearance.

35. **Enclave Entrance (north side):** The bed edge near the electrical boxes appears to have been impacted by herbicide. The dead Bermuda strip along the edge suggests chemical overspray may have occurred.

36. **Enclave Monument Median:** Clean up and weed the juniper beds outside the gates.

37. **Inside Enclave Gates (south side):** Mound the fakahatchee grasses and treat for spider mites as needed. (Pic 37)



38. **Mail Kiosk Area – Pond 54:** This area was missed during the last mowing cycle. Turf height is approaching 18 to 20 inches surrounding the pond bank. (Pic 38>)

39. **Pond 69:** Remove the volunteer tree species growing along the fence line before they impact the vinyl fencing. Also remove the dead fakahatchee grass clumps, as many crowns appear completely dead and unlikely to recover. (Pic 39>)

40. **Fairhill Dr:** Trim the wax myrtle hedge to maintain a consistent appearance….(Nxt pg)

(#40 Cont.)….and remove the volunteer oak trees growing within the shrub canopy. (Pic 40)







41. **Fairhill Dr:** The ROW turf appears unmanaged, with multiple weeds throughout the area. Weed the azalea beds and have an arborist evaluate the pine tree showing needle browning along the north side of the road. (Pic 41)



42. **Fairhill Dr:** Remove deadwood from the wax myrtles and trim turf growing up the retaining wall. Along the south side of the street, remove the small patches of dead turf within the beds. (Pic 42)



43. **Hilliard Dr:** Treat nutsedge near the dog waste station and adjacent turf areas. The wax myrtle hedge is overdue for trimming, the muhly grass should be pulled back from the sidewalk, and the overall turf would benefit from a weed treatment.

44. **Hilliard Dr – Turf Areas:** Previously reported declining turf continues to expand. Is this area being monitored or treated for chinch bugs? The damage pattern resembles insect activity, and is expanding. (Pic 44a, 44b, 44c, 44d>)









45. **Hilliard Dr – Boardwalk Access:** The walkway and pond perimeter were missed during mowing. Turf is 10 to 12 inches tall in some locations, with seed heads extending significantly above normal mowing height. (Pic 45a, 45b)





Enclave, Shellwood, Pond 36

46. **Hilliard Dr – Boardwalk Access: The CDD property boundary runs about 3-feet on both sides of the walkway. This area has been on my radar for the consistent leak. It appears to be a stuck valve. Is the irrigation team looking at this issue? When will this be repaired? (Pic 46a, 46b)**







47. **Hilliard Dr – Boardwalk Access:** Behind the fakahatchee grasses, the bed was edged but the encroaching turf remains. Correct these issues. (Pic 47)



48. **Shellwood – Fan Palms: The fan palms have still not been pruned. This work should be completed before the end of the month, as it has been noted during the last two inspections.**

49. **Shellwood – Front Entrance Bullnose:** The plumbago appears to be declining. Cut it back to approximately six inches above grade and monitor for regrowth. If no new….

(#49 Cont.)….growth is observed within the next few weeks, provide a proposal for removal and replacement.

50. **Shellwood – Front Entrance:** Deadhead and thin out the flax lilies to improve appearance and promote healthy new growth.

51. **Juneberry Cul-de-Sac: Nutsedge remains throughout the planting beds and has not been addressed for at least two months. The beds also require detailed weeding, as some weeds are now taller than the fakahatchee grass. In addition, mound the fakahatchee grass and treat for spider mites, as browning within the canopy suggests possible insect pressure. (Pic 51>)**

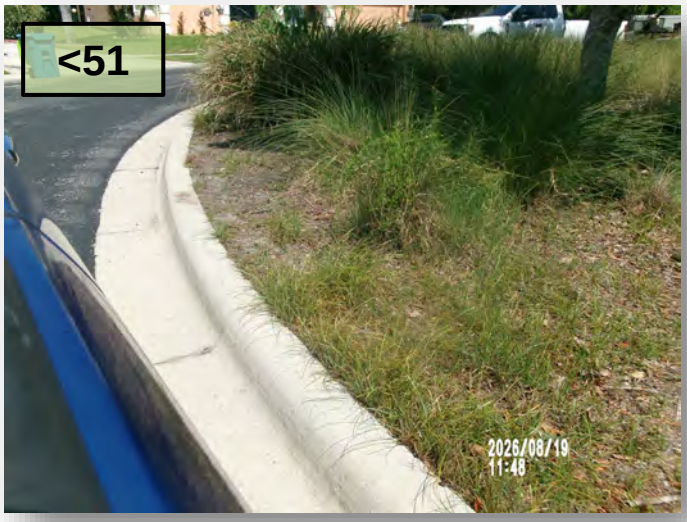
52. **Juneberry:** The junipers generally appear healthy; however, several sections are declining. The pattern of discoloration suggests a possible fungal issue rather than normal aging. Please evaluate and provide treatment recommendations if warranted.

53. **Pond 36:** The area west of the….(Nxt pg)

(#53 Cont.)….pond appears to have been missed during mowing. While the south end was serviced, the remaining perimeter was not. Additionally, shrubs encroaching from the conservation area continue to be mowed around rather than cut back, resulting in the loss of several feet of maintained area. Please re-establish the maintenance boundary. The crape myrtles along the ROW also appear stressed and may require additional irrigation or evaluation. (Pic 53a, 53b>)



54. **Ponds 42, 43, and 44:** These pond banks still have not been mowed, despite being noted in the previous inspection more than two weeks ago. Continued delays allow the conservation edge to encroach further into the CDD-maintained areas.





55. **Haven – Front Entrance: I am still observing excessive water within the median beds. What is the current status of the irrigation investigation and any necessary repairs?**

56. **Haven – Rear Entrance (across from the school):** This area is looking much better overall; however, it appears to have been missed during the last mowing cycle. Additionally, Florida snow is continuing to spread throughout the turf.

57. **Haven (Mail Kiosk Area):** The small planting beds along the concrete pathway have improved. However, volunteer wax myrtles are still growing through the center of the fakahatchee grasses and should be removed.

58. **Haven – Front Entrance:** Several maintenance concerns are visible in this area. Please review the attached photos and address the noted deficiencies accordingly. What herbicide was used to treat the torpedo grass in the junipers? Now there are several brown/dead spots in the shrub. (Pic 58a>, 58b>, 58c>)

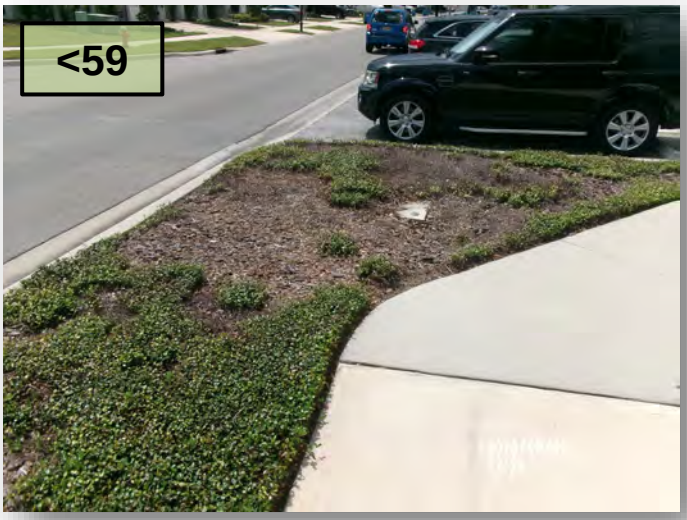
59. **Haven – Entrance:** The jasmine continues to experience dieback despite previous maintenance efforts. Please evaluate the cause of the decline and provide….(Nxt pg)

(#59 Cont.)….recommendations for corrective action or replacement if necessary. Assuming foot traffic is the leading cause, possible pavers may give this area an enhancement it needs. (Pic 59>)









60. **Haven – Front Entrance:** Turf decline remains present near the entrance gates. Please investigate the cause of the dieback and provide an update on any treatment or repair plan. It looks like insect damage; between the mole crickets or chinch bugs.

61. **Parkmonte:** Deadhead the crinum lilies to remove spent blooms and improve the overall appearance of the planting bed.

62. **Langdrum Dr Roundabout:** The newly installed turf is starting to show signs of drought. Continue monitoring and turf health to ensure successful establishment and long-term performance.

63. **Whinsenton - Entrance (outside gates):** Clean up the saw palmetto beds and remove the vines growing up the palm trunks and throughout the canopies. Left unmanaged, these vines will continue to spread and detract from the appearance of the entrance.

64. **Whinsenton - Entrance (outside gates):** Excessive turf clippings in the mulch beds, particularly within one section. Is a mulching deck being utilized on the mower? A properly functioning mulching deck can help reduce clumping and minimize clippings being discharged into the landscape beds.

65. **Whinsenton - Entrance (inside gates):** A dead tree limb has fallen onto the iron fencing. Have the crew cut back and remove the limb to prevent damage to the fence. (Pic 65)



66. **Whinsenton – Entrance:** First home on north side near Pond 12, several maintenance deficiencies were observed in this area. Please review the attached photos and address the noted concerns accordingly. (Pic 66a, 66b>, 66c>)



67. **Meadow Pointe North – Monument Sign Median:** The turf within the median is becoming patchy, with thinning and browning throughout several areas. These locations should be thoroughly inspected for chinch bug activity and disease pressure. Any affected areas should be treated as….

(#67 Cont.)….necessary and top dressed to encourage St. Augustine recovery and fill-in. (Pic 67a, 67b>)







Meadow Pointe North



68. **Meadow Pointe North - Front Entrance (outside gates):** The irrigation box was string-trimmed, but the clippings were left on top of the lid, making the work appear unfinished.

69. **Meadow Pointe North - Front Entrance (south side of monument):** An irrigation break remains marked with a purple flag outside the gates. What is the current status and estimated repair date for this issue?

70. **Meadow Pointe North - Monument Sign (south side):** Turf clippings were left throughout the mulch beds near the electrical boxes.

71. **Meadow Pointe North - Landscape Beds:** Torpedo grass is becoming established within the flax lilies, viburnum hedge, and liriope beds. Hand-remove these infestations where possible to avoid damaging the desirable plant material.

72. **Meadow Pointe North - Inside Gates (south side ROW):** Portions of the adjacent turf appear to be exhibiting signs of fungal activity. Please evaluate and provide treatment recommendations if warranted.

73. **Pond 8: The turf edge around the pond is not being maintained. As previously discussed, all turf areas behind the….**

(#73 Cont.)….townhomes that fall within the maintenance limits should be mowed and edged accordingly. (Pic 73a, 73b, 73c)







74. MP-North - Townhome Rear Yards: The crew continues to not fully mow behind the homes, resulting in a gradual loss of maintained turf area. In some locations, up to 5-feet of turf has The residents are losing yard space because of laziness. This needs to be corrected. Additionally, irrigation boxes should be trimmed and maintained during each service visit. (Pic 74)



75. Pond 12: The wax myrtles have still not been trimmed despite being discussed nearly three months ago. If pruning outside the approved maintenance parameters is required, a proposal should have been submitted. Additionally, remove the broken limbs and dispose of the debris off-site. (Pic 75)



76. Pond Area (Photo 162): The crew is mowing around a broken limb rather than removing it. This should be corrected immediately. Ongoing issues like this suggest the maintenance boundaries and responsibilities along the property edge need further review with the crews. (Pic 76)



77. General Turf Maintenance: Turf clippings continue to accumulate in tree rings, several turf areas remain yellowed and patchy, and I have yet to receive a proposal for the declining turf that was discussed during the walkthrough.

78. **Duke Energy Planting: After further inspection of the declining Japanese blueberry trees, it appears they were planted significantly too deep. I excavated approximately 3 to 5 inches of soil around the trunks and was still unable to locate the root flare. All of the Japanese blueberries are beginning to exhibit premature fall coloration, a common indicator of severe stress. At this stage, replacement of the entire planting is recommended. (Pic 78a>, 78b>, 78c>)**

79. **Provence - Mail Kiosk ROW:** The turf continues to decline and appears excessively dry despite recent rain...(Nxt pg)

(#79 Cont.)….fall. Leaf curling suggests the area is not receiving adequate irrigation coverage. Has a wet check been completed? If so, please provide the findings, including run times, frequency, and any deficiencies identified during the inspection. (Pic 79>)









80. **Provence - Dog Park Turf Area:** The turf is currently 6 to 8 inches tall and exceeds the contractual mowing height. It appears this area may have been missed during the last mowing cycle. Please confirm when this location was last serviced. This seems to be an ongoing issue.

81. **Provence - Tree Maintenance: Spanish moss should continue to be removed from the trees, and any material weighing the branches down need to be trimmed back. Additionally, a low-hanging branch that has been reported during two previous inspections remains in place and is now nearly touching the ground. Please address this issue during the next service visit. (Pic 81)**



82. **Provence - Entrance Gates:** Deadhead the crinum lilies near the entrance and remove volunteer oak seedlings throughout the landscape beds. The highest concentration appears to be near the pump station, where they are becoming increasingly established.

Proposals

1. **Meridian Entrance (east side):** The Board is seeking a simple enhancement plan for this area. Please provide a proposal to install St. Augustine sod and incorporate a low-growing shrub/or grass layer that complements the existing loropetalum and liriope plantings. (Pic 1)



2. **Inside Meridian Gates (west sidewalk):** The loropetalum shrubs appear to be declining and aging out. Please provide a proposal to replace these shrubs with a more suitable full-sun alternative that offers year-round color and, if possible, seasonal flowering interest.



Tab 10

MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT

3902 Meadow Pointe Blvd.
Wesley Chapel, FL 33543



Operations/Maintenance August 2026

SAAS:

Whinsenton:
8/14/26 Entrance curbside operator motor replaced. Viking F1 motor/gear assembly. Invoice #18552 $1035.00

Meridian:
8/25/26 Call Box is offline. No new data can be transferred, including access tags. Robert believes there is a problem with an exterior outlet box at the breaker box that is causing this problem. I've contacted the electrician to evaluate this issue.

Enclave:
8/26/2026 CALL Box screen failed. Provided a 'loaner main board' to provide service at enclave. Liftmaster will address this problem. Invoice #18617 $260.00 CALL BOX DIED

CRT Neighborhood Security Cameras:

Neighborhood Entrance Camera Upgrades – The work to install the new cameras is close to being completed. The views of the new cameras are remarkable.

Amenities Cameras Maintenance plan - Currently, the maintenance plan covers all cameras at our neighborhood entrance gates - 9 NVRs and 27 cameras. The amenities maintenance agreement will include an additional 1 NVR and 16 cameras at the clubhouse, for a quarterly charge of $435.00.

New Tampa Fence:

Straighten Black Aluminum Fence at Pond 69: The fence adjacent to Windsor on the west side of the entrance on Oldwoods Ave. was leaning. Invoice #6978 $500.00 (see picture below)

Before



Straighten Vinyl Fence Panels: At the perimeter of Coachford Dr. south in Provence, fence panels were leaning. Invoice #7035 $600.00 (see pictures below)

Before



After



Pressure Washing:

American Power Washing 2026 proposal: $22,000.00

Gladiator Pressure Washing 2026 proposal: $25,450.00
*Gladiator agreed to reduce their proposal to $24,177.50

Christmas Lighting:

American Illuminations 2026 proposal: $25,000.00

Decorating Elves 2026 proposal: $31,096.30
*Decorating Elves agreed to reduce their proposal to $28,500.00 if the board will enter into a 3-year Agreement with no more than a 3% increase, annually.

FIELD MAINTENANCE:

Advanced Aquatic: Ponds were inspected and treated 8/4, 8/6 , 8/12, 8/18, 8/21, 8/25, 8/29

Carlson Construction Meridian Sign: The wood pergola structure is installed. The decorative stone is being installed on the monument base, and the new sign will be delivered and installed soon.

Deputy Report July 2026 –

Summary of Calls for Service:

- Citizen Assist: 6
- Alarm Calls: 2
- Subjects Fishing in the Pond: 5
- Traffic Accidents: 1
- Traffic Stops: 19
- Golf Cart Violations: 1
- Unverified 911 Calls: 5
- Domestic Disputes: 1
- Directed Patrols: 70
- Illegal Parking: 4
- Arrests: 1
- Animal Complaints: 1
- Welfare Checks: 1
- Found Property: 1
- Drug-Related Incidents: 1
- Suspicious Vehicles: 1
- Missing Persons: 1

Additional Notes:

On 08/01/2026 I responded to a report of illegal parking on Firemoss Lane. Approximately 50 vehicles were parked on the street for a private party. I spoke with the homeowner and requested that some of the vehicles be moved to ensure that emergency vehicles would have access, if needed. The vehicles were relocated without incident.

On 08/02/2026 I responded to the Provence subdivision in reference to a citizen complaint about a PODS storage container parked on the street near a stop sign. The homeowner stated that they had recently moved in and would arrange for the container to be removed as soon as possible, given that the complaint was made on a Sunday and the company was closed.

On 08/05/2026 I interviewed a victim at the Meadow Pointe IV clubhouse regarding a violation of an active Domestic injunction. It was determined that the suspect called the victim numerous times, violating a court order. After interviewing both parties, the suspect was arrested for violation of the domestic injunction.

On 08/05/2026 I responded to a report of a vehicle blocking the sidewalk in the Windsor neighborhood. I observed a pickup truck obstructing pedestrian access. I spoke with the registered owner. He agreed to move the vehicle, and I left a parking violation notice on the windshield.

On 08/10/2026 I received complaints about loose dogs in the area of Meadow Pointe Blvd and Fennwood Ct. A search of the area yielded negative results, as the animals were gone upon arrival.

On 08/10/2026 I conducted a welfare check in The Haven subdivision at the request of a father who lives out of state. I spoke to both children and confirmed they were in good health. I updated the caller on their status.

On 08/16/2026, I responded to an issue on Medbury Dr., regarding found property. The reporting party found a small plastic bag containing an unknown white substance. I took possession of it and submitted it to Property and Evidence for destruction.

On 08/19/2026 while patrolling Meadow Pointe IV, I observed individuals fishing in the pond next to clubhouse and a golf cart parked nearby. I conducted a stop and advised the subjects that fishing in the pond and operating golf carts on the Meadow Pointe property are not permitted. They were advised that future violations could result in trespass charges.

On 08/20/2026 I observed a vehicle parked in the middle of Meadow Pointe Blvd. Upon investigation, I found an adult female experiencing a mental health crisis. I recommended she go to North Tampa Behavioral Center and speak with a professional therapist, which she agreed to, and I escorted her to North Tampa behavioral center and left her with the facility staff.

On 08/28/2026 I responded to Double Branch Elementary School regarding a crisis activation for a missing student. The student was located in a bathroom and was found to have autism. I spoke with the parents and school administration and recommend developing an emergency plan to prevent similar incidents in the future.

On 08/29/2026, I responded to a traffic accident on Gwynhurst Blvd. The driver lost control and collided with a house wall. Investigation revealed that the elderly female driver had a medical episode. She was transported to the hospital for evaluation.

08/29/2026, I observed a juvenile fishing in a pond near North Meadow Pointe. The juvenile, who resides in Provence, stated he believed fishing was allowed. I advised him of the Meadow Pointe IV rules prohibiting fishing in the ponds and informed him of the possibility of a trespass for future violations.

***I also received ongoing complaints about juveniles fishing in the pond on Hilliard Drive. I have increased foot patrols in the area to prevent further issues. I'll continue to patrol in the area.

Residents are reminded to call 911 for emergencies. For non-emergency matters, such as fishing in the pond or noise complaints, please contact the non-emergency line or notify the clubhouse.

Meadow Pointe IV Payment Log

8/1/2026 through 8/30/2026

Date	Purpose	Event Date	Neighborhood	Rm Dep	Rm Amt	Card Amt
8/1/2026	1 tag		Whinsenton			$12.00
8/3/2026	1 tag		Shellwood			$12.00
8/3/2026	1 tag		Shellwood			$12.00
8/3/2026	1 tag		Provence			$12.00
8/3/2026	1 tag		Parkmonte			$12.00
8/4/2026	3 tags		Enclave			$36.00
8/4/2026	Rm Rent+Dep	9/12/26	Non Res	$200.00	$200.00	$400.00
8/4/2026	3 tags		Parkmonte			$36.00
8/4/2026	1 fob		Whinsenton			$25.00
8/4/2026	3 tags,1 fob		Windsor			$61.00
8/6/2026	1tag		Meridian			$12.00
8/7/2026	1 tag		Enclave			$12.00
8/8/2026	1 tag		Meridian			$12.00
8/8/2026	1 tag		Haven			$12.00
8/9/2026	1 tag		Shellwood			$12.00
8/10/2026	4 tags, 1 fob		Meridian			$73.00
8/10/2026	1 tag		Provence			$12.00
8/10/2026	1 tag		Windsor			$12.00
8/15/2026	1 tag		Windsor			$12.00
8/15/2026	2 tags, 1 fob		Parkmonte			$49.00
8/16/2026	1 tag		Meridian			$12.00
8/17/2026	1 tag		Parkmonte			$12.00
8/17/2026	1 tag		Windsor			$12.00
8/18/2026	2 tags		Meridian			$24.00
8/18/2026	1 tag		Provence			$12.00
8/18/2026	1 tag		Windsor			$12.00
8/18/2026	1 tag		Provence			$12.00
8/19/2026	1 tag		Parkmonte			$12.00
8/19/2026	1 tag, 1 fob		Enclave			$37.00
8/20/2026	3 tags		Haven			$36.00
8/21/2026	1 tag		Provence			$12.00
8/22/2026	1 tag		Windsor			$12.00
8/24/2026	1 tag		Provence			$12.00

8/24/2026	3 tags		Provence			$36.00
8/27/2026	1 fob		Meridian			$25.00
8/27/2026	1 tag		Meridian			$12.00
8/28/2026	1 tag		Shellwood			$12.00
TOTALS				$200.00	$200.00	$1,138.00

Respectfully submitted,

Lori Stanger,
Manager

Tab 11

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 14, 2026, at 09:00 am
- **FY 2025-2026 Audit Completion Deadline:** June 30, 2027
- **Next Election (Seats):** Term 11/22 – 11/26 (Seat 4-Susan) & Term 11/22-11/26 (Seat 5-Megan)

District Manager's Report

September 9

2026

MEADOW POINTE IV

District Manager Updates

FINANCIAL SUMMARY	7/31/2026
General Fund Cash & Investment Balance:	$1,631,033
Reserve Fund Cash & Investment Balance:	$1,071,705
Debt Service Fund Investment Balance:	$423,064
Total Cash and Investment Balances:	**$3,125,802**
General Fund Expense Variance: $182,803	**Under Budget**

Rizzetta & Company

Meadow Pointe IV
Community Development District

Financial Statements
(Unaudited)

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

meadowpointe4cdd.org
rizzetta.com

Meadow Pointe IV Community Development District
Balance Sheet
As of 07/31/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	767,238	(15,520)	0	751,718	0	0
Investments	863,795	1,087,225	423,064	2,374,084	0	0
Prepaid Expenses	6,505	0	0	6,505	0	0
Refundable Deposits	21,626	0	0	21,626	0	0
Fixed Assets	0	0	0	0	18,376,008	0
Amount Available in Debt Service	0	0	0	0	0	423,064
Amount To Be Provided Debt Service	0	0	0	0	0	4,064,936
Total Assets	1,659,164	1,071,705	423,064	3,153,933	18,376,008	4,488,000
Liabilities						
Accounts Payable	47,402	0	0	47,402	0	0
Accrued Expenses	15,600	0	0	15,600	0	0
Other Current Liabilities	38	0	0	38	0	0
Due To Other	971	0	0	971	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,488,000
Total Liabilities	64,011	0	0	64,011	0	4,488,000
Fund Equity & Other Credits						
Beginning Fund Balance	994,000	939,785	459,733	2,393,518	0	0
Investment In General Fixed Assets	0	0	0	0	18,376,008	0
Net Change in Fund Balance	601,153	131,920	(36,669)	696,404	0	0
Total Fund Equity & Other Credits	1,595,153	1,071,705	423,064	3,089,922	18,376,008	0
Total Liabilities & Fund Equity	1,659,164	1,071,705	423,064	3,153,933	18,376,008	4,488,000

845 General Fund

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	22,600	22,600
Special Assessments				
Tax Roll	1,983,967	1,983,967	2,003,663	19,696
Other Misc. Revenues				
Insurance Proceeds	0	0	50,612	50,612
Key/Access/Transponder Revenue	0	0	1,683	1,683
Miscellaneous Revenue	0	0	794	794
Remotes	0	0	3,904	3,904
Room Rentals	0	0	707	707
Vendor Rebates	0	0	1	1
Total Revenues	1,983,967	1,983,967	2,083,964	99,997
Expenditures				
Legislative				
Supervisor Fees	15,000	12,500	11,600	900
Total Legislative	15,000	12,500	11,600	900
Financial & Administrative				
Accounting Services	23,168	19,307	19,307	0
Administrative Services	6,153	5,127	5,127	0
Arbitrage Rebate Calculation	2,000	2,000	0	2,000
Assessment Roll	5,304	5,304	5,304	0
Auditing Services	4,800	4,800	4,800	0
Bank Fees	650	542	364	178
Disclosure Report	6,000	5,000	5,000	0
District Engineer	50,000	41,667	53,250	(11,584)
District Management	33,256	27,713	27,714	0
Dues, Licenses & Fees	550	550	455	95
Financial & Revenue Collections	5,304	4,420	4,420	0
Legal Advertising	1,000	833	1,180	(346)
Miscellaneous Mailings	500	417	1,807	(1,391)
Public Officials Liability Insurance	4,163	4,163	3,922	241
Tax Collector/Property Appraiser Fees	150	150	588	(438)
Trustees Fees	11,000	11,000	11,827	(827)
Website Hosting, Maintenance, Backup & E	3,000	2,538	2,253	285
Total Financial & Administrative	156,998	135,531	147,318	(11,787)
Legal Counsel				
District Counsel	25,000	20,833	18,917	1,916
Total Legal Counsel	25,000	20,833	18,917	1,916
Law Enforcement				
Off Duty Deputy	156,771	130,642	129,663	979
Total Law Enforcement	156,771	130,642	129,663	979
Electric Utility Services				
Utility - Recreation Facilities	15,000	12,500	12,774	(274)

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	87,150	72,625	73,789	(1,163)
Utility Services	6,000	5,000	8,861	(3,862)
Total Electric Utility Services	108,150	90,125	95,424	(5,299)
Garbage/Solid Waste Control Services				
Garbage - Dumpster	14,310	11,925	17,536	(5,610)
Garbage - Recreation Facility	1,050	875	1,128	(254)
Garbage - Residential	177,153	147,628	146,416	1,212
Solid Waste Assessment	1,600	1,333	1,674	(341)
Total Garbage/Solid Waste Control Services	194,113	161,761	166,754	(4,993)
Water-Sewer Combination Services				
Utility - Reclaimed	3,500	2,917	364	2,553
Utility Services	12,000	10,000	7,887	2,113
Total Water-Sewer Combination Services	15,500	12,917	8,251	4,666
Stormwater Control				
Aquatic Maintenance	60,375	50,312	50,185	127
Aquatic Plant Replacement	15,000	12,500	4,875	7,625
Mitigation Area Monitoring & Maintenance	5,000	4,167	0	4,167
Stormwater Assessments	2,444	2,037	2,479	(443)
Stormwater System Maintenance	10,000	8,333	12,900	(4,566)
Total Stormwater Control	92,819	77,349	70,439	6,910
Other Physical Environment				
Conservation Cutbacks	10,000	8,334	9,800	(1,467)
Entry & Walls Maintenance & Repair	22,000	18,333	19,267	(933)
General Liability Insurance	5,419	5,419	4,634	785
Holiday Decorations @ Clubhouse	2,700	2,700	2,500	200
Holiday Lights @ Entrance	22,500	18,750	21,500	(2,750)
Irrigation Maintenance & Repair	21,600	18,000	16,148	1,852
Landscape - Annuals/Flowers	17,580	14,650	8,365	6,285
Landscape - Fertilizer	16,500	13,750	5,825	7,925
Landscape - Mulch	55,000	45,833	46,225	(392)
Landscape - Pest Control	3,000	2,500	398	2,102
Landscape Inspection Services	12,900	10,750	10,750	0
Landscape Maintenance	409,586	341,322	250,874	90,448
Landscape Replacement Plants, Shrubs, Tr	50,000	41,667	20,278	21,389
Lift Station Maintenance	5,000	4,166	1,014	3,152
Playground Mulch	9,000	7,500	0	7,500
Property Insurance	37,531	37,531	34,835	2,696
Rust Prevention	10,000	8,334	5,136	3,197
Tree Trimming Services	10,000	8,333	5,038	3,296
Well Maintenance	4,000	3,333	522	2,812
Total Other Physical Environment	724,316	611,205	463,109	148,097
Road & Street Facilities				
Gate Maintenance & Repair	54,800	45,667	63,035	(17,369)
Gate Phone	20,000	16,667	15,996	671
Gate Service Contract	8,000	6,666	5,460	1,206

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Roadway Repair & Maintenance	10,000	8,334	0	8,334
Security Camera Maintenance	2,500	2,083	1,500	583
Sidewalk Maintenance & Repair	15,000	12,500	0	12,500
Street Sign Repair & Replacement	1,000	834	3,346	(2,512)
Total Road & Street Facilities	111,300	92,751	89,337	3,413
Parks & Recreation				
Athletic Court/Field/Playground Maintena	2,500	2,083	1,090	993
Clubhouse Maintenance & Repair	30,000	25,000	4,868	20,132
Dog Park Maintenance	3,500	2,917	7,625	(4,708)
Employee - Amenity Staff	200,000	166,666	171,770	(5,104)
Employee - Incentives and Bonuses	500	417	0	417
Facility Supplies	8,000	6,667	3,915	2,752
Fitness Equipment Maintenance & Repair	2,300	1,916	495	1,421
Landscape Maintenance	5,000	4,167	0	4,167
Management Contract	24,720	20,600	18,540	2,060
Pest Control & Termite Bond	720	600	705	(105)
Pest Control - Top Choice Treatment	5,000	4,167	0	4,167
Playground Repairs	2,500	2,083	290	1,793
Pool Maintenance	1,300	1,084	5,966	(4,882)
Pool Service Contract	41,500	34,583	32,000	2,583
Security Camera Clubhouse	760	633	2,131	(1,498)
Telephone, Internet, Cable	6,700	5,584	3,318	2,266
Tennis/Athletic Court/Park Maintenance	2,000	1,666	862	805
Wildlife Management Services	14,500	12,084	0	12,083
Total Parks & Recreation	351,500	292,917	253,575	39,342
Special Events				
Special Events	7,500	6,250	5,053	1,196
Total Special Events	7,500	6,250	5,053	1,196
Contingency				
Miscellaneous Contingency	25,000	20,833	23,371	(2,537)
Total Contingency	25,000	20,833	23,371	(2,537)
Total Expenditures	1,983,967	1,665,614	1,482,811	182,803
Total Excess of Revenues Over(Under) Expenditures	0	318,353	601,153	282,800
Fund Balance, Beginning of Period	0	0	994,000	994,000
Total Fund Balance, End of Period	0	318,353	1,595,153	1,276,800

845 Reserve Fund

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	37,365	37,365
Special Assessments				
Tax Roll	329,758	329,758	329,758	0
Total Revenues	329,758	329,758	367,123	37,365
Expenditures				
Contingency				
Capital Reserve	329,758	329,758	235,202	94,556
Total Contingency	329,758	329,758	235,202	94,556
Total Expenditures	329,758	329,758	235,202	94,556
Total Excess of Revenues Over(Under) Expenditures	0	0	131,921	131,921
Fund Balance, Beginning of Period	0	0	939,784	939,784
Total Fund Balance, End of Period	0	0	1,071,705	1,071,705

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,597	6,597
Special Assessments				
Tax Roll	177,209	177,209	178,717	1,508
Total Revenues	177,209	177,209	185,314	8,105
Expenditures				
Debt Service				
Interest	57,209	57,209	53,320	3,889
Principal	120,000	120,000	170,000	(50,000)
Total Debt Service	177,209	177,209	223,320	(46,111)
Total Expenditures	177,209	177,209	223,320	(46,111)
Total Excess of Revenues Over(Under) Expenditures	0	0	(38,006)	(38,006)
Fund Balance, Beginning of Period	0	0	162,542	162,542
Total Fund Balance, End of Period	0	0	124,536	124,536

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,681	12,681
Special Assessments				
Tax Roll	391,924	391,924	395,261	3,337
Total Revenues	391,924	391,924	407,942	16,018
Expenditures				
Debt Service				
Interest	136,924	136,924	126,606	10,318
Principal	255,000	255,000	280,000	(25,000)
Total Debt Service	391,924	391,924	406,606	(14,682)
Total Expenditures	391,924	391,924	406,606	(14,682)
Total Excess of Revenues Over(Under) Expenditures	0	0	1,336	1,336
Fund Balance, Beginning of Period	0	0	297,191	297,191
Total Fund Balance, End of Period	0	0	298,527	298,527

Meadow Pointe IV CDD

Investment Summary

July 31, 2026

Account	Investment		Balance as of July 31, 2026
FLCLASS Operating	Average Monthly Yield - 3.7289%	$	863,795
	Total General Fund Investments	**$**	**863,795**
FLCLASS Asset Replacement	Average Monthly Yield - 3.7289%	$	418,206
FLCLASS Road Reserve	Average Monthly Yield - 3.7289%		669,019
	Total Reserve Fund Investments	**$**	**1,087,225**
US Bank Series 2014 Revenue A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	$	105,471
US Bank Series 2014 Reserve A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		94,828
US Bank Series 2014 Interest A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		2,503
US Bank Series 2014 Prepayment A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		7,338
US Bank Series 2015 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		37,561
US Bank Series 2015 Reserve	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		86,760
US Bank Series 2015 Prepayment	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		215
US Bank Series 2022 A-1 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		35,940
US Bank Series 2022 A-2 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		52,448
	Total Debt Service Fund Investments	**$**	**423,064**

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

Meadow Pointe IV Community Development District
Summary A/P Ledger
From 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845, 2720						
	845 General Fund	07/01/2026	Frontier Communications of FL	81399447261013215-071326	Gate Phones 07/26	59.99
	845 General Fund	07/01/2026	Mr. Electric of Land O Lakes	2603316	Maintenance & Repair 07/26	623.40
	845 General Fund	07/01/2026	Pasco County Utilities	24860174	Water Services 06/26	315.11
	845 General Fund	07/01/2026	Pasco County Utilities	24861133	Water Services 06/26	4.04
	845 General Fund	07/01/2026	Pasco County Utilities	24861132	Water Services 06/26	6.06
	845 General Fund	07/01/2026	Pasco County Utilities	24860397	Water Services 06/26	39.39
	845 General Fund	07/01/2026	Pasco County Utilities	24860398	Water Services 06/26	241.39
	845 General Fund	07/01/2026	Pasco County Utilities	24860396	Water Services 06/26	257.55
	845 General Fund	07/01/2026	Pasco Sheriffs Office	AR-JUL26 MPIV	Deputy Services 07/26	12,966.33
	845 General Fund	07/01/2026	Rizzetta & Company, Inc.	INV0000111421	Personnel Reimbursement 07/26	7,296.03
	845 General Fund	07/01/2026	Russell Landscape Florida LLC	2064138	Landscape Maintenance 07/26	23,989.82
	845 General Fund	07/01/2026	TECO	221006228235-072126	Electric Services 07/26	1,602.63
Sum for 845, 2720						**47,401.74**
Sum for 845						**47,401.74**
Sum Total						**47,401.74**

Meadow Pointe IV Community Development District
Notes to Unaudited Financial Statements
July 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 07/31/2026.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 12

OUTSTANDING ITEMS LOG *(as of 08/12/2026)*

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Target Date	Status (RYG)	Progress Notes	Close Date
1	Tree Clean Up	04/08/26	Medium	Pine Lake	TBD	O	On hold until Pine Lake is onboarded	
2	Landscaping Enhancements	04/28/26	Medium	Pine Lake	TBD	O	On hold until Pine Lake is onboarded	
3	Tennis Court Landscape Refresh	04/28/26	Medium	Pine Lake	TBD	O	On hold until Pine Lake is onboarded	
4	Conservation Cutback Rotation	05/13/26	Medium	Pine Lake	TBD	O	On hold until Pine Lake is onboarded	
5	Mowing Between Duke Elec Poles (included in mowing map)	04/08/26	Medium	Pine Lake	TBD	O	On hold until Pine Lake is onboarded	
6	Provence Curb Plant Replacement (truck)	07/27/26	Medium	Amiee	September	G	Obtaining proposal from Pine Lake	
7	Area between MP3 & 4 Mowing	04/08/26	High	Amiee	September	G	8/12-Aimee to follow up with MP3 to assume responsibility	
8	Pond 1 - Acquatic Plants	08/12/26	Medium	Jason - AA	September	G	8/12-Jason will review Pond 1 to see if there is an explanation for the absence of acquatic plants.	
9	Pond 44 -Water Level	08/12/26	Medium	Jason - AA	September	G	8/12 - Jason will inspect the pond and pull in Greg if needed	
10	Installation of Acquatic Plants	06/10/26	Medium	Jason - AA	August	G	8/12 - Jason said planting will begin week of 8/17	
11	Impacts of New Magnet High School	08/12/26	High	Darryl	September	G	8/12- Board wants to understand the impacts of the new HS on Shellwood and Parkmonte. Darryl will find a contact to discuss and to possibly attend a CDD meeting.	
12	Solar Light ROI/Payback Analysis	05/13/26	Low	Darryl	September	G	7/23 - Add'l info received from WREC requiring more discussion. Mthly rate for solar is $82.25	
13	Repair ADA Mats	04/08/26	High	Greg	September	G	8/12 - Greg is in the process of obtaining proposals. ~$18K	
14	Shellwood Sidewalks	04/08/26	Critical	Greg	September	G	8/12 - Greg is in the process of obtaining proposals. ~$60K	
15	Pond Erosion Repair - Phase II	03/12/26	Critical	Greg	September	G	8/12 - Greg to present analysis in Sept	
16	Hilliard Standing Water @ Driveway	08/12/26	Medium	Greg	September	G	8/12 - Should have proposal in Sept	
17	Confirm CDD Property Line (2 locations)	08/12/26	Low	Greg	October	G	8/12 - (1) Confirm ownership of fence in Parkmonte (2) Party fence that runs parallel to Oldsmar	
18	Reserve Planning	04/28/26	High	Board	September	G	8/12 - Agreed to include in Sept's agenda. MJ to work on strawman numbers to facilitate discussion.	
19	Meridian Sign Restoration	07/09/25	Critical	Darryl	October	R	8/12-Stonework to begin end of week (8/12). Approx 2 weeks to complete stonework followed by installation of the sign and clean up. All work dependent on weather.	
20	Tennis Court Cameras	03/12/26	Medium	Lori	October	G	8/12-BoS approved new solar cameras ~$2,300	
21	Camera Upgrades at Entrances	07/08/26	HIgh	Lori	August	G	8/12-BoS approved new cameras at all entrances (9) & clubhouse ~ $36K	
22	Waste Collection Contract	08/12/26	High	Susan/Lori	September	G	8/12-Determine which service provider, Coastal or Waste Connection, can provide the collection scheduled desired.	
23	Power Washing	08/12/26	High	Scott/Lori	September	G	8/12-Contact vendors & request proposals for community power washing	
24	Holiday Lighting	08/12/26	High	Megan/Lori	September	G	8/12-Megan will help Lori to quickly obtain a new Vendor	

Status Definitions:

R	Off Track
Y	Potential Problems, Delays
G	On Track
B	Done
G	NS
O	On Hold

Tab 13

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

Operations and Maintenance Expenditures
July 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2026 through July 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$159,109.25**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300539	10564462	Aquatic Maintenance 07/26	$ 5,077.00
Advanced Aquatic Services, Inc.	300558	10564975	Aquatic Replacement 07/26	$ 4,875.00
Brian C Svoboda	300533	6142026	Dog Waste Station Supplies & Maintenance 06/26	$ 900.00
Brian C Svoboda	300555	7112026	Maintenance & Repair 07/26	$ 275.00
Brian C Svoboda	300555	7122026	Maintenance & Repair 07/26	$ 475.00
Brian C Svoboda	300555	7132026	Maintenance & Repair 07/26	$ 339.90
Brian C Svoboda	300555	7152026	Dog Waste Supplies & Maintenance 07/26	$ 900.00
Coastal Waste & Recycling, Inc.	300544	SW0002237634	Waste Disposal Services 07/26	$ 14,762.70
CRT Services Inc.	300528	20231226	Security Monitoring & Maintenance 05/26	$ 1,337.50
CRT Services Inc.	300528	20230561-R-0008	Security Monitoring & Maintenance 05/26	$ 1,820.00
DCSI, Inc.	300529	35377	Gate Maintenance & Repair 06/26	$ 490.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	072026-01	6180155776026-071726	Sales & Use Tax 06/26	$ 43.11
Frontier Communications of FL	072126-01	81397330031013085-062526	Internet Services 07/26	$ 277.14
Frontier Communications of FL	071426-01	81399401640719215-061926	Gate Phones 07/26	$ 59.99
Frontier Communications of FL	071526-01	81399416030720215-062026	Gate Phones 07/26	$ 70.69
Frontier Communications of FL	071426-01	81399419150119215-061926	Gate Phones 07/26	$ 70.19
Frontier Communications of FL	072826-03	81399446070429225-070126	Gate Phones 07/26	$ 59.99
Frontier Communications of FL	070826-01	81399447261013215-061326	Gate Phones 06/26	$ 59.99
Frontier Communications of FL	070126-01	81399447310806215-060626	Gate Phones 06/26	$ 59.99
Frontier Communications of FL	073126-01	81399447310806215-070626	Gate Phones 07/26	$ 59.99
Frontier Communications of FL	072026-02	81399464371215215-062326	Gate Phones 07/26	$ 59.99
Mechelle Jarvis	071326-03	MJ070826-845	Board of Supervisors Meeting 07/08/26	$ 200.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Megan McNeil	071326-04	MM070826-845	Board of Supervisors Meeting 07/08/26	$ 200.00
Michael J Scanlon	300534	MS052626-845	Board of Supervisors Meeting 05/26/26	$ 200.00
Michael J Scanlon	300534	MS070826-845	Board of Supervisors Meeting 07/08/26	$ 200.00
Mr. Electric of Land O' Lakes	300530	2602889	Pool Maintenance 06/26	$ 758.22
Mr. Electric of Land O' Lakes	300530	2602890	Gate Maintenance & Repair 06/26	$ 623.40
Mr. Electric of Land O' Lakes	300530	2602891-1	Maintenance & Repair 06/26	$ 1,372.59
Outsmart Pest Management, Inc.	300546	48532	Pest Control 07/26	$ 75.00
Pasco County Utilities	071326-06	24686983	Water Services 05/26	$ 382.34
Pasco County Utilities	071326-06	24687203	Water Services 05/26	$ 306.03
Pasco County Utilities	071326-06	24687204	Water Services 05/26	$ 48.48
Pasco County Utilities	071326-06	24687205	Water Services 05/26	$ 209.07

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	071326-06	24687940	Water Services 05/26	$ 15.15
Pasco County Utilities	071326-07	24687941	Water Services 05/26	$ 7.07
Pasco Sheriff's Office	300545	AR-JUN26 MPIV	Deputy Services 06/26	$ 12,966.33
Rizzetta & Company, Inc.	300532	INV0000110125	Personnel Reimbursement 06/26	$ 7,654.16
Rizzetta & Company, Inc.	300538	INV0000110682	Accounting Services 07/26	$ 6,141.75
Rizzetta & Company, Inc.	300536	INV0000110703	Personnel Reimbursement, Amenity Management & Oversight 07/26	$ 8,701.73
Rizzetta & Company, Inc.	300535	INV0000110784	EE Recruiting, Cell Phone, Auto Mileage & Travel 06/26	$ 294.15
Rizzetta & Company, Inc.	300549	INV0000110828	Personnel Reimbursement 07/26	$ 7,511.13
Rizzetta & Company, Inc.	300559	INV0000111264	Mass Mailing - Budget Notice 07/26	$ 1,807.31
Russell Landscape Florida LLC	300547	2063425	Landscape Maintenance 06/26	$ 23,489.82
Rust Off, LLC.	300560	51396	Rust Control 01/26	$ 315.65

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rust Off, LLC.	300560	53191	Rust Control 06/26	$ 315.65
Rust Off, LLC.	300551	53485	Rust Control 07/26	$ 220.00
Rust Off, LLC.	300551	53487	Rust Control 07/26	$ 422.65
Rust Off, LLC.	300551	53557	Rust Control 07/26	$ 315.65
Scott W Page	071326-02	SP070826-845	Board of Supervisors Meeting 07/08/26	$ 200.00
Shauna Solomon	300548	21	Special Events 08/26	$ 300.00
Southern Automated Access Services, LLC	300531	18248	Gate Phones 06/26	$ 62.95
Southern Automated Access Services, LLC	300540	18330	Gate Phones 07/26	$ 90.00
Southern Automated Access Services, LLC	300540	18342	Gate Phones 07/26	$ 90.00
Southern Automated Access Services, LLC	300540	18343	Gate Phones 07/26	$ 90.00
Southern Automated Access Services, LLC	300540	18345	Gate Phones 07/26	$ 90.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300540	18346	Gate Phones 07/26	$ 90.00
Southern Automated Access Services, LLC	300540	18350	Gate Phones 07/26	$ 90.00
Southern Automated Access Services, LLC	300540	18359	Gate Phones 07/26	$ 90.00
Southern Automated Access Services, LLC	300540	18360	Gate Phones 07/26	$ 90.00
Southern Automated Access Services, LLC	300540	18369	Gate Maintenance & Repair 07/26	$ 130.00
Southern Automated Access Services, LLC	300540	18373	Gate Maintenance & Repair 07/26	$ 3,670.00
Southern Automated Access Services, LLC	300540	18374	Gate Maintenance & Repair 07/26	$ 3,866.00
Southern Automated Access Services, LLC	300540	18378	Gate Maintenance & Repair 07/26	$ 130.00
Southern Automated Access Services, LLC	300552	18388	Gate Maintenance & Repair 07/26	$ 190.00
Southern Automated Access Services, LLC	300552	18389	Gate Maintenance & Repair 07/26	$ 265.00
Southern Automated Access Services, LLC	300552	18390	Gate Maintenance & Repair 07/26	$ 190.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300552	18391	Gate Maintenance & Repair 07/26	$ 452.00
Southern Automated Access Services, LLC	300552	18392	Gate Maintenance & Repair 07/26	$ 210.00
Southern Automated Access Services, LLC	300556	18398	Gate Phones 07/26	$ 62.95
Southern Automated Access Services, LLC	300556	18440	Gate Maintenance & Repair 07/26	$ 283.00
Southern Automated Access Services, LLC	300556	18441	Gate Maintenance & Repair 07/26	$ 376.00
Southern Automated Access Services, LLC	300556	18442	Gate Maintenance & Repair 07/26	$ 230.00
Southern Automated Access Services, LLC	300556	18443	Gate Maintenance & Repair 07/26	$ 190.00
Spectrum	072826-02	1316058070926	Internet Services 07/26	$ 130.00
Spectrum	071026-01	1316728062126	Gate Phones 07/26	$ 130.00
Stantec Consulting Services, Inc.	300541	2570205	Engineering Services 04/26	$ 7,284.80
Stantec Consulting Services, Inc.	300541	2583479	Engineering Services 05/26	$ 6,500.59

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Stantec Consulting Services, Inc.	300553	2589265	Engineering Services 06/26	$ 4,569.27
Straley Robin Vericker	300557	28768	Legal Services 06/26	$ 2,905.50
Susan A. Fischer	071326-01	SF070826-845	Board of Supervisors Meeting 07/08/26	$ 200.00
TECO	071326-05	221006228235-061926	Electric Services 06/26	$ 1,602.63
The Observer Group, Inc.	300554	26-01663P	Legal Advertising 07/26	$ 214.38
The Observer Group, Inc.	300554	26-01664P	Legal Advertising 07/26	$ 140.00
Triangle Pool Service	300542	9186666	Pool Maintenance 07/26	$ 3,200.00
U.S. Water Services Corporation	300543	SI150794	Lift Station Maintenance 07/26	$ 104.19
Valley National Bank	072826-01	CC063026-845	Credit Card Expenses 06/26	$ 2,866.96
Waste Connections of Florida	072226-01	2238356W426	Waste Disposal Services 08/26	$ 121.75
Waste Connections of Florida	072226-01	2238463W426	Waste Disposal Services 08/26	$ 2,080.08

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418211-071026	Electric Services 06/26	$ 5,702.27
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418215-071026	Electric Services 06/26	$ 40.16
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418216-071026	Electric Services 06/26	$ 53.13
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418217-071026	Electric Services 06/26	$ 55.29
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418218-071026	Electric Services 06/26	$ 446.33
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418220-071026	Electric Services 06/26	$ 57.46
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418221-071026	Electric Services 06/26	$ 1,334.98
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418223-071026	Electric Services 06/26	$ 72.58
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418224-071026	Electric Services 06/26	$ 156.97
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418225-071026	Electric Services 06/26	$ 154.36
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418227-071026	Electric Services 06/26	$ 59.50

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418228-071026	Electric Services 06/26	$ 44.48
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418229-071026	Electric Services 06/26	$ 72.58
Withlacoochee River Electric Cooperative, Inc.	072426-01	1418230-071026	Electric Services 06/26	$ 41.75
Withlacoochee River Electric Cooperative, Inc.	072426-02	1418231-071026	Electric Services 06/26	$ 42.33
Withlacoochee River Electric Cooperative, Inc.	072426-02	2185385-071026	Electric Services 06/26	$ 259.28
Withlacoochee River Electric Cooperative, Inc.	072426-01	2187625-071026	Electric Services 06/26	$ 66.55
Withlacoochee River Electric Cooperative, Inc.	072426-01	2386197-071026	Electric Services 06/26	$ 44.70
Total Report				**$ 159,109.25**

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

7/1/2026
10564462
$5,077.00

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
7/31/2026

Monthly Lake Maintenance. ***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED***	5,077.00

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

$5,077.00

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

7/22/2026
10564975
$4,875.00

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
7/22/2026

50% deposit for the supply, deliver, and installation of the following at Ponds 66, 78, 80 and 85; as per Agreement dated 3-13-26:	4,875.00
•Pond #66: 300 Duck Potatoes, 700 Softstem Bulrush, 700 Gulf Spike Rush •Pond #78: 300 Duck Potatoes, 700 Softstem Bulrush, 700 Gulf Spike Rush •Pond #80: 400 Duck Potatoes, 800 Softstem Bulrush, 1,000 Gulf Spike Rush •Pond #85: 400 Duck Potatoes, 600 Softstem Bulrush, 1,2000 Gulf Spike Rush	

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

$4,875.00

BRIAN SVOBODA

INVOICE

813-545-1948
jacpro1@yahoo.com

7331 Pulteney Dr.

Wesley Chapel, Fl

33545

Attention: Lori Stanger
Billing:
Meadow Pointe IV CDD
3434 Colwell Ave Suite 200
Tampa Florida 33614
Date: 6/14/2026

Project Title: DOG STATIONS (18 Total)
P.O. Number: 6142026
Invoice Number: 6142026

Location : Meadow Pointe IV CDD
3902 Meadow Pointe Blvd
Wesley Chapel, Fl 33543

Description	Quantity	Unit Price	Cost
Removal of waste and cleaning of all dog stations is included for communities. This is to include all dog “pick up “ bags and “bin” bags	18	$50.00	$900.00
MPIV - Clubhouse			
Provence 3 stations			
Meadow Pointe North 2 stations			
Enclave 3 stations			
The Haven 2 stations			
Windsor 2 stations			
Meridian 2 stations			
		Subtotal	$900.00
	Tax	0.00%	$0.00
		Total	$900.00

Thank you for your business. It’s a pleasure to work with you on your project

BRIAN SVOBODA

7331 PULTNEY DRIVE

WESLEY CHAPEL FLORIDA 33545

BRIAN SVOBODA

INVOICE

813-545-1948
jacpro1@yahoo.com

7331 Pulteney Dr.

Wesley Chapel, Fl

33545

Attention: Lori Stanger
Billing:
Meadow Pointe IV CDD
3434 Colwell Ave Suite 200
Tampa Florida 33614
Date: 1/21/2026

Location : Meadow Pointe IV CDD
3902 Meadow Pointe Blvd
Wesley Chapel, Fl 33543

Project Title: Trash Can Removal and Relocation THE HAVEN
P.O. Number:7112026
Invoice Number: 7112026

Description	Quantity	Unit Price	Cost
Industrial Trash Can Removal and relocation. The HAVEN	2	$95.00	$190.00
Materials Needed	1	$85.00	$85.00
		Subtotal	$275.00
	Tax	0.00%	$0.00
		Total	$275.00

Thank you for your business. It's a pleasure to work with you on your project.

THIS BID IS FOR A SINGLE STATION- There is no volume discount for additional units

BRIAN SVOBODA

7331 PULTENEY DRIVE

WESLEY CHAPEL FLORIDA 33545

BRIAN SVOBODA

INVOICE

813-545-1948
jacpro1@yahoo.com

7331 Pulteney Dr.

Wesley Chapel, Fl

33545

Attention: Lori Stanger
Billing:
Meadow Pointe IV CDD
3434 Colwell Ave Suite 200
Tampa Florida 33614
Date: 7/13/2026

Project Title: Miscellaneous
P.O. Number: 7122026
Invoice Number: 7122026
Payable upon receipt

Location : Meadow Pointe IV CDD
3902 Meadow Pointe Blvd
Wesley Chapel, Fl 33543

Description	Quantity	Unit Price	Cost
Removal of Old and Installation of New Water fountain (CLUBHOUSE)	4	$95.00	$380.00
Removal of Pedestrian Gate (Whinsenton)	0.5	$95.00	$47.50
Removal of Tire Swing (Provence)	0.5	$95.00	$47.50
		Subtotal	$475.00
	Tax	0.00%	$0.00
		Total	$475.00

Thank you for your business. It's a pleasure to work with you on your project.

Please make all PAYMENTS TO:

BRIAN SVOBODA

7331 PULTNEY DRIVE

WESLEY CHAPEL FLORIDA 33545

BRIAN SVOBODA

INVOICE

813-545-1948
jacpro1@yahoo.com

7331 Pulteney Dr.

Wesley Chapel, Fl

33545

Attention: Lori Stanger
Billing:
Meadow Pointe IV CDD
3434 Colwell Ave Suite 200
Tampa Florida 33614
Date: 7/13/2026

Project Title: InSinkerator for Clubhouse
P.O. Number: 7132026
Invoice Number: 7132026

Location : Meadow Pointe IV CDD
3902 Meadow Pointe Blvd
Wesley Chapel, Fl 33543

Description	Quantity	Unit Price	Cost
1/2 HP InSinkerator 500	1	$149.90	$149.90
Insatallation	2	$95.00	$190.00
This would be for :			
CLUBHOUSE			
		Subtotal	$339.90
	Tax	0.00%	$0.00
		Total	$339.90

Thank you for your business. It's a pleasure to work with you on your project.

THIS BID IS FOR A SINGLE STATION- There is no volume discount for additional units

BRIAN SVOBODA

7331 PULTNEY DRIVE

WESLEY CHAPEL FLORIDA 33545

BRIAN SVOBODA

INVOICE

813-545-1948
jacpro1@yahoo.com

7331 Pulteney Dr.

Wesley Chapel, Fl

33545

Attention: Lori Stanger
Billing:
Meadow Pointe IV CDD
3434 Colwell Ave Suite 200
Tampa Florida 33614
Date: 7/15//2026

Project Title: DOG STATIONS (18 Total)
P.O. Number: 7152026
Invoice Number: 7152026

Location : Meadow Pointe IV CDD
3902 Meadow Pointe Blvd
Wesley Chapel, Fl 33543

Description	Quantity	Unit Price	Cost
Removal of waste and cleaning of all dog stations is included for communities. This is to include all dog “pick up “ bags and “bin” bags	18	$50.00	$900.00
MPIV - Clubhouse			
Provence 3 stations			
Meadow Pointe North 2 stations			
Enclave 3 stations			
The Haven 2 stations			
Windsor 2 stations			
Meridian 2 stations			
Shellwod 1			
Whinsenton 1			
Parkmonte 1			
		Subtotal	$900.00
Thank you for your business. It’s a pleasure to work with you on your project			
		Total	$900.00

Coastal Waste & Recycling

www.coastalwasteinc.com

INVOICE

Invoice	SW0002237634
Page	Page 1 of 1
Date	06/30/2026
Customer	21987
Site	0
PO Number	
Due Date	07/30/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) **MEADOW POINTE IV CDD** **3902 MEADOW POINTE BLVD, WESLEY CHAPEL FL**				
	Serv #001 96 GALLON MSW 846 - 0YD				
30 - Jun	846 UNITS @ $17.45 (Jul 01/26 - Jul 31/26)		$14,762.70	1.00	$14,762.70
			INVOICE TOTAL		$14,762.70

Please return this portion with payment to:

Coastal Waste & Recycling
PO Box 632201
Cincinnati, OH 45263-2201

Payments made by credit card or debit card are subject to a 2.55% service fee

INVOICE TOTAL $14,762.70

Invoice	SW0002237634
Date	06/30/2026
Customer	21987
Site	0
PO Number	
Due Date	07/30/2026

AMOUNT REMITTED:

For information on additional payment options, please visit our website at **www.coastalwasteinc.com/pay-online/**

Accounts that are more than 30 days past due are subject to a late charge of 1.5% per month.The services identified in this invoice are governed by our Terms and Conditions, which are available at https://www.coastalwasteinc.com/terms-and-conditions.

0025756SW0219870000SW00022376340001500090 9

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

Invoice #20231225

Issue date
May 15, 2026

Surveillance System Controller Computer

We appreciate your business.

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

Invoice Details
PDF created May 16, 2026
$1,337.50
Service date May 15, 2026

Payment
Due May 15, 2026
$1,337.50

Items	Quantity	Price	Amount
Intel Core-i5 Micro-PC *Intel micro-pc unit to replace existing surveillance computer. Existing computer damaged beyond repair and must be replaced to view and control the 9 community surveillance systems.*	1	$775.00	$775.00
Programming & Installation *2.5 Hours:* *Initial controller OS & software installation and provisioning.* *- Setup computer with Windows operating system.* *- Deploy all current Windows critical, and driver updates and definition files.* *- Install Cortex VMS surveillance management & control software.* *- Program VMS software to connect to the 9 community Network Video Recorders and pool them into the VMS primary profile.* *- Provision independent community camera views with the ability to extract entrance cameras into single screen view.* *2 Hours:* *Deliver & install replacement computer / controller and review operating instructions with local clubhouse personnel.*	4.50 hr	$125.00/hr	$562.50

Subtotal	$1,337.50
501c Tax Exemption	$0.00

Pay online

To pay your invoice go to https://squareup.com/u/6w54Hsoy
Or open the camera on your mobile device and place the QR code in the camera's view.

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

Invoice #20231225

Issue date
May 15, 2026

Total Due

$1,337.50

Pay online

To pay your invoice go to https://squareup.com/u/6w54Hsoy
Or open the camera on your mobile device and place the QR code in the camera's view.

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

Invoice #20230561-R-0008

Issue date
May 1, 2026

Monthly Surveillance Preventative Maintenance

We appreciate your business.

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

Invoice Details
PDF created May 12, 2026
$1,820.00

Payment
Due May 15, 2026
$1,820.00

Recurring
Repeats every 3 months on the 1st
Repeats indefinitely

Items	Quantity	Price	Amount
Monthly Maintenance Service *Monthly Maintenance Service* *CRT will perform monthly on-site visual or remote virtual inspections of covered surveillance equipment as a proactive measure in keeping equipment and connectivity infrastructure at maximum performance and to assist in reducing system faults.*	1	$0.00	$0.00
Quarterly Maintenance Service	1	$1,820.00	$1,820.00

Pay online

To pay your invoice go to https://squareup.com/u/yFxH6WON
Or open the camera on your mobile device and place the QR code in the camera's view.

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

Invoice #20230561-R-0008

Issue date
May 1, 2026

- Inspect and clean covered video recorders and connectivity equipment.
- Upgrade DVR / NVR firmware as applicable.
- Clean lens, inner & outer dome, and IR sensors on all covered camera's.
- Review local equipment logs for device errors or breach attempts.
- Verify infrastructure connectivity from source to termination point.
- Perform diagnostics on all attached equipment and report fault findings for remediation solutions.
- Provide training to authorized local administrator on access applications and operations of Surveillance systems.
- Perform Focus adjustments as needed on Veri-focal / zoom cameras.
- Perform PTZ calibration to applicable PTZ cameras as needed.
- Apply DVR IP / DDNS connectivity updates on all remote devices.
- Check Systems logs and correct any issues identified in logs.
CRT will advise management upon the discovery of any damaged equipment or recommended equipment changes. Once approved, CRT will obtain and replace equipment based on availability.

Subtotal	$1,820.00
Non-Taxable	$0.00

Total Due $1,820.00

Pay online

To pay your invoice go to https://squareup.com/u/yFxH6WON
Or open the camera on your mobile device and place the QR code in the camera's view.

DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548 USA
813-949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO	SHIP TO
Meadow Pointe IV CDD 3434 Colwell Ave. Tampa, FL 33614	Meadow Pointe IV CDD 3902 Meadow Pointe Blvd. Wesley Chapel, FL 33543

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35377	06/22/2026	$490.00	07/07/2026	Net 15	

P.O. NUMBER
11384

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/02/2026	**Access Control Fobs** Tech notes: Dropped off 100 fobs. RP1346LNSMN 26 Bit Access Key Fobs Fob #'s: 5000-5099 FC: 138	100	4.90	490.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
**Returned Checks will receive $25 NSF Fee.
***Late Fees are 1.5% per month

SUBTOTAL	490.00
TAX (0.075)	0.00
TOTAL	490.00
BALANCE DUE	**$490.00**

Florida
DEPARTMENT OF REVENUE

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920003344040	**Submitted Date**	Friday, 07/17/2026
Status	IN PROCESS	**Submitted Time**	04:02 PM

Payment Information

Taxpayer Name	MEADOW POINTE IV COMMUNITY DEVELOPMENT D	**Debit Date**	Monday, 07/20/2026
Document Type	Tax or Fee Payment	**Filling Period End Date**	06/30/2026
Amount Paid	$43.11		
Payment Amount	$43.11		
Fee Amount	$0.00		

Electronic Check Information

Bank Nickname	N/A
Bank Account Type	BUSINESS/CORPORATE CHECKING

Payment Details:

Account Type	Identifier	Filling Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577602-6	06/30/2026	$43.11

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

Billing Date:
Jun 25, 2026

Billing Period:
Jun 25 - Jul 24, 2026

Hi MEADOW POINTE IV CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$277.14
Auto Pay is scheduled
Jul 20

Bill history

Previous balance	$277.14
Payment received by Jun 25, thank you	-$277.14

Service summary

	Previous month	Current month
Bundle	$261.84	$261.84
Other	-$20.00	-$20.00
Taxes and Fees	$35.30	$35.30
Total services	**$277.14**	**$277.14**
Total balance		**$277.14**

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

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

6790 0107 DY RP 25 06262026 NNNNNN 01 963537

MEADOW POINTE IV CDD
C/O RIZETTA AND COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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

305005813973300310130800000000000000277145

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

Billing Date:
Jun 25, 2026

Billing Period:
Jun 25 - Jul 24, 2026

Manage your business, not your network. Managed Network Services gives you time to focus on what matters most. Learn more: enterprise.frontier.com/managed-network-services

Bundle

Monthly Charges

06.25-07.24		Business Fiber Internet 500	$49.99
		5 Usable Static IP Addresses	$35.00
		Auto Pay Discount	-$5.00
	(2)	OneVoice Nationwide	$99.98
		$10 Voice Discount per Line When Bundled with Internet	
		OneVoice Access Line	
		OneVoice Features	
		OneVoice Long Distance Intra	
	(2)	Federal Primary Carrier Multi Line Charge	$29.98
		Carrier Cost Recovery Surcharge	$13.99
	(2)	Multi-Line Federal Subscriber Line Charge	$18.40
	(2)	Access Recovery Charge Multi-Line Business	$6.00
		Federal Subscriber Line Charge - Bus	$6.50
		Access Recovery Charge-Business	$2.50
		Frontier Roadwork Recovery Surcharge	$4.50
Bundle Total			**$261.84**

Other Charges

Monthly Charges

06.25-07.24	(2)	Customer Loyalty Credit $10.00 Discount through 04/16/27	-$20.00
Other Charges Total			**-$20.00**

Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	$22.94
	Federal USF Recovery Charge	$12.36
	Federal Taxes	**$35.30**
Taxes and Fees Total		**$35.30**

Total current month charges $277.14

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $277.14 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Important promotional pricing information.

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

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

Continued on next page

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

Billing Date:
Jun 19, 2026

Billing Period:
Jun 19 - Jul 18, 2026

Hi MEADOW POINTE IV CDD- MERIDIA,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$59.99
Auto Pay is scheduled
Jul 13

Bill history

Previous balance	$59.99
Payment received by Jun 19, thank you	-$59.99

Service summary

	Previous month	Current month
Internet	$74.99	$74.99
Other	-$15.00	-$15.00
Total services	**$59.99**	**$59.99**
Total balance		**$59.99**

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

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

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

6790 0107 DY RP 19 06222026 NNNNNN 01 992872

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

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

667008813994016407192100000000000000059995

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

Billing Date:
Jun 19, 2026

Billing Period:
Jun 19 - Jul 18, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Internet

Monthly Charges

06.19-07.18	Business Fiber Internet 500	$49.99
	1 Usable Static IP Address	$25.00
Internet Total		**$74.99**

Other Charges

Monthly Charges

06.19-07.18	Customer Loyalty Credit $10.00 Discount through 03/16/27	-$10.00
	Customer Loyalty Credit $5.00 Discount through 03/16/27	-$5.00
Other Charges Total		**-$15.00**

Total current month charges **$59.99**



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

Billing Date:
Jun 20, 2026

Billing Period:
Jun 20 - Jul 19, 2026

Hi MEADOW POINTE IV CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$70.69
Auto Pay is scheduled
Jul 14

Bill history	
Previous balance	$70.69
Payment received by Jun 20, thank you	-$70.69

Service summary	Previous month	Current month
Internet	$84.99	$84.99
Other	-$15.00	-$15.00
Taxes and Fees	$0.70	$0.70
Total services	**$70.69**	**$70.69**
Total balance		**$70.69**

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

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

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

6790 0107 DY RP 20 06222026 NNNNNN 01 994204

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

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

9340088139941603072021000000000000070695

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

Billing Date:
Jun 20, 2026

Billing Period:
Jun 20 - Jul 19, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Internet

Monthly Charges

06.20-07.19	Business Fiber Internet 500	$49.99
	1 Usable Static IP Address	$25.00
	WiFi Router Lease	$10.00
Internet Total		**$84.99**

Other Charges

Monthly Charges

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

Taxes and Fees

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

Total current month charges **$70.69**



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

Billing Date:
Jun 19, 2026

Billing Period:
Jun 19 - Jul 18, 2026

JUN 29 2026

Hi MEADOW POINTE IV CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$70.19
Auto Pay is scheduled
Jul 13

Bill history	
Previous balance	$70.19
Payment received by Jun 19, thank you	-$70.19

Service summary	Previous month	Current month
Internet	$79.99	$79.99
Other	-$10.50	-$10.50
Taxes and Fees	$0.70	$0.70
Total services	**$70.19**	**$70.19**
Total balance		**$70.19**

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

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

6790 0107 DY RP 19 06222026 NNNNNN 01 002012 0008

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

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

663003813994191501192100000000000000070195

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

Billing Date:
Jun 19, 2026

Billing Period:
Jun 19 - Jul 18, 2026

Manage your business, not your network. Managed Network Services gives you time to focus on what matters most. Learn more: enterprise.frontier.com/managed-network-services

Internet

Monthly Charges

06.19-07.18	Business Fiber Internet 500	$49.99
	1 Usable Static IP Address	$25.00
	Auto Pay Discount	-$5.00
	WiFi Router Lease	$10.00
Internet Total		**$79.99**

Other Charges

Monthly Charges

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

Taxes and Fees

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

Total current month charges $70.19

THANKS FOR BEING OUR CUSTOMER

We're more committed than ever to keeping you connected.

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

Billing Date:
Jul 01, 2026

Billing Period:
Jul 01 - Jul 31, 2026

Hi WINDSOR MPIV CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$59.99
Auto Pay is scheduled
Jul 27

Bill history

Previous balance	$59.99
Payment received by Jul 01, thank you	-$59.99

Service summary

	Previous month	Current month
Internet	$74.99	↓$59.99
Other	-$15.00	↑$0.00
Total services	**$59.99**	**$59.99**
Total balance		**$59.99**

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

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

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

6790 0107 DY RP 01 07022026 NNNNNN 01 991453

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

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

43700881399446070429220000000000000059995

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

Billing Date:
Jul 01, 2026

Billing Period:
Jul 01 - Jul 31, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Internet

Monthly Charges

07.01-07.31	Business Fiber Internet 500	$49.99
	Fiber Loyalty Credit	-$5.00
	$5.00 Discount through 03/13/27	
	Fiber Loyalty Credit	-$10.00
	$10.00 Discount through 03/13/27	
	Valued Customer Fiber 1 Gig Upgrade	$0.00
	1 Usable Static IP Address	$25.00
Internet Total		**$59.99**

Total current month charges **$59.99**

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to $30.00 per month, per line. Questions? Please contact customer service.



MEADOW POINTE IV CDD- PARKMONT

Account Number:
813-994-4726-101321-5

Billing Date:
Jun 13, 2026

Billing Period:
Jun 13 - Jul 12, 2026

Hi MEADOW POINTE IV CDD- PARKMONT,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$59.99
Auto Pay is scheduled
Jul 07

Bill history

Previous balance	$59.99
Payment received by Jun 13, thank you	-$59.99

Service summary

	Previous month	Current month
Internet	$74.99	$74.99
Other	-$15.00	-$15.00
Total services	**$59.99**	**$59.99**
Total balance		**$59.99**

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

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

6790 0107 DY RP 13 06152026 NNNNNN 01 992407

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

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

1980088139944726101321000000000000059995

MEADOW POINTE IV CDD-
PARKMONT

Account Number:
813-994-4726-101321-5

Billing Date:
Jun 13, 2026

Billing Period:
Jun 13 - Jul 12, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Internet

Monthly Charges

06.13-07.12	Business Fiber Internet 500	$49.99
	Valued Customer Fiber 500 Upgrade	$0.00
	1 Usable Static IP Address	$25.00
Internet Total		**$74.99**

Other Charges

Monthly Charges

06.13-07.12	Customer Loyalty Credit $10.00 Discount through 03/13/27	-$10.00
	Customer Loyalty Credit $5.00 Discount through 03/13/27	-$5.00
Other Charges Total		**-$15.00**

Total current month charges **$59.99**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of $59.99 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



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

Billing Date:
Jun 06, 2026

Billing Period:
Jun 06 - Jul 05, 2026

Hi MEADOW POINTE IV CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$59.99
Auto Pay is scheduled
Jun 30

Bill history

Previous balance	$59.99
Payment received by Jun 06, thank you	-$59.99

Service summary

	Previous month	Current month
Internet	$74.99	$74.99
Other	-$15.00	-$15.00
Total services	**$59.99**	**$59.99**
Total balance		**$59.99**

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

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

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

6790 0107 DY RP 06 06082026 NNNNNN 01 999863

MEADOW POINTE IV CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

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

72100881399447310806210000000000000059995

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

Billing Date:
Jun 06, 2026

Billing Period:
Jun 06 - Jul 05, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Internet

Monthly Charges

06.06-07.05	Business Fiber Internet 500 2 year term 4/30/25-4/29/27	$49.99
	1 Usable Static IP Address	$25.00
Internet Total		**$74.99**

Other Charges

Monthly Charges

06.06-07.05	Customer Loyalty Credit $10.00 Discount through 04/27/27	-$10.00
	Customer Loyalty Credit $5.00 Discount through 04/27/27	-$5.00
Other Charges Total		**-$15.00**

Total current month charges **$59.99**



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

Billing Date:
Jul 06, 2026

Billing Period:
Jul 06 - Aug 05, 2026

Hi MEADOW POINTE IV CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$59.99
Auto Pay is scheduled
Jul 30

Bill history

Previous balance	$59.99
Payment received by Jul 06, thank you	-$59.99

Service summary

	Previous month	Current month
Internet	$74.99	↓$59.99
Other	-$15.00	↑$0.00
Total services	**$59.99**	**$59.99**
Total balance		**$59.99**

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

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

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

6790 0107 DY RP 06 07072026 NNNNNN 01 999862

MEADOW POINTE IV CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

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

721008813994473108062100000000000000059995

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

Billing Date:
Jul 06, 2026

Billing Period:
Jul 06 - Aug 05, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Internet

Monthly Charges

07.06-08.05	Business Fiber Internet 500	$49.99
	2 year term 4/30/25-4/29/27	
	Fiber Loyalty Credit	-$5.00
	$5.00 Discount through 04/27/27	
	Fiber Loyalty Credit	-$10.00
	$10.00 Discount through 04/27/27	
	1 Usable Static IP Address	$25.00
Internet Total		**$59.99**

Total current month charges **$59.99**

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to $30.00 per month, per line. Questions? Please contact customer service.



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

Billing Date:
Jun 23, 2026

Billing Period:
Jun 23 - Jul 22, 2026

Hi MEADOW POINTE IV COMMUNITY,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
$59.99
Auto Pay is scheduled
Jul 17

Bill history	
Previous balance	$59.99
Payment received by Jun 23, thank you	-$59.99

Service summary	Previous month	Current month
Internet	$74.99	$74.99
Other	-$15.00	-$15.00
Total services	**$59.99**	**$59.99**
Total balance		**$59.99**

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

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

6790 0107 DY RP 23 06242026 NNNNNN 01 994557

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

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

1440088139946437121521000000000000059995

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

Billing Date:
Jun 23, 2026

Billing Period:
Jun 23 - Jul 22, 2026

Manage your business, not your network. Managed Network Services gives you time to focus on what matters most. Learn more: enterprise.frontier.com/managed-network-services

Internet

Monthly Charges

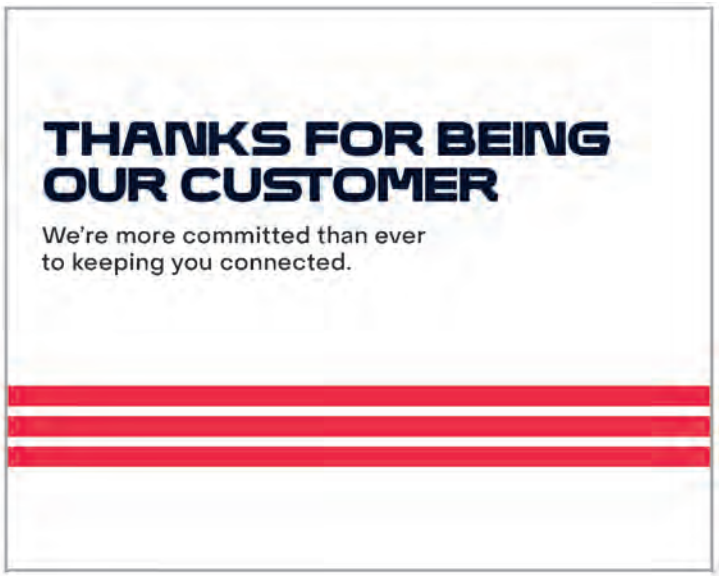
06.23-07.22	Business Fiber Internet 500	$49.99
	1 Usable Static IP Address	$25.00
Internet Total		**$74.99**

Other Charges

Monthly Charges

06.23-07.22	Customer Loyalty Credit $10.00 Discount through 03/24/27	-$10.00
	Customer Loyalty Credit $5.00 Discount through 03/24/27	-$5.00
Other Charges Total		**-$15.00**

Total current month charges **$59.99**



Meadow Pointe IV CDD
Meeting Date: July 8, 2026

BOS Meeting

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Megan McNeil	yes
Mechelle Jarvis	yes
Susan Fischer	yes
Scott Page	yes
Michael Scanlon	yes
(*) Does not get paid	

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:14 am
Meeting End Time:	11:39 am
Total Meeting Time:	2.21

Time Over ____ (3) Hours:	

Total at $ 175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	$0.700
Mileage to Charge	$0.00

DM Signature: Daf Ass

Meadow Pointe IV CDD
Meeting Date: May 26, 2026

BOS Meeting

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Megan McNeil	No
Mechelle Jarvis	yes
Susan Fischer	yes
Scott Page	yes
Michael Scanlon	yes
(*) Does not get paid	

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00am
Meeting End Time:	12:00pm
Total Meeting Time:	2.00

Time Over ____ (3) Hours:	

Total at $ 175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	$0.700
Mileage to Charge	$0.00

DM Signature: Darryl Adams

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

BILL TO
Meadow Pointe IV - CDD
3434 Colwell Avenue
Tampa, FL 33614 USA

INVOICE	INVOICE DATE
2602889	Jun 23, 2026

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

Completed Date: 6/23/2026
Technician: Brad

Technician: Marcos

Payment Term: Due Upon Receipt
Due Date: 6/23/2026

DESCRIPTION OF WORK

Clubhouse GFcI outlets, clubhouse pool lights
————————————-
2 new GFcI outlets for pool deck area.

2 pool deck wall sconce light repairs and installation

Work performed:

Reinstalled existing fixtures by pool. Installed GFCI outlet and in use cover by pool water fountain. Replaced adjacent GFCI outlet with existing in use cover.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	INSTALL ONE NEW EXTERIOR 15A GFCI WEATHER AND TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC	1.00	$165.11	$165.11
2	INSTALL ONE NEW EXTERIOR 15A GFCI WEATHER AND TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND	1.00	$165.11	$165.11

	EXISTING BOX DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC			
3	INSTALL CUSTOMER SUPPLIED WALL SCONCE FIXTURE LESS THAN 14' HEIGHT(HEIGHTS OVER 14' MAY HAVE ADDITIONAL HEIGHT CHARGE) (DOES NOT INCLUDE BOX, CIRCUIT, NEW WIRE, SWITCHES, DIMMERS, ETC)	2.00	$264.00	$528.00
4	$47 OFF THANK YOU COUPON	1.00	-$100.00	-$100.00
5	** Mr. Electric does not warrant materials/fixtures provided by customer. Should any additional work or callbacks be required due to faulty products supplied by customer, customer will be charged. ** Unforeseen code violation corrections will be quoted separately and are not included in this estimate. ** Drywall Disclaimer - All efforts will be made to prevent and/or minimize damage to drywall. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Excavation Disclaimer - All efforts will be made to prevent and/or minimize damage to underground utilities. Homeowner is responsible for identifying all non public lines including irrigation, water, well, septic, leach field, cable, power, etc. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Quote is valid for 30 days. 50% deposit is required for scheduling. ** Cancellations after scheduling may result in restocking fees. ** Charges for permitting and inspections cannot be refunded once applied for.	1.00	$0.00	$0.00

POTENTIAL SAVINGS	$71.78
SUB-TOTAL	$758.22
TAX	$0.00
TOTAL DUE	$758.22
BALANCE DUE	**$758.22**

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910
This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take

photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: $758.22

Thank You

Sign here Date

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: $758.22

Thank You

Sign here Date

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

BILL TO
Meadow Pointe IV - CDD
3434 Colwell Avenue
Tampa, FL 33614 USA

INVOICE	INVOICE DATE
2602890	Jun 23, 2026

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

Completed Date:
Technician: Brad
Technician: Marcos
Technician: Mitchell
Technician: Seth
Technician: Terrance
Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

Windsor gate/ security camera power seperation
————————————

Circuit breaker for gate motor and entry keypad/security cameras are sharing a circuit breaker. Security cameras loose power when gate circuit breaker is off.

Circuit is ran with one set of wires to a gate motor, from the motor the same circuit is extended to provide power for the security cameras and gate keypad.

Quote provided is to provide another set of wires from the electrical panel to the gate motor, from the gate motor we can separate the circuit so gates have a circuit breaker and keypad and security cameras have its own circuit breaker.

The panel is full, we will replace a standard breaker with a tandem double breaker to provide a breaker for each component.

6-24-2026
Today we arrived to perform the above mentioned scope of work. upon arrival we met with Robert the gate operator tech, he removed both entrance gate operators for replacements. With the gate operators removed, we found that the conduit which provides power to all gate operators comes from a hidden underground junction box.
Only one conduit leaves the main electrical panel, and only one conduit is present at each gate operator.

Due to this hidden junction box we are unable to seperate the circuits at this time, junction box needs to be located to seperate the wires.

I had relayed this info to Lori soon as this we identifed the problem. diagnostic charge has been applied to todays invoice per Lori as we had began ciruit tracing trying to locate this hidden underground junction box.

Additional quote has been provided to proceed with further diagnostics to locate this hidden junction. This box will be needed to be located for any future wiring for any of the gate operators.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	CIRCUIT DIAGNOSTIC SERVICE PROFESSIONAL WILL DIAGNOSE THE PROBLEM BY STARTING AT THE ELECTRICAL PANEL AND TESTING THROUGH THE CIRCUIT - ONCE THE PROBLEM IS FOUND, SERVICE PROFESSIONAL WILL PROVIDE A CLEAR DESCRIPTION AND ADDITIONAL PROPOSAL FOR APPROVAL. ***DOES NOT INCLUDE REPAIR***	1.00	$623.40	$623.40

POTENTIAL SAVINGS	$0.00
SUB-TOTAL	$623.40
TAX	$0.00
TOTAL DUE	$623.40
BALANCE DUE	**$623.40**

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910
This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise.
Amount to Authorize: $623.40

Thank You

Sign here Date

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: $623.40

Thank You

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

BILL TO
Meadow Pointe IV - CDD
3434 Colwell Avenue
Tampa, FL 33614 USA

INVOICE	INVOICE DATE
2602891	Jun 23, 2026

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

Completed Date: 6/23/2026
Technician: Brad

Technician: Marcos

Payment Term: Due Upon Receipt
Due Date: 6/23/2026

DESCRIPTION OF WORK

Meadow pointe north mail kisok lighting
————————————————

Replace inoperable photocell for recessed lights. Lights on during daylight hours.

Replace old poor condition not flood lights, replace with new modern compact style black in color with motion. These provide light for the parking spaces for the mail kiosk.

No surge protection provided for this electrical panel

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	REPLACE PHOTOCELL ADJUSTABLE/FIXED	1.00	$210.05	$210.05
2	Secondary Surge Protection for Equipment • Professional installation of dedicated surge protector(s) at specified equipment • Covers: HVAC units, pool/spa equipment, RV outlets, well pumps, motors, additional panels/disconnects, or other sensitive electronics • Point-of-use defense against surges/spikes reaching individual equipment • Helps extend equipment lifespan & prevents costly repairs/replacements • Full manufacturer product warranty + labor warranty (product defects only) Exclusions: Limited to specified equipment only; no whole-home panel protection, coax/internet lines, panel upgrade, GFCI breaker,	1.00	$379.52	$379.52

new wiring or grounding work

Note: Custom priced per equipment type & quantity – add multiple as needed

⚡ TARGETED SURGE PROTECTION FOR YOUR VALUABLE EQUIPMENT – SMART CHOICE!

Your selected HVAC, pool, RV, well pump, motors or other electronics are now shielded.

Many customers add protection for additional equipment or upgrade to full-home coverage.

SPECIAL RATE on add-ons if scheduled within 90 days.

Call us today for complete peace of mind!

3	150 - 500 WATT FLOOD	2.00	$391.51	$783.02
4	** Mr. Electric does not warrant materials/fixtures provided by customer. Should any additional work or callbacks be required due to faulty products supplied by customer, customer will be charged. ** Unforeseen code violation corrections will be quoted separately and are not included in this estimate. ** Drywall Disclaimer - All efforts will be made to prevent and/or minimize damage to drywall. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Excavation Disclaimer - All efforts will be made to prevent and/or minimize damage to underground utilities. Homeowner is responsible for identifying all non public lines including irrigation, water, well, septic, leach field, cable, power, etc. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Quote is valid for 30 days. 50% deposit is required for scheduling. ** Cancellations after scheduling may result in restocking fees. ** Charges for permitting and inspections cannot be refunded once applied for.	1.00	$0.00	$0.00

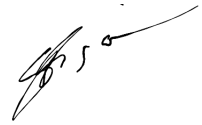
POTENTIAL SAVINGS	$121.52
SUB-TOTAL	$1,372.59
TAX	$0.00
TOTAL DUE	$1,372.59
BALANCE DUE	**$1,372.59**

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910
This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: $1,522.54

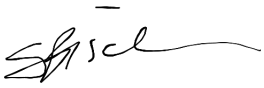
Thank You

Sign here  Date 6/23/2026

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: $1,372.59

Thank You

Sign here  Date 6/23/2026

Service Slip/Invoice

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

INVOICE:	48532
DATE:	07/07/2026
ORDER:	48532

Bill To: [1410]
Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

Work Location: [1410] 813-991-6391
Meadow Pointe 4 CDD
3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543-5700

Work Date	Time	Target Pest	Technician		Time In
07/07/2026	12:00 AM				

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/07/2026			

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	$75.00

SUBTOTAL	$75.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$75.00
PRIOR BAL	$0.00
AMOUNT DUE	**$75.00**

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE. All Rights Reserved.

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1863 0 1
17-98934

MEADOW POINTE IV CDD
Service Address: **3902 MEADOW POINTE BOULEVARD**
Bill Number: 24686983
Billing Date: 6/22/2026
Billing Period: 5/8/2026 to 6/8/2026

JUN 25 2026

Account #	Customer #
0514195	01034859

Please use the 15-digit number below when making a payment through your bank

051419501034859

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	08070424	5/8/2026	8437	6/8/2026	8466	31	29

Usage History

	Water
June 2026	29
May 2026	49
April 2026	39
March 2026	52
February 2026	43
January 2026	29
December 2025	35
November 2025	30
October 2025	16
September 2025	6
August 2025	12
July 2025	28

Transactions

Previous Bill		691.76
Payment 06/08/26		-691.76 CR
Past Due		0.00
Current Transactions		
Water		
Water Base Charge		22.37
Water Tier 1	13.0 Thousand Gals X $2.18	28.34
Water Tier 2	12.0 Thousand Gals X $3.47	41.64
Water Tier 3	4.0 Thousand Gals X $6.94	27.76
Sewer		
Sewer Base Charge		53.43
Sewer Charges	29.0 Thousand Gals X $7.20	208.80
Total Current Transactions		382.34
TOTAL BALANCE DUE		**$382.34**

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0514195
Customer #	01034859
Past Due	0.00
Current Transactions	382.34
Total Balance Due	**$382.34**
Due Date	**7/9/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/09/2026.

MEADOW POINTE IV CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

010348594051419592468698300000382346

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1864 0 1
17-96934

MEADOW POINTE IV CDD

Service Address: **0 A MEADOW POINTE BOULEVARD**

Bill Number: 24687203
Billing Date: 6/22/2026
Billing Period: 5/8/2026 to 6/8/2026

JUN 25 2026

Account #	Customer #
0951160	01034859

Please use the 15-digit number below when making a payment through your bank.

095116001034859

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13113815	5/8/2026	29492	6/8/2026	29795	31	303

Usage History

	Reclaimed
June 2026	303
May 2026	125
April 2026	165
March 2026	191
February 2026	118
January 2026	1

Transactions

Previous Bill		126.25
Payment 06/08/26		-126.25 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	303 Thousand Gals X $1.01	306.03
Total Current Transactions		306.03
TOTAL BALANCE DUE		**$306.03**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

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Account #	0951160
Customer #	01034859
Balance Forward	0.00
Current Transactions	306.03
Total Balance Due	**$306.03**
Due Date	**7/9/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/09/2026.

MEADOW POINTE IV CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

010348594095116022468720300000306036

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

JUN 25 2026

1865 0 1
17-96934

MEADOW POINTE IV CDD
Service Address: **0 B MEADOW POINTE BOULEVARD**
Bill Number: 24687204
Billing Date: 6/22/2026
Billing Period: 5/8/2026 to 6/8/2026

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Account #	Customer #
0951175	01034859

Please use the 15-digit number below when making a payment through your bank

095117501034859

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15084619	5/8/2026	12004	6/8/2026	12052	31	48

Usage History

	Reclaimed
June 2026	48
May 2026	38
April 2026	57
March 2026	83
February 2026	38
January 2026	7

Transactions

Previous Bill		38.38
Payment 06/08/26		-38.38 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	48 Thousand Gals X $1.01	48.48
Total Current Transactions		48.48
TOTAL BALANCE DUE		**$48.48**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

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Account #	0951175
Customer #	01034859
Balance Forward	0.00
Current Transactions	48.48
Total Balance Due	**$48.48**
Due Date	**7/9/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/09/2026.

MEADOW POINTE IV CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
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010348594095117562468720470000048480

PASCO COUNTY UTILITIES
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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1886 0 1
17-96934

MEADOW POINTE IV CDD
Service Address: **0 MEADOW POINTE BOULEVARD**
Bill Number: 24687205
Billing Date: 6/22/2026
Billing Period: 5/8/2026 to 6/8/2026

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Account #	Customer #
0951180	01034859

Please use the 15-digit number below when making a payment through your bank
095118001034859

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994349	5/8/2026	6096	6/8/2026	6303	31	207

Usage History

	Reclaimed
June 2026	207
May 2026	60
April 2026	76
March 2026	76
February 2026	30
January 2026	0

Transactions

Previous Bill		60.60
Payment 06/08/26		-60.60 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	207 Thousand Gals X $1.01	209.07
Total Current Transactions		209.07
TOTAL BALANCE DUE		**$209.07**

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JUN 25 2026

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Account #	0951180
Customer #	01034859
Balance Forward	0.00
Current Transactions	209.07
Total Balance Due	**$209.07**
Due Date	**7/9/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/09/2026.

MEADOW POINTE IV CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
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NEW PORT RICHEY, FL 34656-2139

0103485940951180024687205400000209074

PASCO COUNTY UTILITIES
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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
17-96934

MEADOW POINTE IV CDD

Service Address: **2939 HILLIARD DR RECLAIM**
Bill Number: 24687940
Billing Date: 6/22/2026
Billing Period: 5/8/2026 to 6/8/2026

Account #	Customer #
1001115	01034859

Please use the 15-digit number below when making a payment through your bank

100111501034859

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18044934	5/8/2026	1585	6/8/2026	1600	31	15

Usage History

Water

June 2026	15
May 2026	15
April 2026	19
March 2026	200
February 2026	11
January 2026	4

Transactions

Previous Bill		15.15
Payment 06/08/26		-15.15 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	15 Thousand Gals X $1.01	15.15
Total Current Transactions		15.15
TOTAL BALANCE DUE		**$15.15**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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Account #	1001115
Customer #	01034859
Balance Forward	0.00
Current Transactions	15.15
Total Balance Due	**$15.15**
Due Date	**7/9/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/09/2026.

MEADOW POINTE IV CDD
c/o Rizzetta & Company
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
17-96934

MEADOW POINTE IV CDD

Service Address: **3191 HILLIARD DR RECLAIM**
Bill Number: 24687941
Billing Date: 6/22/2026
Billing Period: 5/8/2026 to 6/8/2026

Account #	Customer #
1001125	01034859

Please use the 15-digit number below when making a payment through your bank

100112501034859

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580267	5/8/2026	12	6/8/2026	19	31	7

Usage History

Water

June 2026	7
May 2026	1
April 2026	2
March 2026	5
February 2026	8
January 2026	1

Transactions

Previous Bill		1.01
Payment 06/08/26		-1.01 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	7 Thousand Gals X $1.01	7.07
Total Current Transactions		7.07
TOTAL BALANCE DUE		**$7.07**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	1001125
Customer #	01034859
Balance Forward	0.00
Current Transactions	7.07
Total Balance Due	**$7.07**
Due Date	**7/9/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/09/2026.

MEADOW POINTE IV CDD
c/o Rizzetta & Company
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

Pasco Sheriff's Office

INVOICE

Customer Number: C00255
Invoice Number: AR-JUN26 MEADOW PT IV #9
Invoice Date: 7/6/2026
Terms: DUE UPON RECEIPT

To:
BISHOP, PATRICIA
Email: rizzettacddinvoices@avidbill.com
MEADOW PT IV CDD - 845
C/O RIZZETTA & CO
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

Date	Description	Amount
7/6/2026	**0001-0000-3690800 - Meadow Point IV AR/CR 0001-0000-3690800 - Meadow Point IV AR/CR** JUN26 - MEADOW PT IV CDD, 3902 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543	$12,966.33
	Total Due	$12,966.33

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Customer Number: C00255
Invoice Number: AR-JUN26 MEADOW PT IV #9
Invoice Date: 7/6/2026
Total Amount Due $ 12,966.33

Please make checks payable to:

Pasco Sheriff's Office
8661 Citizens Dr.
New Port Richey FL 34654

Total Payment $ _____

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/18/2026	INV0000110125

Bill To:

Meadow Pointe IV CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00011

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$7,654.16	$7,654.16

Subtotal	$7,654.16
Total	$7,654.16

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/2/2026	INV0000110682

Bill To:

MEADOW POINTE IV CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00845

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,930.67	$1,930.67
Administrative Services	1.00	$512.75	$512.75
Dissemination Services	1.00	$500.00	$500.00
Financial & Revenue Collections	1.00	$442.00	$442.00
Landscape Consulting Services	1.00	$1,075.00	$1,075.00
Management Services	1.00	$2,771.33	$2,771.33
Website Compliance & Management	1.00	$110.00	$110.00

Subtotal	$7,341.75
Total	~~$7,341.75~~

$6,141.75

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Return	RET0000001890
Date	5/2/2026
Page	1

Bill To:

MEADOW POINTE IV CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Ship To:

MEADOW POINTE IV CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
	00845	DARRYL ADAMS			5/2/2026	126,392

Quantity	Item Number	Description	UOM	Discount	Unit Price	Ext. Price
1.00	00845 CDDFC BOND AMOI	Bond Amortization Schedules	One	$0.00	$1,200.00	$1,200.00

Subtotal	$1,200.00
Misc	$0.00
Tax	$0.00
Freight	$0.00
Trade Discount	$0.00
Total	$1,200.00

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/2/2026	INV0000110703

Bill To:

Meadow Pointe IV CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00011

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$2,060.00	$2,060.00
Personnel Reimbursement	1.00	$6,641.73	$6,641.73

Subtotal	$8,701.73
Total	$8,701.73

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/1/2026	INV0000110784

Bill To:

Meadow Pointe IV CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00011

Description	Qty	Rate	Amount
EE RECRUITING	78.65	$1.00	$78.65
Cell Phone	50.00	$1.00	$50.00
Cell Phone	50.00	$1.00	$50.00
Auto Mileage & Travel	18.90	$1.00	$18.90
Auto Mileage & Travel	96.60	$1.00	$96.60

Subtotal	$294.15
Total	$294.15

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/17/2026	INV0000110828

Bill To:

Meadow Pointe IV CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00011

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$7,511.13	$7,511.13

Subtotal	$7,511.13
Total	$7,511.13

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/23/2026	INV0000111264

Bill To:

MEADOW POINTE IV CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00845

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$1,807.31	$1,807.31

Subtotal	$1,807.31
Total	$1,807.31

Russell Landscape Florida, LLC
4300 Woodward Way
Sugar Hill, GA 30518

Invoice #: 2063425
Date: 06/01/26
Invoice Due Date: 06/22/26
Payment Terms: Net 21 days

To : Meadow Pointe IV CDD c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Contract : 55-0297-00 Meadow Pointe IV CDD

	Contract Item	Total
1	Monthly Maintenance	17,030.83
2	Irrigation	2,151.65
3	Horticulture Services	4,308.00
5	Palm Pruning	499.34
		23,989.82

Board approved to withhold $500.00 due to they didn't provide their response to Field Service Report.

$23,489.82

PLEASE REMIT PAYMENT TO:
Russell Landscape Florida, LLC
PO Box 96747
Charlotte, NC 28296-6747

Total :	~~23,989.82~~
Plus Sales Tax :	0.00
Less Retainage :	0.00
Total Due This Invoice :	~~23,989.82~~

Invoice

RUST- OFF, LLC
PO Box 470730
Lake Monroe, FL 32747

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
1/15/2026	51396

PAST DUE

Bill To

WINDSOR
MEADOW POINTE IV CDD
C/O RIZZETTA &COMPANY
3434 COLWELL STE 200
TAMPA FL33614

Ship To

MEADOW POINTE
GWYN HURST BLVD
WESLEY CHAPEL FL

P.O. No.	Terms
	Net 30

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)		295.00	295.00T

Subtotal	$295.00
Sales Tax (7.0%)	$20.65
Payments/Credits	$0.00
Balance Due	$315.65

Invoice

RUST- OFF, LLC
PO Box 470730
Lake Monroe, FL 32747

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
6/15/2026	53191

PAST DUE

Bill To

WINDSOR
MEADOW POINTE IV CDD
C/O RIZZETTA &COMPANY
3434 COLWELL STE 200
TAMPA FL33614

Ship To

MEADOW POINTE
GWYN HURST BLVD
WESLEY CHAPEL FL

P.O. No.	Terms
	Net 30

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)		295.00	295.00T

Subtotal	$295.00
Sales Tax (7.0%)	$20.65
Payments/Credits	$0.00
Balance Due	$315.65

Invoice

RUST- OFF, LLC
PO Box 470730
Lake Monroe, FL 32747

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
7/15/2026	53485

Bill To

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

Ship To

MEADOW POINTE IV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL FL 33543DD

P.O. No.	Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE MEADOW POINT NORTH WELL SERVICE (SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)	1	220.00	220.00

Subtotal	$220.00
Sales Tax (7.5%)	$0.00
Payments/Credits	$0.00
Balance Due	$220.00

Invoice

RUST- OFF, LLC
PO Box 470730
Lake Monroe, FL 32747

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
7/15/2026	53487

Bill To

MEADOW PT IV CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614

Ship To

MEADOW POINTE IV CDD
3902 MEADOW POINTE BLVDWESLEY CHAPEL FL 3
MERIDIAN HOA
GWYNHURST BLVD
WESLEY CHAPEL, FL

P.O. No.	Terms
	Net 30

Item	Description	Quantity	Rate	Amount
RX-10	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE FOR MERIDIAN WELL(SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)	1	395.00	395.00T

Subtotal	$395.00
Sales Tax (7.0%)	$27.65
Payments/Credits	$0.00
Balance Due	$422.65

AN INCREASE IN WATERING SCHEDULE WILL RESULT IN ADDITIONAL CHARGES.

Invoice

RUST- OFF, LLC
PO Box 470730
Lake Monroe, FL 32747

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
7/15/2026	53557

Bill To

WINDSOR HOA
MEADOW POINTE IV CDD
C/O RIZZETTA &COMPANY
3434 COLWELL STE 200
TAMPA FL33614

Ship To

MEADOW POINTE HOA
GWYN HURST BLVD
WESLEY CHAPEL FL

P.O. No.	Terms
	Net 30

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)		295.00	295.00T

Subtotal	$295.00
Sales Tax (7.0%)	$20.65
Payments/Credits	$0.00
Balance Due	$315.65

MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT

3434 Colwell Ave., Tampa, FL 33614 (813) 994-1001 MeadowPointe4CDD.org

Check Request

Amount: $300.00

Date: 7-15-2026

Payable to: Shauna Solomon

Address: Meadow Pointe IV CDD
3902 Meadow Pointe Blvd.
Wesley Chapel, FL 33543

Note: Please mail the check to the clubhouse, as I will pay Shauna in full, at the event.

Reason: DJ for End of Summer Pool Party

Requestor: Lori Stanger

Approved by: Lori Stanger

Shauna Solomon Pub.
605 Manor Drive
Bartow Florida 33830
U.S.A
chocolatechicprod@gmail.com

INVOICE

21

Balance Due
$300.00

Bill To
Meadow Pointe IV CDD
3434 Colwell Ave
Tampa
33614
U.S.A

Invoice Date : 29 Jun 2026
Terms : Custom
Due Date : 01 Aug 2026

#	Item & Description	Qty	Rate	Amount
1	Aug 1 2026 /11:30 -1:30- DJ Services	1.00	300.00	300.00

Sub Total	300.00
Total	**$300.00**
Balance Due	**$300.00**

Notes

Thanks for your business.

Crafted with ease using Zoho Invoice
Visit zoho.com/invoice to create truly professional invoices

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18248

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
CELL USAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage for 813-576-9368 - HAVEN	62.95		62.95

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$62.95
Payments/Credits	$0.00
Balance Due	$62.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18330

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
ENCLAVE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud.	90.00		90.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$90.00
Payments/Credits	$0.00
Balance Due	$90.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18342

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
MERIDIAN	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud and VOIP.	90.00		90.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$90.00
Payments/Credits	$0.00
Balance Due	$90.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18343

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
MP NORTH	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud and VOIP.	90.00		90.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$90.00
Payments/Credits	$0.00
Balance Due	$90.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18345

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
PARKMONTE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud, and VOIP.	90.00		90.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$90.00
Payments/Credits	$0.00
Balance Due	$90.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18346

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
PROVENCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud and VOIP.	90.00		90.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$90.00
Payments/Credits	$0.00
Balance Due	$90.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18350

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
SHELLWOOD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud and the voice phone service.	90.00		90.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$90.00
Payments/Credits	$0.00
Balance Due	$90.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18359

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud and VOIP.	90.00		90.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$90.00
Payments/Credits	$0.00
Balance Due	$90.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18360

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
WINDSOR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JULY This fee is for the CAPXL cloud and VOIP.	90.00		90.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$90.00
Payments/Credits	$0.00
Balance Due	$90.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18369

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that the entrance curbside operator would not open and the island side would not close. Found that the curb side operator had been released and the cludge assembly was out of place on the limit disk. This wouldn't allow it to open. Re assembled and gates resumed normal operation. Hourly Tech Charge	130.00		130.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$130.00
Payments/Credits	$0.00
Balance Due	$130.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/4/2026	18373

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
PROVENCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	This estimate is to replace the AWID windshield sticker reader at PROVENCE.			
1	AWID LR3000 Long range windshield reader.	3,555.00		3,555.00
1	Hourly Tech Charge Currently have 5 hours troubleshooting these issues that is unbilled.	115.00		115.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$3,670.00
Payments/Credits	$0.00
Balance Due	$3,670.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/4/2026	18374

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
STICKERS	Due on receipt

Quantity	Description	Rate	Serviced	Amount
300	AWID Windshield stickers.	11.00		3,300.00
100	Standard BAi barcode stickers.	5.66		566.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$3,866.00
Payments/Credits	$0.00
Balance Due	$3,866.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/7/2026	18378

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Entrance curbside operator was losing power. Found the motor reset connection was loose. I replaced the reset switch with a fuse and tightened the connections. Cycled gate many times, all performing properly at this time. Observered that the CAPXLV2 is offline. I was unable to get it to connect. Unit works off of wifi connection. Please notify me if it doesn't come back online in a day or so. We can't add the client side of the wireless bridge because there is no power at the call box. Hourly Tech Charge	130.00		130.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$130.00
Payments/Credits	$0.00
Balance Due	$130.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc
P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/13/2026	18388

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
PARKMONTE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance Completed. Entrance island side center loop test good to 200 MegOhms reopen loop tests good to 150 MegOhms Batteries and brushes are good. Entrance curbside, batteries and brushes are good Exit island side center loop test bad exit loop test good to 1000 MegOhms Exit curbside batteries and brushes are good Emergency siren and keypad works correctly. greased all hinges	190.00	7/6/2026	190.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$190.00
Payments/Credits	$0.00
Balance Due	$190.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/13/2026	18389

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
ENCLAVE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance Completed. Entrance island side operator batteries and brushes are good. Both loops test good to 1000 MegOhms Entrance curbside operator I replaced the brushes. The batteries test good Exit island side operator three loops test bad. Batteries and brushes are good. Exit curbside operator batteries and brushes are good. Emergency siren and keypad all work correctly. Greased all hinges	190.00	7/6/2026	190.00
1	Viking DC motor brushes.(pair)	75.00		75.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$265.00
Payments/Credits	$0.00
Balance Due	$265.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/13/2026	18390

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
MP NORTH	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance Completed. Replaced brushes in the entrance curbside operator. Batteries are good. Entrance island side batteries and brushes are good Both entrance loops on the curbside test good to 1000 MegOhms Exit island side operator all three loops test good to 1000 thousand MegOhms Batteries and brushes are good. Exit curbside batteries and brushes are good. Emergency siren and keypad all work correctly. Greased all hinges	190.00	7/6/2026	190.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$190.00
Payments/Credits	$0.00
Balance Due	$190.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc
P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/13/2026	18391

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
SHELLWOOD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance Completed. Entrance island side reopen loop tests good to 150 MegOhms shadow loop test good to 150 MegOhms . Batteries are and brushes are good. Entrance curbside replaced both batteries Brushes are good. Exit island side operator replaced Limit disk assembly on the operator arm. Center loop test caution 100 exit loop test good to 150 MegOhms Batteries in brushes are good. Exit curbside operator replaced both batteries brushes are good. Emergency siren and keypad all work correctly. Greased all hinges	190.00	7/6/2026	190.00
4	12 Volt 7 AH battery	46.50		186.00
1	VIKING LIMIT DISK AND CAMS.	76.00		76.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$452.00
Payments/Credits	$0.00
Balance Due	$452.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/13/2026	18392

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
MERIDIAN	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that the entrance gates were stuck open. Found ants nesting inside of the curbside photo eyes. The photo eye covers were also faded and was not allowing the beam to complete. Replaced covers and cleared ant nesting. Gates resumed normal operation.			
1	Hourly Tech Charge	130.00		130.00
2	SECO 960 PHOTO EYE COVER	40.00		80.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$210.00
Payments/Credits	$0.00
Balance Due	$210.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/20/2026	18398

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
CELL USAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage for 813-576-9368 - HAVEN	62.95		62.95

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$62.95
Payments/Credits	$0.00
Balance Due	$62.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/22/2026	18440

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
PROVENCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance completed. Keypad and emergency siren work correctly Entrance island side both loops test good to 1000 MegOhms. Batteries and brushes are good Entrance curb side batteries and brushes are good. Exit island side, both loops tests good to 1000 MegOhms. Batteries and brushes are good. Exit curbside replaced both batteries brushes are good. Greased all hinges	190.00		190.00
2	12 Volt 7 AH battery	46.50		93.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$283.00
Payments/Credits	$0.00
Balance Due	$283.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/22/2026	18441

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance completed. Keypad and emergency siren work correctly. Entrance island side reopen loop tested bad. Shadow loop test caution 100. Replaced both batteries. Brushes are good. Entrance curbside replaced both batteries. Brushes are good. Exit island side, exit loop and shadow loop test bad. Batteries and brushes are good. Exit curbside batteries and brushes are good. Greased all hinges.	190.00		190.00
4	12 Volt 7 AH battery	46.50		186.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$376.00
Payments/Credits	$0.00
Balance Due	$376.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/22/2026	18442

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
HAVEN	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance completed. Keypad is in working order. Emergency siren would not open the gate adjusted sensitivity. Entrance island side Reopen loop tested bad. Center loop tested bad. Brushes and batteries are good. Entrance curbside Batteries and brushes are good. Exit island side All loops test bad. Batteries and brushes are good. Exit curbside Batteries and brushes are good Replaced all eight warning signs on entrance and exit gates. Greased, all hinges.	190.00		190.00
8	Warning Sign	5.00		40.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$230.00
Payments/Credits	$0.00
Balance Due	$230.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/22/2026	18443

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
MERIDIAN	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance completed. Keypad and emergency siren work correctly. Exit gate was open when I arrived center loop was triggered. Seemed like the loop wires were touching Just a little bit, it is working good now that I adjusted it. Entrance island side Operator gearbox is leaking oil Both loops test good to 1000 MegOhms Batteries and brushes are good Entrance curbside Batteries and brushes are good Exit island side. Both loops tested good to 1000 MegOhms. Batteries and brushes are good. Exit curb side Batteries and brushes are good. Greased all hinges.	190.00		190.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$190.00
Payments/Credits	$0.00
Balance Due	$190.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

July 9, 2026
Invoice Number: 1316058070926
Account Number: **8337 13 001 1316058**

Service At: 31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

Auto Pay Notice

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

Summary

Service from 07/09/26 through 08/08/26 details on following pages

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

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Connect better with your customers. Choose the Phone solution your business needs for as low as $20/mo. per line. Call 1-866-580-5848.

Give your customers the sports, news and TV entertainment they want with TV Premier for $70/mo. by calling 1-866-392-2904.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 07102026 NNNNNNNN 01 994288

MPIVCDD
31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

July 9, 2026

MPIVCDD

Invoice Number: 1316058070926
Account Number: 8337 13 001 1316058
Service At: 31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

Total Due by Auto Pay $130.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337130011316058001300005

July 9, 2026

MPIVCDD
Invoice Number: 1316058070926
Account Number: 8337 13 001 1316058

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

8633 2390 DY RP 09 07102026 NNNNNNNN 01 994288

Charge Details

Previous Balance		110.00
EFT Payment	06/26	-110.00
Remaining Balance		**$0.00**

Payments received after 07/09/26 will appear on your next bill.

Service from 07/09/26 through 08/08/26

Spectrum Business™ Internet

Spectrum Business Internet Ultra	160.00
Promotional Discount	-60.00
Your promotional price will expire on 07/08/2027	
Advanced WiFi	10.00
Static IP 1	20.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$130.00
Spectrum Business™ Internet Total	$130.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	$0.00
Current Charges	**$130.00**
Total Due by Auto Pay	**$130.00**

Billing Information

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

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

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

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

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

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

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

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

Continued on the next page....

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

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

June 21, 2026
Invoice Number: 1316728062126
Account Number: **8337 13 001 1316728**

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

Auto Pay Notice

NEWS AND INFORMATION

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

Summary

Service from 06/21/26 through 07/20/26 details on following pages

Previous Balance	110.00
Payments Received -Thank You!	-110.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	130.00
Other Charges	0.00
Current Charges	$130.00
YOUR AUTO PAY WILL BE PROCESSED 07/08/26	
Total Due by Auto Pay	**$130.00**

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 06222026 NNNNNNNN 01 996121

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

June 21, 2026

MEADOW POINTE 4 CDD

Invoice Number: 1316728062126
Account Number: 8337 13 001 1316728
Service At: 3525 BELLMEADE CT
WESLEY CHAPEL FL 33543-2731

Total Due by Auto Pay **$130.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001131672800130005

June 21, 2026

MEADOW POINTE 4 CDD
Invoice Number: 1316728062126
Account Number: 8337 13 001 1316728

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

8633 2390 DY RP 21 06222026 NNNNNNNN 01 996121

Charge Details

Previous Balance		110.00
EFT Payment	06/08	-110.00
Remaining Balance		**$0.00**

Payments received after 06/21/26 will appear on your next bill.

Service from 06/21/26 through 07/20/26

Spectrum Business™ Internet

Spectrum Business Internet Ultra	160.00
Promotional Discount	-60.00
Your promotional price will expire on 06/20/27	
Advanced WiFi	10.00
Static IP 1	20.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$130.00
Spectrum Business™ Internet Total	$130.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	$0.00
Current Charges	**$130.00**
Total Due by Auto Pay	**$130.00**

Billing Information

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Continued on the next page....

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

Stantec

INVOICE

Invoice Number	2570205
Invoice Date	June 2, 2026
Customer Number	83270
Project Number	238202061

Bill To
Meadow Pointe IV Community
Development District
PO BOX 32414
Charlotte, NC 28232
United States

Alternative Remit To
Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Meadow Pointe IV CDD

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$7,284.80
For Period Ending:	May 8, 2026

Due upon receipt or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Invoice Number 2570205
Project Number 238202061

Top Task 2026 2026 FY General Consulting

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 06			
Woodcock, Braydon	34.00	162.00	5,508.00
	34.00		**5,508.00**
Level 10			
Rankin, Ashley Alexandra	0.50	198.00	99.00
	0.50		**99.00**
Level 13			
Woodcock, Gregory (Greg)	6.00	237.00	1,422.00
	6.00		**1,422.00**
Professional Services Subtotal	**40.50**		**7,029.00**

Disbursements

	Current Amount
Direct - Printing	
	4.95
Direct - Vehicle (mileage)	
	250.85
Disbursements Subtotal	**255.80**

Top Task 2026 Total **7,284.80**

Total Fees & Disbursements	$7,284.80
INVOICE TOTAL (USD)	**$7,284.80**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-04-29	238202061	2026	Direct - Regular		RANKIN, ASHLEY ALEXANDRA	0.50	198.00	99.00	PM SUPPORT
2026-04-07	238202061	2026	Direct - Regular		WOODCOCK, BRAYDON	4.00	162.00	648.00	MP4 EROSION REVIEW
2026-04-08	238202061	2026	Direct - Regular		WOODCOCK, BRAYDON	3.00	162.00	486.00	MP4 EROSION REPORT
2026-04-10	238202061	2026	Direct - Regular		WOODCOCK, BRAYDON	6.00	162.00	972.00	EROSION REVIEW
2026-04-16	238202061	2026	Direct - Regular		WOODCOCK, BRAYDON	5.00	162.00	810.00	MEETING WITH CONTRACTOR AND FLUMES REVIEW.
2026-04-20	238202061	2026	Direct - Regular		WOODCOCK, BRAYDON	8.00	162.00	1,296.00	ADA MAT REVIEW
2026-04-27	238202061	2026	Direct - Regular		WOODCOCK, BRAYDON	4.00	162.00	648.00	ADA MAT REPORT
2026-05-05	238202061	2026	Direct - Regular		WOODCOCK, BRAYDON	4.00	162.00	648.00	ADA MAT REPORT
2026-04-07	238202061	2026	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.75	237.00	177.75	REVIEW AGENDA AND PREPARE ENGINEERS REPORT.
2026-04-08	238202061	2026	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.00	237.00	237.00	REVIEW OLDWOODS MAINTENANCE AND OWNERSHIP. PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.
2026-04-09	238202061	2026	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.50	237.00	118.50	MEETING WITH STAFF TO REVIEW FOLLOW UP ITEMS FROM MEETING. REVIEW ADVANCED AQUATICS REPORT AND PREPARE FOR FIELD REVIEWS.
2026-04-15	238202061	2026	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.00	237.00	237.00	REVIEW ADA MAT SUMMARY FROM LORI. SEND TO STAFF TO MEASURE LOCATIONS FOR CONTRACTORS BID.
2026-04-28	238202061	2026	Direct - Regular		WOODCOCK, GREGORY (GREG)	2.25	237.00	533.25	REVIEW BUDGET, RESERVE STUDY AND PREPARE FOR AND ATTEND BUDGET WORKSHOP VIA CONFERENCE CALL.
2026-05-06	238202061	2026	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.50	237.00	118.50	REVIEW IRRIGATION BREAK ISSUE WITH LORI AND ARBORIST ABROAD.
				Total Labor:		**40.50**		**$7,029.00**	
2026-04-17	238202061	2026	Direct - Printing		ARC	4.95	1.00	4.95	21015ARC041726B3
				Total Direct - Printing		**4.95**		**$4.95**	
2026-04-07	238202061	2026	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	53.65	1.00	53.65	MEADOW POINTE 4 ONSITE INSPECTION
2026-04-10	238202061	2026	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	53.65	1.00	53.65	MEADOW POINTE 4 ONSITE INSPECTION
2026-04-16	238202061	2026	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	49.30	1.00	49.30	MEADOW POINTE 4 ONSITE INSPECTION
2026-04-20	238202061	2026	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	49.30	1.00	49.30	MEADOW POINTE 4 ONSITE INSPECTION
2026-03-11	238202061	2026	Direct - Vehicle (mileage)		WOODCOCK, GREGORY (GREG)	44.95	1.00	44.95	MEADOW POINTE IV CDD MEETING
				Total Direct - Vehicle (mileage)		**250.85**		**$250.85**	
			Total Project 238202061			**296.30**		**$7,284.80**	

Stantec

INVOICE

Invoice Number	2583479
Invoice Date	June 12, 2026
Customer Number	83270
Project Number	238202061

Bill To
Meadow Pointe IV Community
Development District
PO BOX 32414
Charlotte, NC 28232
United States

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: Meadow Pointe IV CDD

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$6,500.59
Bill Through Date:	June 5, 2026

Due upon receipt or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Invoice Number 2583479
Project Number 238202061

Top Task 2026 2026 FY General Consulting

Professional Services

Billing Level

	Hours	Rate	Current Amount
Level 06			
Woodcock, Braydon	6.50	162.00	1,053.00
	6.50		**1,053.00**
Level 13			
Woodcock, Gregory (Greg)	22.75	237.00	5,391.75
	22.75		**5,391.75**
Professional Services Subtotal	**29.25**		**6,444.75**

Disbursements

	Current Amount
Direct - Printing	6.54
Direct - Vehicle (mileage)	49.30
Disbursements Subtotal	**55.84**

Top Task 2026 Total **6,500.59**

Total Fees & Disbursements $6,500.59

INVOICE TOTAL (USD) **$6,500.59**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-05-18	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	6.50	162.00	1,053.00	ROADWAY REVIEW
				Total employee: WOODCOCK, BRAYDON	**6.50**		**$1,053.00**	
2026-05-13	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	237.00	237.00	PROJECT REVIEW AND FOLLOW UP ITEM REVIEW AND PREPARE FOR CDD MEETING.
2026-05-18	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	6.50	237.00	1,540.50	ONSITE REVIEW OF ROADWAY PLAN TO VERIFY FIELD CONDITIONS. DOWNLOAD PHOTOS TO FILES.
2026-05-19	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	237.00	948.00	CALL WITH DARRYL TO REVIEW FOLLOW UP ITEMS FROM CDD MEETING. PREPARE SUMMARY REPORT FOR ROAD REVIEW
2026-05-20	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	6.00	237.00	1,422.00	FINALIZE ROAD REVIEW REPORT. UPDATE POND COST MATRIX AND SCHEDULE. UPDATE COST ESTIMATES AND REVIEW FLUME AND SIDEWALK COSTS FOR PREVIOUS PROJECTS AND ESTIMATE NEXT PHASE. COORDINATE WITH DARRYL REGARDING ADD FLUMES FOR HILLARD.
2026-05-22	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	237.00	237.00	PREPARE FOR BUDGET WORKSHOP TUESDAY
2026-05-26	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.25	237.00	1,007.25	PREPARE FOR AND ATTEND BUDGET WORKSHOP.
				Total employee: WOODCOCK, GREGORY (GREG)	**22.75**		**$5,391.75**	
2026-05-21	238202061	2026	Direct - Printing	ARC	6.54	1.00	6.54	21015ARC052126B3
				Total employee: ARC	**6.54**		**$6.54**	
2026-05-18	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	49.30	1.00	49.30	MEADOW POINTE 4 ONSITE INSPECTION
				Total employee: WOODCOCK, BRAYDON	**49.30**		**$49.30**	
			Total Project 238202061		**85.09**		**$6,500.59**	

Stantec

INVOICE

Invoice Number	2589265
Invoice Date	July 13, 2026
Customer Number	83270
Project Number	238202061

Bill To
Meadow Pointe IV Community
Development District
PO BOX 32414
Charlotte, NC 28232
United States

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: Meadow Pointe IV CDD

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$4,569.27
Bill Through Date:	July 3, 2026

Due upon receipt or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Invoice Number 2589265
Project Number 238202061

Top Task 2026 2026 FY General Consulting

Professional Services

Billing Level

	Hours	Rate	Current Amount
Level 05			
Woodcock, Griffin John	1.50	158.00	237.00
	1.50		**237.00**
Level 06			
Woodcock, Braydon	20.50	162.00	3,321.00
	20.50		**3,321.00**
Level 13			
Woodcock, Gregory (Greg)	3.50	237.00	829.50
	3.50		**829.50**
Professional Services Subtotal	**25.50**		**4,387.50**

Disbursements

	Current Amount
Direct - Printing	19.37
Direct - Vehicle (mileage)	162.40
Disbursements Subtotal	**181.77**

Top Task 2026 Total **4,569.27**

Total Fees & Disbursements	$4,569.27
INVOICE TOTAL (USD)	**$4,569.27**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-06-17	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	2.00	162.00	324.00	SIDEWALK REPORT
2026-06-19	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	4.00	162.00	648.00	BALMORAL REVIEW
2026-06-22	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	2.00	162.00	324.00	BALMORAL POND REVIEW
2026-06-24	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	162.00	1,296.00	DEPRESSION IN SIDEWALK REVIEW
2026-06-25	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	4.00	162.00	648.00	FLUME REVIEW
2026-06-26	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	0.50	162.00	81.00	FLUME REPORT
2026-06-09	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	237.00	711.00	REVIEW AGENDA AND PREPARE FOR MEETING
2026-06-22	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	237.00	118.50	COORDINATE WITH ADS AND STAFF REGARDING SCHEDULE FOR DEPRESSION REVIEW AND EXCAVATION. COORDINATE WITH DM REGARDING SCHEDULE.
2026-06-30	238202061	2026	Direct - Regular	WOODCOCK, GRIFFIN JOHN	1.50	158.00	237.00	O AND M PERMIT REVIEW
			Total Labor:		**25.50**		**$4,387.50**	
2026-06-18	238202061	2026	Direct - Printing	ARC	19.37	1.00	19.37	21015ARC061826B3
			Total Direct - Printing		**19.37**		**$19.37**	
2026-06-19	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	MEADOW POINTE 4 ONSITE INSPECTION
2026-06-22	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	34.80	1.00	34.80	MEADOW POINTE 4 ONSITE INSPECTION
2026-06-24	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	46.40	1.00	46.40	MEADOW POINTE 4 ONSITE INSPECTION
2026-06-25	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	34.80	1.00	34.80	MEADOW POINTE 4 ONSITE INSPECTION
			Total Direct - Vehicle (mileage)		**162.40**		**$162.40**	
			Total Project 238202061		**207.27**		**$4,569.27**	

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

July 21, 2026
Client: 001010
Matter: 000001
Invoice #: 28768

RE: GENERAL MATTERS

For Professional Services Rendered Through June 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
6/1/2026	VKB	DRAFT POLICY AND FORM OF AGREEMENT FOR INSTRUCTORS ON CDD PROPERTY.	1.4	$427.00
6/2/2026	VKB	FINALIZE POLICY AND FORM OF AGREEMENT FOR INSTRUCTORS ON CDD PROPERTY.	0.6	$183.00
6/8/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.9	$157.50
6/9/2026	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	$122.00
6/10/2026	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	4.9	$1,494.50
6/10/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.7	$297.50
6/24/2026	VKB	REVIEW AND REPLY TO EMAILS OF TIRE SWING REPLACEMENT WORK.	0.3	$91.50
		Total Professional Services	10.2	$2,773.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/3/2026	Simplefile E-Recording- Filing Fee- matter 1010-01 Filing Fee	$132.50
	Total Disbursements	$132.50

Total Services	$2,773.00	
Total Disbursements	$132.50	
Total Current Charges		$2,905.50
Previous Balance		$1,778.60
Less Payments		*($1,778.60)*
PAY THIS AMOUNT		**$2,905.50**

Please Include Invoice Number on all Correspondence

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

MEADOW POINTE IV CDD
OLDWOODS AVE
WESLEY CHAPEL, FL 33543-0000

Statement Date: June 19, 2026

Amount Due:	**$1,602.63**

Due Date: July 10, 2026
Account #: 221006228235

DO NOT PAY. Your account will be drafted on July 10, 2026.

Account Summary

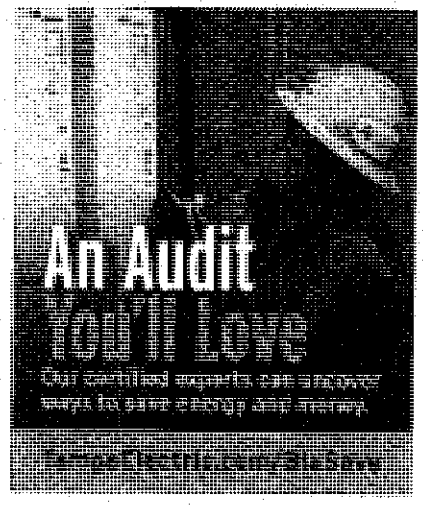
JUN 24 2026

Current Service Period: May 15, 2026 - June 15, 2026

Previous Amount Due	$1,602.63
Payment(s) Received Since Last Statement	-$1,602.63
Current Month's Charges	**$1,602.63**
Amount Due by July 10, 2026	**$1,602.63**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221006228235
Due Date: July 10, 2026

Amount Due:	**$1,602.63**

Payment Amount: $_____

673606652551

Your account will be drafted on July 10, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00000213 FTECO106192623445910 00000 03 00000000 13908 002
MEADOW POINTE IV CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

00000213-0000498-Page 1 of 4

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
OLDWOODS AVE
WESLEY CHAPEL, FL 33543-0000

Account #: 221006228235
Statement Date: June 19, 2026
Charges Due: July 10, 2026

Service Period: May 15, 2026 - Jun 15, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	*858 kWh @ $0.03411/kWh*	$29.27
Fixture & Maintenance Charge	*32 Fixtures*	$514.22
Lighting Pole / Wire	*32 Poles*	$906.24
Lighting Fuel Charge	*858 kWh @ $0.03452/kWh*	$29.62
Storm Protection Charge	*858 kWh @ $0.00574/kWh*	$4.92
Clean Energy Transition Mechanism	*858 kWh @ $0.00043/kWh*	$0.37
Storm Surcharge	*858 kWh @ $0.01230/kWh*	$10.55
Florida Gross Receipt Tax		$1.92
State Tax		$105.52
Lighting Charges		**$1602.63**

Total Current Month's Charges **$1,602.63**

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com.** Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01663P **Date 07/17/2026**

Attn:
Meadow Pointe IV CDD Rizzetta
3434 COLWELL AVENUE, SUITE 200
TAMPA FL 33914

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-01663P **Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Point IV Community Development District** **RE:** Meadow Pointe IV Public Hearing and Regular Meeting on August 12, 2026 at 5:00 p.m. **Published:** 7/17/2026, 7/24/2026	$214.38

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$214.38**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe IV Community Development District

The Board of Supervisors (the "Board") of the Meadow Pointe IV Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, August 12, 2026, at 5:00 p.m. at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the General Fund and the Reserve Fund in the proposed budget (together, the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting at https://www.meadowpointe4cdd.org, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The proposed O&M Assessment for each of the 908 units in the District is $2,334.75 for the General Fund portion and $450.05 for the Reserve Fund portion. This is preliminary and subject to change at the meeting and in any future year.

The O&M Assessments (in addition to debt assessments or other District assessments, if any) will appear on November 2026 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Darryl Adams
District Manager

July 17, 24, 2026 26-01663P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01664P **Date 07/17/2026**

Attn:
Meadow Pointe IV CDD Rizzetta
3434 COLWELL AVENUE, SUITE 200
TAMPA FL 33914

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-01664P **Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Point IV Community Development District** **RE:** Meadow Pointe IV Public Hearing and Regular Meeting on August 12, 2026 at 5:00 **Published:** 7/17/2026, 7/24/2026	$140.00

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$140.00**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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INVOICE

Legal Advertising

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Daryl Adams
District Manager

July 17, 24, 2026 26-01664P

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INVOICE

Triangle Pool Services
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com

Bill to
Meadow Pointe #4
Meadow Pointed IV CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614 United States

Ship to
Meadow Pointe #4
Meadow Pointed IV CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614 United States

Invoice details
Invoice no.: 9186666
Terms: Net 15
Invoice date: 07/01/2026
Due date: 07/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**3X WEEKLY COMMERICAL POOL SERVICE**	-CHEMICALS INCLUDED -TEST & BALANCE WATER -SKIM SURFACE & VACUUM THE POOL -BRUSH WALLS & STEPS OF POOL -CLEAN TILE LINE -EMPTY SKIMMER & PUMP BASKETS -MIX CHLORINE & ACID SOLUTIONS FOR FEEDERS -CHECK ALL EQUIPMENT FOR MALFUNCTION - ANY SUCH DEFECTS WILL BE REPORTED IMMEDIATLY TO TRIANGLE POOL SERVICE -BACKWASHING FILTER/HOSING OFF CARTRIDGES INSIDE OF FILTER HOUSING AS NEEDED -DE FILTER SYSTEMS REQUIRE 2 YEARLY CLEAN AND DEGREASING SERVICES FOR OPTIMAL FILTRATION, CIRCULATION, CLARITY AND WATER HEALTH. PRICE FOR CLEAN AND DEGREASING IS DETERMINED PER SYSTEM SIZE. -RECORD CHEMICAL READINGS EACH VISIT USING PROPER COUNTIES HEALTH DEPARTMENT APPROVED LOG SHEETS PROVIDED BY TRIANGLE POOL SERVICE -PROMPTLY RESPOND TO ANY HEALTH CODE VIOLATIONS AND	1	$3,200.00	$3,200.00

DEAL WITH HEALTH INSPECTORS AS NEEDED

Ways to pay

BANK

View and pay

Total **$3,200.00**

U.S. Water Services Corporation

INVOICE

U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652

Invoice Number: SI150794
Invoice Date: 7/1/2026
Due Date 7/31/2026

All pricing anticipates payment by check or ACH. Due to additional cost incurred, services paid by credit card will require an additional 3% processing fee.

Bill To: Meadow Pointe IV, CDD
3434 Colwell Ave., Ste 200
Tampa, FL 33614

Job Number: J02185
Job Description: Meadow Pointe IV, CDD

Customer ID C00588
P.O. Number
WA:

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
7/1/2026	Monthly Lift Station Inspection	2001	1	EA	104.19	104.19

Click to Pay

Click Here to Pay

Remit To:
U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652
Phone: (727) 848-8292 Ext. 219
Toll Free: (866) 753-8292 Ext. 219
Email: ar@uswatercorp.net

Subtotal:	**104.19**
Total Sales Tax:	0.00
Total USD:	**104.19**
Adjustments:	0.00
Amount Due:	**104.19**

U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Park 4 DATE: 6-9-26

MODEL OF PUMPS: HP: 5

POWER: AC VOLTS: 230 PHASE: 3

PUMPS AMPS: #1 L1 15.9 L2 16.7 L3 16.6
#2 L1 15.1 L2 15.5 L3 16.2

RESISTANCE: #1 L1&L2 0 L2&L3 0 L1&L3 0
#2 L1&L2 0 L2&L3 0 L1&L3 0

PUMP GROUND: #1 ETMS 3751.5 #2 ETMS 4255.0

CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.)

CONTROL PANEL:

ALTERNATION OK
ALARM HORN OK
ALARM LIGHT OK

FLOAT SYSTEM
#1 OK
#2 OK
#3 OK
#4 OK

CONDITION OF PANEL BOX:
PAINT OK
HASP OK
HINGES OK
STAND OK
LOCK OK

OTHER PANEL PROBLEMS:

WET WELL:
SIZE PIPING 2in
TYPE PVC
COND. PIPE OK
GREASE ON WALL Med
GREASE FLOATING Heavy
HATCH COVER OK
HINGES OK

DRY WELL:
SIZE PIPING 4"
TYPE Duct
COND. PIPE OK
GREASE ON WALL N/A
GREASE FLOATING N/A
HATCH COVER N/A
HINGES N/A

CONDITION AROUND LIFT STATION: (WEEDS, TRASH, OTHER) OK

WORK THAT NEEDS TO BE DONE: Needs Cleaned Badly

CC: OWNER

Signature & Date 6-9-26

Owned & Operated in the U.S.A.
4939 Cross Bayou Boulevard New Port Richey, FL 34652
Phone: 727-848-8292 Fax: 727-848-7701 Toll Free: 866-753-8292

CamScanner

Valley

CC063026-845

0 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$7,002.00
Statement Closing Date	June 30, 2026
Days in Billing Cycle	30
Previous Balance	$1,741.37
Payments & Credits	$1,741.37
Purchases & Other Charges	$2,866.96
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$2,866.96

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$2,866.96
Minimum Payment Due	**$2,866.96**
Payment Due Date	**July 27, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$1,741.37-	
06/25	06/25	F151500J000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,741.37-
		MICHELLE WHITE	**$0.00**	
		LORI STANGER	**$2,866.96**	
05/30	06/01	5270715H709FZKTJV	THE HOME DEPOT #8929 ZEPHYRHILLS FL	46.80
			MCC: 5200 MERCHANT ZIP: 33545000	
06/03	06/03	5543286HA63GXK570	AMAZON MKTPL*KI3PK1YP3 SEATTLE WA	5.33
			MCC: 5942 MERCHANT ZIP:	
06/03	06/03	5543286HA63G889T8	AMAZON MKTPL*6M28E7P83 SEATTLE WA	45.98
			MCC: 5942 MERCHANT ZIP:	
06/03	06/03	5543286HA63HREY7T	AMAZON.COM*C69CM50S3 SEATTLE WA	20.96
			MCC: 5942 MERCHANT ZIP:	
06/03	06/03	0543684HB5SB364YG	WALMART.COM 8009256278 BENTONVILLE AR	41.26
			MCC: 5310 MERCHANT ZIP:	
06/05	06/05	5548382HD0PE1SRMH	SAMSCLUB #4852 WESLEY CHAPEL FL	32.72
			MCC: 5300 MERCHANT ZIP: 33544	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	**July 27, 2026**
New Balance	**$2,866.96**
Minimum Payment Due	$2,866.96
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 0
MEADOW POINTE IV COMMUNITY DEVELOP
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/10	06/10	5543286HH5WNVKG58	AMAZON MKTPL*I87DQ5JR3 SEATTLE WA	42.70
			MCC: 5942 MERCHANT ZIP:	
06/10	06/10	5543286HH5WT59NVB	AMAZON MKTPL*3Z4P47583 SEATTLE WA	7.48
			MCC: 5942 MERCHANT ZIP:	
06/11	06/11	0543684HJ8PKR70Y7	SAMS CLUB.COM BENTONVILLE AR	208.95
			MCC: 5300 MERCHANT ZIP:	
06/13	06/13	5543286HL5XV5YW83	IN *GYMTECS LLC TARPON SPRING FL	130.00
			MCC: 7399 MERCHANT ZIP:	
06/13	06/13	0543684HMBLJ2TV3D	SAMS CLUB #4852 WESLEY CHAPEL FL	3.98
			MCC: 5300 MERCHANT ZIP: 33544	
06/13	06/13	5548382HM0PT2HQAW	WAL-MART #3418 WESLEY CHAPEL FL	28.75
			MCC: 5411 MERCHANT ZIP: 33543	
06/17	06/17	5548382HT0R1DM2HS	SAMSCLUB #4852 WESLEY CHAPEL FL	30.64
			MCC: 5300 MERCHANT ZIP: 33544	
06/21	06/21	5265384HWMKVZ0L5M	PRODRINKINGFOUNTAINS 7344669767 MI	1,977.26
			MCC: 5169 MERCHANT ZIP: 48150	
06/22	06/22	5543286HX60T74XY6	AMAZON.COM*N99X96TV3 SEATTLE WA	38.70
			MCC: 5942 MERCHANT ZIP:	
06/23	06/23	5543286HY610WEWBE	AMAZON MKTPL*8M3KU64I3 SEATTLE WA	27.81
			MCC: 5942 MERCHANT ZIP:	
06/24	06/24	5543286HZ61GWW6B1	AMAZON MKTPL*KM60Z3PW3 SEATTLE WA	17.11
			MCC: 5942 MERCHANT ZIP:	
06/26	06/26	5548382J20RE9KWGN	WAL-MART #3526 BROOKSVILLE FL	8.86
			MCC: 5411 MERCHANT ZIP: 34601	
06/28	06/28	5543286J362ZRJ4ZQ	AMAZON MKTPL*W06I005O3 SEATTLE WA	80.50
			MCC: 5942 MERCHANT ZIP:	
06/28	06/28	1230202J300PZH072	MAILCHIMP ATLANTA GA	60.00
			MCC: 5818 MERCHANT ZIP:	
06/29	06/29	0230537J500GV688W	PUBLIX #618 ZEPHYRHILLS FL	11.17
			MCC: 5411 MERCHANT ZIP: 33543	

IMPORTANT ACCOUNT INFORMATION

$0 - $2,866.96 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$7.43	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$7.17	$0-$500,000 = 0.25%
New Cashback Balance	$14.60	$500,001-$1,500,000 = 0.60%
Your cashback will be award on	Mar 2027	$1,500,00-$4,000,000 = 0.75%
		$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	**ANNUAL PERCENTAGE RATE (APR)**	Balance Subject to Interest Rate	Days in Billing Cycle	**Interest Charge**
Purchases	14.25% (v)	$0.00	30	$0.00

(v) = variable (f) = fixed

Meadow Pointe IV CDD
Closing Date June 30, 2026
Payment Date July 25, 2026

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

				Parks & Rec	Parks & Rec	Special Events	Contingency
				Facility Supplies	Fitness Equipment Maintenance & Repair	Special Events	Misc. Contingency
Date	**Vendor Name**	**Description**	**Amount**	**57200-4619**	**57200-4914**	**57400-4775**	**57900-6409**
6/1/2026		**Beginning Balance**	**$ 1,741.37**				
06/01/26	Home Depot	Tools	$ 46.80	$ 46.80			
06/03/26	Amazon	Event	$ 5.33			$ 5.33	
06/03/26	Amazon	Event	$ 45.98			$ 45.98	
06/03/26	Amazon	Event	$ 20.96			$ 20.96	
06/03/26	Walmart	Event	$ 41.26			$ 41.26	
06/05/26	Sams Club	Water, Paper Prod	$ 32.72	$ 32.72			
06/10/26	Amazon	Clubhouse Supplies, Event	$ 42.70	$ 28.80		$ 13.90	
06/10/26	Amazon	Clubhouse Supplies	$ 7.48	$ 7.48			
06/11/26	Sams Club	Event	$ 208.95			$ 208.95	
06/13/26	Gymtecs LLC	Maint of Equipment	$ 130.00		$ 130.00		
06/13/26	Sams Club	Water	$ 3.98	$ 3.98			
06/13/26	Walmart	Clubhouse Supplies	$ 28.75	$ 28.75			
06/17/26	Sams Club	Water, Clubhouse Supplies	$ 30.64				$ 30.64
06/21/26	Pro Drinking Fountains	Water Fountain (pool area)	$ 1,977.26				$ 1,977.26
06/22/26	Amazon	Paper Towels multifold	$ 38.70	$ 38.70			
06/23/26	Amazon	Planting Medium	$ 27.81	$ 27.81			
06/24/26	Amazon	Clubhouse Supplies	$ 17.11	$ 17.11			
06/26/26	Walmart	Clubhouse Supplies	$ 8.86	$ 8.86			
06/28/26	Amazon	Air Freshner, Table Cloths	$ 80.50	$ 80.50			
06/28/26	MailChimp	Email Subscription	$ 60.00				$ 60.00
06/29/26	Publix	Staff Celebration	$ 11.17				$ 11.17
06/25/26		CC Payment	$ (1,741.37)				
06/30/26	**TOTAL**		**$ 2,866.96**	**$ 321.51**	**$ 130.00**	**$ 336.38**	**$ 2,079.07**
				57200-4619	**57200-4914**	**57400-4775**	**57900-6409**

MP tools



How doers get more done.

5-30-26

32715 EILAND BLVD
WESLEY CHAPEL,FL 33545 (813)788-1642

8929 00051 82704 05/30/26 08:54 PM
SALE CASHIER NATALIA

084305355591 LID <A>	1.98N
5GAL HOMER LEAKPROOF LID	
084305410115 5 GAL. FTFA <A>	3.88N
5 GAL. FIFA HOMER BUCKET	
037103357847 17PCMINI HEX <A>	16.97N
HUSKY 17PC SAE&MM MINI FLD HEX KEYS	
037103377784 CRES8INDPL <A>	23.97N
CRESCENT 8IN. DIAGONAL CUTTING PLIER	
SUBTOTAL	46.80
SALES TAX	0.00
TAX EXEMPT TOTAL	$46.80 ✓
XXXXXXXXXXXX8066 MASTERCARD	USD$ 46.80 TA
AUTH CODE 030514/6511544	
AUTH MODE - ISSUER	
Chip Read	
AID A0000000041010	Mastercard

P.O.#/JOB NAME: 22'

8929 05/30/26 08:54 PM



8929 51 82704 05/30/2026 6425

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	08/28/2026

p. 2

Order Summary

Order placed June 2, 2026 Order # 112-9381498-3201848

Ship to

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

Payment method

Mastercard ending in 8066
View related transactions

Order Summary

Item(s) Subtotal:	$4.98
Shipping & Handling:	$0.00
Total before tax:	$4.98
Estimated tax to be collected:	$0.35
Grand Total:	**$5.33**

Delivered June 3

It was handed directly to a receptionist or someone at a front desk.



750pcs Wiggle Eyes Self-Adhesive Googly Eyes, 4mm~18mm
Sold by: yongtuoUS
Return or replace items: Eligible through July 3, 2026
$4.98

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p. 3

Order Summary

Event

Order placed June 2, 2026 Order # 112-6435274-6934642

Ship to

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

Payment method

Mastercard ending in 8066
View related transactions

Order Summary

Item(s) Subtotal:	$42.97
Shipping & Handling:	$1.49
Free Shipping:	-$1.49
Total before tax:	$42.97
Estimated tax to be collected:	$3.01
Grand Total:	**$45.98**

Delivered June 3

It was handed directly to a receptionist or someone at a front desk.



Amcrate Big Party Pack 100 Count Caribbean Blue Beverage Napkins - Ideal for Wedding, Party, Birthday, Dinner, Lunch, Cocktails. (4" x 4")
Sold by: EndayDirect
Return or replace items: Eligible through July 3, 2026
$9.99



Blue and Black Balloons, Navy Blue and Silver Balloons Metallic Silver Dark Blue Balloon Party Latex Balloon Black Blue Ballons for Kids Adults Birthday Space Party Wedding Baby Shower
Sold by: PareadyDirect
Return or replace items: Eligible through July 3, 2026
$9.99



Lideropa 9x13 Aluminum Pans (30 Pack) – Disposable Half Size Aluminum Foil Pans for Cooking, Baking, Meal Prep, Parties & Food Storage
Sold by: Mastore
Return or replace items: Eligible through July 3, 2026
$22.99

p4

Order Summary

Order placed June 2, 2026 Order # 112-0232964-4685078

Event

Ship to

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

Payment method

Mastercard ending in 8066
View related transactions

Order Summary

Item(s) Subtotal:	$20.37
Shipping & Handling:	$1.50
Free Shipping:	-$1.50
Total before tax:	$20.37
Estimated tax to be collected:	$0.59
Grand Total:	**$20.96**

Arriving tomorrow 10 AM – 3 PM

Amazon Basics Sheet Protectors for 3 Ring Binder, Heavyweight, Acid-Free, Clear Plastic Sleeves, Letter Size, 8.5 x 11 Inch, 100-Pack
Sold by: Amazon.com
Supplied by: Other
$8.39



Heinz Tomato Ketchup, Sweet Relish & Yellow Mustard Grill Pack, 3 ct Pack
Sold by: Amazon.com
Supplied by: Other
$5.99
2

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p.5

Walmart

Invoice

Jun 02, 2026 order

Order# 2000147-66442786

6-2-26

Event

Seller

tariqscupping

Big Joe Swim Pool Noodle (Single Unit), Teal, 50 inches long, 2.25 inches wide	Substitutions	Qty 4	$3.88
McCormick Coconut Extract With Other Natural Flavors, 1.0 fl oz Box	Shopped	Qty 1	$2.32
Little Dutch Boy Bakery Semi-Sweet Baked Soft Chocolate Chip Cookies, Family Size, 28 Count, 24 oz, Ready to Serve	Shopped	Qty 4	$26.72
Kool-Aid Unsweetened Cherry Powdered Soft Drink Mix, 0.13 oz Packet, Powders	Shopped	Qty 1	$0.47
Kool-Aid Unsweetened Blue Raspberry Lemonade Powdered Drink Mix, 0.22 oz. Packet	Shopped	Qty 1	$0.47
(4 pack) Big Joe Swim Pool Noodle (Single Unit), Teal, 50 inches long, 2.25 inches wide	Shopped	Qty 1	$3.88
Kool-Aid Unsweetened Drink Mix, 1 Packet, for Flavorful Hydration and Shareable Refreshment, Strawberry Artificially Flavored, Good Source of Vitamin C, Caffeine Free, 0.14 oz		Qty 1	$1.97
(4 pack) Kool-Aid Unsweetened Watermelon Powdered Soft Drink Mix, 0.15 oz Packet, Powders		Qty 1	$1.88

Subtotal	$41.59
Savings	-$2.84
	$38.75
Seller shipping fee	$1.97
Taxes	$0.54
Total	**$41.26**

Order# 2000147-66442786



p. 6

MP

sam's club

6-5-26

The club is better with you in it,
Lori!

You earned $0.66 in Sam's Cash; that's
2% of your eligible purchases.

See savings and earnings details at
Samsclub.com/Account

813-929-7010
06/05/26 17:15 C769 04052 091 9091

Lori [01-**** **** **** *082 I

9800x2776 BATH TISSUE 24.76 O
2 @ 3.98
561914 MM WATER 7.96 O

SUBTOTAL 32.72
TOTAL 32.72

$32.72 MCARD TEND 32.72
CHANGE DUE 0.00

MASTERCARD- 8066 I I APPR#005110
32.72 TOTAL PURCHASE
REF # 615688910150
AID A0000000041010
TERMINAL # 21975709
*No Signature Required
06/05/26 17:15:37

ITEMS SOLD 3
TC# 1476 9462 5319 4962 5890

p.7

Order Summary 6-10-26

Order placed June 10, 2026 Order # 114-0584518-9807441

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

Payment method
Mastercard ending in 8066
View related transactions

Order Summary

Item(s) Subtotal:	$39.91
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$39.91
Estimated tax to be collected:	$2.79
Grand Total:	**$42.70**

Delivered June 10

Your package was left near the front door or porch.



Air Wick Plug-In Scented Oil Refills, 10 Count, Fresh Waters, Air Freshener, Essential Oils, Eco Friendly
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through July 10, 2026
$26.92

$ 28.80



12 Pack 8 oz Plastic Squeeze Bottles Multipurpose Squirt Bottles for Ketchup,Condiments,BBQ Sauce,Dressing,Barbecue,Grilling,Crafts,Syrup and More
Sold by: Anyumocz
Return or replace items: Eligible through July 10, 2026
$12.99

$13.90 Event

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Order Summary 6-10-26

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Order placed June 10, 2026 Order # 114-9412135-5249845

Ship to

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

Payment method

Mastercard ending in 8066
View related transactions

Order Summary

Item(s) Subtotal:	$6.99
Shipping & Handling:	$0.00
Total before tax:	$6.99
Estimated tax to be collected:	$0.49
Grand Total:	**$7.48**

Delivered June 11

Your package was delivered. It was handed directly to a resident.



USANOOKS Microfiber Cleaning Cloth - Turq - 8Pcs (12.5x12.5 inch) High Performance - 1200 Washes, Ultra Absorbent Car Towel Traps Grime & Liquid for Streak-Free Mirror Shine - car Washing Cloth

Sold by: APAD

Return or replace items: Eligible through July 11, 2026

$6.99

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sam's club

p.9

Event

Jun 9, 2026
Order 800000040060379

Curbside pickup items(17)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Sara Lee Restaurant Style White Hamburger Buns, 16 ct.	Qty 3	$11.64
Member's Mark Loaded Potato Salad, 3 lbs.	Qty 3	$17.79
Frito-Lay Classic Mix Variety Pack Chips, 50 pk.	Qty 1	$18.48
Member's Mark Beef Franks, Frozen, 1/8 lb., 80 ct.	Qty 1	$40.77
Frito-Lay Flavor Mix Chips, Variety Pack, 50 pk.	Qty 1	$18.48
Sara Lee Restaurant Style White Hot Dog Buns, 16 ct.	Qty 5	$19.40
Member's Mark Foil Sheets, 9" x 10.75" (500 ct.)	Qty 1	$13.48
Member's Mark 75/25 Seasoned Ground Beef Patties, Frozen, 1/4 lb., 40 ct.	Qty 1	$45.97
Members Mark Heavy Duty Paper Food Trays, 3lbs., 500ct.	Qty 1	$22.94

Subtotal	$208.95
Pickup	FREE
Tax	$0.00
Total	**$208.95**

Ending in 8066

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available

Outlook

P.10

Payment confirmation: Invoice #1287-(GymTecs LLC)

From QuickBooks Payments <quickbooks@notification.intuit.com>
Date Sat 6/13/2026 3:05 PM
To mpivclub@live.com <mpivclub@live.com>; LStanger@rizzetta.com <LStanger@rizzetta.com>

INTUIT quickbooks

Manage payment

You paid $130.00

to **GymTecs LLC** on 06/13/2026

Payment details

Invoice no.	1287
Invoice amount	$130.00
Total amount	**$130.00**
Status	Paid
Payment method	MASTERCARD****8066
Authorization ID	11A88IWUB30O

Please don't reply to this email, if you need any help regarding this message, please contact the business directly.

Thank you,

MP water

sam's club

6-13-26

The Club is better with you in it,
Lori!

You earned $0.08 in Sam's Cash; that's
2% of your eligible purchases.

See savings and earnings details at
SamsClub.com/Account

813-929-7010
06/13/26 19:58 0601 04852 094 9094

Lori 101-**** **** **** *082 1

561914 NN WATER F 3.98 D

SUBTOTAL	3.98
TOTAL	3.98
MCARD TEND	3.98
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR#013119
3.98 TOTAL PURCHASE
REF # UHVD9b107892
AID A0000000041010
TERMINAL # 50456474
*No Signature Required
06/13/26 19:58:11

ITEMS SOLD 1
TC# 2342 0499 2460 9856 3318



P.11

MP

Give us feedback @ survey.walmart.com
Thank you! ID #:7WS7HC160GL6

Walmart 6-13-26

WM Supercenter
813-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 009011 TE# 11 TR# 04295

ITEMS SOLD 8
TC# 9513 1471 0506 7908 0365



GV 100Z 50C	194346391770	4.47 N
078742096667	078742096660	3.94 N
GV HD SPGE 4	078742364220	2.18 N
SB HD SCOUR	051131502180	2.62 N
LATEX GLOVE	750301889419	3.27 N
LYS TWN LEM	019200990410	7.27 N
PLAYBALLS	033149184440	2.50 N
PLAYBALLS	033149184440	2.50 N

SUBTOTAL	28.75
TOTAL	28.75
MCARD TEND	28.75
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR#013967
28.75 TOTAL PURCHASE
REF # 616532723682
AID A0000000041010
TERMINAL # 26822146
*No Signature Required
06/13/26 21:01:08

[illegible]8012657785c-E
GOVERNMENT
GOVERNMENT, LOCAL

[illegible]ble Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 858012657785c-E
Expiration Date: 2027-10-31
This Certifies that:
MEADOW POINTE IV COMMUNITY DEVELOPMENT
DISTRICT
3902 MEADOW POINTE BLVD
WESLEY CHAPEL FL 33543
is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.



Get Free Delivery from this store with Walmart+
Scan to start a trial

Low prices You Can Trust. Every Day.
06/13/26 21:01:28

MI Water supplies

P.12

sam's club

6-17-26

The club is better with you in it, Lori!

You earned $0.61 in Sam's Cash; that's 2% of your eligible purchases.

See savings and earnings details at SamsClub.com/Account

813-929-7010

06/17/26 12:18 0676 04852 093 9093

Lori 101-**** **** **** 4082 I

233377 TRASH BAG		22.66 0
2 @ 3.98		
561914 NM WATER	F	7.98 0
SUBTOTAL		30.64
TOTAL		30.64
MCARD TEND		30.64
CHANGE DUE		0.00

MASTERCARD- 6066 I I APPR#007538
30.64 TOTAL PURCHASE
REF # 616877097505
AID A0000000041010
TERMINAL # 29815673
*No Signature Required
06/17/26 12:18:06

ITEMS SOLD 3
TC# 3920 4537 6674 3013 2089

P 13

www.prodrinkingfountains.com/elkay-vrctlsc8sc-refrigerated-drinking-fountain/

Street Light Repair | Square Dashboard | BOSCH | Property Record Detai... | MPIV Club Calendar | Mail - Lori Stanger - O... | RASI Events & ETO Cal... | Linear eMerge | WeatherBug | myQ | Property Appraiser | saasmyq1@gma

⚠ Order Online 24/7. Contact us at 888-503-7937 or chat online Mon-Fri 9AM-5PM EST. About Us | Privacy & Security | Contact us | Reviews

PRO Drinking Fountains

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Account | Cart | 0

CALL- 888-503-7937

BY MANUFACTURER | BY STYLE | GREEN ENERGY & WATER EFFICIENT | POU COOLERS | POPULAR | WATER FILTERS | RESTROOM PRODUCTS | COMPANY

HOME > BY MANUFACTURER > ELKAY > WALL MOUNTED > BI-LEVEL

6-21-2026



Elkay VRCTLSC8SC Refrigerated Drinking Fountain, Vandal-Resistant, Bi-Level, ADA, 8.0 GPH Water Cooler, Include Louver Screens

ELKAY

Lead Time - 3 to 7 business days

Now: **$1,977.26** ✓

MSRP: ~~$3,628.00~~ | You save $1,650.74

SKU: VRCTLSC8SC

Availability: ✔ In Stock

pd w CDD Credit card 6-21-26

1 Add To Cart

p. 14

Order Summary

Order placed June 22, 2026 Order # 114-3289928-2800231

Ship to

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

Payment method

Mastercard ending in 8066
View related transactions

Order Summary

Item(s) Subtotal:	$36.17
Shipping & Handling:	$0.00
Total before tax:	$36.17
Estimated tax to be collected:	$2.53
Grand Total:	**$38.70**

Delivered June 23

Your package was delivered. It was handed directly to a resident.



Tork Multifold Hand Towel White H2, Universal, 100% Recycled Fibers, 16 x 250 Towels, MB540A
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through July 23, 2026
$36.17

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P-15

Order Summary

Order placed June 22, 2026 Order # 114-5754071-3321063

Ship to

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

Payment method

Mastercard ending in 8066
View related transactions

Order Summary

Item(s) Subtotal:	$25.99
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$25.99
Estimated tax to be collected:	$1.82
Grand Total:	**$27.81**

Delivered June 23

It was handed directly to a receptionist or someone at a front desk.



Perlite, 10QT Premium Organic Perlite for Plants, Enhances Soil Drainage and Aeration, Perfect Perlite for Plants Indoor & Outdoor, Horticultural Perlite for Gardening, Perfect for Potting Mixes
Sold by: HAINANSTRY
Return or replace items: Eligible through July 23, 2026
$25.99

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p.14

Order Summary

Order placed June 21, 2026 Order # 112-1193574-5447446

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

Payment method
Mastercard ending in 8066
View related transactions

Order Summary

Item(s) Subtotal:	$15.99
Shipping & Handling:	$0.00
Total before tax:	$15.99
Estimated tax to be collected:	$1.12
Grand Total:	**$17.11**

Delivered June 30

It was handed directly to a receptionist or someone at a front desk.



ECOHomes 3/4 Inch x 75 FT Double Sided Hook and Loop Roll Tape | Two Sides, Self Stick, No Adhesive Reusable Cable Ties Wrap for Cable Management, Heavy Duty Extender Straps Long Wire Strips Black
Sold by: ECOHOMES-INT
Return or replace items: Eligible through July 29, 2026
$15.99

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P. 17

MP cleaning

Give us feedback @ survey.walmart.com
Thank you! ID #:7WS8V9175QFR

6-26-26 **Walmart**

WM Supercenter
352-796-59[illegible] Mgr. MELISSA
7305 BROAD ST
BROOKSVILLE FL 34601
ST# 03526 OP# 009011 TE# 11 TR# 04321

ITEMS SOLD 1
TC# 2742 0071 2329 9908 2185



GVWETMOP24CT 078742155640 8.86 N

cleaning

SUBTOTAL	8.86
TOTAL	8.86
MCARD TEND	8.86
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR#026594
8.86 TOTAL PURCHASE
REF # 617843010980
AID A0000000041010
TERMINAL # 55982371
*No Signature Required
06/26/26 21:27:19

Publix

6-29-26

Hollybrook Plaza
5400 Bruce B Downs Blvd
Wesley Chapel, FL 33544-8616
(813) 907-1699
Store Manager: Stacie Bradham

Bar Cake Choc Overload	F	8.49
Card Birthday	T	2.50
Subtotal		10.99
Sales Tax 7% - T		0.18
Total		11.17
Credit		11.17
Change		0.00

MasterCard: *8066 $11.17
Credit Card Purchase
Auth/Trace: 029084/785787 Chip Read
Reference: 002763606387
A0000000041010
Mastercard

06/29/2026 09:29PM
Thank you for shopping at store 0618
9062, 0178, 778

Intuit Mailchimp

Mailchimp Receipt MC26378967

Issued to

Lori Stanger
Meadow Pointe IV CDD
mpivclub@live.com
Office phone:8139733003
3434 Colwell Ave. Tampa, FL 33614

Issued by

Mailchimp
c/o The Rocket Science Group, LLC
405 N. Angier Ave. NE, Atlanta, GA 30308
USA
www.mailchimp.com
Tax ID: US EIN 58-2554149

Details

Order# 26378967
Date Paid: June 28, 2026 02:45 AM New York

6-28-26

$60.00

Billing statement

Standard plan 2,500 contacts	**$60.00**
Paid via Mast ending in 8066 which expires 05/2027 on June 28, 2026	**$60.00**

Looking for our W-9?

Looking for our United States Residency Certificate?

Balance as of June 28, 2026	**$0.00**

If a refund is required, it will be issued in the purchase currency for the amount of the original charge.

Sales Tax was not applied to this purchase.

mailchimp

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p.19

Order Summary

Order placed June 26, 2026 Order # 112-8343686-3109049

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

Payment method
Mastercard ending in 8066
View related transactions

Order Summary

Item(s) Subtotal:	$75.23
Shipping & Handling:	$0.00
Total before tax:	$75.23
Estimated tax to be collected:	$5.27
Grand Total:	**$80.50**

Delivered June 29

Your package was left near the front door or porch.



Dailyset 6-Pack Premium Royal Blue Spandex Tablecloths for 6ft Rectangle Tables, Stain & Wrinkle-Resistant, Washable Stretch Polyester Fitted Table Cover for Weddings, Banquets, Events, Parties
Sold by: DailySet
Return or replace items: Eligible through July 29, 2026
$29.39



Air Wick Plug-In Scented Oil Refills, 10 Count, Fresh Waters, Air Freshener, Essential Oils, Eco Friendly
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through July 29, 2026
$15.28

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WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665
DISTRICT NO. 6426

ACCOUNT NO.	**6426-016055**
INVOICE NO.	**2238356W426**
STATEMENT DATE	**07/20/26**
DUE DATE	**07/25/26**
BILLING PERIOD	***//-//***

MEADOW POINT IV CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

FOR ASSISTANCE CALL

Customer Service	**(352) 583-4204**
One Time Payments	**(800) 457-1379**

INVOICE STATEMENT

Date	Description		Amount
	Contract No: #20475		
	Service Location	**MEADOW POINT IV CDD REC CENTER**	
	Acct #016055-0001	**3902 MEADOW POINT BLVD WESLEY CH**	
07/20/26	BASIC SERVICE CHARGE 8/1/2026-8/31/2026	1.00 6.00YD	$ 121.75
	Invoice Total		**$ 121.75**
	Account Balance		**$ 121.75**

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

*****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.**** Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.*

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

NNNNNNNNNNN

Please remit to the address below and return your remit stub with your payment.

WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665

ACCOUNT NO.	**6426-016055**
INVOICE NO.	**2238356W426**
STATEMENT DATE	**07/20/26**
DUE DATE	**07/25/26**
PAY THIS AMOUNT	**121.75**

WRITE AMOUNT PAID **$**

MEADOW POINT IV CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH, PA 15253-5233

6426 00000000000000000X0160550 00000012175000000000000002238356 9

WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665
DISTRICT NO. 6426

ACCOUNT NO.	**6426-022299**
INVOICE NO.	**2238463W426**
STATEMENT DATE	**07/20/26**
DUE DATE	**07/25/26**
BILLING PERIOD	***//-//***

MEADOW POINT IV CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

FOR ASSISTANCE CALL
Customer Service **(352) 583-4204**
One Time Payments **(800) 457-1379**

INVOICE STATEMENT

Date	Description		Amount
	Contract No: #27612		
	Service Location	**MEADOW POINTE NORTH HOA**	
	Acct #022299-0001	**4467 FENNWOOD CT WESLEY CHAPEL,**	
06/29/26	OVERAGES (AI)	1.00EA ZO 31202924	$ 110.00
	BOL:		
06/29/26	FUEL AND MATERIAL SURCHARGE	1.00 SC70380617	$ 39.34
06/29/26	ENVIRONMENTAL SURCHARGE	1.00 SC70380616	$ 11.00
07/20/26	FUEL AND MATERIAL SURCHARGE	1.00 SC70381334	$ 8.73
07/20/26	FUEL AND MATERIAL SURCHARGE	1.00 SC70381776	$ 462.25
07/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70381333	$ 2.44
07/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70381775	$ 129.27
07/20/26	BASIC SERVICE CHARGE	1.00 8.00YD	$ 1,292.65
	8/1/2026-8/31/2026		
07/20/26	BASIC CONTAINER CHARGE	1.00 8.00YD	$ 24.40
	8/1/2026-8/31/2026		
	Invoice Total		**$ 2,080.08**
	Account Balance		**$ 2,080.08**

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NNNNNNNNNNN

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WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665

ACCOUNT NO.	**6426-022299**
INVOICE NO.	**2238463W426**
STATEMENT DATE	**07/20/26**
DUE DATE	**07/25/26**
PAY THIS AMOUNT	**2,080.08**

WRITE AMOUNT PAID **$**

MEADOW POINT IV CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH, PA 15253-5233

6426 00000000000000000X0222994 00000208008000000000000002238463 2

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418211** Cycle **06**
Meter Number	
Customer Number	10252971
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO

Bill Date	**07/10/2026**
Amount Due	**5,702.27**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information

Period	Days	Average kWh Per Day

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

1 0 2 5 2 9 7 1

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Previous Balance		**5,664.38**
Payment	**5,664.38CR**	
Balance Forward		**0.00**
Light Energy Charge	**325.26**	
Light Support Charge	**299.10**	
Light Maintenance Charge	**1,004.57**	
Light Fixture Charge	**1,207.60**	
Light Fuel Adj 12,319 KWH @ 0.05000	**615.95**	
Poles(QTY 332)	**2,218.00**	
FL Gross Receipts Tax	**31.79**	
Total Current Charges		**5,702.27**
Total Due **E.F.T.**		**5,702.27**

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 162	205 73	410 1	910 234	955 97
	120 51	212 33	420 12	915 1	

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418211 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**5,702.27**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418215** Cycle **06**
Meter Number	50446995
Customer Number	10252971
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO

Bill Date	**07/10/2026**
Amount Due	**40.16**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4727 MEADOW POINTE BLVD
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	32182	07/07	32182				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	0
Jun 2026	27	0
Jul 2025	32	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**40.16**
Payment	**40.16CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
FL Gross Receipts Tax	**1.00**	
Total Current Charges		**40.16**
Total Due **E.F.T.**		**40.16**

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DO NOT PAY
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P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 07/10/2026

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District: OP06

1418215 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**40.16**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418216**	Cycle	**06**
Meter Number	38341250		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**07/10/2026**
Amount Due	**53.13**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31022 WHINSENTON DR
Service Description GATE
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	52786	07/07	52900				114

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	3
Jun 2026	27	4
Jul 2025	32	4

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**52.23**
Payment	**52.23CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 114 KWH @ 0.06090	**6.94**	
Fuel Adjustment 114 KWH @ 0.05000	**5.70**	
FL Gross Receipts Tax	**1.33**	
Total Current Charges		**53.13**
Total Due E.F.T.		**53.13**

1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418216 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**53.13**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418217**	Cycle	**06**
Meter Number	38049574		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**07/10/2026**
Amount Due	**55.29**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31122 PARKMONTE DR
Service Description LIGHTS
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	61415	07/07	61548				133

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	4
Jun 2026	27	4
Jul 2025	32	4

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**52.45**
Payment	**52.45CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 133 KWH @ 0.06090	**8.10**	
Fuel Adjustment 133 KWH @ 0.05000	**6.65**	
FL Gross Receipts Tax	**1.38**	
Total Current Charges		**55.29**
Total Due **E.F.T.**		**55.29**

1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

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Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418217 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**55.29**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418218** Cycle **06**
Meter Number	50446984
Customer Number	10252971
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO

Bill Date	**07/10/2026**
Amount Due	**446.33**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 3655 MEADOW POINTE BLVD
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	73094	07/07	76665				3571

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	102
Jun 2026	27	93
Jul 2025	32	52

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

1 0 2 5 2 9 7 1

Previous Balance		**318.83**
Payment	**318.83CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 3,571 KWH @ 0.06090	**217.47**	
Fuel Adjustment 3,571 KWH @ 0.05000	**178.55**	
FL Gross Receipts Tax	**11.15**	
Total Current Charges		**446.33**
Total Due E.F.T.		**446.33**

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DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418218 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**446.33**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418220**	Cycle	**06**
Meter Number	40523860		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**07/10/2026**
Amount Due	**57.46**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31237 SHELLWOOD PL
Service Description ENTRANCE
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	48916	07/07	49068				152

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	4
Jun 2026	27	4
Jul 2025	32	4

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**53.23**
Payment	**53.23CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 152 KWH @ 0.06090	**9.26**	
Fuel Adjustment 152 KWH @ 0.05000	**7.60**	
FL Gross Receipts Tax	**1.44**	
Total Current Charges		**57.46**
Total Due E.F.T.		**57.46**

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DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418220 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**57.46**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418221**	Cycle	**06**
Meter Number	53701200		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**07/10/2026**
Amount Due	**1,334.98**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 3902 MEADOW POINTE BLVD
Service Description CLUBHOUSE
Service Classification General Service Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	6583	07/07	19746		25.16	25	13163

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	376
Jun 2026	27	382
Jul 2025	32	346

BILLS ARE DUE WHEN RENDERED

A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

1 0 2 5 2 9 7 1

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Previous Balance		**1,181.45**
Payment		**1,181.45CR**
Balance Forward		**0.00**
Customer Charge	**44.16**	
Demand Charge 25 KW @ 6.65000	**166.25**	
Energy Charge 13,163 KWH @ 0.03290	**433.06**	
Fuel Adjustment 13,163 KWH @ 0.05000	**658.15**	
FL Gross Receipts Tax	**33.36**	
Total Current Charges		**1,334.98**
Total Due **E.F.T.**		**1,334.98**

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418221 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**1,334.98**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418223** Cycle **06**
Meter Number	67986733
Customer Number	10252971
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO

Bill Date	**07/10/2026**
Amount Due	**72.58**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 2076 GWYNHURST BLVD
Service Description ENTRANCE
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	76935	07/07	77220				285

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	8
Jun 2026	27	13
Jul 2025	32	12

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**78.56**
Payment	**78.56CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 285 KWH @ 0.06090	**17.36**	
Fuel Adjustment 285 KWH @ 0.05000	**14.25**	
FL Gross Receipts Tax	**1.81**	
Total Current Charges		**72.58**
Total Due **E.F.T.**		**72.58**

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DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418223 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**72.58**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418224**	Cycle	**06**
Meter Number	70458923		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**07/10/2026**
Amount Due	**156.97**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4456 FENNWOOD CT
Service Description GATE
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	15752	07/07	16779				1027

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	29
Jun 2026	27	23
Jul 2025	32	6

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**110.10**
Payment	**110.10CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 1,027 KWH @ 0.06090	**62.54**	
Fuel Adjustment 1,027 KWH @ 0.05000	**51.35**	
FL Gross Receipts Tax	**3.92**	
Total Current Charges		**156.97**
Total Due E.F.T.		**156.97**

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You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418224 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**156.97**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418225** Cycle **06**
Meter Number	73429087
Customer Number	10252971
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO

Bill Date	**07/10/2026**
Amount Due	**154.36**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 32028 OLDWOODS AVE
Service Description GATE
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	88544	07/07	89548				1004

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	29
Jun 2026	27	17
Jul 2025	32	13

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**90.52**
Payment	**90.52CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 1,004 KWH @ 0.06090	**61.14**	
Fuel Adjustment 1,004 KWH @ 0.05000	**50.20**	
FL Gross Receipts Tax	**3.86**	
Total Current Charges		**154.36**
Total Due **E.F.T.**		**154.36**

1 0 2 5 2 9 7 1

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418225 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**154.36**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418227**	Cycle	**06**
Meter Number	70458978		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**07/10/2026**
Amount Due	**59.50**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 30944 SOTHERBY DR
Service Description GATE
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	19416	07/07	19586				170

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	5
Jun 2026	27	5
Jul 2025	32	6

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**54.77**
Payment	**54.77CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 170 KWH @ 0.06090	**10.35**	
Fuel Adjustment 170 KWH @ 0.05000	**8.50**	
FL Gross Receipts Tax	**1.49**	
Total Current Charges		**59.50**
Total Due E.F.T.		**59.50**

1 0 2 5 2 9 7 1

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DO NOT PAY
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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418227 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**59.50**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418228**	Cycle	**06**
Meter Number	74318268		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**07/10/2026**
Amount Due	**44.48**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4501 MEADOW POINTE BLVD
Service Description ENTRANCE
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	13926	07/07	13964				38

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	1
Jun 2026	27	1
Jul 2025	32	1

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**43.49**
Payment	**43.49CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 38 KWH @ 0.06090	**2.31**	
Fuel Adjustment 38 KWH @ 0.05000	**1.90**	
FL Gross Receipts Tax	**1.11**	
Total Current Charges		**44.48**
Total Due E.F.T.		**44.48**

1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418228 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**44.48**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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Account Number	**1418229**	Cycle	**06**
Meter Number	74619209		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**07/10/2026**
Amount Due	**72.58**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 3194 MEADOW POINTE BLVD
Service Description GATE
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	26791	07/07	27076				285

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	8
Jun 2026	27	8
Jul 2025	32	7

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**64.40**
Payment	**64.40CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 285 KWH @ 0.06090	**17.36**	
Fuel Adjustment 285 KWH @ 0.05000	**14.25**	
FL Gross Receipts Tax	**1.81**	
Total Current Charges		**72.58**
Total Due E.F.T.		**72.58**

1 0 2 5 2 9 7 1

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418229 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**72.58**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418230**	Cycle	**06**
Meter Number	74326452		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**07/10/2026**
Amount Due	**41.75**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31693 FAIRHILL DR
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	1550	07/07	1564				14

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	0
Jun 2026	27	0
Jul 2025	32	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**41.49**
Payment	**41.49CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 14 KWH @ 0.06090	**0.85**	
Fuel Adjustment 14 KWH @ 0.05000	**0.70**	
FL Gross Receipts Tax	**1.04**	
Total Current Charges		**41.75**
Total Due E.F.T.		**41.75**

1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418230 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**41.75**
DO NOT PAY	

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P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418231**	Cycle	**06**
Meter Number	74619208		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**07/10/2026**
Amount Due	**42.33**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31041 KELMIN TER
Service Description KIOSK
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	1429	07/07	1448				19

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	1
Jun 2026	27	1
Sep 2023	34	0

BILLS ARE DUE WHEN RENDERED

A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

1 0 2 5 2 9 7 1

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Previous Balance		**41.83**
Payment	**41.83CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 19 KWH @ 0.06090	**1.16**	
Fuel Adjustment 19 KWH @ 0.05000	**0.95**	
FL Gross Receipts Tax	**1.06**	
Total Current Charges		**42.33**
Total Due **E.F.T.**		**42.33**

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

1418231 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**42.33**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2185385** Cycle **06**
Meter Number	
Customer Number	10252971
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO

Bill Date	**07/10/2026**
Amount Due	**259.28**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information

Period	Days	Average kWh Per Day

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

1 0 2 5 2 9 7 1

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Previous Balance		**258.64**
Payment	**258.64CR**	
Balance Forward		**0.00**
Light Energy Charge	**2.31**	
Light Support Charge	**4.95**	
Light Maintenance Charge	**54.89**	
Light Fixture Charge	**67.98**	
Light Fuel Adj 209 KWH @ 0.05000	**10.45**	
Poles(QTY 11)	**118.25**	
FL Gross Receipts Tax	**0.45**	
Total Current Charges		**259.28**
Total Due E.F.T.		**259.28**

Lights/Poles	Type/Qty	Type/Qty
	210 11	955 11

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

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District: OP06

2185385 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**259.28**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2187625**	Cycle	**06**
Meter Number	85203607		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**07/10/2026**
Amount Due	**66.55**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31530 CHANCEY RD
Service Description Gate
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	11173	07/07	11405				232

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	7
Jun 2026	27	7
Jul 2025	32	6

BILLS ARE DUE WHEN RENDERED

A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**61.63**
Payment	**61.63CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 232 KWH @ 0.06090	**14.13**	
Fuel Adjustment 232 KWH @ 0.05000	**11.60**	
FL Gross Receipts Tax	**1.66**	
Total Current Charges		**66.55**
Total Due E.F.T.		**66.55**

1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

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District: OP06

2187625 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**66.55**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2386197**	Cycle	**06**
Meter Number	75711772		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**07/10/2026**
Amount Due	**44.70**
Current Charges Due	**08/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31361 DRISCOLL DR
Service Description MAIL KIOSK LIGHTING
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	1187	07/07	1198				11

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	35	0
Jun 2026	27	0
Jan 2026	0	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

1 0 2 5 2 9 7 1

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Previous Balance		**44.43**
Payment	**44.43CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 11 KWH @ 0.06090	**0.67**	
Fuel Adjustment 11 KWH @ 0.05000	**0.55**	
FL Gross Receipts Tax	**1.03**	
State Tax	**2.88**	
Pasco County Tax	**0.41**	
Total Current Charges		**44.70**
Total Due **E.F.T.**		**44.70**

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: OP06

2386197 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**44.70**
DO NOT PAY	

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