Rizzetta & Company

Meadow Pointe IV
Community Development District

Board of Supervisors' Meeting
October 14, 2026

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

www.meadowpointe4cdd.org

Professionals in Community Management

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

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

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

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

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

Board of Supervisors
Meadow Pointe IV Community
Development District

October 8, 2026

REVISED 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, October 14, 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 tentative 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. Ratification of Eighth Addendum to the Contract for Professional Amenity Services ..... Tab 1
   2. Consideration of Proposed Fiscal Year 2027 Goals & Objectives ..... Tab 2
5. **STAFF REPORTS**
   - **A.** Deputy/Captain Report
   - **B.** District Engineer
     1. Discussion of Reserve Study and Roadways ..... Tab 3
     2. Presentation of Residential Pool and Sod Issue Report .. Tab 4
     3. Presentation of Phase 2 Pond Remediation Report and Proposal Summary ..... Tab 5
     4. Presentation of SWFWMD Operation and Maintenance Report and Proposals ..... Tab 6
   - **C.** Aquatic Maintenance Report ..... Tab 7
   - **D.** Landscape Inspection Services Report ..... Tab 8
   - **E.** Pine Lake Landscaping Reponse Report ..... Tab 9
     1. Consideration of Pine Lake Proposals ..... Tab 10
     2. Ratification of Pine Lake Proposal #9837 Fall Annual Rotation ..... Tab 11
   - **F.** Amenity Management Report ..... Tab 12
   - **G.** District Counsel
   - **H.** District Manager
     1. Presentation of District Manager Report & Monthly Financial Statement ..... Tab 13
     2. Presentation of the Outstanding Action Item List ..... Tab 14
     3. Presentation of the 3rd Quarterly Website Audit ..... Tab 15
6. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 9, 2026 ..... Tab 16
   - **B.** Consideration of Operation and Maintenance Expenditures for August 2026 ..... Tab 17

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

EIGHTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Eighth Addendum to the Contract for Professional Amenity Services (this **"Eighth Addendum"**), is made and entered into as of the 1st day of October 2026 (the "**Effective Date**"), by and between Meadow Pointe IV Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Pasco County, Florida (the "**District**"), and Rizzetta & Company, Inc., a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated May 1, 2018 (the "**Contract**"), incorporated by reference herein; and

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

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

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

Rizzetta & Company, Inc.	**Meadow Pointe IV Community Development District**
By:_____	By:_____
William J. Rizzetta, President	Chairman of the Board of Supervisors

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

EXHIBIT B
SCHEDULE OF FEES

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2026 to September 30, 2027.**

PERSONNEL:

Clubhouse Manager
Full Time Personnel – 40 hours/week

Assistant Manager
Full Time Personnel – 40 hours/week

Clubhouse Attendants
Part Time Personnel – 66 hours/week

	ANNUAL
Budgeted Personnel Total (1)	$ 238,667.
General Management and Oversight (2)	$ 25,000
Total Services Cost:	**$ 263,667.**

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President

EXHIBIT D

Municipal Advisor Disclaimer

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

Tab 2

Meadow Pointe IV Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four (4) board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven (7) days in advance, as specified in Section 190.007(1), *Florida Statues*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with seven (7) days' notice per statute by at least two (2) methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure once the District owns and operates infrastructure (as applicable).

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method (after District owns infrastructure).

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems after such time as the District owns infrastructure.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to the District's infrastructure and related systems once the District owns infrastructure.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida. Annual Financial Reports are sufficient if such reports meet Florida legal requirements.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____ Date: _____

Print Name: _____
Meadow Pointe IV
Community Development District

District Manager: _____ Date: _____
Print Name: _____
Meadow Pointe IV
Community Development District

Tab 3

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

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



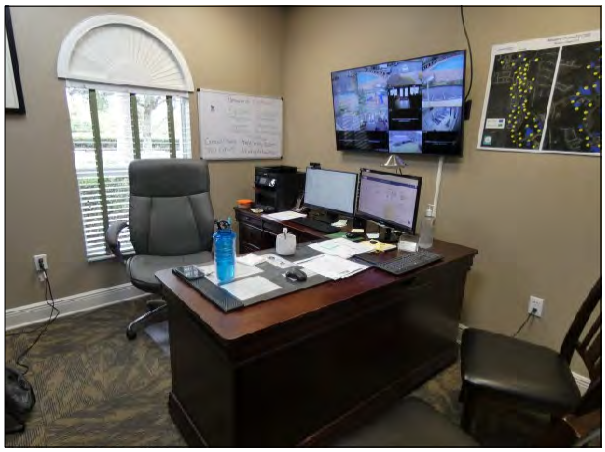
Clubhouse Rear



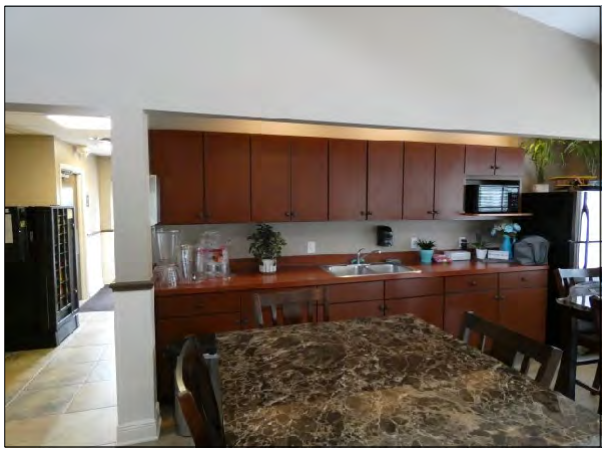
Clubhouse Interior



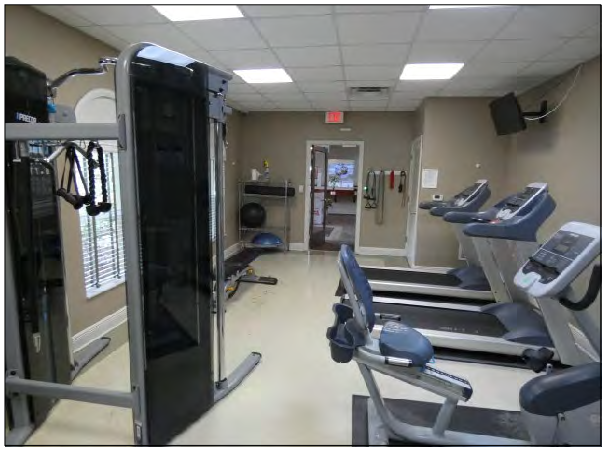
Clubhouse Interior



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



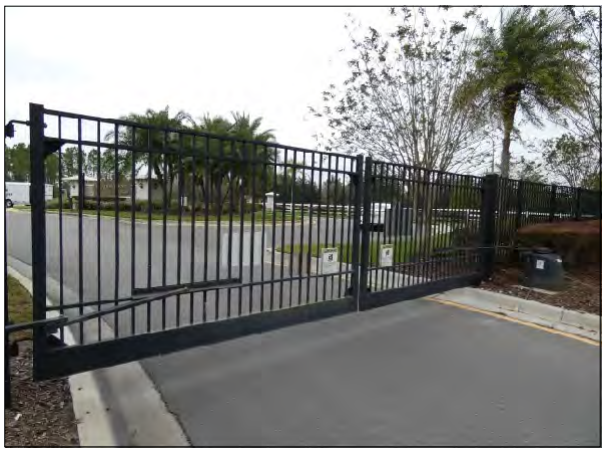
Typical Entry Sign



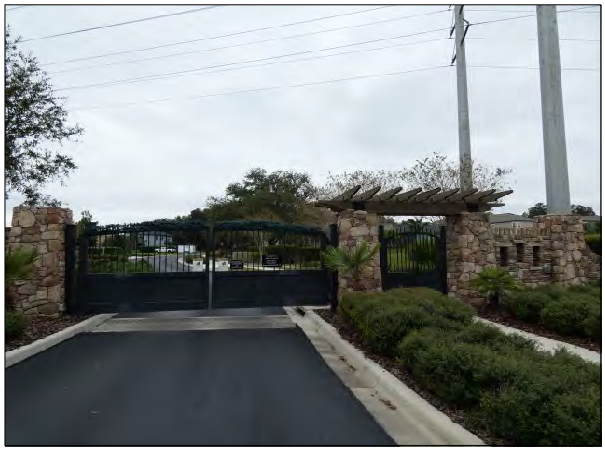
Typical Entry Aluminum Fencing



Typical Entry Vinyl Fencing



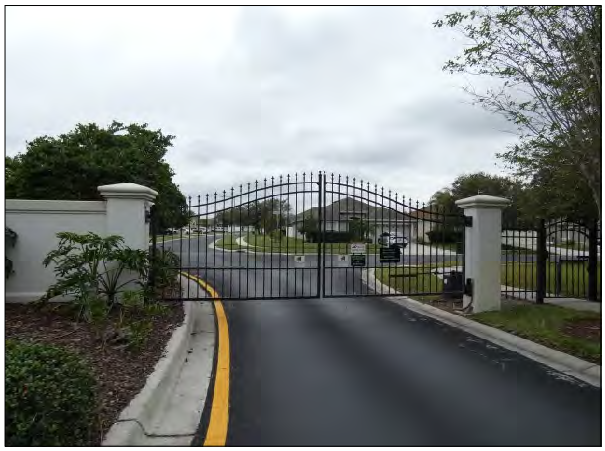
Meadow Pointe North Gate System



Provence Gate System



Whinsenton Gate System



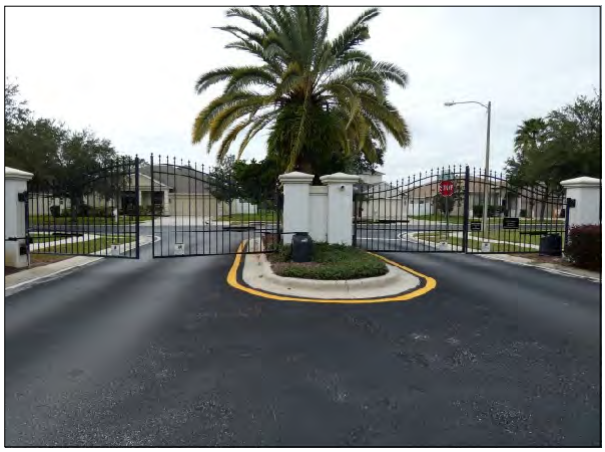
Parkmonte Gate System



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

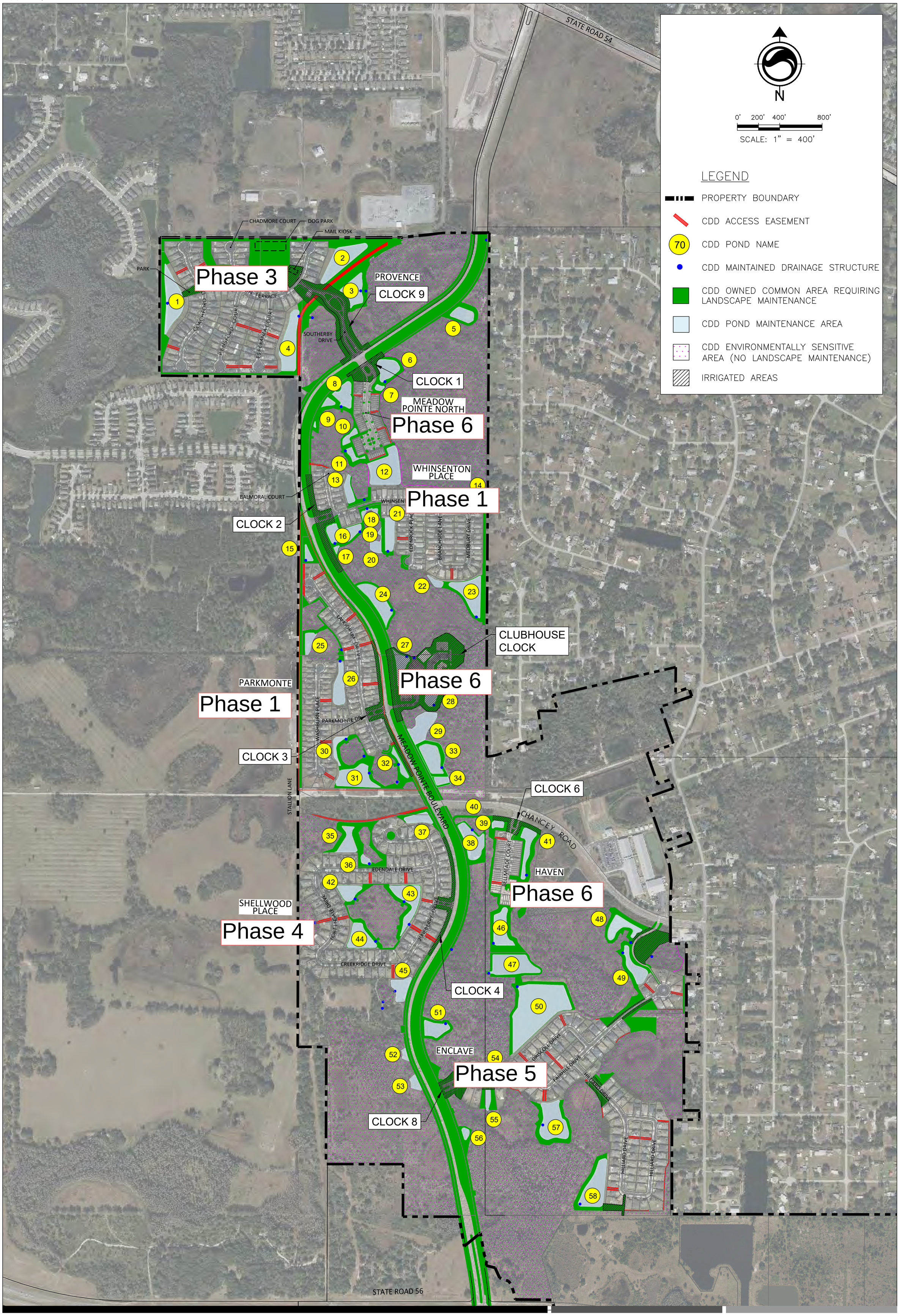
Year	Category	Item Name	Expense
		Grounds Subtotal = $ 71,958.00	
	Pool Area	Pool Pumps and Equipment	$ 27,716
			Annual Expense Total = $ 207,073
FY 2045	Clubhouse	Televisions	$ 3,375
	Entry Areas	Provence Bar Code Scanner	$ 19,537
		Provence Wood Trellis Replacement	$ 10,656
		Whinsenton Entry Monument 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

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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

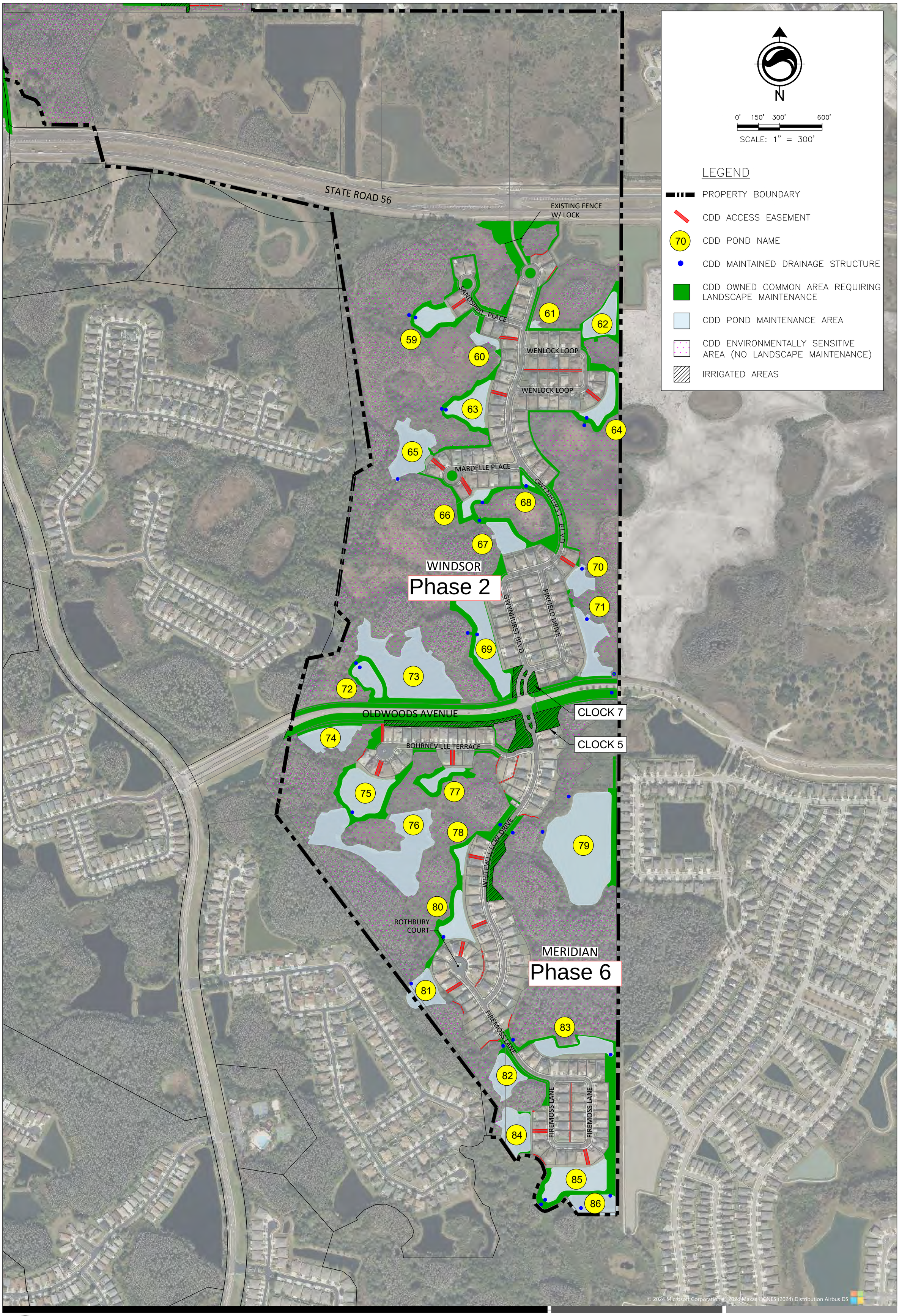
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Drawing No. North

Revision 0

Sheet 1 of 2

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MEADOW POINTE IV CDD

OWNERSHIP/MAINTENANCE MAP

Wesley Chapel, Pasco County, Florida

Revision	By	Appd.	YY.MM.DD

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

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FN	GJW	FN	25.10.29

Drawing No. South
Revision 0
Sheet 2 of 2

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MEADOW POINTE IV CDD
ESTIMATED PAVEMENT PLANNING COSTS
MILLING AND RESURFACING PHASE 1 COST ESTIMATE

Stantec

ITEM NO.	STREET NAME	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION EA	TOTAL PAVEMENT RESTORATION WORK
	ParkMonte - Phase 1											
1.0	WASHBURN PLACE	2028	31,998.00	3,555.33	197.91	$ 4.00	**$ 14,221.33**	$ 140.00	**$ 56,108.49**	**$ 1,279.92**	**$ 1,777.67**	**$ 73,387.41**
2.0	PARKMONTE DRIVE	2028	23,002.00	2,555.78	142.27	$ 4.00	**$ 10,223.11**	$ 140.00	**$ 40,334.01**	**$ 920.08**	**$ 1,277.89**	**$ 52,755.09**
3.0	LANGDRUM DRIVE	2028	47,920.00	5,324.44	296.39	$ 4.00	**$ 21,297.78**	$ 140.00	**$ 84,027.72**	**$ 1,437.60**	**$ 2,129.78**	**$ 108,892.88**
	Subtotal Whinsenton Place											**$ 235,035.38**
	MAINTENANCE OF TRAFFIC (5%)											**$ 11,751.77**
	MOBILIZATION (5%)											**$ 11,751.77**
	PERFORMANCE BOND (3%)											**$ 7,051.06**
	OVERALL TOTAL											**$ 265,589.97**
	Whinsenton Place - Phase 1											
1.0	WHINSENTON DRIVE	2028	43,715.00	4,857.22	270.39	$ 4.00	**$ 19,428.89**	$ 140.00	**$ 76,654.25**	**$ 1,748.60**	**$ 2,428.61**	**$ 100,260.35**
2.0	BALMORAL COURT	2028	13,178.00	1,464.22	81.51	$ 4.00	**$ 5,856.89**	$ 140.00	**$ 23,107.62**	**$ 527.12**	**$ 732.11**	**$ 30,223.74**
3.0	EDENROCK PLACE	2028	17,446.00	1,938.44	107.91	$ 4.00	**$ 7,753.78**	$ 140.00	**$ 30,591.56**	**$ 697.84**	**$ 969.22**	**$ 40,012.40**
4.0	MEDBURY DRIVE	2028	24,537.00	2,726.33	151.77	$ 4.00	**$ 10,905.33**	$ 140.00	**$ 43,025.63**	**$ 981.48**	**$ 1,363.17**	**$ 56,275.61**
5.0	BRANCHSIDE LANE	2028	13,122.00	1,458.00	81.16	$ 4.00	**$ 5,832.00**	$ 140.00	**$ 23,009.43**	**$ 524.88**	**$ 729.00**	**$ 30,095.31**
	Subtotal Whinsenton Place											**$ 256,867.41**
	MAINTENANCE OF TRAFFIC (5%)											**$ 12,843.37**
	MOBILIZATION (5%)											**$ 12,843.37**
	PERFORMANCE BOND (3%)											**$ 7,706.02**
	OVERALL TOTAL											**$ 290,260.18**
	GRAND TOTAL											**$ 555,850.15**

MEADOW POINTE IV CDD

ESTIMATED PAVEMENT PLANNING COSTS

MILLING AND RESURFACING PHASE 2 PRELIMINARY COST ESTIMATE

ITEM NO.	STREET NAME	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION EA	TOTAL PAVEMENT RESTORATION WORK
	WINDSOR Phase 2											
1.0	**PINFELD DRIVE**	2029	19,100.00	2,122.22	118.14	$ 4.00	**$ 8,488.89**	$ 145.00	**$ 34,687.99**	**$ 573.00**	**$ 848.89**	**$ 44,598.77**
2.0	**GWYNHURST BOULEVARD**	2029	94,194.00	10,466.00	582.61	$ 4.00	**$ 41,864.00**	$ 145.00	**$ 171,068.08**	**$ 2,825.82**	**$ 4,186.40**	**$ 219,944.30**
3.0	**MARDELLE PLACE**	2029	16,577.00	1,841.89	102.53	$ 4.00	**$ 7,367.56**	$ 145.00	**$ 30,105.90**	**$ 497.31**	**$ 736.76**	**$ 38,707.53**
4.0	**WENLOCK LOOP**	2029	24,199.00	2,688.78	149.68	$ 4.00	**$ 10,755.11**	$ 145.00	**$ 43,948.41**	**$ 725.97**	**$ 1,075.51**	**$ 56,505.00**
5.0	**SANDSPIRIT PLACE**	2030	17,800.00	1,977.78	110.10	$ 4.00	**$ 7,911.11**	$ 145.00	**$ 32,327.03**	**$ 534.00**	**$ 791.11**	**$ 41,563.25**
	Subtotal Whinsenton Place											**$ 401,318.84**
	MAINTENANCE OF TRAFFIC (5%)											**$ 20,065.94**
	MOBILIZATION (5%)											**$ 20,065.94**
	PERFORMANCE BOND (3%)											**$ 12,039.57**
	PHASE 2 TOTAL											**$ 453,490.29**

MEADOW POINTE IV CDD

ESTIMATED PAVEMENT PLANNING COSTS

MILLING AND RESURFACING PHASE 3 PRELIMINARY COST ESTIMATE

Stantec

ITEM NO.	STREET NAME	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION EA	TOTAL PAVEMENT RESTORATION WORK
	PROVENCE - Phase 3											
1.0	**KELMIN TERRACE**	2030	37,376.00	4,152.89	231.18	$ 4.00	**$ 16,611.56**	$ 145.00	**$ 67,879.49**	**$ 1,121.28**	**$ 1,661.16**	**$ 87,273.48**
2.0	**PENSFORD COURT**	2030	22,385.00	2,487.22	138.46	$ 4.00	**$ 9,948.89**	$ 145.00	**$ 40,653.96**	**$ 671.55**	**$ 994.89**	**$ 52,269.29**
3.0	**CHADMORE COURT**	2030	13,077.00	1,453.00	80.88	$ 4.00	**$ 5,812.00**	$ 145.00	**$ 23,749.47**	**$ 392.31**	**$ 581.20**	**$ 30,534.98**
4.0	**COACHFORD DRIVE**	2030	39,080.00	4,342.22	241.72	$ 4.00	**$ 17,368.89**	$ 145.00	**$ 70,974.17**	**$ 1,172.40**	**$ 1,736.89**	**$ 91,252.34**
5.0	**ESPERANZA COURT**	2030	20,142.00	2,238.00	124.58	$ 4.00	**$ 8,952.00**	$ 145.00	**$ 36,580.39**	**$ 604.26**	**$ 895.20**	**$ 47,031.85**
6.0	**SOTHERBY DRIVE**	2030	39,310.00	4,367.78	243.14	$ 4.00	**$ 17,471.11**	$ 145.00	**$ 71,391.87**	**$ 1,179.30**	**$ 1,747.11**	**$ 91,789.40**
	Subtotal Provence											**$ 400,151.33**
	MAINTENANCE OF TRAFFIC (5%)											**$ 20,007.57**
	MOBILIZATION (5%)											**$ 20,007.57**
	PERFORMANCE BOND (3%)											**$ 12,004.54**
	PHASE 3 TOTAL											**$ 452,171.00**

MEADOW POINTE IV CDD

ESTIMATED PAVEMENT PLANNING COSTS

MILLING AND RESURFACING PHASE 4 PRELIMINARY COST ESTIMATE

ITEM NO.	STREET NAME	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION EA	TOTAL PAVEMENT RESTORATION WORK
	SHELLWOOD-Phase 4											
9.0	**EDENDALE DRIVE**	2031	23,589.00	2,621.00	145.90	$ 4.00	**$ 10,484.00**	$ 140.00	**$ 41,363.31**	**$ 707.67**	**$ 1,048.40**	**$ 53,603.38**
10.0	**FORTINGALE DRIVE**	2031	20,777.00	2,308.56	128.51	$ 4.00	**$ 9,234.22**	$ 140.00	**$ 36,432.47**	**$ 623.31**	**$ 923.42**	**$ 47,213.42**
11.0	**JUNEBERRY DRIVE**	2031	41,322.00	4,591.33	255.58	$ 4.00	**$ 18,365.33**	$ 140.00	**$ 72,458.13**	**$ 1,239.66**	**$ 1,836.53**	**$ 93,899.65**
12.0	**CREEKRIDGE DRIVE**	2031	17,552.00	1,950.22	108.56	$ 4.00	**$ 7,800.89**	$ 140.00	**$ 30,777.43**	**$ 526.56**	**$ 780.09**	**$ 39,884.97**
13.0	**SHELLWOOD PLACE**	2031	5,948.00	660.89	36.79	$ 4.00	**$ 2,643.56**	$ 140.00	**$ 10,429.82**	**$ 178.44**	**$ 264.36**	**$ 13,516.17**
	Subtotal Shellwood											**$ 248,117.60**
	MAINTENANCE OF TRAFFIC (5%)											**$ 12,405.88**
	MOBILIZATION (5%)											**$ 12,405.88**
	PERFORMANCE BOND (3%)											**$ 7,443.53**
	PHASE 4 TOTAL											**$ 280,372.89**

MEADOW POINTE IV CDD

ESTIMATED PAVEMENT PLANNING COSTS

MILLING AND RESURFACING PHASE 5 PRELIMINARY COST ESTIMATE

Stantec

ITEM NO.	STREET NAME	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION EA	TOTAL PAVEMENT RESTORATION WORK
	Enclave											
1.0	**DRISCOLL DRIVE**	2031	46,320.00	5,146.67	286.50	$ 4.00	**$ 20,586.67**	$ 145.00	**$ 84,122.91**	**$ 1,389.60**	**$ 2,058.67**	**$ 108,157.84**
2.0	**FAIRHILL DRIVE**	2031	47,162.00	5,240.22	291.71	$ 4.00	**$ 20,960.89**	$ 145.00	**$ 85,652.09**	**$ 1,414.86**	**$ 2,096.09**	**$ 110,123.93**
3.0	**HILLIARD DRIVE**	2031	58,558.00	6,506.44	362.19	$ 4.00	**$ 26,025.78**	$ 145.00	**$ 106,348.65**	**$ 1,756.74**	**$ 2,602.58**	**$ 136,733.74**
	Subtotal Enclave											**$ 355,015.51**
	MAINTENANCE OF TRAFFIC (5%)											**$ 17,750.78**
	MOBILIZATION (5%)											**$ 17,750.78**
	PERFORMANCE BOND (3%)											**$ 10,650.47**
	TOTAL ENCLAVE											**$ 401,167.53**
	Meridian											
1.0	**BOURNEVILLE TERRACE**	2031	37,080.00	4,120.00	229.35	$ 4.00	**$ 16,480.00**	$ 145.00	**$ 67,341.92**	**$ 1,112.40**	**$ 1,648.00**	**$ 86,582.32**
2.0	**WHITEWILLOW DRIVE**	2031	68,231.00	7,581.22	422.02	$ 4.00	**$ 30,324.89**	$ 145.00	**$ 123,916.02**	**$ 2,046.93**	**$ 3,032.49**	**$ 159,320.33**
3.0	**ROTHBURY COURT**	2031	18,257.00	2,028.56	112.92	$ 4.00	**$ 8,114.22**	$ 145.00	**$ 33,156.99**	**$ 547.71**	**$ 811.42**	**$ 42,630.35**
4.0	**FIREMOSS LANE**	2031	53,476.00	5,941.78	330.76	$ 4.00	**$ 23,767.11**	$ 145.00	**$ 97,119.10**	**$ 1,604.28**	**$ 2,376.71**	**$ 124,867.20**
	Subtotal Meridian											**$ 413,400.20**
	MAINTENANCE OF TRAFFIC (5%)											**$ 20,670.01**
	MOBILIZATION (5%)											**$ 20,670.01**
	PERFORMANCE BOND (3%)											**$ 12,402.01**
	TOTAL ENCLAVE											**$ 467,142.22**

MEADOW POINTE IV CDD

ESTIMATED PAVEMENT PLANNING COSTS

MILLING AND RESURFACING PHASE 6 PRELIMINARY COST ESTIMATE

ITEM NO.	STREET NAME	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION EA	TOTAL PAVEMENT RESTORATION WORK
	Meadow Pointe North, Clubhouse											
1.0	**FENNWOOD COURT**	2032	68,943.00	7,660.33	426.43	$ 4.00	**$ 30,641.33**	$ 145.00	**$ 125,209.11**	**$ 2,068.29**	**$ 3,064.13**	**$ 160,982.86**
2.0	**CLUBHOUSE PARKING LOT**	2032	41,115.00	4,568.33	254.30	$ 4.00	**$ 18,273.33**	$ 145.00	**$ 74,669.98**	**$ 1,233.45**	**$ 1,827.33**	**$ 96,004.10**
3.0	**PINFELD DRIVE**	2032	19,100.00	2,122.22	118.14	$ 4.00	**$ 8,488.89**	$ 145.00	**$ 34,687.99**	**$ 573.00**	**$ 848.89**	**$ 44,598.77**
	Subtotal Meadow Pointe North and Clubhouse											**$ 301,585.72**
	MAINTENANCE OF TRAFFIC (5%)											**$ 15,079.29**
	MOBILIZATION (5%)											**$ 15,079.29**
	PERFORMANCE BOND (3%)											**$ 9,047.57**
	TOTAL Meadow Pointe North and Clubhouse											**$ 340,791.87**

MEADOW POINTE IV CDD

ESTIMATED PAVEMENT PLANNING COSTS

MILLING AND RESURFACING SUMMARY OF PRELIMINARY ESTIMATED COSTS

	MEADOW POINTE IV MILLING AND RESURFACING SUMMARY	YEAR	PHASE	ESTIMATED COST
1.0	PARKMONTE AND WHINSENTON PLACE	2028	1	555,850.15
2.0	WINDSOR	2029	2	453,490.29
3.0	PROVENCE	2030	3	452,171.00
4.0	SHELLWOOD	2031	4	280,372.89
5.0	MERIDIAN AND ENCLAVE	2032	5	868,309.75
6.0	MEADOW POINTE NORTH AND CLUBHOUSE	2033	6	340,791.87
	TOTAL MILLING AND RESURFACING COSTS			2,950,985.95

FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review

Stantec

Date: May 19, 2026 Field Observation Report Number: 2026-1
Project Name: Meadow Pointe IV, Road Condition Review
Project Number: 238202061
Stantec Representative (s): Greg 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.) Meadow Pointe IV, Road Condition Review

Meadow Pointe IV requested that Stantec review the existing roadway condition for recommendations for mill and resurfacing. The current roadway plan is currently broken up into phases. The phases are outlined as follows:

Phase 1 – Parkmonte and Whinsenton Communities

Phase 2 – Windsor Community

Phase 3 – Provence

Phase 4 – Shellwood

Phase 5 – Enclave and Meridian

Phase 6 – Meadow Pointe North

Based on the current condition of the roadways we would would move Provence to Phase 4 and Shellwood to Phase 3. Remainder of the roadways appear to follow the initial evaluation. Below are photos documenting the roadway condition while onsite.

Report By: GJW

FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review

Phase 1

Parkmont Community Severe cracking greater than 80%. Some cracks are greater than ¼" wide. Suseptable to water intrusion into base. HA5 filled cracks but is deteriorating as shown in the photos below.

Langdrum Drive Photos





Parkmonte Drive





FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review

Washburn drive







Whinsenton Community Severe cracking greater than 80%. Some cracks are greater than ¼" wide. Suseptable to water intrusion into base. HA5 filled cracks but is deteriorating as shown in the photos below.

Branchside Lane Photos





FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review

Medbury Drive Photos



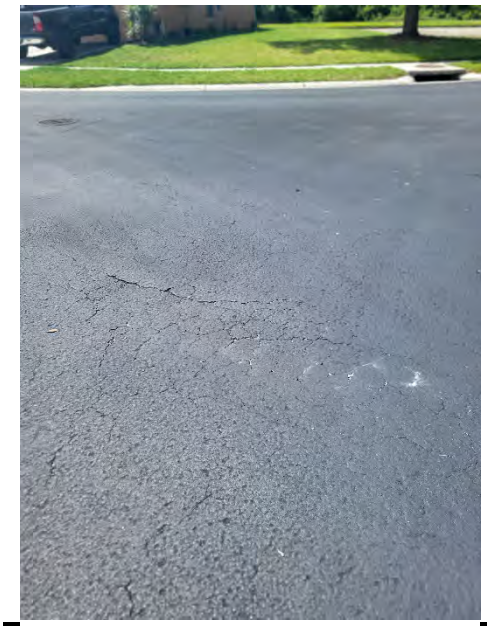


Whinsenton Drive Photos





FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review





Edenrock Place Photos





FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review

Phase 2

Windsor Community Severe cracking greater than 70%. Some cracks are greater than 1/8" wide. Suseptable to water intrusion into base. HA5 filled cracks but is deteriorating as shown in the photos below.

Gwenhurst Blvd. Photos







FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review

Pinfeld Drive Photos







Wenlock Loop Photos





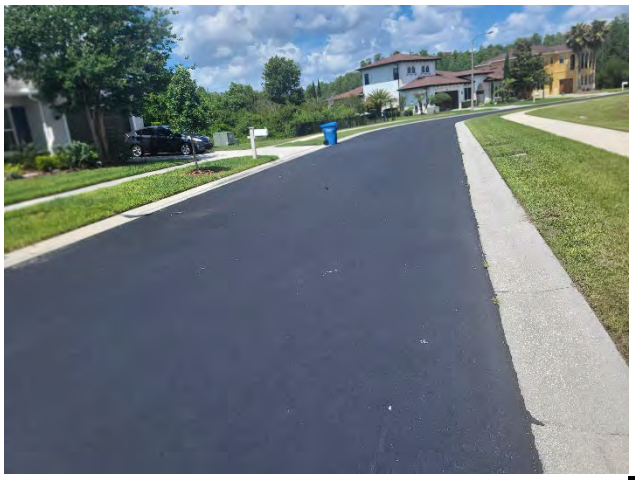
FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review







Sandspirit Place Photos





FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review







<u>Mardelle Place Photos</u>





FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review





:

FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review

Phase 3

Provence Community Severe cracking greater than 60%. Some cracks are greater than 1/8" wide. Suseptable to water intrusion into base. HA5 filled cracks but is deteriorating as shown in the photos below.

Kelmin Terrace Photos









FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review

Pensford Court Photos







FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review

Chadmore Court Photos





Coachford Drive Condition – Same condition as Chadmore Court.
Esperanza Court Condition – Same condition as Chadmore Court.
Sotherby Drive Condition – Same condition as Chadmore Court.

FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review

Phase 4

Shellwood Community Severe cracking greater than 70%. Some cracks are greater than 1/4" wide. Suseptable to water intrusion into base. HA5 filled cracks but is deteriorating as shown in the photos below.

Juneberry Drive Photos







FIELD OBSERVATION REPORT
Meadow Pointe IV – Road Condition Review

Edendale Drive Photos









Fortingale Drive Condition – Same condition as Juneberry Court
Creekridge Drive Condition – Same condition as Juneberry Court
Shellwood Place Condition – Same condition as Juneberry Court

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

Meadow Pointe IV Phase 2 Pond Remediation
Proposal Summary
Updated 9-28-2026

Contractor	Contact	Proposal Amount	Location
ADS	Chad Harris		
		$1,620	Pond 78
		$3,800	Pond 68
		$41,900	Pond 55 and 56
		$115,000	Pond 43
		$7,800	Pond 41
		$33,000	Pond 34
		$113,820	Pond 30
		$2,360	Pond 24
		$51,580	Pond 16
		$18,280	Pond 13
Total		$389,160	
Finn Outdoor	Robb Brown		
		$5,450	Pond 78
		$5,450	Pond 68
		$43,400	Pond 55 and 56
		$115,640	Pond 43
		$2,600	Pond 41
		$33,600	Pond 34
		$122,800	Pond 30
		$3,600	Pond 24
		$55,400	Pond 16
		$20,900	Pond 13
Total		$408,840	

ADS
ADVANCED DRAINAGE SOLUTIONS

Stormwater & Pond Bank Repair Proposal

Prepared For: Meadow Pointe IV CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 09/30/2026
Proposal No. : 1318
Project Location: Meadow Pointe IV

Project Overview

This project includes comprehensive pond bank stabilization, erosion repair, and stormwater infrastructure improvements across 10 pond locations. Work consists primarily of installing riprap and filter fabric, repairing eroded and undermined areas, restoring pond banks, improving protection around mitered end sections and control structures, removing sediment where required, and restoring disturbed areas with sod.

Scope of Work

1. Pond 30

- Install approximately 840 LF of riprap with filter fabric around the pond bank.
- Place and compact fill as required to restore eroded areas.
- Armor existing mitered end section with riprap.
- Sod all disturbed areas.

$113,820.00

2. Pond 16

- Install approximately 370 LF of riprap with filter fabric along the eroded pond bank.
- Repair erosion and undermining at the approach and discharge concrete slabs.
- Install riprap extending a minimum of 3 feet around the concrete.
- Sod all disturbed areas.

$51,580.00

3. Ponds 55 & 56

- Install 160 LF of riprap with filter fabric on the west side of Pond 55.
- Install 150 LF of riprap with filter fabric on the east side of Pond 56.
- Sod all disturbed areas.

$41,900.00

4. Pond 34

- Remove accumulated silt and sediment from the end section.
- Install approximately 240 LF of riprap with filter fabric along the eroded bank.
- Provide riprap protection around the control structure approach and discharge slabs.
- Sod all disturbed areas.

$33,000.00

5. Pond 13

- Remove and reinstall approximately 15 LF of existing riprap on the previously repaired slope.
- Install new filter fabric with the fabric toed in at the top and bottom.
- Continue riprap approximately 120 LF along the homes.
- Replenish and reset granite rock within the existing Geoweb as needed.
- Sod all disturbed areas.

$18,280.00

6. Pond 41

- Excavate and expose the buried pipe end.
- Remove accumulated silt.
- Construct a new 24-inch mitered end section around the pipe.
- Install filter fabric and riprap extending approximately 2 feet around all sides of the MES.
- Sod all disturbed areas.

$7,800.00

7. Pond 24

- Repair erosion and undermining surrounding the control structure approach and discharge slabs.
- Install riprap extending a minimum of 3 feet around the slabs.
- Fill the depressed area at the end of the wing wall.
- Sod all disturbed areas.

$2,360.00

8. Pond 68

- Repair erosion and undermining at the MES using filter fabric, #57 stone, and riprap.
- Extend riprap a minimum of 3 feet around the structure and to the high-water line.
- Install riprap around the approach and discharge slabs.
- Fill the depressed area at the end of the wing wall.
- Sod all disturbed areas.

$3,800.00

9. Pond 78

- Repair erosion and undermining at the MES using filter fabric, compacted #57 stone, and riprap.
- Extend riprap a minimum of 3 feet around the structure and to the high-water line.
- Sod all disturbed areas.

$1,620.00

10. Pond 43

- Install approximately 826 LF of riprap with filter fabric along the two residential pond banks.
- Repair erosion and undermining at the MES and control structure.
- Install #57 stone and riprap extending approximately 3 feet around the structures and from the top of the structure to the normal water/grass line.
- Sod all disturbed areas.

$115,000.00

Project Pricing

Total Project Cost: **$389,160.00**

Terms & Conditions

· Pricing is based on completing the listed locations as one coordinated project and on the site conditions represented in the Stantec report.
· Pricing includes normal labor, materials, equipment, mobilization, hauling, debris removal, installation, and reasonable sod restoration directly disturbed by the work.
· Riprap quantities are based on the approximate linear footages identified in the Stantec report. Authorized quantity changes will be adjusted per linear foot unless otherwise agreed in writing.
· MES and structure repair pricing assumes the existing piping and structures remain suitable for the proposed repair or replacement scope. Concealed failures beyond the documented work limits are excluded.
· Dewatering, bypass pumping, environmental permitting, engineering redesign, survey staking, utility relocation, and repairs to concealed piping or structural failures are excluded unless specifically authorized in writing.
· Unforeseen subsurface conditions, unsuitable soils, concealed structural failures, or additional erosion outside the documented repair limits will be brought to the District's attention and handled by written change order.
· Work is subject to suitable pond water levels, weather conditions, material availability, reasonable equipment access, utility locate requirements, and District scheduling.
· This proposal is valid for 30 days from the proposal date.

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** _____

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.: 2612
Estimate date: 09/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Erosion/Pond Bank Restoration**	Pond 30 -- Restore 840 Linear feet of bank using geotextile underlay, 6-12" limestone rip rap to approximately 12" above control, imported fill soil compacted and graded at 4:1 and Bahia sod. Includes removal of two broken mitered end sections.	840	$140.00	$117,600.00
2.		**Erosion/Pond Bank Restoration**	Pond 30 -- Form and pour two new concrete mitered end sections	2	$2,600.00	$5,200.00
3.		**Erosion/Pond Bank Restoration**	Pond 16 -- Restore 370 Linear feet of bank using geotextile underlay, 6-12" limestone rip rap to approximately 12" above control, imported fill soil compacted and graded at 4:1 and Bahia sod.	370	$140.00	$51,800.00
4.		**Erosion/Pond Bank Restoration**	Pond 16 -- Repair erosion surrounding weir approach and discharge slabs with fill in voids and rip rap extending 3' in all directions	1	$3,600.00	$3,600.00
5.		**Erosion/Pond Bank Restoration**	Ponds 55 and 56 -- Restore 310 Linear feet of bank (160 on Pond 55 and 150 on Pond 56) using geotextile underlay, 6-12" limestone rip rap to approximately 12" above control, imported fill soil compacted and graded at 4:1 and Bahia sod.	310	$140.00	$43,400.00
6.		**Erosion/Pond Bank Restoration**	Pond 34 -- Restore 240 Linear feet of bank using geotextile underlay, 6-12" limestone rip rap to approximately 12" above control, imported fill soil compacted and graded at 4:1 and	240	$140.00	$33,600.00

		Bahia sod. Includes removal of sediment from pipe ends.			
7.	**Erosion/Pond Bank Restoration**	Pond 13 -- Restore 135 Linear feet of bank using geotextile underlay, 6-12" limestone rip rap to approximately 12" above control, imported fill soil compacted and graded at 4:1 and Bahia sod. 135 lf includes removal and replacement of 15' previously repaired without geotextile.	135	$140.00	$18,900.00
8.	**Erosion/Pond Bank Restoration**	Pond 13 -- Replenish granite in geoweb and reset as needed.	1	$2,000.00	$2,000.00
9.	**Erosion/Pond Bank Restoration**	Pond 41 -- Excavate and remove silt from end of pipe. Construct 24” MES around pipe with rip rap and filter fabric extending 2’ around all sides of MES. Sod all disturbed areas.	1	$2,600.00	$2,600.00
10.	**Erosion/Pond Bank Restoration**	Pond 24 -- Repair erosion surrounding weir approach and discharge slabs with fill in voids and rip rap extending 3' in all directions. Fill depressed hole at end of wing wall. Sod all disturbed areas.	1	$3,600.00	$3,600.00
11.	**Erosion/Pond Bank Restoration**	Pond 68 -- Fill all voids under MES with soil and #57 limestone mixture; Install geotextile underlay and rip rap 3' around structure.	1	$1,850.00	$1,850.00
12.	**Erosion/Pond Bank Restoration**	Pond 68 -- Repair erosion surrounding weir approach and discharge slabs with fill in voids and rip rap extending 3' in all directions	1	$3,600.00	$3,600.00
13.	**Erosion/Pond Bank Restoration**	Pond 78 -- Fill all voids under MES with soil and #57 limestone mixture; Install geotextile underlay and rip rap 3' around structure.	1	$1,850.00	$1,850.00
14.	**Erosion/Pond Bank Restoration**	Pond 78 -- Repair erosion surrounding weir approach and discharge slabs with fill in voids and rip rap extending 3' in all directions	1	$3,600.00	$3,600.00
15.	**Erosion/Pond Bank Restoration**	Pond 43 -- Restore 826 Linear feet of bank using geotextile underlay, 6-12" limestone rip rap to approximately 12" above control, imported fill soil compacted and graded at 4:1 and Bahia sod. Includes fill and rip rap for MES and Control Structure	826	$140.00	$115,640.00
			Total		**$408,840.00**

Note to customer

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

Accepted date

Accepted by

Field Observation Report

Location: Meadow Pointe IV Community Development District (CDD), Pasco County
Date/Time: July 24, 2026 /9:00 AM
Personnel: Greg Woodcock, Braydon Woodcock, Jason Jasczak (Advanced Aquatics)
Weather: Mid 80's °F, Sunny

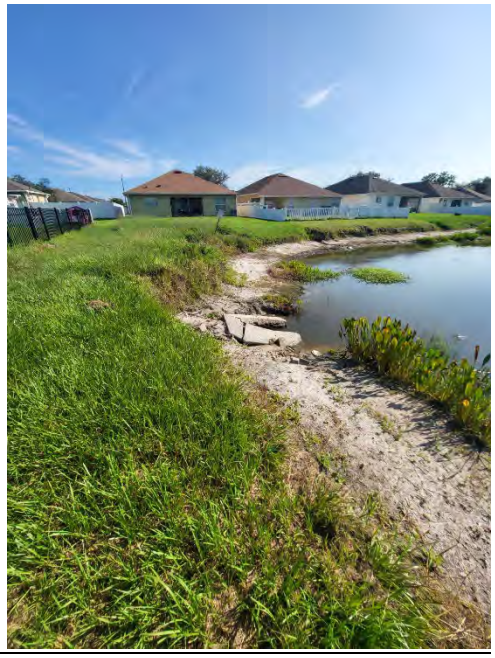
Stantec visited the Meadow Pointe IV Community on July 24, 2026, to review Phase 2 erosion areas indicated from initial report. Below is a map showing locations as well as photos documenting the condition of the erosion during our onsite review. The areas outlined in this report are recommended for repair FY 2027. Refer to location map below for specific repair locations and photos below documenting the condition while onsite and providing a description of work to be performed.

Location 1 – Pond 30 – Install 840 LF of rip rap with filter fabric around entire pond bank. Severe erosion observed during onsite review. Place compacted fill dirt as needed for restoration and sod all disturbed areas. Two mitered end sections require removal and replacement.

















Location 2 - Pond 16 Erosion indicated along pond bank. Recommend 370 LF of Rip Rap with filter fabric. Repair erosion and undermining of the approach and discharge concrete slabs by installing rip rap extending a minimum of 3' around the concrete slab in all directions. Sod all disturbed areas.













Location 3 - Pond 55 and 56 Erosion indicated along pond bank adjacent to houses. Recommend 160 LF of rip rap with filter fabric on west side of pond 55 and 150 LF of rip rap on the east side of pond 56. Sod all disturbed areas.













Location 4 - Pond 34 – Remove silt and sediment from end section. Install 240 LF of rip rap with filter fabric along bank with silted in MES. Rip rap around control structure approach and discharge slabs are included in the 240 LF. Sod all disturbed areas.











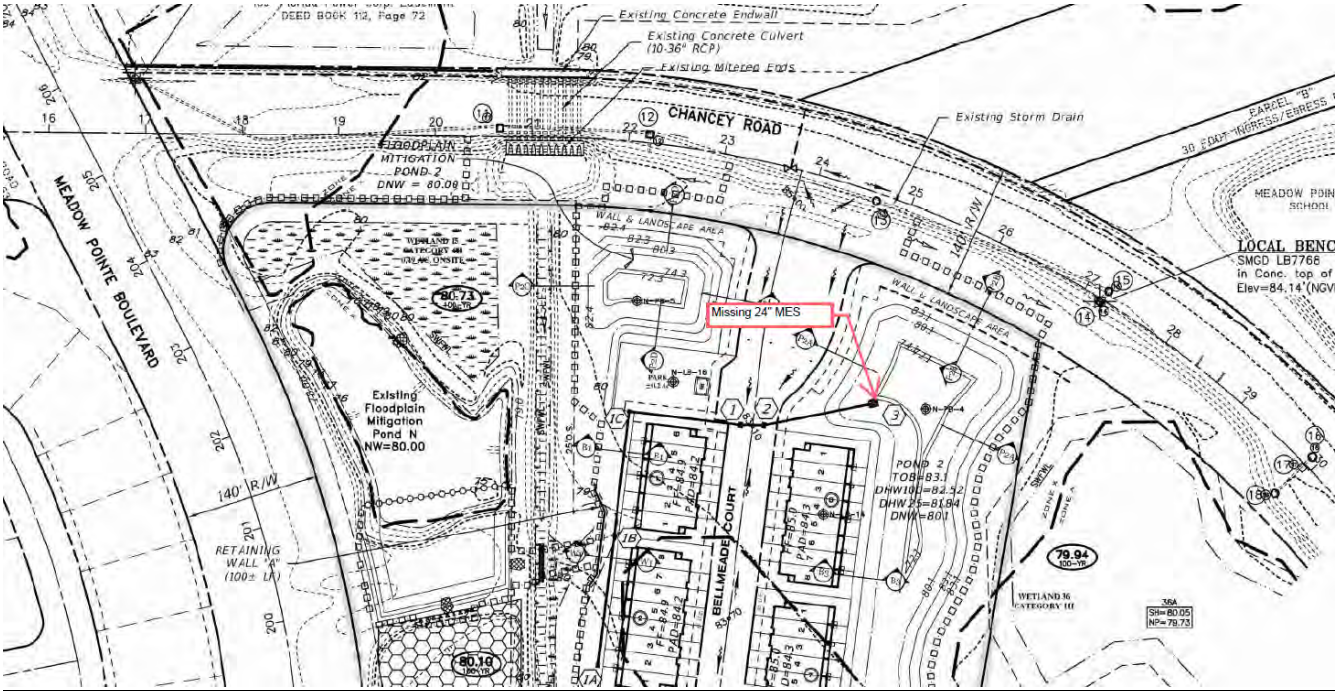
Location 5 - Pond 13 – Remove and replace 15’ of existing rip rap on previously repaired slope and reinstall with filter fabric toed in at top and bottom. Continue existing rip rap 120 LF along the houses to protect the remainder of the pond bank. Replenish granite rock in geoweb and reset as needed. Sod all disturbed areas.





Location 6 - Pond 41 – MES formed but not poured with concrete. Pipe is buried. Excavate and remove silt from end of pipe. Construct 24" MES around pipe with rip rap and filter fabric extending 2' around all sides of MES. Sod all disturbed areas.





Location 7 - Pond 24 – Erosion and undermining of approach and discharge slab of control structure.

Install rip rap extending 3’ min. around approach and discharge slab to reduce erosion and undermining.

Fill depressed hole at end of wing wall. Sod all disturbed areas.



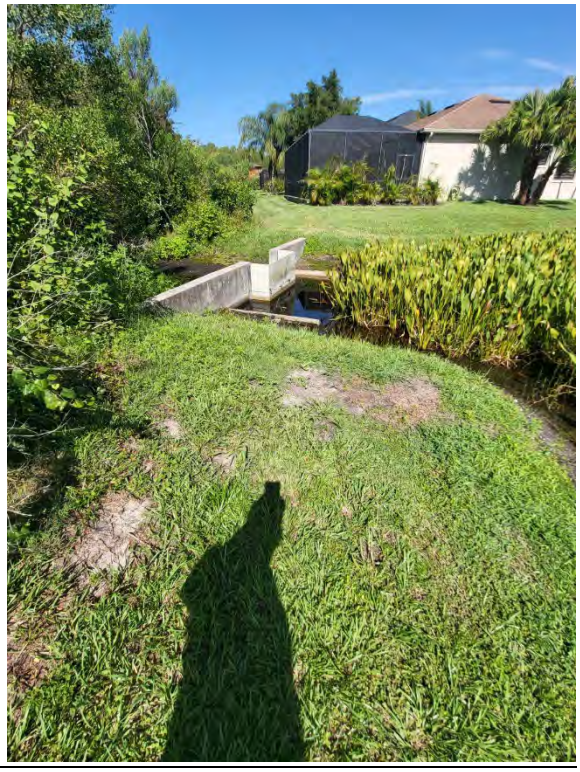






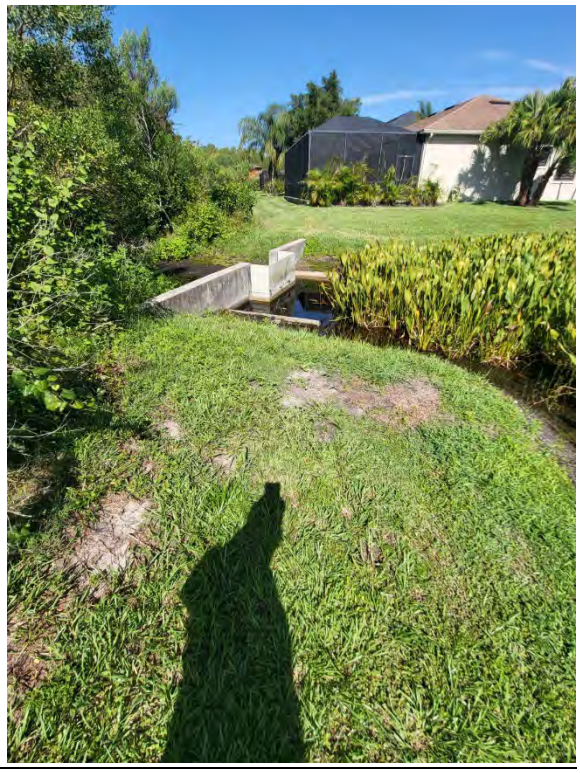
Location 8 - Pond 68 – Erosion and undermining of MES. Beware a small gator photographed next to MES. Install filter fabric toed in at top and bottom and install #57 stone and rip rap extending 3' min around structure and extending to the high water line on the pond bank. Install rip rap extending 3' min. around approach and discharge slab to reduce erosion and undermining. Fill depressed hole at end of wing wall. Sod all disturbed areas.





Location 9 - Pond 78 – Erosion and undermining of MES. Install filter fabric toed in at top and bottom and install #57 stone and rip rap extending 3’ min around structure and rip rap extending to the high-water line on the pond bank. Sod all disturbed areas.





Location 10 - Pond 43 – Erosion indicated along pond bank. Recommend 826 LF of Rip Rap with filter fabric along the two pond banks with houses. Repair erosion and undermining of the MES and control structure with #57 stone and rip rap extending 3' around all sides of structure. Rip Rap to extend from top of structure to normal water line/grass line. Sod all disturbed areas.





















Tab 6

Meadow Pointe IV O and M Pond Repairs
Proposal Summary
Updated 9-28-2026

Contractor	Contact	Proposal Amount	SWFWMD Permit Review
ADS			
	Chad Harris	$4,650	21274.017
		$8,100	21274.023
		$4,850	21274.033
		$4,150	21274.051
		$10,250	21274.052
		$2,250	21274.057
Total		$34,250	
Finn Outdoor			
	Robb Brown	$5,100	21274.017
		$8,400	21274.023
		$4,450	21274.033
		$4,900	21274.051
		$11,900	21274.052
		$1,850	21274.057
Total		$36,600	

ADS
ADVANCED DRAINAGE SOLUTIONS

Pond Corrective Maintenance & Stabilization Proposal

Prepared For: Meadow Pointe IV CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 09/25/2026
Proposal No. : 1335
Permit #: 21274.017

Project Overview

Proposal to complete corrective maintenance at four pond locations identified by Stantec. Work includes stabilizing undermined mitered end sections at Locations 1 and 8 with compacted fill, stone, filter fabric, riprap, and sod restoration, along with vegetation and debris removal at the control structures at Locations 3 and 4.

Scope of Work

Location 1: MES undermining repair, including compacted fill, #57 stone, filter fabric, riprap, and sod restoration

$1,450.00

Location 3: Vegetation and debris removal around control structure and skimmer

$875.00

Location 4: Vegetation and debris removal around and inside control structure, including branch/limb removal

$875.00

Location 8: MES undermining repair, including compacted fill, #57 stone, filter fabric, riprap, and sod restoration

$1,450.00

Project Pricing

Location 1 – MES Undermining Stabilization & Riprap Repair: **$1,450.00**
Location 3 – Control Structure Vegetation & Debris Removal: **$875.00**
Location 4 – Control Structure Cleaning & Vegetation Removal: **$875.00**
Location 8 – MES Undermining Stabilization & Riprap Repair: **$1,450.00**

Total Project Cost: **$4,650.00**

Terms & Conditions

Pricing includes labor, equipment, standard materials, mobilization, cleanup, and disposal for the listed scope. Utility locates will be coordinated as required, with unmarked or private utilities excluded. Work is subject to suitable weather, pond levels, and safe access; dewatering or bypass pumping is excluded unless authorized by change order. Disturbed access and staging areas will be reasonably restored, with sod replacement limited to areas affected by the repairs. Concealed conditions or additional deterioration that changes the scope will be documented and submitted for approval before additional work proceeds.

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**

ADS
ADVANCED DRAINAGE SOLUTIONS

Pond Bank Stabilization & Riprap Installation Proposal

Prepared For: Meadow Pointe IV CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 09/25/2026
Proposal No. : 1331
Project Location: Meadow Pointe IV
Permit #: 21274.023

Scope of Work

Proposal to furnish labor, equipment, and materials to complete the erosion repairs identified by Stantec at Locations 15, 16, and 17. Each location calls for approximately 20 linear feet of rip rap repair, for a total of approximately 60 linear feet.

- Mobilize crew, equipment, and materials to the identified pond repair locations.
- Remove loose/unsuitable material as needed and prepare the eroded bank for reconstruction.
- Place and compact suitable fill to restore the eroded bank and establish the repair profile.
- Install geotextile filter fabric beneath the rip rap and toe the fabric in at the top and bottom in accordance with the Stantec repair detail.
- Install rubble rip rap at approximately 20 LF at each of Locations 15, 16, and 17 (approximately 60 LF total), matching the existing bank and repair detail.
- Restore disturbed turf areas with matching sod and leave the work area in a clean condition.

Project Pricing

Location 15 (20 LF) Compacted fill, filter fabric, rip rap, and sod restoration:

$2,700.00

Location 16 (20 LF) Compacted fill, filter fabric, rip rap, and sod restoration:

$2,700.00

Location 17 (20 LF) Compacted fill, filter fabric, rip rap, and sod restoration:

$2,700.00

Total Project Cost: **$8,100.00**

Basis / Conditions:

Pricing is based on approximately 60 LF of riprap repair, including 20 LF at each of the three identified locations, in accordance with the Stantec restoration detail. Work includes geotextile filter fabric, compacted fill, and fabric toe-in, with a maximum 2:1 slope and 18-inch minimum fabric toe-in. Pricing assumes reasonable access for construction equipment and suitable weather, pond water levels, soil conditions, and site access. Concealed conditions, unsuitable soils, additional quantities, dewatering, utility conflicts, or work outside the listed locations are excluded and may require a change order. ADS will coordinate utility locates as applicable prior to excavation.

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

ADS
ADVANCED DRAINAGE SOLUTIONS

Proposal for Pond Erosion Stabilization & Evaluation Improvements

Prepared For: MiradaCDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 09/25/2026
Proposal No. : 1332
Project Location: Meadow Pointe IV
Permit #: 21274.033

Project Overview

Proposal to complete the drainage and erosion repairs identified during Stantec's inspection of the Meadow Pointe IV pond system. Work will address the three locations identified in the report and restore disturbed areas upon completion.

Scope of Work

Location 1 - MES
Excavate and stabilize undermined area beneath the existing mitered end section. Install compacted fill and #57 stone beneath the MES as required; place filter fabric and riprap extending a minimum of 2 ft from the structure; restore disturbed areas with sod.

$1,450.00

Location 2
Install sand-cement bags extending a minimum of 3 ft back from the structure to protect the exposed pipe and stabilize the eroded area. Restore disturbed areas with sod.

$1,450.00

Location 3
Prepare and grout the entire exposed pipe joint to protect against future damage/separation. Install sand-cement bags extending approximately 3 ft from the structure for erosion protection. Restore disturbed areas with sod.

$1,950.00

Project Pricing

Location 1 – MES Undermining Stabilization & Riprap Protection: **$1,450.00**
Location 2 – Exposed Pipe Stabilization & Erosion Protection: **$1,450.00**
Location 3 – Pipe Joint Grouting & Erosion Protection: **$1,950.00**

Total Project Cost: **$4,850.00**

Included & Conditions

Pricing includes labor, supervision, equipment, standard materials, required filter fabric, stone, riprap, grout, fill, sod, incidental debris removal, and final cleanup/restoration associated with the listed repairs. Pricing is based on the visible conditions and recommendations identified in the Stantec report; concealed conditions, larger voids, pipe failures, additional erosion, or work beyond the stated repair limits may require a written change order. Work is subject to suitable weather, pond levels, and safe access, with dewatering beyond incidental pumping excluded. Utility locates will be requested where applicable, and private unmarked utilities remain the owner's responsibility. Sod replacement is limited to areas disturbed by ADS and will match existing turf where reasonably available.

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**

ADS
ADVANCED DRAINAGE SOLUTIONS

Drainage & Erosion Repair Proposal

Prepared For: Meadow Pointe IV CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 09/25/2026
Proposal No. : 1333
Project Location: Meadow Pointe IV
Permit #: 21274.051

Project Overview

Project includes completing repairs at three pond drainage locations identified by Stantec to address undermining, erosion, and an exposed pipe-to-structure connection. Work will include stabilization and erosion protection measures at each location, followed by restoration of disturbed areas and turf as applicable.

Scope of Work

Location 1 - Existing Mitered End Section (MES) Stabilization

- Excavate and prepare undermined/eroded areas beneath and adjacent to the existing MES as required for repair.
- Install and compact suitable fill and #57 stone beneath the existing MES to restore support and reduce future undermining.
- Install filter fabric and 6-12 inch riprap extending a minimum of 2 feet around the existing structure for erosion protection.
- Restore disturbed areas with matching sod.

$1,450.00

Location 2 - Pipe Joint / Structure Connection Protection

- Prepare the area around the pipe joint connection to the drainage structure.
- Install sand-cement bags approximately 2 feet around the pipe-to-structure joint to protect the connection from weathering and future erosion.
- Neatly dress and stabilize the immediate work area upon completion.

$1,250.00

Location 3 - Existing Mitered End Section (MES) Stabilization

- Stabilize undermined areas beneath and around the existing MES with #57 stone.
- Install 6-12 inch riprap extending approximately 2 feet around the structure and continuing to the grass line on the upstream side, consistent with the engineer's recommendation.
- Work is subject to pond water levels and safe access conditions.

$1,450.00

Project Pricing

Location 1 – Existing Mitered End Section (MES) Stabilization: **$1,450.00**
Location 2 – Pipe Joint / Structure Connection Protection: **$1,250.00**
Location 3 – Existing Mitered End Section (MES) Stabilization: **$1,450.00**

Total Project Cost: **$4,150.00**

General Conditions

Pricing includes labor, standard equipment, materials, mobilization, and normal cleanup for the listed scope. Utility locates will be requested where applicable, with private or unmarked utilities excluded unless identified before work begins. Work is subject to suitable weather, pond water levels, and safe site access; excessive water, dewatering, bypass pumping, or other conditions beyond the stated scope may require a written change order. Any concealed conditions that materially change the repair scope will be documented and submitted for approval before additional work proceeds. Disturbed work areas will be reasonably restored upon completion.

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**

ADS
ADVANCED DRAINAGE SOLUTIONS

Stormwater & Erosion Repair Proposal

Prepared For: Meadow Pointe IV CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 09/25/2026
Proposal No. : 1336
Permit #: 21274.052

Project Overview

Proposal to complete corrective pond maintenance at four locations identified by Stantec. Work includes pond bank reconstruction and riprap stabilization at Locations 1 and 4, along with debris removal and discharge-path cleaning at Locations 2 and 3. Disturbed areas will be restored with matching sod where applicable.

Scope of Work

Location 1 - Pond Bank Erosion Repair

Reconstruct the eroded pond bank with compacted fill as required. Install approximately 15 LF of rubble riprap over geotextile filter fabric, with fabric toed in at the top and bottom in accordance with the Stantec repair detail. Extend protection beyond the existing eroded limits as field conditions require and restore disturbed areas with matching sod.

$3,250.00

Location 2 - MES / Discharge Path Cleaning

Remove accumulated debris from inside the mitered end section (MES) and clear the discharge path through the end of the existing cement-bag sump. Remove generated debris from the work area.

$875.00

Location 3 - MES / Discharge Path Cleaning

Remove accumulated debris from inside the mitered end section (MES) and clear the discharge path through the end of the existing cement-bag sump. Remove generated debris from the work area.

$875.00

Location 4 - Pond Bank Erosion Repair

Furnish and place compacted fill to regrade the eroded pond bank toward its original condition. Install approximately 30 LF of rubble riprap over geotextile filter fabric, tied into the existing drainage structure and toed in at the top and bottom in accordance with the Stantec repair detail. Extend protection beyond the existing eroded limits as field conditions require and restore disturbed areas with matching sod.

$5,250.00

Project Pricing

Location 1 - Pond Bank Erosion Repair: **$3,250.00**
Location 2 - MES / Discharge Path Cleaning: **$875.00**
Location 3 - MES / Discharge Path Cleaning: **$875.00**
Location 4 - Pond Bank Erosion Repair: **$5,250.00**

Total Project Cost:**$10,250.00**

Terms & Conditions

Pricing includes labor, equipment, standard materials, geotextile fabric, riprap, compacted fill, sod, debris removal, utility locate coordination, and final cleanup associated with the listed work. Pricing is based on the repair recommendations and approximate limits in Stantec's inspection report. Work is subject to suitable weather, pond levels, site access, and subsurface conditions. Unforeseen conditions, additional quantities, special access, dewatering, permitting, or environmental controls outside the documented scope may require a written change order.

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**

ADS
ADVANCED DRAINAGE SOLUTIONS

Proposal for MES Erosion Repair

Prepared For: Meadow Pointe IV CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 09/25/2026
Proposal No. : 1334
Permit #: 21274.057

Scope of Work

- Mobilize labor, equipment, and materials to the identified repair location.
- Excavate and prepare the eroded and undermined area around the existing mitered end section.
- Furnish and place suitable compacted fill and #57 stone beneath the existing MES to restore support and reduce future undermining.
- Install filter fabric/geotextile at the repaired area.
- Furnish and install riprap extending a minimum of 2 feet from the existing structure to stabilize the surrounding area.
- Fine-grade disturbed areas and restore with matching sod.
- Remove construction debris and leave the work area in a clean condition.

Total Project Cost: **$2,250.00**

Terms & Conditions

Pricing includes labor, equipment, and materials listed in the scope. Work is subject to suitable access, weather, and water conditions. Utility locates will be requested where applicable; private unmarked utilities and unforeseen conditions are excluded. Additional work requires authorization. Disturbed areas will be reasonably restored.

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

ESTIMATE

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

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

Meadow Pointe CDD

Bill to
Meadow Pointe IV CDD

Ship to
Meadow Pointe CDD

Estimate details
Estimate no.: 2608
Estimate date: 09/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**O and M Items**	21274.017 Location 1 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.	1	$1,850.00	$1,850.00
2.		**O and M Items**	21274.017 Location 3 -- Clear 5' around the control structure and clear 6" below the skimmer	1	$600.00	$600.00
3.		**O and M Items**	21274.017 Location 4 -- Clear 5' around the structure and inside the structure. Remove all branches and limbs from the discharge side of the structure.	1	$800.00	$800.00
4.		**O and M Items**	21274.017 Location 8 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.	1	$1,850.00	$1,850.00
5.		**O and M Items**	21274.023 Location 15 -- Restore approximately 20 linear feet of pond bank with rip rap, geotextile underlay, fill, and sod to match surroundings	1	$2,800.00	$2,800.00
6.		**O and M Items**	21274.023 Location 16 -- Restore approximately 20 linear feet of pond bank with rip rap, geotextile underlay, fill, and sod to match surroundings	1	$2,800.00	$2,800.00

7.	**O and M Items**	21274.023 Location 17 -- Restore approximately 20 linear feet of pond bank with rip rap, geotextile underlay, fill, and sod to match surroundings	1	$2,800.00	$2,800.00
8.	**O and M Items**	21274.033 Location 1 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.	1	$1,850.00	$1,850.00
9.	**O and M Items**	21274.033 Location 2 -- Add sand cement bags extending a minimum of 3’ back from the structure to protect the exposed pipe and additional erosion. Sod all disturbed areas.	1	$1,200.00	$1,200.00
10.	**O and M Items**	21274.033 Location 3 -- Grout entire pipe joint to protect against future damage and separation. Place sand cement bags extending 3’ from structure to protect against additional erosion. Sod all disturbed areas.	1	$1,400.00	$1,400.00
11.	**O and M Items**	21274.051 Location 1 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.	1	$1,850.00	$1,850.00
12.	**O and M Items**	21274.051 Location 2 -- Add sandbags 2’ around pipe joint connection to structure to protect it from weathering and any future erosion.	1	$1,200.00	$1,200.00
13.	**O and M Items**	21274.051 Location 3 -- Add #57 stone beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.	1	$1,850.00	$1,850.00
14.	**O and M Items**	21274.052 Location 1 -- Restore approximately 15 linear feet of pond bank with rip rap, geotextile underlay, fill, and sod to match surroundings	1	$2,100.00	$2,100.00
15.	**O and M Items**	21274.052 Location 2 -- Clear out debris inside the structure as well discharge path to end of cement bag sump.	1	$2,800.00	$2,800.00
16.					

	O and M Items	21274.052 Location 3 -- Clear out debris inside the structure as well discharge path to end of cement bag sump.	1	$2,800.00	$2,800.00
17.	**O and M Items**	21274.052 Location 4 -- Restore approximately 30 linear feet of pond bank with rip rap, geotextile underlay, fill, and sod to match surroundings	1	$4,200.00	$4,200.00
18.	**O and M Items**	21274.057 Location 1 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.	1	$1,850.00	$1,850.00

Total **$36,600.00**

Note to customer

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

Accepted date **Accepted by**

July 31, 2026

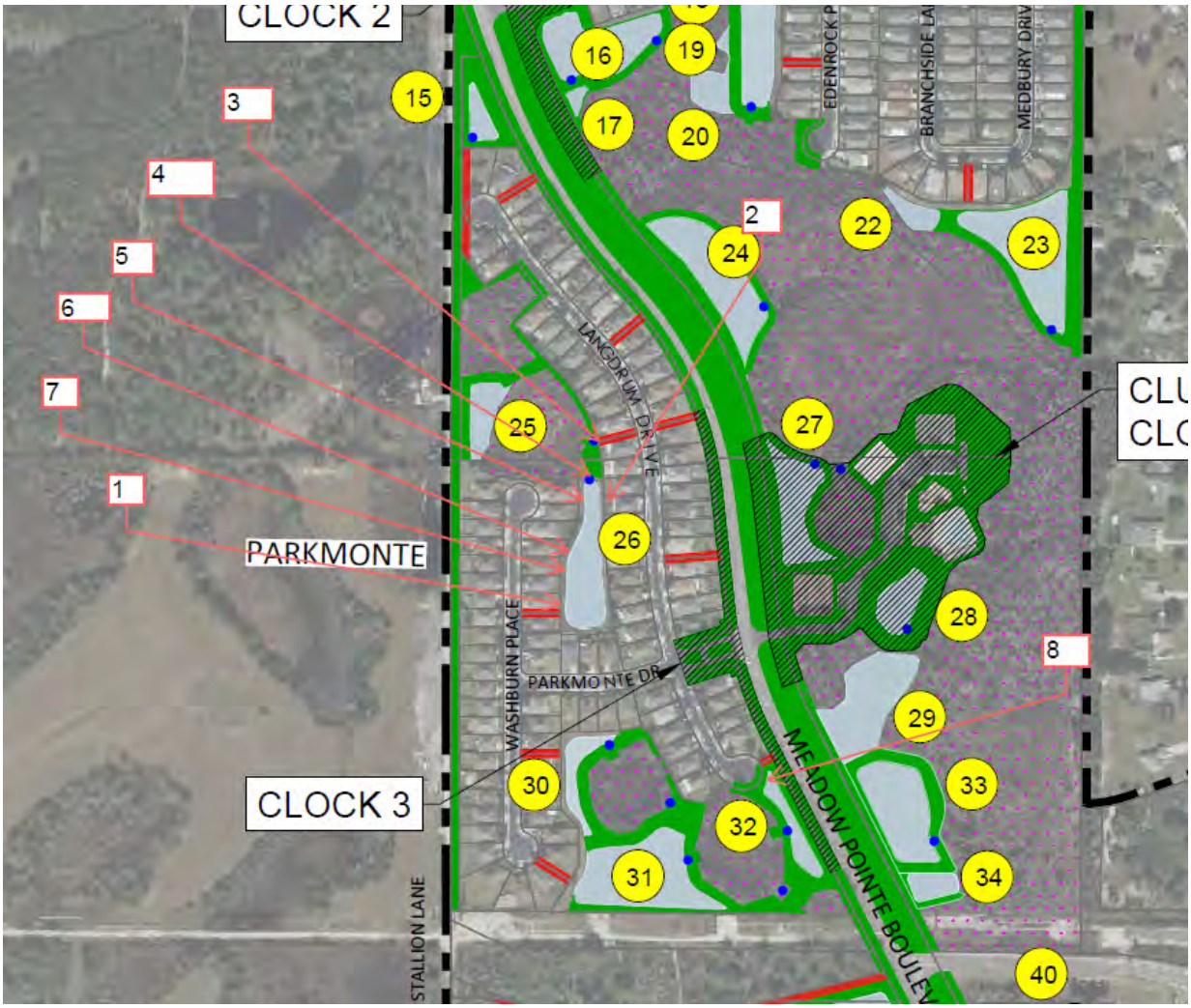
Stantec visited Meadow Pointe IV Community Development District on Tuesday July 31, 2026, to review ponds associated with SWFWMD Operation and Maintenance permit 21274.017 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

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

Stantec

July 31, 2026

Location Map:



July 31, 2026

Location 1: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



Location 2: Minor erosion, monitor for future maintenance.



Location 3: Clear 5’ around the control structure and clear 6” below the skimmer



Location 4: Clear 5’ around the structure and inside the structure. Remove all branches and limbs from the discharge side of the stricture.



Location 5: Minor erosion, monitor for future maintenance.



Location 6: Minor erosion, monitor for future maintenance.



Location 7: Minor erosion, monitor for future maintenance.



Location 8: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



July 31, 2026

Stantec visited Meadow Pointe IV Community Development District on Tuesday July 31, 2026, to review ponds associated with SWFWMD Operation and Maintenance permit 21274.023 due for renewal. Pond 43 is included in the master drainage remediation plan for Phase 2. Rip rap extending the length of the pond where houses are located. Rip rap around control structure and MES is also included. Remainder of items had minor erosion and is to be monitored for future repairs.

Greg Woodcock

Project Manager

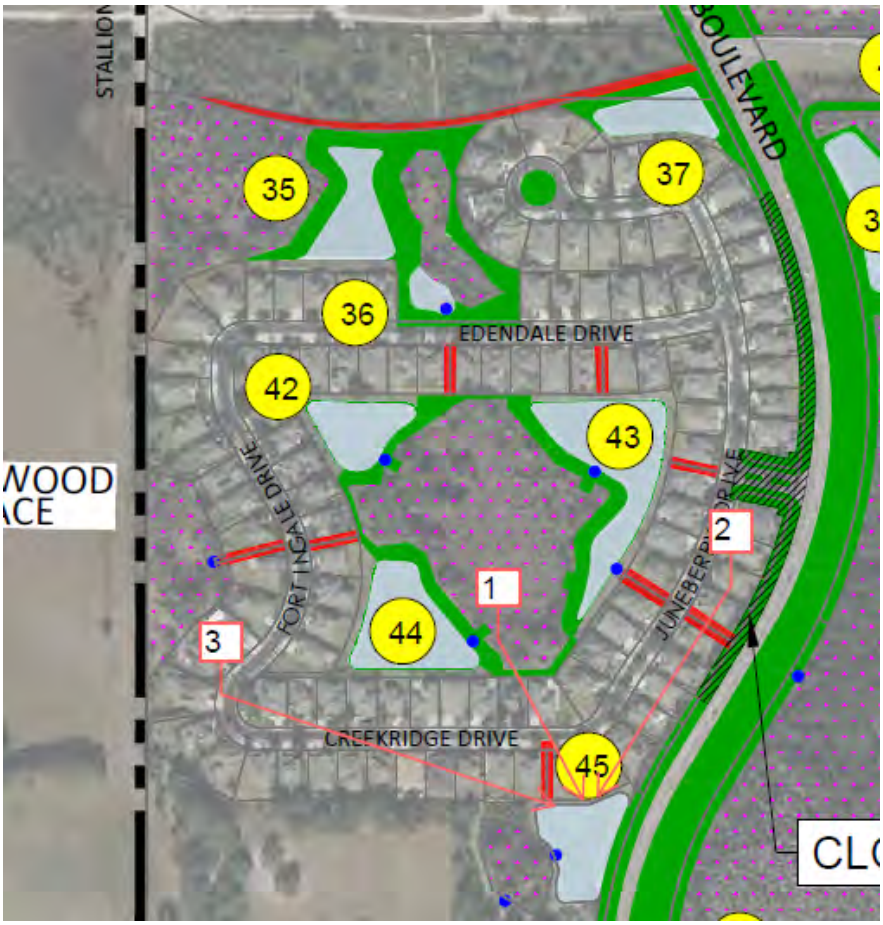
Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

July 31, 2026

Location Map:



Location 15: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Refer to rip rap detail at the end of this report for additional repair detail. 20 LF of Rip Rap

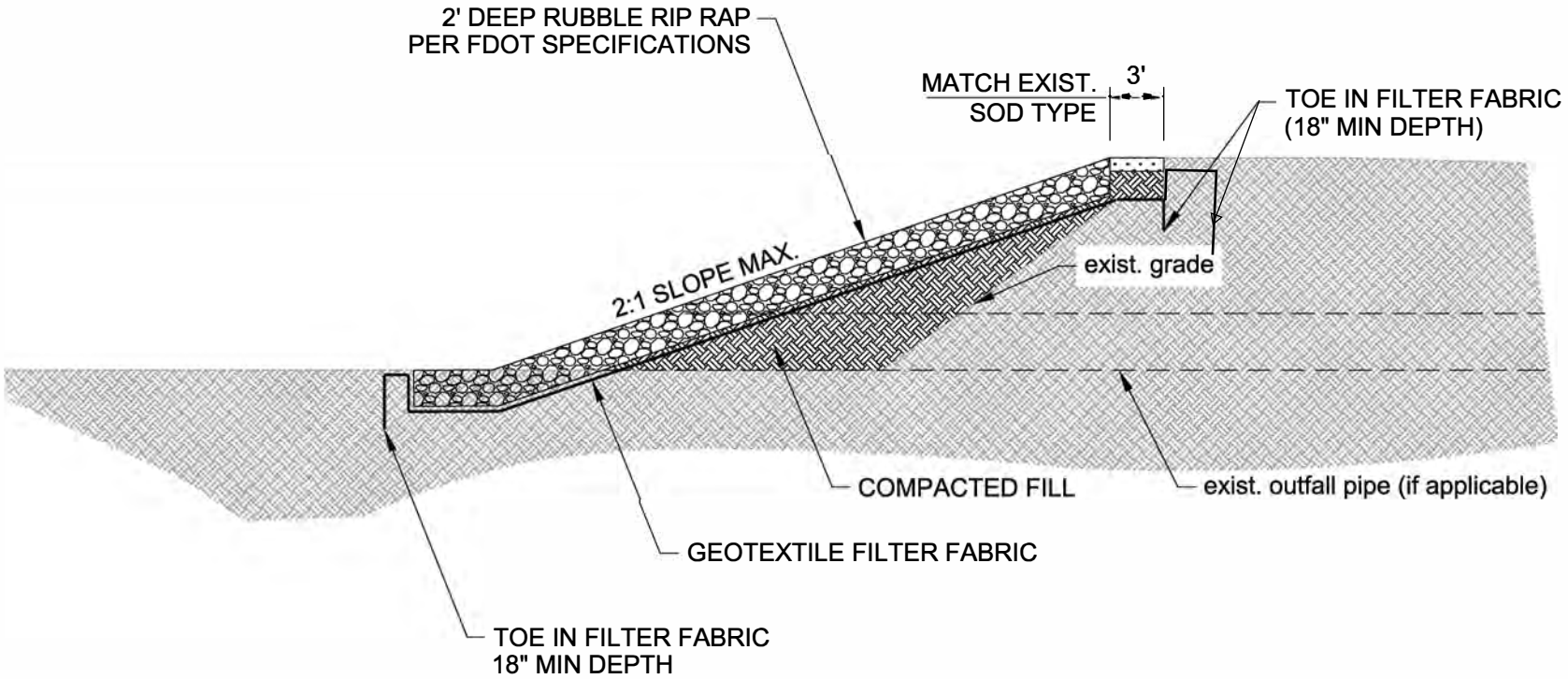


Location 16: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Refer to rip rap detail at the end of this report for additional repair detail. 20 LF of Rip Rap



Location 17: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Refer to rip rap detail at the end of this report for additional repair detail. 20 LF of Rip Rap





RIP RAP RESTORATION DETAIL
N.T.S.

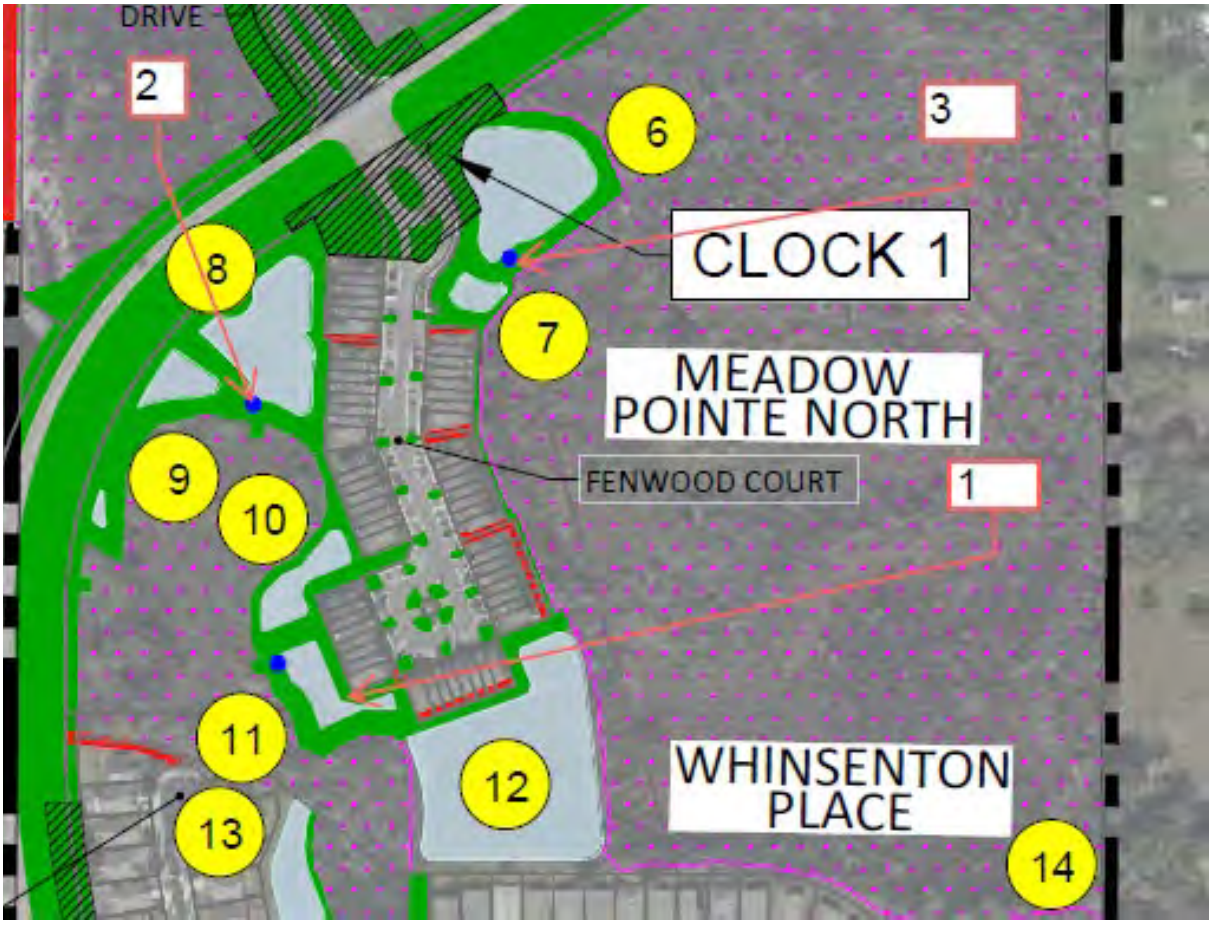
August 4, 2026

Stantec visited Meadow Pointe IV Community Development District on August 4, 2026, to review ponds associated with SWFWMD Operation and Maintenance permit 21274.033 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

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

August 4, 2026

Location Map:



August 4, 2026

Location 1: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



Location 2: Add sand cement bags extending a minimum of 3’ back from the structure to protect the exposed pipe and additional erosion. Sod all disturbed areas.



August 4, 2026

Location 3: Grout entire pipe joint to protect against future damage and separation. Place sand cement bags extending 3’ from structure to protect against additional erosion. Sod all disturbed areas.





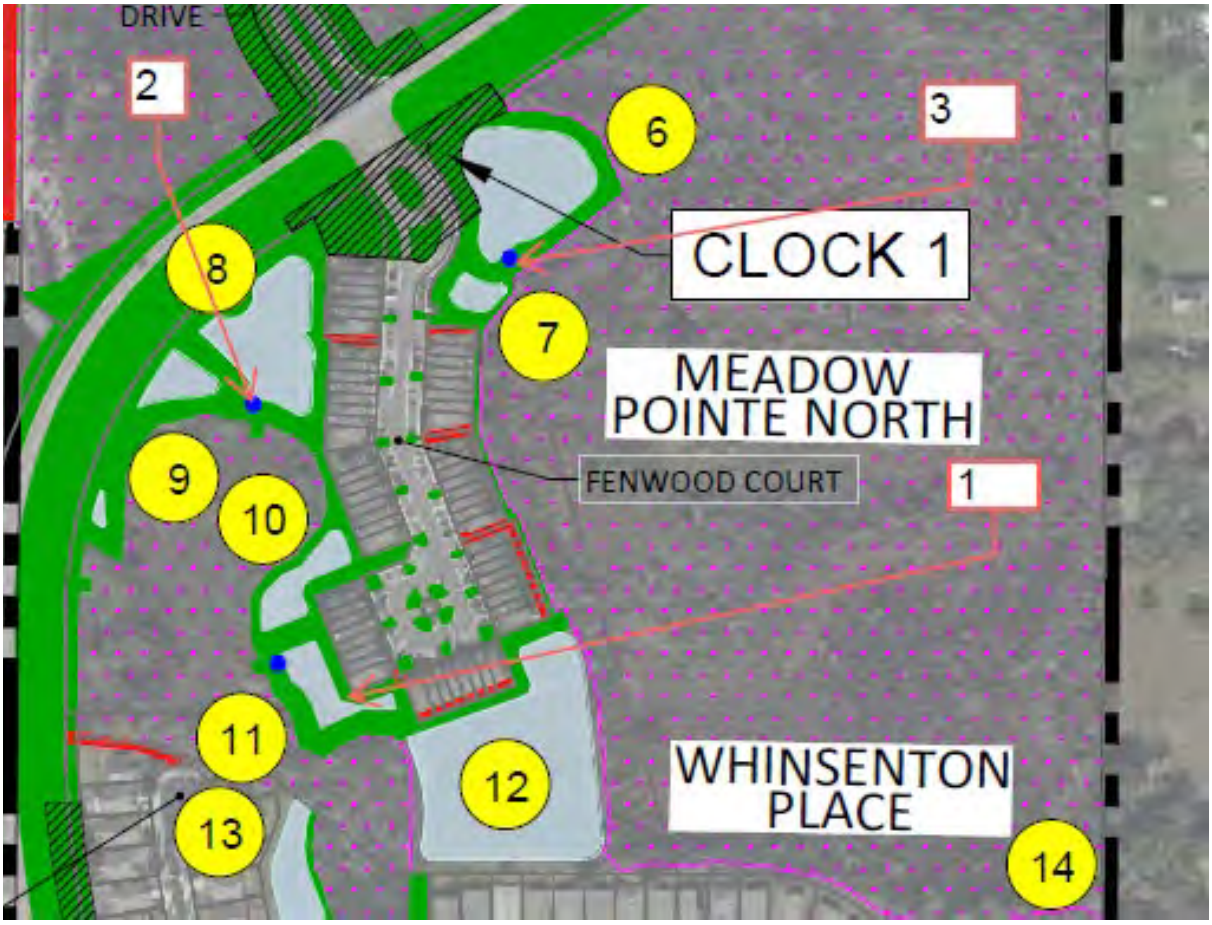
August 4, 2026

Stantec visited Meadow Pointe IV Community Development District on August 4, 2026, to review ponds associated with SWFWMD Operation and Maintenance permit 21274.033 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

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

August 4, 2026

Location Map:



August 4, 2026

Location 1: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



Location 2: Add sand cement bags extending a minimum of 3’ back from the structure to protect the exposed pipe and additional erosion. Sod all disturbed areas.



August 4, 2026

Location 3: Grout entire pipe joint to protect against future damage and separation. Place sand cement bags extending 3’ from structure to protect against additional erosion. Sod all disturbed areas.





July 31, 2026

Stantec visited Meadow Pointe IV Community Development District on Tuesday July 31, 2026, to review ponds associated with SWFWMD Operation and Maintenance permit 21274.051 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

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

July 31, 2026

Location Map:



July 31, 2026

Location 1: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



Location 2: Add sandbags 2’ around pipe joint connection to structure to protect it from weathering and any future erosion.



Location 3: Mitered End Sections (MES). MES is being undermined. Due to water levels contractor to stabilize under and around MES with #57 stone and rip rap extending two feet around structure and to the grass line on the upstream side.



August 4, 2026

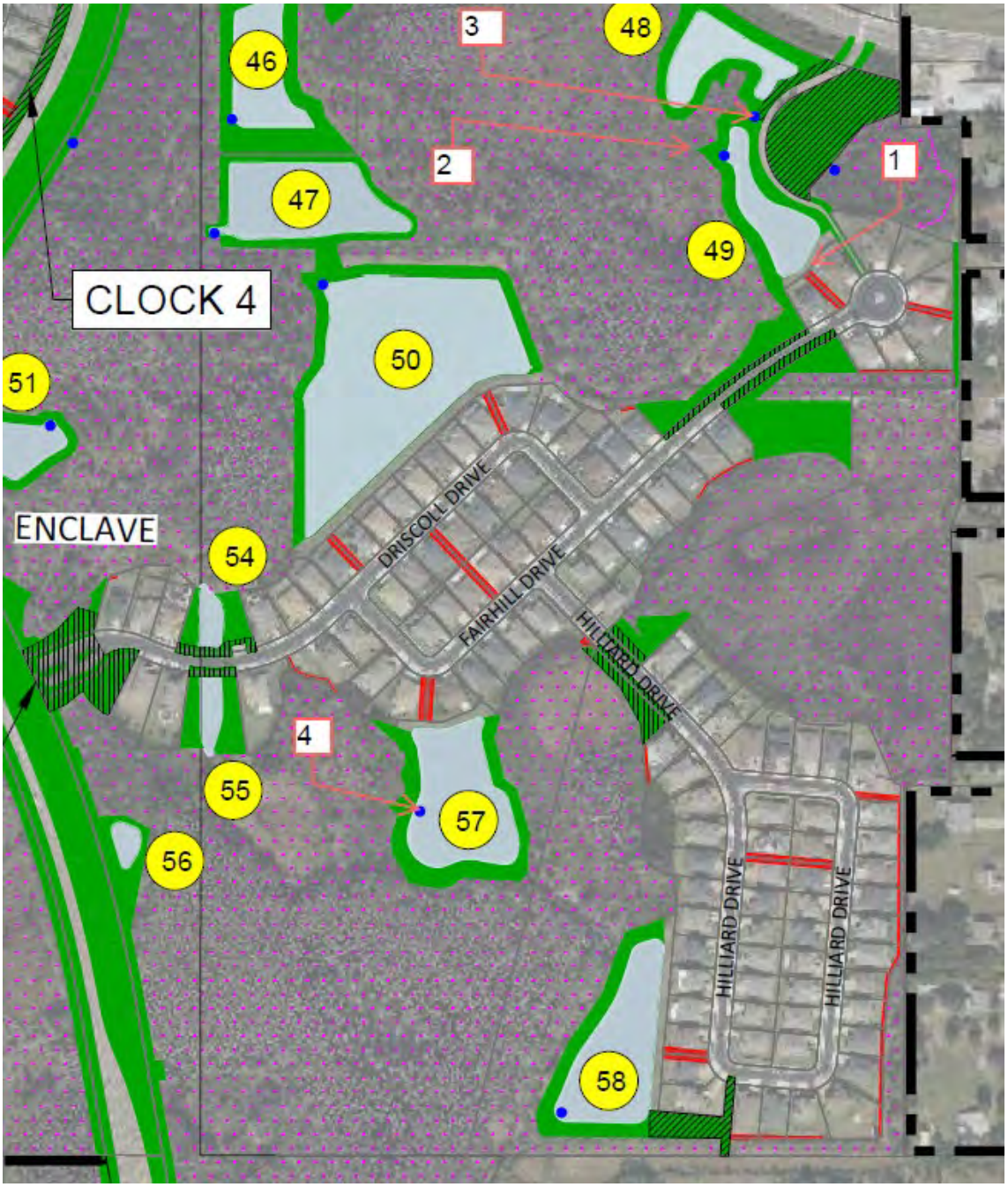
Stantec visited Meadow Pointe IV Community Development District on Tuesday August 4, 2026, to review ponds associated with SWFWMD Operation and Maintenance permit 21274.052 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

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

Stantec

August 4, 2026

Location Map:



August 4, 2026

Location 1: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Install 15’ rip rap with filter fabric toed in at the top and bottom and compacted fill to prevent future erosion from occurring. Sod all disturbed areas. Limits of rip rap and filter fabric to be a minimum of 5’ outside existing eroded area. Refer to rip rap detail at the end of this report for additional repair detail.





Location 2: MES is filled with debris caused by stormwater runoff. Clear out debris inside the structure as well discharge path to end of cement bag sump.

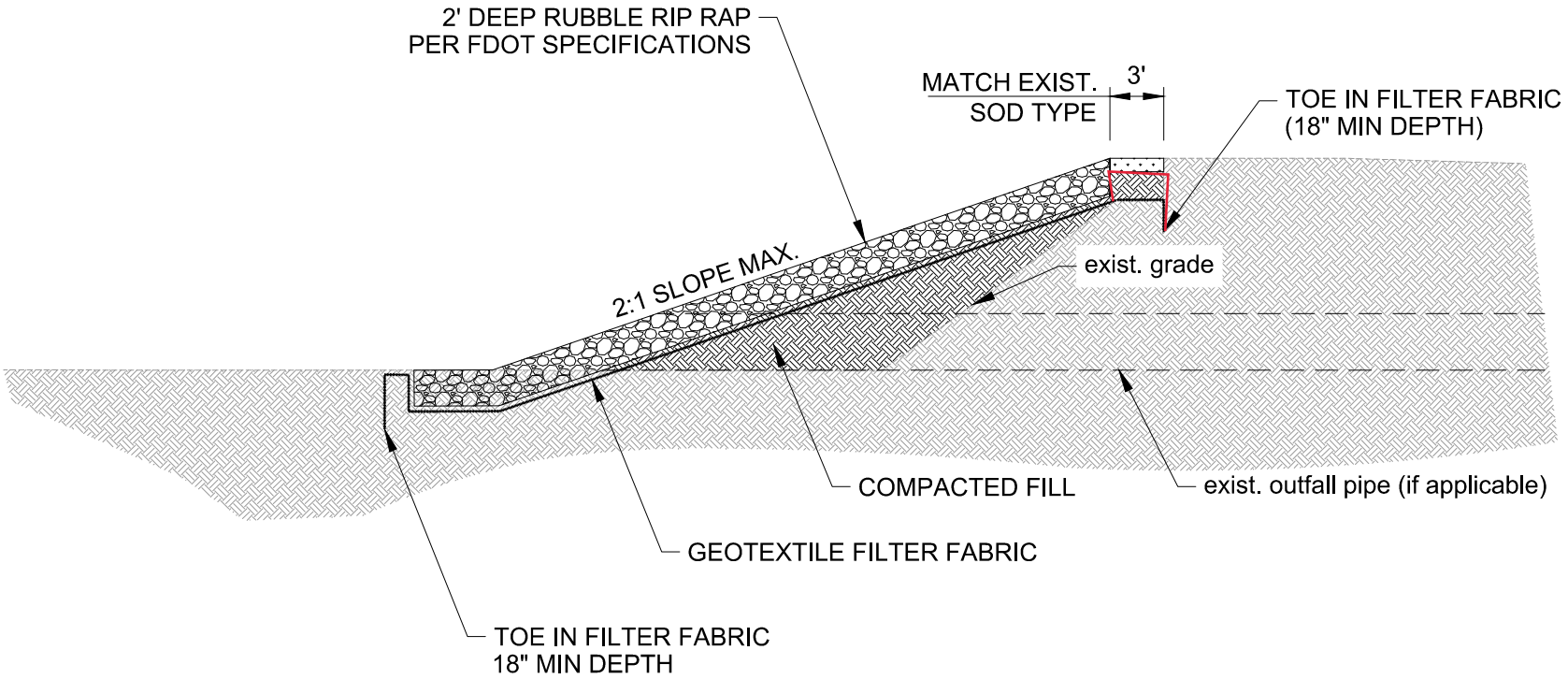


Location 3: MES is filled with debris caused by stormwater runoff. Clear out debris inside the structure as well discharge path to end of cement bag sump.



Location 4: Based on location and historical photographic imagery erosion appears to have been caused by runoff channelizing and discharging into the pond causing erosion. Use fill to regrade the bank to its original condition. Install 30’ rip rap with filter fabric toed in at the top and bottom and compacted fill connected to the structure to prevent future erosion from occurring. Sod all disturbed areas. Limits of rip rap and filter fabric to be a minimum of 5’ outside existing eroded area. Refer to rip rap detail at the end of this report for additional repair detail.





RIP RAP RESTORATION DETAIL
N.T.S.

August 4, 2026

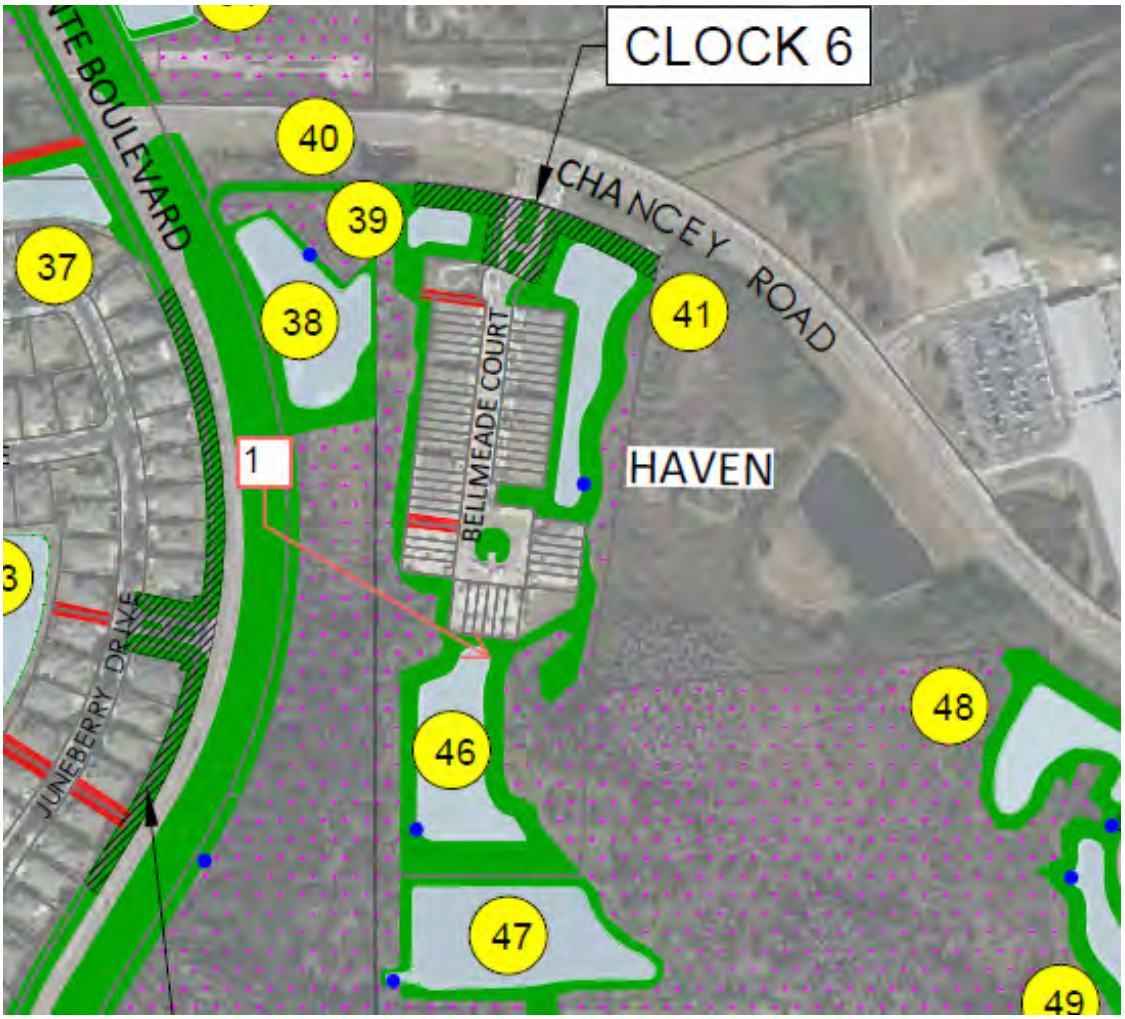
Stantec visited Meadow Pointe IV Community Development District on Tuesday August 4, 2026, to review ponds associated with SWFWMD Operation and Maintenance permit 21274.057 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

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

Stantec

August 4, 2026

Location Map:



August 4, 2026

Location 1: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2’ minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.





Tab 7

MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT

3902 Meadow Pointe Blvd.
Wesley Chapel, FL 33543



Operations/Maintenance September 2026

SAAS:

Whinsenton:
9/9/2026 Entrance gates were staying open. The gates were found in 'hold open'. Call box is offline with no strength in the signal. A wifi extension antenna is needed. Invoice #18686 $130.00

Whinsenton:
9/15/2026 Report of entrance gates not opening for codes and only one entrance gate opening. Tested but unable to reproduce the symptoms. Invoice #18703 $130.00

Rizzetta & Company

Mr. Electric:

Meridian 9/3/2026 – Wifi extension for gate operation has no power. GFCI outlet will not reset. It was found that no power was available during daylight hours, due to a photocell. Set up dedicated outlet for the landscape lighting, separating it from the wifi gate communications. Invoice #2603753 $817.64

Clubhouse 9/21/2026– Two interior can lights flickering and one interior outlet receptacle in the office was sloppy. Repairs were made. Invoice #2603925 $623.40

Ennis Together 9/22/2026: The Haven: Pedestrian Gates east and west of the entrance – Repairs to resecure the fencing to the columns. Previous installation had short screws mounted in the faux stone only. The stones have no strength and broke apart. Repairs are lag-bolted into the concrete column beneath the stones. Also includes replacing broken faux stones. Invoice #0038 $750.00

US Water: MP North 9/25/2026 - Clean Lift Station at Meadow Pointe North.
Invoice # J02185-2013 $2,370.65

Florida Brothers Maintenance 9/26/2026: Relocated a street direction sign on Juneberry Dr. north. This sign was completely obscured by a street tree. An appropriate place to install the sign was determined, contacted Sunshine 811 for location services, installed sign appropriately, per County ordinances. Invoice #1482 $295.00

FIELD MAINTENANCE:
Advanced Aquatic: Ponds were inspected and treated 9/1, 9/3, 9/8, 9/11, 9/15, 9/18, 9/22, 9/24, 9/29

Decorating Elves Holiday Lighting 8/31/2026 – Invoice #1231828022 $9,975.00 Deposit paid

Deputy Report September 2026

Summary of Calls for Service:

- Citizen Assist: 9
- DUI arrest:1
- Other arrest:1
- Alarm Calls: 2
- fishing in the pond: 6
- Traffic Accidents: 1
- Traffic Stops:13
- E-Bike Violations: 1
- Parking violation: 1
- Unverified 911 Calls: 1
- Directed patrol: 74
- Suspicious incidence: 1
- Solicitation: 1
- Animal complaint:1
- Traffic violator: 1

Additional Deputy Notes:

On 09/07/2026, I responded to the Haven subdivision regarding juveniles riding motorbikes. I conducted a BOLO of the area. Juveniles left prior to my arrival. I conducted a directed-patrol with negative results.

On 09/08/2026, I responded to Gwynhurst Boulevard regarding a suspicious incident. The reporting party stated that after returning home from work she heard loud footsteps coming from another room. She said no one was supposed to be at home. Other deputies and I entered the residence and cleared the residence. No one was found inside and there were no signs of forced entry. No threat to public safety at this time.

On 09/11/2026, I responded to Fairhill Dr. regarding a complaint about an adult male riding a scooter and going door to door to solicit business. While patrolling the area, I located the man and conducted an investigation. He stated that he worked for a window cleaning company and was in the area cleaning a customer's windows. He said he was asking nearby residents if they also needed window cleaning services. I advised him that Meadow Pointe has a no-solicitation policy. He acknowledged the warning and agreed to leave the neighborhood after completing the customer's window cleaning.

On 09/12/2026, I responded to the intersection of Meadow Pointe Boulevard and State Road 56 regarding an unknown problem. Upon arrival, I found a driver asleep inside a vehicle. The investigation determined that the driver was intoxicated. The driver was arrested for DUI and was transported to Land O Lakes jail without further incident.

On 09/13/2026, I was patrolling the Meadow Pointe IV clubhouse when I observed a juvenile fishing in the pond next to the clubhouse. I contacted the juvenile's parents and advised them that the juvenile was being trespassed from the property. The juvenile was released to his grandmother. I entered the trespass warning and advised the juvenile that he could not return to the Meadow Pointe IV clubhouse for one year. He was also advised that returning during that period could result in arrest, which he understood.

On 09/17/2026, while driving on Meadow Pointe Boulevard, I observed an adult male fishing in the pond next to the clubhouse. During the investigation, the male stated that he did not live in the Meadow Pointe community. I issued him a verbal warning and released him without further incident.

On 09/21/2026, I responded to the intersection of Meadow Pointe Boulevard and Chancey Road to assist the Tampa Police Department with an investigation. After the investigation was completed, I arrested the subject and transported the subject to the Land O' Lakes Jail.

On 09/25/2026, I responded to Gwynhurst Boulevard regarding an animal complaint. The investigation revealed that a German shepherd escaped from its leash while being walked and attacked a smaller dog. I advised the German shepherd's owner that Animal Control would be notified if there were additional incidents involving the dog. The owner acknowledged the warning. No injuries to any person were reported.

On 09/26/2026, I responded to Whinsenton Drive regarding illegally parked vehicles. Upon arrival, I observed multiple vehicles at different addresses blocking the sidewalk. I spoke with the homeowners and made them move the vehicles. Verbal warnings were issued.

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

Fall Festival Event: Join us for Fun, Food, Crafts and "Touch a Truck" on Saturday, October 24 from 11:00 AM to 3:00 PM.

Garage Sale: Will be held on Saturday, November 7th from 8:00 AM to 3:00 PM.

Meadow Pointe IV Payment Log

9/1/2026 through 9/30/2026

Date	Purpose	Event Date	Neighborhood	Rm Dep	Rm Amt	Card Amt
9/1/2026	3 tags, 1 fob		Provence			$61.00
9/2/2026	Rm Rental	10/10/26	Non Res	$200.00	$200.00	$400.00
9/2/2026	1 tag, 1 fob		Enclave			$37.00

9/5/2026	2 tags		Provence			$24.00
9/6/2026	2 tags		Haven			$24.00
9/8/2026	1 tag		Provence			$12.00
9/9/2026	2 tags		Meridian			$24.00
9/9/2026	1 fob		Meridian			$25.00
9/9/2026	1 tag		Parkmonte			$12.00
9/9/2026	1 tag		Parkmonte			$12.00
9/10/2026	1 tag		Parkmonte			$12.00
9/12/2026	Refund Rm+ Dep		Non-Res	-$200.00		-$400.00
9/15/2026	1 tag		Parkmonte			$12.00
9/15/2026	Refund Rm+ Dep		Non-Res	-$200.00		-$200.00
9/16/2026	2 tags		Shellwood			$24.00
9/16/2026	1 tag		Provence			$12.00
9/17/2026	1 tag		Enclave			$12.00
9/18/2026	1 tag		Meridian			$12.00
9/18/2026	1 fob		Shellwood			$25.00
9/18/2026	1 tag		Shellwood			$12.00
9/18/2026	1 tag (refund)		Shellwood			-$12.00
9/19/2026	Rm Rental	10/3/26	Enclave	$200.00	$50.00	$250.00
9/19/2026	1 tag		Provence			$12.00
9/19/2026	Rm Rental (refund)	9/19/26	MPN	-$200.00		$200.00
9/21/2026	1 tag		Parkmonte			$12.00
9/22/2026	2 tags, 2 fobs		Enclave			$74.00
9/24/2022	2 tags, 3 fobs		Whinsenton			$99.00
9/24/2026	1 tag		Shellwood			$12.00
9/24/2026	1 tag		Parkmonte			$12.00
9/25/2026	2 tags		Whinsenton			$24.00
9/25/2026	1 tag		Whinsenton			$12.00
9/25/2026	1 tag		MPN			$12.00
9/27/2026	2 tags		Meridian			$24.00
9/29/2026	1 tag		Provence			$12.00
			TOTALS	-$200.00	**$250.00**	**$895.00**

Respectfully submitted,

Lori Stanger,
Manager

Tab 8

MEADOW POINTE IV

COMMUNITY ASSET MANAGEMENT REPORT



September 27, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Summary, Meridian

General Updates, Recent & Upcoming Maintenance Events

- **Bahia Turf – August Fertilization Guidelines:** Apply a complete fertilizer based on current soil test results. Include the 20-0-10 plus PreM - 1 lb. per 1,000 sq. ft. Total lbs. of product to be applied 3,400 lbs.
- **St Augustine Turf – August Fertilization Guidelines:** Apply a complete fertilizer based on current soil test results. Include the 24-0-11 plus PreM - 1 lb. per 1,000 sq. ft. Total lbs. of product to be applied 2000 lbs.
- **Ornamentals Fertilization – August Guidelines:** Apply a complete fertilizer based on current soil test results. Include the 8-0-10 – 1 lb. per 1,000 sq. ft. Total lbs. of product to be applied 1,000 lbs.
- **Palm Fertilizer:** Apply a palm special blend containing the following 8-2-12+4Mg – 1.5 lbs. per palm. Total lbs. of product to be applied 176 lbs.

The following are action items for Pine Lake 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. **Annuals Installation:** When can we expect the new annual color installation?

2. **General Note:** Spanish moss removal should be performed throughout the year, not only during slower maintenance periods.

3. **Meridian Monument:** The landscape lighting has been installed, and the area is ready for the new planting installation. (Pic 3)



4. **Meridian Front Entrance:** A drain grate is sitting above the mulch behind the monument sign with no visible drain structure below. Prior to the new installation, please identify its proper location to prevent damage to any irrigation components. (Pic 4)



5. **Meridian:** Bed edging throughout the community is improving and looks well maintained. Continue this effort property-wide.

Meridian, Pond 78

6. **Palm Cleanup:** Begin scheduling palm pruning throughout the property. Several Sylvester palms are already showing yellowing fronds that should be ready for removal by the scheduled cleanup.

7. **Bourneville Terrace / Whitewillow Drive:** Detail the liriope and remove the volunteer muhly grass at the corner.

8. **Bourneville Terrace:** Limb up the wax myrtles overhanging residents' yards while walking west around the first bend. (Pic 8)





9. **Bourneville Terrace Cul-de-Sac:** Push the wax myrtles back from the muhly grasses and refresh the mulch in this area. (Pics 9a>, 9b>)

10. **Pond 78:** Remain proactive with ant control around the pond, particularly along the slopes where recurring mound activity is present.

11. **Pond 78:** Please provide an update on the status of the pond pushback and tree…. (#11 Cont.)….removals. This item has been ongoing since the previous vendor. (Pic 11)



12. **Pond 78 NW Corner:** Use a string trimmer in wet areas to avoid rutting. A tire rut was noted along the pond slope. (Pic 12>)



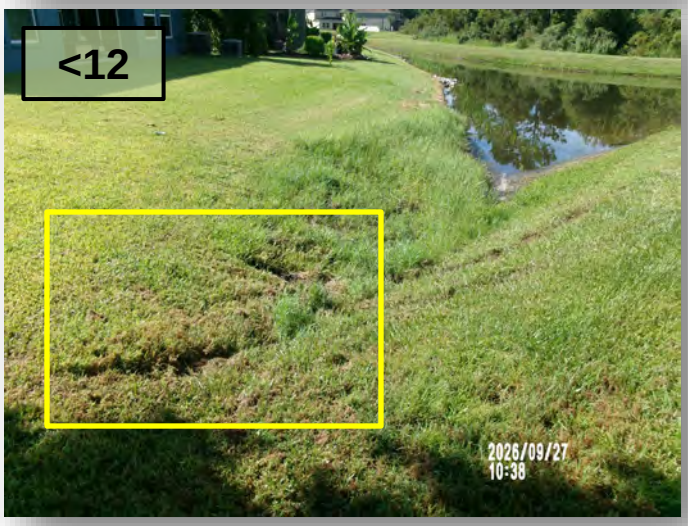


Meridan, Pond 84

13. **Meridian Mail Kiosk:** Lightly raise the oak canopies in front of the kiosk. Branches are hanging low over the walkway.

14. **Firemoss Lane (Pond 82):** Include preservation area cleanup in the upcoming proposal. Tighten and define the preserve boundary. (Pic 14)



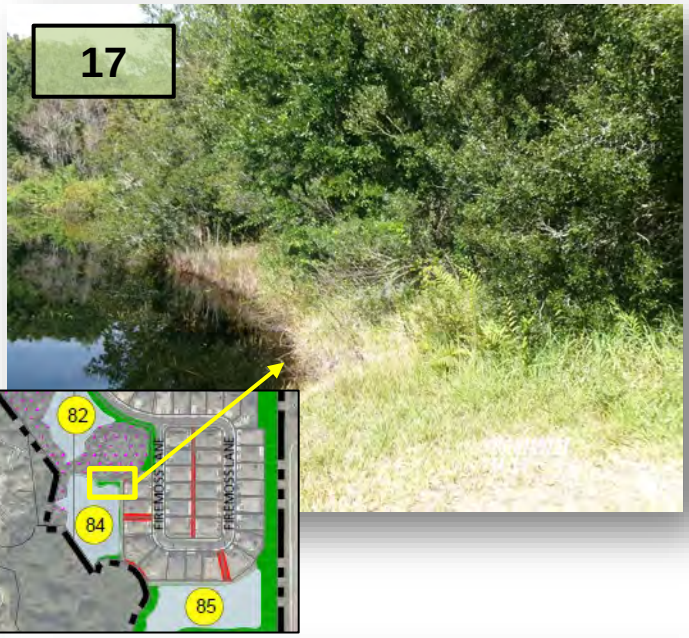


15. **Firemoss Lane:** Monitor the dead tree overhanging the railing. Consider selectively reducing the canopy to minimize the risk of failure over the sidewalk. (Pic 15>)

16. **Firemoss Lane:** Remove the two fallen wax myrtles from the pond. (Pic 16>)

17. **Pond 84:** Clear vegetation around the northwest access point to restore….

(#17 Cont.)…. accessibility. Shrub pruning and turf reduction will be required. (Pic 17)







18. **Whitewillow Drive:** Remove the dead muhly grass at the corner and thin the muhly grasses around the irrigation controller to improve accessibility. (Pics 18a, 18b>)





19. **Oldwoods Avenue:** String trim the overgrowth along the iron rod fencing at the far eastern boundary, near Pond 71. (Pic 19)



20. **Oldwoods Avenue Pond Edge 71:** Push vegetation farther back from the pond edge. A fallen wax myrtle is causing mowing operations to work around the area rather than maintain beneath it. (Pics 20a>, 20b>)

21. **Windsor Monument:** Begin developing a landscape renovation plan for the entrance. Only a few blue daze remain, and slow growing ixoras.

22. **Windsor – Front Entrance:** Excellent bed-edge definition throughout the entrance. Keep up the good work.





Windsor, Pond 59, Pond 66, Pond 67

23. **Gwynhurst Blvd (Pond 68):** The conservation area has expanded further toward the walkway. Restore a minimum 6-foot setback from the path on both sides of the roadway. (Pic 23)



24. **Gwynhurst (Pond 64):** Remove grapevine growth causing wax myrtles to lean toward adjacent properties. (Pics 24)



25. **Gwynhurst Blvd:** The easement is inaccessible. Please provide a proposal to clear and restore access in accordance with the maintenance exhibit. (Pics 25>)

26. **Pond 59:** Bahia grass is overgrown and should be mowed promptly. During the next mowing cycle, string-trim along the preserve edge to reduce excessive growth. (Pic 26)



27. **Pond 66:** Improve the transition and maintenance boundary between the conservation and CDD areas. (Pic 27>)

28. **Pond 67:** Begin removing dog fennel at the southwest pond entrance.



Meadow Pointe Blvd, Enclave

29. **General Note:** Maintain a minimum clearance of 10 feet over sidewalks and 15 feet over roads. Begin proactive canopy raising throughout the property this month.

30. **SR 56 / Meadow Pointe Blvd:** Confirm maintenance includes both sides of Meadow Pointe Blvd to SR 56, including the median.



31. **Enclave Front Entrance:** Fill and level the turf ruts along the south side of the gate entrance. (Pic 31)



32. **Enclave Front Entrance:** When large clumps of turf begin to leave rows, the crew should not leave this in the turf any longer than a day at most, any longer may cause yellowing and possible fungus. (Pic 32>)

33. **Hilliard Drive:** Chinch bug activity remains present. Continue aggressive treatment and fertilization to encourage recovery. Consider proposing sod replacement in heavily impacted areas. (Pics 33)



34. **Hilliard Drive Conservation Edge:** Reduce tall grasses along the preserve boundary to prevent encroachment into maintained areas. (Pics 34a>, 34b>)



Enclave, Pond 58, Pond 45

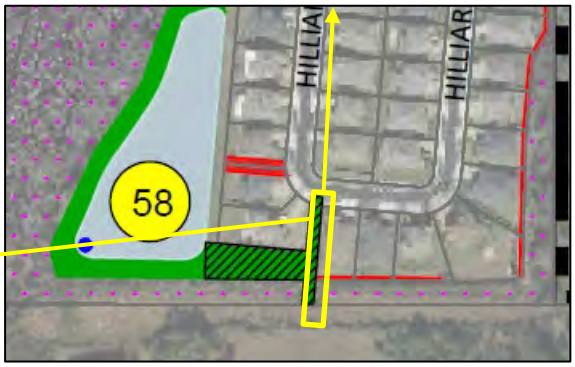
35. **Hilliard Drive Overlook: With irrigation issues corrected, consider proposing pressure washing of the walkway. (Pic 35)**







36. **Hilliard Drive:** Treat turf encroachment behind the fakahatchee grasses.



37. **Pond 58:** Mowing appears to have been skipped along the rear pond bank. This area should continue receiving weekly mowing through to November. (Pic 37)



38. **Pond 45:** Please provide the status of the previously reported irrigation valve repair.

39. **Pond Maintenance:** Is there an established pond mowing schedule? If so, please provide the assigned mowing days. This will also help understand what days are designed for what tasks.

40. **Pond 45 Walkway Area:** Remove the dead branch leaning against the resident's wall. See map for location. (Pic 40>)

41. **General Area:** Manage the heavy acorn drop beneath the large oak tree by blowing debris into adjacent beds or removing it.

Meadow Pointe Blvd, Shellwood

42. **Meadow Pointe Blvd:** After flowering concludes, selectively prune the wild shoots on the duranta hedge. (nearby #39 for location)

43. **Shellwood Entrance:** Cut the base of the climbing fig vines and carefully avoid injury to the Sabal palms. 2 palms are already covered and another beginning to climb, be due diligent before thy begin to girdling the trunk and cut off nutrients. (Pic 43a, 43b>)







44. **Shellwood Monument:** Clean up vines, thin the flax lilies, and prune the ligustrum away from the monument wall.

45. **Shellwood Entrance Median:** Remove spurge growing within the jasmine minima.



46. **Juneberry Cul-de-Sac:** Detail the entire planting bed and continue treating the fakahatchee grasses for spider mites. (Pics 46a, 46b>, 46c>)



47. **General Note:** Where excessive grass clippings are left behind, re-mulch by recutting or remove them entirely. Clean mower decks frequently when mowing wet turf to prevent buildup and clumping. Do not let grass clippings sit on the turf more than a day to dry out, this will begin yellowing the turf below and/or cause fungus.

Pond 43, Pond 44, Haven

48. **Ponds 43 & 44:** Pond perimeters are not being maintained as required. Resume weekly mowing. (Pic 48)







49. **<u>Haven Front Entrance: The west gate pedestrian door swings into a rising light and is causing damage. Adjustments are needed to prevent future breakage. (Pic 49)</u>**



50. **Haven Front Entrance:** Clean out the fakahatchee grasses around the cypress trees and detail the adjacent bed near Pond 39 and mail kiosk. (Pics 50)



51. **Haven Front Entrance:** Torpedo grass is returning within the juniper bed north of Pond 39. Continue aggressive treatment.

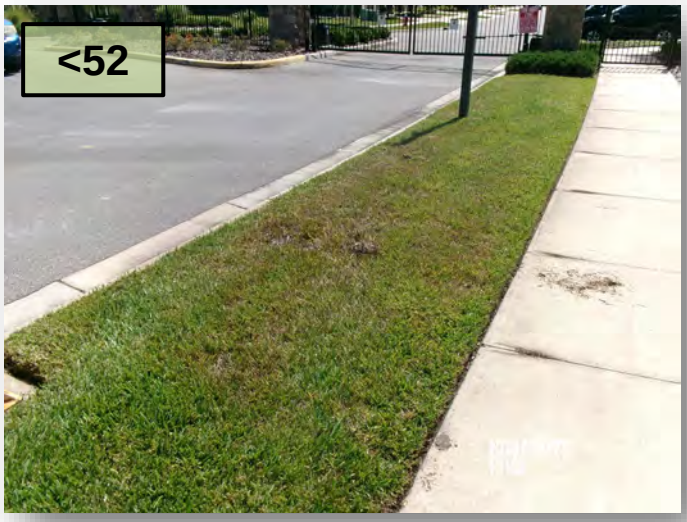
52. **Haven Front Entrance ROW:** Chinch bugs have been confirmed. Continue treatment and rotate insecticide products to prevent resistance. (Pic 52>)

53. **Haven Roundabout:** Turf continues to thin and may be experiencing insect pressure. Treat aggressively and provide a proposal to remove and stump-grind the failing red maple. (Pics 53)



54. **Haven Roundabout:** Inspect and treat fakahatchee grasses for spider mites as needed. Schedule cutback and mounding next month.

55. **Pond 41:** Trees along the eastern pond slope continue to decline. Recommend removing….



(#55 Cont.)….the failing red maples, replacing with sweetgum, and monitoring the remaining cypress trees. (Pic 55)



56. **Pond 41:** Install a proper end cap on the bubbler at the fourth cypress tree from the sewer structure. (Pic 56)



57. **Pond 46:** Detail the two planting beds north of the pond and remove dead material. Once maintenance is caught up, consider replacing declining plant material and fully mulching the beds. (Pics 57a>, 57b>)

Meadow Pointe Blvd, Parkmonte, Pond 31, Clubhouse

58. **Meadow Pointe Blvd / Pond 32:** Thoroughly weed and detail the planting beds along the wall. Multiple weeds were noted growing within ornamental grasses.

59. **Parkmonte Front Entrance:** Deadhead the crinum lilies, and begin removing annual color. Apply pre-emergent herbicide as part of seasonal bed preparation.

60. **Langdrum Drive Preserve Area:** Restore approximately 5 feet of maintained turf along the walkway and clear vegetation along the neighboring fence line in accordance with the maintenance exhibit. (Pics 60a>, 60b>)

61. **Pond 31:** Please provide the last mowing date for this pond. Bahia seed heads were approximately 14 inches tall.









62. **Clubhouse:** The Sweetbay Magnolia exhibits black sooty mold. Please confirm if treatment has been completed. Agapanthus, adjacent to the magnolia, foliage are also showing black sooty mold on the leaves. (Pic 62)

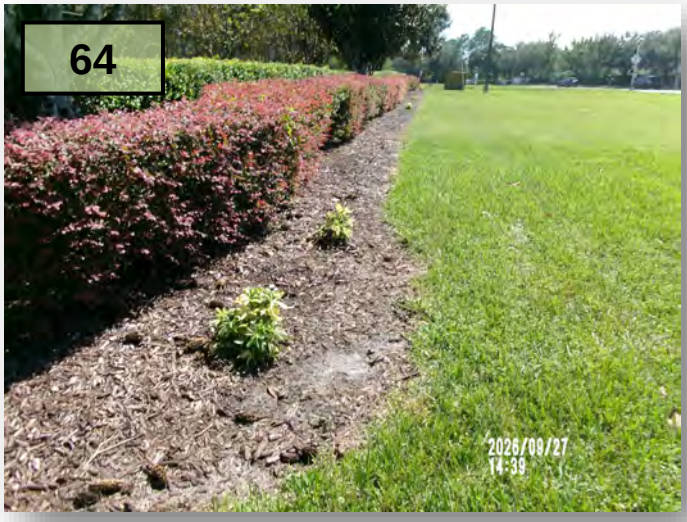


Clubhouse, Whinsenton, Pond 13

63. **Volleyball Sand Pit:** Provide a plan to remove weeds and restore the sand pit to its original condition. (Pic 63)



64. **Clubhouse Front Entrance:** Begin proposal to provide a renovation plan for the planting bed north of the entrance. Most scheffleras have not recovered from frost and drought damage. (Pic 64)



65. **Whinsenton Entrance:** Remove the dead tree leaning against the iron rod fence during the next service visit. (Pic 65>)



66. **General Note:** Prevent vines from growing into and around electrical panels. (Pic 66)



67. **Whinsenton Entrance:** Conduct a wet check. The ROW turf appeared very dry, although no chinch bug activity was observed.

68. **Pond 13 Area:** Continue mowing weeds encroaching from the adjacent preserve area.

69. **Meadow Pointe North Entrance:** Turf along the ROW is extremely dry and weedy. Treat chinch bugs and identify the irrigation issue affecting this area. (Pic 69>)

70. **Meadow Pointe North Entrance:** Areas inside the gate on the south side were missed during mowing.



Meadow Pointe North, Pond 12, Provence

71. **Meadow Pointe North Mail Kiosk:** Several bullnose areas were not maintained. Continue mowing, detailing, and remove stinkvine from the planting areas. (Pics 71a, 71b, 71c>)

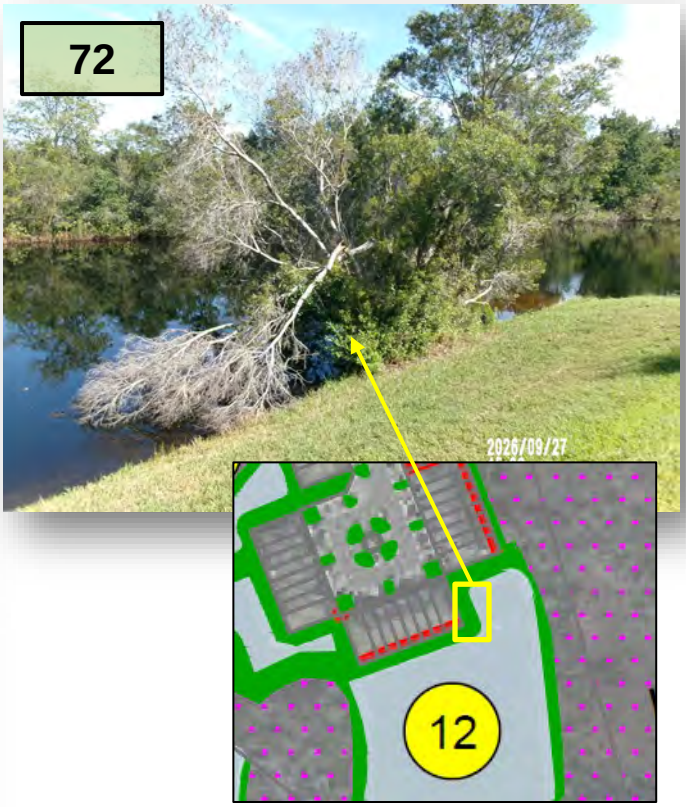








72. **Pond 12:** Remove the broken dead wood from the wax myrtle near the north end of the pond. (Pic 72)

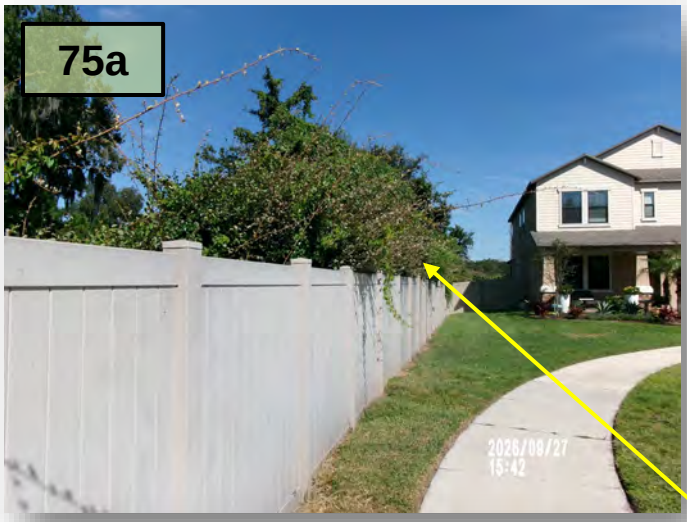


73. **Provence Entrance:** Treat nutsedge throughout the ROW and investigate irrigation performance. Turf conditions were dry during inspection. (Pic 73>)

74. **General Note:** Continue removing bitter melon vines from shrub canopies throughout the Provence entrance.

Provence

75. **Provence / Kelmin Cul-de-Sac:** Limb vegetation away from the vinyl fencing at the north end of Kelmin. The fence is included within the maintenance area. (Pics 75a, 75b)





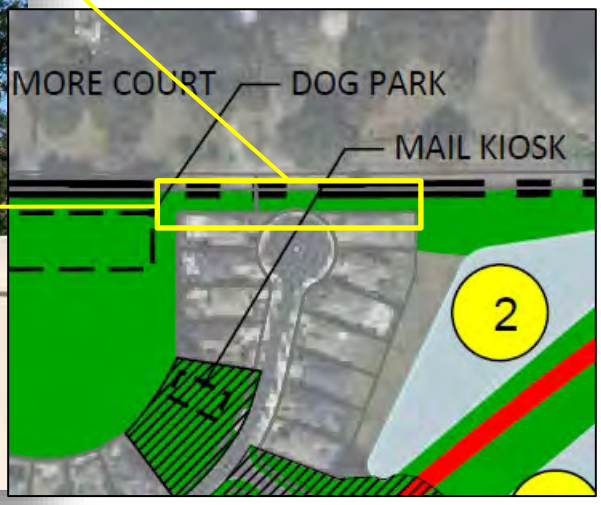


76. **Provence Mail Kiosk:** Deadhead crinum lilies immediately after flowering to prevent foliage and flower stalks from obstructing the walkway.

77. **Provence Dog Park:** The area is in excellent condition. Continue maintaining the viburnum hedge on all sides.

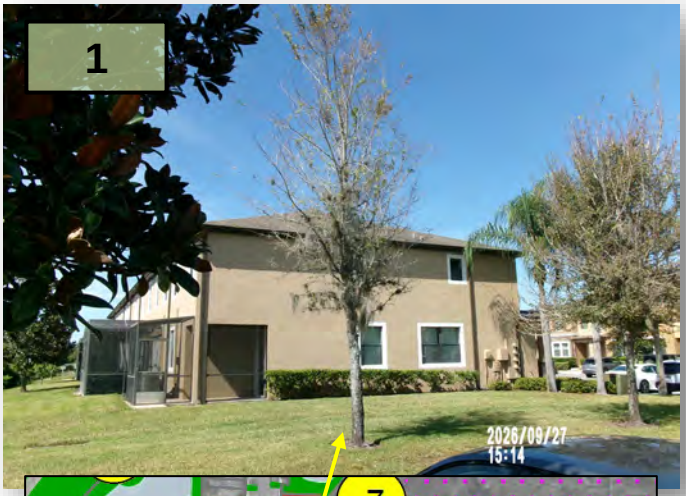
78. **Provence:** The turf surrounding the dog park and mail kiosk was very dry. Conduct a wet check and confirm that all valves and irrigation components are functioning correctly.

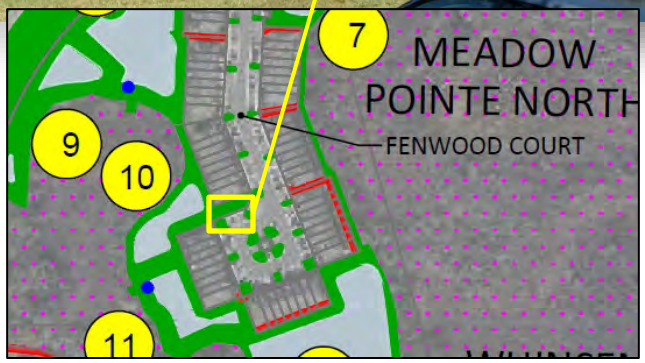
79. **Kelmin Pocket Park:** Minor weeds were observed in the beds; otherwise, the area remains well-maintained and in excellent condition.



Proposals

1. **Meadow Pointe North:** Provide a proposal to remove and stump-grind the declining elm tree west of the mail kiosk. (Pic 1)

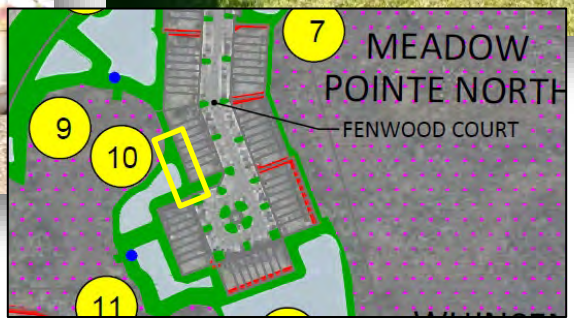




2. **Pond 10:** Increase the cutback along the pond edge to mimic the same boundary line as the south end of the pond edge. (Pics 2a, 2b>)







Tab 9

Proposal #9963

Meadowpointe IV- Initial Irrigation Inspection 9-26

Date 9/30/2026

Customer Meadowpointe IV CDD | 3092 Meadow Pointe Boulevard | Wesley Chapel, FL 33543

Property Meadowpointe IV CDD | 3092 Meadow Pointe Boulevard | Wesley Chapel, FL 33543

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Repairs found during the initial irrigation inspection September 2026. When wire tracking is completed, additional repairs are possible.

Irrigation Repair/Installation

Provence Clock

Items	Quantity	Unit	Price
Zone 1 - Repair Drip Line	3.00	EA	$26.19
Zone 2 - Replace Spray Nozzle	3.00	EA	$30.09
Zone 2- Replace 6" Spray Head	3.00	EA	$104.13
Zone 4- Replace 6" Spray Head	2.00	EA	$69.42
Zone 4- Raise Head	5.00	EA	$90.31
Zone 6 - Replace Spray Nozzle	3.00	EA	$30.09
Zone 6 - Replace 6" Spray Head	1.00	EA	$34.71
Zone 6 - Raise Head	6.00	EA	$108.37
Zone 7 - Lower Head	3.00	EA	$54.18
Zone 8 - Replace Spray Nozzle	5.00	EA	$50.15
Zone 8 - Replace 6" Spray Head	1.00	EA	$34.71
Zone 8 - Raise Head	4.00	EA	$72.24
Zone 9 - Replace Spray Nozzle	3.00	EA	$30.09
Zone 9- Replace 6" Spray Head	2.00	EA	$69.42
Zone 9 - Raise Head	3.00	EA	$54.18
Zone 10- Replace Spray Nozzle	4.00	EA	$40.12
Zone 10- Replace 6" Spray Head	2.00	EA	$69.42
Zone 10- 6" Round Valve Box	1.00	EA	$24.00
Zone 11 - Repair Drip Line	3.00	EA	$26.19
Zone 12- Irrigation Labor Wire Tracking	2.00	Hr	$170.00
Zone 14- Straighten Head	4.00	EA	$72.24
Zone 15 - Repair Drip Line	2.00	EA	$17.46

Zone 16 - Replace Spray Nozzle	2.00	EA	$20.06
Zone 16 - Replace 6" Spray Head	4.00	EA	$138.84
Zone 16 - Raise Head	5.00	EA	$90.31
Zone 17 - Raise Head	3.00	EA	$54.18
Zone 19- Irrigation Labor Wire Tracking	2.00	Hr	$170.00
Zone 20- Irrigation Labor Wire Tracking	2.00	Hr	$170.00
Zone 21 - Replace 6" Spray Head	3.00	EA	$104.13
Zone 22 - Repair Drip Line	4.00	EA	$34.92
Zone 23 - Replace 6" Spray Head	2.00	EA	$69.42
Zone 23 - Raise Head	10.00	EA	$180.61
Zone 26 - Replace Spray Nozzle	6.00	EA	$60.18
Zone 26 - Replace 6" Spray Head	1.00	EA	$34.71
Zone 26 - Raise Head	7.00	EA	$126.43
Zone 28 - Replace Spray Nozzle	5.00	EA	$50.15
Zone 30 - Repair Drip Line	3.00	EA	$26.19
Zone 33- Irrigation Labor Wire Tracking	2.00	Hr	$170.00
Zone 34 - Replace Spray Nozzle	5.00	EA	$50.15
Zone 34 - Straighten Head	7.00	EA	$126.43

Provence Clock: $2,954.42

Meadowpointe North Clock

Items	Quantity	Unit	Price
Zone 1 - Repair Drip Line	4.00	EA	$34.92
Zone 2 - Replace Spray Nozzle	3.00	EA	$30.09
Zone 2 - Adjust Head	4.00	EA	$72.24
Zone 3- Straighten Head	5.00	EA	$90.31
Zone 4 - Replace Spray Nozzle	1.00	EA	$10.03
Zone 4 - Straighten Head	4.00	EA	$72.24
Zone 5 - Replace Spray Nozzle	4.00	EA	$40.12
Zone 6 - Repair Drip Line	5.00	EA	$43.65
Zone 7 - Repair Drip Line	1.00	EA	$8.73
Zone 9 - Replace Spray Nozzle	2.00	EA	$20.06
Zone 9 - Raise Head	4.00	EA	$72.24
Zone 10 - Repair Drip Line	2.00	EA	$17.46
Zone 12 - Replace Spray Nozzle	4.00	EA	$40.12
Zone 14 to 16- Irrigation Labor Wire Tracking	5.00	Hr	$425.00
Zone 17 - Replace Spray Nozzle	7.00	EA	$70.21
Zone 17 - Replace 6" Spray Head	2.00	EA	$69.42
Zone 18- Repair Drip Line	2.00	EA	$17.46
Zone 19 - Replace Spray Nozzle	1.00	EA	$10.03
Zone 20 - Replace Spray Nozzle	4.00	EA	$40.12
Zone 21 - Repair Drip Line	8.00	EA	$69.84
Zone 22 - Replace Spray Nozzle	3.00	EA	$30.09
Zone 23 - Repair Broken Pipe (Slip-Fix) 3/4"	1.00	EA	$71.14
Zone 24- Irrigation Labor Wire Tracking	2.00	Hr	$170.00
Zone 26 - Replace Spray Nozzle	6.00	EA	$60.18

Zone 26- Replace 6" Spray Head	5.00	EA	$173.55
Zone 27 - Replace Spray Nozzle	3.00	EA	$30.09
Zone 28 - Raise Head	4.00	EA	$72.24
Zone 29 - Adjust Head	3.00	EA	$54.18
Zone 30 - Replace Spray Nozzle	4.00	EA	$40.12
Zone 30 - Replace 6" Spray Head	3.00	EA	$104.13
Zone 30- Straighten Head	5.00	EA	$90.31
Zone 31- Irrigation Labor Wire Tracking	2.00	Hr	$170.00
Zone 32 - Straighten Head	3.00	EA	$54.18
Zone 33 - Repair Broken Pipe (Slip-Fix) 1/2"	1.00	EA	$71.14
Zone 34 - Replace Spray Nozzle	2.00	EA	$20.06
Zone 35 - Replace Spray Nozzle	4.00	EA	$40.12

Meadowpointe North Clock: $2,505.82

Haven Clock

Items	Quantity	Unit	Price
Zone 1 - Replace Spray Nozzle	4.00	EA	$40.12
Zone 5 - Replace Spray Nozzle	2.00	EA	$20.06
Zone 8 - Replace Spray Nozzle	1.00	EA	$10.03
Zone 12 - Straighten Head	4.00	EA	$72.24

Haven Clock: $142.45

Parkmont Clock

Items	Quantity	Unit	Price
Zone 1- Repair Broken Pipe (Slip-Fix) 1/2"	1.00	EA	$71.14
Zone 2 - Replace Spray Nozzle	8.00	EA	$80.24
Zone 3- Irrigation Labor Wire Tracking	2.00	Hr	$170.00
Zone 4 - Replace Spray Nozzle	60.00	EA	$601.83
Zone 5 - Repair Drip Line	7.00	EA	$61.11
Zone 6 - Repair Drip Line	10.00	EA	$87.31
Zone 7- Irrigation Labor Wire Tracking	2.00	Hr	$170.00

Parkmont Clock: $1,241.63

Meridian South Clock

Items	Quantity	Unit	Price
Zone 1 and 2- Irrigation Labor Wire Tracking	3.00	Hr	$255.00
Zone 3 - Replace Spray Nozzle	5.00	EA	$50.15
Zone 3 - Replace 6" Spray Head	3.00	EA	$104.13
Zone 4 - Repair Broken Pipe (Slip-Fix) 1/2"	3.00	EA	$213.42
Zone 5 - Replace Spray Nozzle	3.00	EA	$30.09
Zone 5 - Straighten Head	5.00	EA	$90.31
Zone 7 - Replace Spray Nozzle	10.00	EA	$100.31
Zone 7 - Replace 6" Spray Head	5.00	EA	$173.55
Zone 7- Replace 12" Valve Box	1.00	EA	$60.00

Zone 8 - Repair Drip Line	10.00	EA	$87.31
Zone 9 - Replace Rotor Head	3.00	EA	$212.31
Zone 10- Irrigation Labor Wire Tracking	2.00	Hr	$170.00
Zone 11 - Change 6" Spray Head to 12"	3.00	EA	$224.88
Zone 12 - Replace Rotor Head	3.00	EA	$212.31
Zone 12- Relocate Head within 5'	1.00	EA	$40.00
Zone 13- Replace 600ft of Drip	1.00	EA	$320.00
Zone 14- Replace Rotor Head	2.00	EA	$141.54
Zone 15- Replace 12" Valve Box	1.00	EA	$98.66
Zone 16 - Repair Drip Line	15.00	EA	$130.96
Zone 17 - Replace Spray Nozzle	8.00	EA	$80.24
Zone 17 - Replace 6" Spray Head	4.00	EA	$138.84
Zone 17- Relocate Head within 5'	6.00	EA	$240.00
Zone 18- Irrigation Labor Wire Tracking	2.00	Hr	$170.00
Zone 19 - Repair Drip Line	6.00	EA	$52.38
Zone 20 - Repair Broken Pipe (Slip-Fix) 3/4"	2.00	EA	$142.28
Zone 20 - Repair Drip Line	9.00	EA	$78.57
Zone 21 - Replace Spray Nozzle	10.00	EA	$100.31
Zone 21 - Replace 6" Spray Head	4.00	EA	$138.84
Zone 21 - Repair Broken Pipe (Slip-Fix) 1/2"	1.00	EA	$71.14
Zone 22 - Replace Rotor Head	3.00	EA	$212.31
Zone 23 - Repair Broken Pipe (Slip-Fix) 1/2"	2.00	EA	$142.28
Zone 24 - Replace Spray Nozzle	5.00	EA	$50.15
Zone 24 - Replace 6" Spray Head	4.00	EA	$138.84
Zone 25 - Replace Rotor Head	2.00	EA	$141.54
Zone 25- Relocate Head within 5'	1.00	EA	$40.00
	Meridian South Clock:		$4,652.65

Meridian North Clock

Items	Quantity	Unit	Price
Zone 1 - Replace Spray Nozzle	12.00	EA	$120.37
Zone 1- Replace 6" Spray Head	4.00	EA	$138.84
Zone 3- Replace Spray Nozzle	10.00	EA	$100.31
Zone 4 - Replace Mirco Jet Stake	10.00	EA	$398.53
Zone 5- Replace Spray Nozzle	4.00	EA	$40.12
Zone 5 - Replace 6" Spray Head	3.00	EA	$104.13
Zone 6- Replace Spray Nozzle	4.00	EA	$40.12
Zone 6 - Replace 6" Spray Head	2.00	EA	$69.42
	Meridian North Clock:		$1,011.84

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	$0.00

Fuel Surcharge:	$125.08
PROJECT TOTAL:	**$12,633.89**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding $5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By		**By**	
	Garrett Macgregor		**Meadowpointe IV CDD**
Date	9/30/2026	**Date**	
	Pine Lake Services, LLC		

Pine Lake Services

Monthly Irrigation Report | Job Number:
JOB NAME: Meadow Point | EST#: 05Aug16-1
Technician: Chris | Clock:4 | Rainbird ESP-Me
Date: 9/17/26 | Check Rain Sensor: Yes
Clock located behind gate cente

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Valve not operating	Other:	Comments
1	Spray	20	A					
2		10	A					
3		2.3	A.B					
4		10	A					
5		10	A					
6		3.3	A.B					
7		0.8	A.B					
8		0.6	A.B					
9		0						
10		0						
11								
12								
13								
14								
15								
16								
17								
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25								
26								
27								
28								
29								
30								
31								
32								
33								
34								
35								
36								

A: 12am	Monday Friday
B: 6;30am	Daily
C:	
D:	

Customer Approval:_____**Date:**_____

Additional Comments:
1. A lot of zones do not have a run time on them
2. Pump was down
3. _____
4. _____

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Total: $

Page # ____of _____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Meaddowpoint IV CCD

Technician: Lupe Jesus

Date: 9/16/2026

Hunter Pro C

Date code: Aug 2018

Clock:2

Check Rain Sensor: Yes

Good

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	Sprays	25	A	12-N	4-S				
2	Drip	25	A						
3	Sprays	25	A	10-N					
4	Drip/Micros	10	B	Mic tips-14	12” Ag Stakes-10	3/4Poly-1			
5	Sprays	20	A	4-N	3-S				
6	Sprays	20.1	A/C	4-N	2-S				
7	Drip	20.1	A/C						

Start Times:	Zone type	Run time	Days
11pm	A:		Tu,F
7am	B: Flowers		Daily
1am	C:		Friday
	D:		

Additional Comments:

1. ___
2. On arrival pump was tripped in the breaker panal
3. ___
4. ___

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrical,	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repalr 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Total: $

Customer Approval:_____ **Date:**_____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: meadow pointe lv cod

Technician: Walter

Date 9/16/2026.

Job Number

EST#:

Clock: Rain bird ESP

Check Rain Sensor: Yes/No

No

Park note clock

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	Drip mic	20	A					L1/2	1 1/2. Line main entrance drip line
2	Sp	30	A	8 mpr				Mpr	Main line leak main blvd by south east blvd
3		20	A				X		Zone need to troubleshooting valve track
4	Sp	20	A	30	60 Mpr				Control door are damages rain bird ESP ME
5	Drip mic	20	A			7 Drip			Need a rain sensor. Mini clip
6	Drips	20	A			10 Drip			Zone 4 low pressure zone almost 60 heads Have regular nozz
7		20	A				X		Zone 7 valve not operate. Need track valve and tro
8									
9									
10									
11									
12									
13									
14									Repairs 1 main line 2,5 and 1 lateral 1,1/4 9/16/202
15									Another main line leak north blvd meadow pointe 9/
16									2 main line breaks 2:5 plus the lateral line
17									
18									
19									
20									
21									
22									
23									
24						FF			

Start Times: 10 PM

Run Days:

A
B:
C:
D:

F

Additional Comments:

1. Code 0350
2.
3.
4.

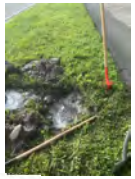
Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrical	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repair 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Total: $

Page # ____ of ____







Pine Lake Irrigation, Thu 8:05 AM

Zone 4 have low pressure because the zone have 60 heads with regular nozzles Bh need to replaced the nozzle

Pine Lake Irrigation, Thu 8:29 AM

Another main line leak 2,5 line north East blvd 9/17/2026 need to replaced soon





Pine Lake Irrigation, Wed 1:10 PM

2.5 main line and 1.1/4 lateral line breaks. Materials 2,5 slip fix 1 slip fix 1,1/4 4 pi ft pipe 1

Pine Lake Irrigation, Wed 1:13 PM

2.5 slip fix 21 coupling 2.5
1 slip fix 1.1/4 2 couplings this was repair 9/16
4 pipe 1.1/4

Tab 10

Proposal #9812

Meadow Point 4 Initial Clean -up 9.9.26

Date 9/9/2026

Customer Meadowpointe IV CDD | 3092 Meadow Pointe Boulevard | Wesley Chapel, FL 33543

Property Meadowpointe IV CDD | 3092 Meadow Pointe Boulevard | Wesley Chapel, FL 33543

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Meadow Point 4 Initial Clean -up 9.9.26

One time cleanup to address significant deficiencies on site identified during initial property audit conducted by PL as well as the August Field Report.

Demo and Prep

Initial Clean-up, including extra mowings to eliminate duff, line trimming, reclaiming shrubbery and excessive weed control.

Items	Quantity	Unit
Crew Truck + Install Trailer	2.00	Day
Dumping Charge	4.00	EA

Initial Clean-up, including extra mowings to eliminate duff, line trimming, reclaiming shrubbery and excessive weed control.: $17,626.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA

Fuel Surcharge: $312.50

PROJECT TOTAL: **$17,938.50**

Terms & Conditions

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Any proposal exceeding $5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

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By		**By**	
	Jeff Cane		**Meadowpointe IV CDD**
Date	9/9/2026	**Date**	
	Pine Lake Services, LLC		

Proposal #9828

Meadow Point 4 Meridian Monument Wall Enhancment 9.10.26

Date 9/23/2026

Customer Meadowpointe IV CDD | 3092 Meadow Pointe Boulevard | Wesley Chapel, FL 33543

Property Meadowpointe IV CDD | 3092 Meadow Pointe Boulevard | Wesley Chapel, FL 33543

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Meadow Point 4 Meridian Monument Wall Enhancment 9.10.26

- Proposal to redesign the south Meridian entrance that was damaged by a vehicle to match the existing landscape.Proposal includes the following:
  - Removal of existing plant material along wall that is inundated with weeds and lacking vigor
  - Installation of Loropetalum matching existing plantings on site
  - Installation of sod along the perimeter of the bed to shorten the bed and provide a cleaner shaped appearance
  - Installation of Podocarpus and Sunshine Ligustrum at the new monument to mirror monument plantings on the North side of the road.
  - Top dress of pine bark mulch to give a finished appearance post install.
  - Post intallation irrigation check to verify new plants have adequate water and no damage occurred in the installation process.

Demo and Prep

Demo and Prep

Items	Quantity	Unit
Dumping Charge	2.00	EA
CAT Loader 908	1.50	Day

Herbicide - Quickpro - Concentrated	1.00	EA

Demo and Prep: $4,382.83

Plant Material Install

Plant Material Install

Items	Quantity	Unit
7gal Podocarpus	12.00	EA
Blush Lorapetlum 3g	450.00	EA
3gal. Sunshine Ligustrum	30.00	EA
St Agustine Sod (Pallet)	2.00	EA
8-10-10 Fertilizer	150.00	lb

Plant Material Install: $15,473.32

Mulch Install

Items	Quantity	Unit
Mulch Pine Bark 3 CuFt Bag	60.00	EA

Mulch Install: $1,143.60

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Irrigation Misc Fittings	1.00	Dollars

Irrigation Enhancement: $948.81

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA

Fuel Surcharge: $40.00

PROJECT TOTAL: **$21,988.56**

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By		**By**	
	Jeff Cane		**Meadowpointe IV CDD**
Date	9/23/2026	**Date**	
	Pine Lake Services, LLC		

Proposal #9837

Meadowpointe IV CDD- Fall Annual Rotation 9/11/26

Date 9/11/2026

Customer Meadowpointe IV CDD | 3092 Meadow Pointe Boulevard | Wesley Chapel, FL 33543

Property Meadowpointe IV CDD | 3092 Meadow Pointe Boulevard | Wesley Chapel, FL 33543

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Meadowpointe IV CDD- Fall Annual Rotation 9/11/26

- Installation of seasonal annuals in all designated beds on site.

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Fall Annual Installation	1,690.00	EA
Sales Tax	1.00	EA

Plant Material Install: $5,289.70

PROJECT TOTAL: **$5,289.70**

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By		**By**	
	Jeff Cane		**Meadowpointe IV CDD**
Date	9/11/2026	**Date**	
	Pine Lake Services, LLC		

Proposal #9961

Meadow Point 4 Prevonce Entrance Truck Damage Infills 9.16.26

Date 9/23/2026
Customer Meadowpointe IV CDD | 3092 Meadow Pointe Boulevard | Wesley Chapel, FL 33543
Property Meadowpointe IV CDD | 3092 Meadow Pointe Boulevard | Wesley Chapel, FL 33543

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Meadow Point 4 Provence Entance Truck Damage Infills 9.16.26

- Proposal to replace damaged plant material from the semi turning through the planted bed at the Provence entrance.
  -

Demo and Prep

Demo and Prep

Items	Quantity	Unit
CAT Loader 908	1.50	Day
Herbicide - Quickpro - Concentrated	1.00	EA

Demo and Prep: $2,315.33

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Ilex Schilling 7g	20.00	EA
Indian Hawthorne 3gal.	15.00	EA
Juniper 3gal.	15.00	EA
Nellie Stevens Holly 45gal.	8.00	EA
8-10-10 Fertilizer	100.00	lb

St Agustine Sod (Pallet)	2.00	EA

Plant Material Install: $9,953.50

Mulch Install

Items	Quantity	Unit
Mulch Pine Bark 3 CuFt Bag	45.00	EA

Mulch Install: $1,032.30

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Irrigation Misc Fittings	1.00	Dollars

Irrigation Enhancement: $548.53

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA

Fuel Surcharge: $30.00

PROJECT TOTAL: **$13,879.66**

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By		**By**	
	Jeff Cane		**Meadowpointe IV CDD**
Date	9/23/2026	**Date**	
	Pine Lake Services, LLC		

Tab 11

Proposal #9837

Meadowpointe IV CDD- Fall Annual Rotation 9/11/26

Date 9/11/2026

Customer Meadowpointe IV CDD | 3092 Meadow Pointe Boulevard | Wesley Chapel, FL 33543

Property Meadowpointe IV CDD | 3092 Meadow Pointe Boulevard | Wesley Chapel, FL 33543

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Meadowpointe IV CDD- Fall Annual Rotation 9/11/26

- Installation of seasonal annuals in all designated beds on site.

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Fall Annual Installation	1,690.00	EA
Sales Tax	1.00	EA

Plant Material Install: $5,289.70

PROJECT TOTAL: **$5,289.70**

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By	Jeff	**By**	
	Jeff Cane		**Meadowpointe IV CDD**
Date	9/11/2026	**Date**	9/23/26
	Pine Lake Services, LLC		

Tab 12



Meadow Pointe IV
Community Development District
Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
9/15/2026

Prepared by:

Stephen T. Roehm, Service Manager

Jason M. Jasczak, Environmental Consultant

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

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North Site Map

South Site Map

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Site Assessments

Pond 58

Comments:

Site Looks Good

Water level recently rose to its normal level and the native Pickerel Weed and Gulf Spikerush are thriving!

This is the pond that was reimbursed by Advanced Aquatic for the planting that did not do well within the multiple attempts on pond 57.





Pond 59

Comments:

Site Looks Good

Minimal growth of Torpedograss and Primrose present and targeted around the perimeter of this pond on 9/15/26.

The water level recently rose within this pond. This influx of water has led to turbidity within the water column.





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Site Assessments

Pond 60

Comments: Not Servicing at this time.

Pond 61

Comments:

Site Looks Good

Pond has recently filled with water.

No current issues within this pond.

Continue monitoring.





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Site Assessments

Pond 62

Comments:

Site Looks Good

Pond remains low. With the low levels a boat can not be launched at this time.

A backpack sprayer was utilized to target the Dogfennel, Cattails, and Torpedograss in front of the natural buffer areas of this pond.





Pond 63

Comments:

Site Looks Good

Pond recently has a significant algae bloom and a treatment was applied on 8/18/26.

Algae is no longer present upon this inspection on 9/15/26.

Minimal Growth of Torpedograss, Primrose and Dogfennel has been targeted on 9/15/26.





Site Assessments

Pond 64

Comments:

Site Looks Good

Water has recently risen to the normal water level. Along with the influx of water came turbidity writhin the water column.

Minimal growth of Primrose and Torpedograss was inspected and treated on 9/15/26.





Pond 65

Comments:

Site Looks Good

Pond level has recently rose to its normal water level.

Boat was utilized to target Dogfennel, Torpedograss, Primrose and other terrestrial plants along the natural buffer areas of this pond on 9/11/26.





Site Assessments

Pond 66

Comments:

Site Looks Good

Pond is one of four ponds planted in late August. The planting consists of 300 Duck Potatoes, 700 Softstem Bulrush and 700 Gulf Spikerush.

The plants have established themselves within the pond very well and will continue thrive and cluster around the edge of this pond.





Pond 67

Comments:

Normal Growth Observed

Torpedograss, Primeose, and Dogfennel was present and treated along the ponds exposed bank on 9/15/26.





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Site Assessments

Pond 68

Comments:

Normal Growth Observed

Native Duck Potato is present through this small pond.

Continue monitoring and carefully targeting Torpedograss and Alligator weed within the native plants.





Pond 69

Comments:

Treatment in Progress

A band of Filamentous algae was present around the entire pond and treated on 9/11/26.

Upon inspection on 9/15/26 the algae can been seen to have a significant reduction with only a small amount remaining on the bottom of the pond.

Continue monitoring.





Site Assessments

Pond 70

Comments:

Treatment in Progress

Pond remains very low and boat can not be utilized at this time.

Minimal amount of Planktonic algae was present and treated on 9/15/26. A pond dye was applied to this pond to suppressed algae growth.

Continue monitoring.





Pond 71

Comments:

Treatment in Progress

Continue targeting Dogfennel, Primrose, Torpedograss and other terrestrial plants that are overtaking the native aquatic plants.

Advanced Aquatic would like to regain boat access to this pond. A tree has fallen within the boat launch located off Oldwoods Avenue and since then filled in with vegetation.





Site Assessments

Pond 72

Comments:

Site Looks Good

Pond level has recently rose to its normal water level.

Boat was utilized to target Dogfennel, Torpedograss, Primrose and other terrestrial plants along the natural buffer areas of this pond on 8/11/26.

Growth above the NWL is beginning to become tall and needs to be cut within boat launch to provide access.





Pond 73

Comments:

Site Looks Good

Pond level has recently rose to its normal water level.

Boat was utilized to target Dogfennel, Torpedograss, Primrose and other terrestrial plants along the natural buffer areas of this pond on 8/11/26.

Growth above the NWL is beginning to become tall and needs to be cut within boat launch to provide boat access.





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Site Assessments

Pond 74

Comments:

Normal Growth Observed

Pond is currently too low to launch and treat via boat. Continue targeting Dogfennel, Primrose and Torpedograss grass with backpack sprayer.

Growth above the NWL is beginning to become tall and needs to be cut within boat launch to provide boat access.





Pond 75

Comments:

Normal Growth Observed

Continue targeting Pennywort, Alligator weed and Torpedograss along the ponds edge and within native aquatic plants.





Site Assessments

Pond 76

Comments: Not Servicing at this time.

Pond 77

Comments:

Normal Growth Observed

Minimal growth of Torpedograss, Primrose and Dogfennel present and treated along the ponds edge on 9/15/26.

Pond has non native clusters of lilies growing within the pond. Keep monitoring and push back as needed.





Site Assessments

Pond 78

Comments:

Site Looks Good

Pond is one of four ponds planted in late August. The planting consists of 300 Duck Potatoes, 700 Softstem Bulrush and 700 Gulf Spikerush.

The plants have established themselves within the pond very well and will continue thrive and cluster around the edge of this pond.





Pond 79

Comments:

Site Looks Good

Since boat access had been made available algae control has been maintained and Cattails have been treated along the natural conservation areas. Pond still has a blue tint from pond dye that was added to suppress algae growth.

Growth within the boat path to the pond is beginning to become tall and needs to be maintained to provide boat access.





Site Assessments

Pond 80

Comments:

Site Looks Good

Pond is one of four ponds planted in late August. The planting consists of 400 Duck Potatoes, 800 Softstem Bulrush and 1000 Gulf Spikerush.

The plants have established themselves within the pond very well and will continue thrive and cluster around the edge of this pond.





Pond 81

Comments:

Site Looks Good

Water has recently rose to the normal water level.

Torpedograss, Primrose and Dogfennel have been targeted along the edge of this pond on 9/15/26.





Site Assessments

Pond 82

Comments:

Normal Growth Observed

Pond remains very low. This is one of a few ponds that a boat is utilized for when the pond is full.

Dogfennel, Primrose and Torpedograss grass are being targeted along the exposed bank.

Pre-emergent has been applied to the exposed bank on 9/15/26.





Pond 83

Comments:

Normal Growth Observed

Minimal growth of Torpedograss can be seen growing along the natural conservation area of this pond.

Boat will be utilized to treat this area.





Site Assessments

Pond 84

Comments:

Normal Growth Observed

Pond recently rose to the normal water level. A few Sesbania remain out within the water. Small boat will be utilized within upcoming visit to treat accordingly.

Access to this pond is being encroached by growth and will need to be trimmed back.





Pond 85

Comments:

Site Looks Good

Pond is one of four ponds planted in late August. The planting consists of 400 Duck Potatoes, 600 Softstem Bulrush and 1200 Gulf Spikerush.

The plants have established themselves within the pond very well and will continue thrive and cluster around the edge of this pond.





Site Assessments

Pond 86

Comments:

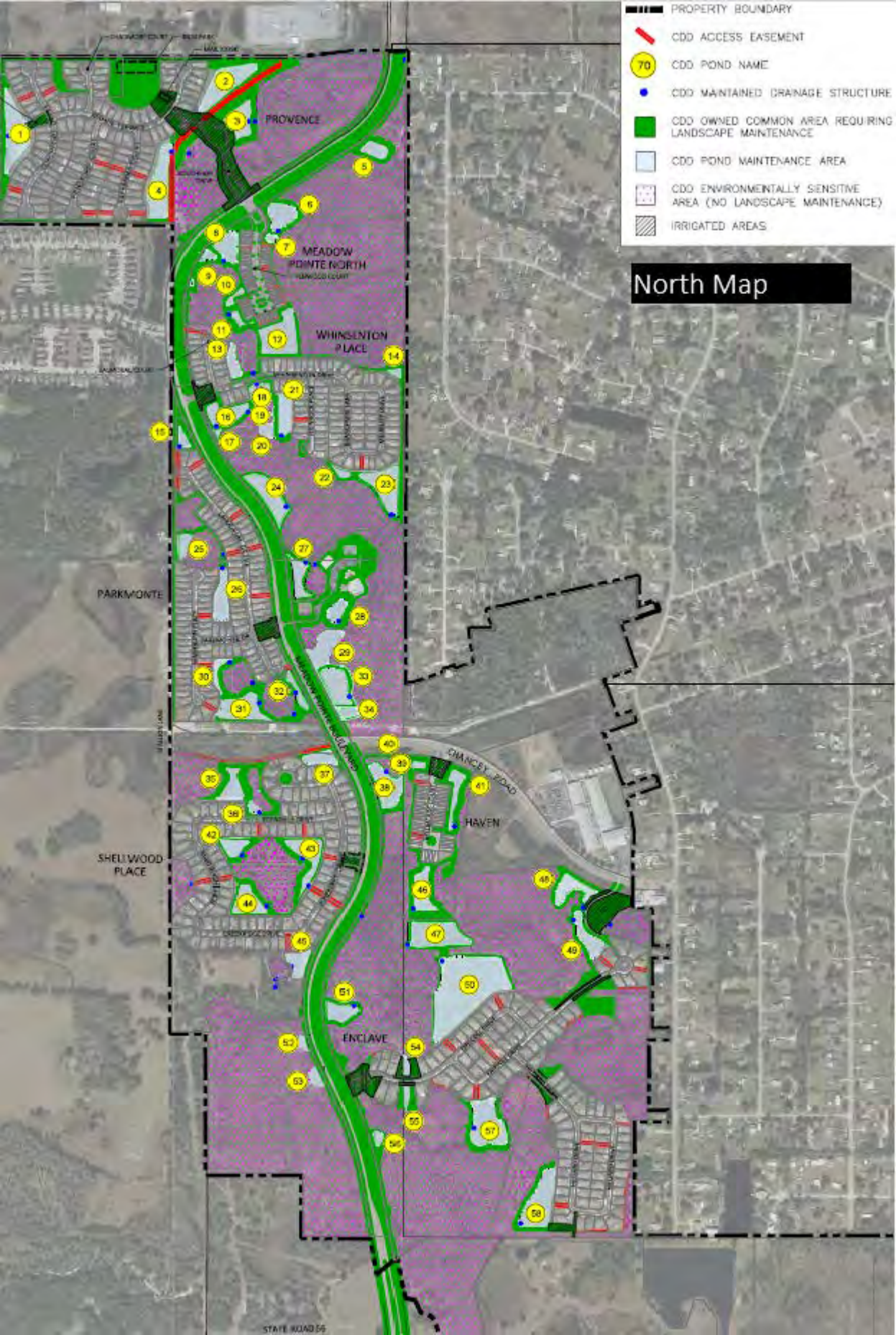
Normal Growth Observed

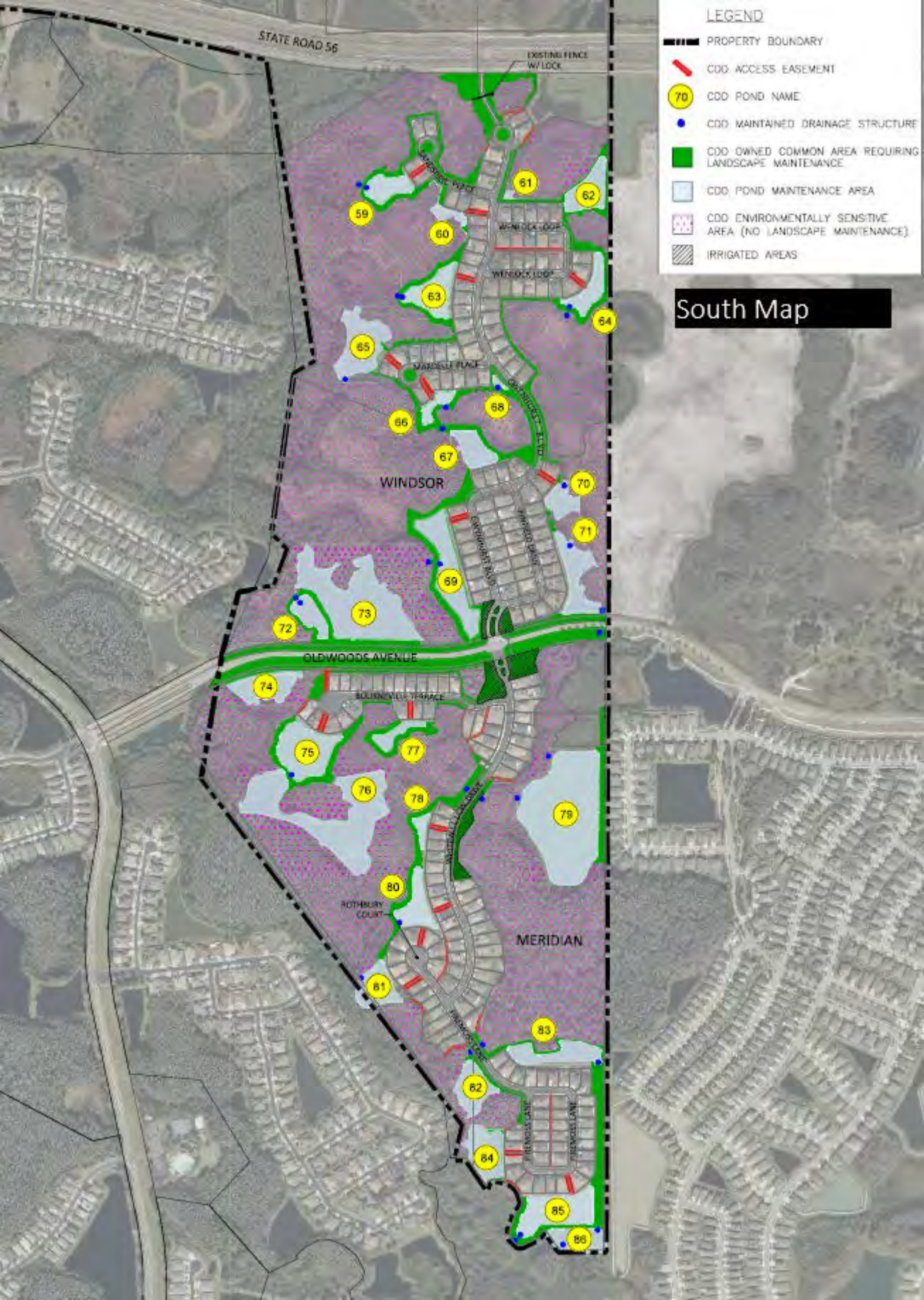
Torpedograss is present growing in front of the natural conservation area of this pond. Boat will be utilized in upcoming visit to target this growth.





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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
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CDD MAINTAINED DRAINAGE STRUCTURE
CDD OWNED COMMON AREA REQUIRING LANDSCAPE MAINTENANCE
CDD POND MAINTENANCE AREA
CDD ENVIRONMENTALLY SENSITIVE AREA (NO LANDSCAPE MAINTENANCE)
IRRIGATED AREAS
South Map
STATE ROAD 56
EXISTING FENCE W/ LOCK
WINDSOR
MERIDIAN
OLDWOODS AVENUE
ROTHBURY COURT
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Tab 13

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 11, 2026, at 05:00 pm
- **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

October 14

2026

MEADOW POINTE IV

District Manager Updates

FINANCIAL SUMMARY	8/31/2026
General Fund Cash & Investment Balance:	$1,507,407
Reserve Fund Cash & Investment Balance:	$1,037,385
Debt Service Fund Investment Balance:	$419,204
Total Cash and Investment Balances:	**$2,963,996**
General Fund Expense Variance: $210,422	**Under Budget**

Rizzetta & Company

Meadow Pointe IV
Community Development District

Financial Statements
(Unaudited)

August 31, 2026

Prepared by: Rizzetta & Company, Inc.

meadowpointe4cdd.org
rizzetta.com

Professionals in Community Management

Meadow Pointe IV Community Development District

Balance Sheet

As of 08/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	587,504	0	0	587,504	0	0
Investments	919,903	1,037,385	419,204	2,376,492	0	0
Prepaid Expenses	8,750	0	0	8,750	0	0
Refundable Deposits	21,626	0	0	21,625	0	0
Fixed Assets	0	0	0	0	18,376,008	0
Amount Available in Debt Service	0	0	0	0	0	419,204
Amount To Be Provided Debt Service	0	0	0	0	0	4,063,796
Total Assets	1,537,783	1,037,385	419,204	2,994,371	18,376,008	4,483,000
Liabilities						
Accounts Payable	39,454	17,991	0	57,445	0	0
Accrued Expenses	29,052	0	0	29,052	0	0
Other Current Liabilities	70	0	0	70	0	0
Due To Other	970	0	0	970	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,483,000
Deposits Payable	400	0	0	400	0	0
Total Liabilities	69,946	17,991	0	87,937	0	4,483,000
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	473,836	79,609	(40,529)	512,916	0	0
Total Fund Equity & Other Credits	1,467,836	1,019,394	419,204	2,906,434	18,376,008	0
Total Liabilities & Fund Equity	1,537,783	1,037,385	419,204	2,994,371	18,376,008	4,483,000

See Notes to Unaudited Financial Statements

845 General Fund

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	25,455	25,455
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	1,846	1,846
Miscellaneous Revenue	0	0	1,075	1,075
Remotes	0	0	4,464	4,464
Room Rentals	0	0	958	958
Vendor Rebates	0	0	1	1
Total Revenues	1,983,967	1,983,967	2,088,074	104,107
Expenditures				
Legislative				
Supervisor Fees	15,000	13,750	12,600	1,150
Total Legislative	15,000	13,750	12,600	1,150
Financial & Administrative				
Accounting Services	23,168	21,237	21,238	0
Administrative Services	6,153	5,641	5,640	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	595	407	189
Disclosure Report	6,000	5,500	5,500	0
District Engineer	50,000	45,834	56,757	(10,924)
District Management	33,256	30,485	30,484	0
Dues, Licenses & Fees	550	550	455	95
Financial & Revenue Collections	5,304	4,862	4,862	0
Legal Advertising	1,000	916	1,180	(263)
Miscellaneous Mailings	500	459	1,807	(1,349)
Public Officials Liability Insurance	4,163	4,163	3,922	241
Tax Collector/Property Appraiser Fees	150	150	150	0
Trustees Fees	11,000	11,000	12,276	(1,276)
Website Hosting, Maintenance, Backup & E	3,000	2,637	2,760	(121)
Total Financial & Administrative	156,998	146,133	157,542	(11,408)
Legal Counsel				
District Counsel	25,000	22,917	21,638	1,278
Total Legal Counsel	25,000	22,917	21,638	1,278
Law Enforcement				
Off Duty Deputy	156,771	143,707	142,630	1,077
Total Law Enforcement	156,771	143,707	142,630	1,077
Electric Utility Services				
Utility - Recreation Facilities	15,000	13,750	14,467	(717)

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	87,150	79,887	80,043	(156)
Utility Services	6,000	5,500	9,780	(4,280)
Total Electric Utility Services	108,150	99,137	104,290	(5,153)
Garbage/Solid Waste Control Services				
Garbage - Dumpster	14,310	13,118	19,610	(6,493)
Garbage - Recreation Facility	1,050	962	1,251	(288)
Garbage - Residential	177,153	162,390	161,178	1,212
Solid Waste Assessment	1,600	1,467	1,674	(208)
Total Garbage/Solid Waste Control Services	194,113	177,937	183,713	(5,777)
Water-Sewer Combination Services				
Utility - Reclaimed	3,500	3,208	387	2,822
Utility Services	12,000	11,000	8,171	2,829
Total Water-Sewer Combination Services	15,500	14,208	8,558	5,651
Stormwater Control				
Aquatic Maintenance	60,375	55,344	55,262	82
Aquatic Plant Replacement	15,000	13,750	9,750	4,000
Mitigation Area Monitoring & Maintenance	5,000	4,583	0	4,583
Stormwater Assessments	2,444	2,241	2,479	(239)
Stormwater System Maintenance	10,000	9,166	12,900	(3,733)
Total Stormwater Control	92,819	85,084	80,391	4,693
Other Physical Environment				
Conservation Cutbacks	10,000	9,167	9,800	(633)
Entry & Walls Maintenance & Repair	22,000	20,167	20,867	(701)
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	20,625	21,500	(875)
Irrigation Maintenance & Repair	21,600	19,800	16,586	3,215
Landscape - Annuals/Flowers	17,580	16,115	8,365	7,750
Landscape - Fertilizer	16,500	15,125	5,825	9,300
Landscape - Mulch	55,000	50,416	46,225	4,191
Landscape - Pest Control	3,000	2,750	510	2,241
Landscape Inspection Services	12,900	11,825	11,825	0
Landscape Maintenance	409,586	375,454	274,862	100,591
Landscape Replacement Plants, Shrubs, Tr	50,000	45,834	20,278	25,555
Lift Station Maintenance	5,000	4,583	1,119	3,465
Playground Mulch	9,000	8,250	0	8,250
Property Insurance	37,531	37,531	34,835	2,696
Rust Prevention	10,000	9,167	5,136	4,031
Tree Trimming Services	10,000	9,166	5,037	4,129
Well Maintenance	4,000	3,667	4,919	(1,252)
Total Other Physical Environment	724,316	667,761	494,823	172,938
Road & Street Facilities				
Gate Maintenance & Repair	54,800	50,233	64,330	(14,096)
Gate Phone	20,000	18,334	17,412	921
Gate Service Contract	8,000	7,333	5,460	1,873

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Roadway Repair & Maintenance	10,000	9,167	0	9,167
Security Camera Maintenance	2,500	2,291	1,704	588
Sidewalk Maintenance & Repair	15,000	13,750	0	13,750
Street Sign Repair & Replacement	1,000	917	3,614	(2,698)
Total Road & Street Facilities	111,300	102,025	92,520	9,505
Parks & Recreation				
Athletic Court/Field/Playground Maintena	2,500	2,292	1,090	1,202
Clubhouse Maintenance & Repair	30,000	27,500	5,779	21,721
Dog Park Maintenance	3,500	3,208	8,525	(5,316)
Employee - Amenity Staff	200,000	183,334	189,858	(6,525)
Employee - Incentives and Bonuses	500	458	0	458
Facility Supplies	8,000	7,333	4,228	3,105
Fitness Equipment Maintenance & Repair	2,300	2,109	495	1,614
Landscape Maintenance	5,000	4,583	0	4,583
Management Contract	24,720	22,660	18,540	4,120
Pest Control & Termite Bond	720	660	780	(120)
Pest Control - Top Choice Treatment	5,000	4,583	0	4,583
Playground Repairs	2,500	2,292	290	2,002
Pool Maintenance	1,300	1,192	5,966	(4,774)
Pool Service Contract	41,500	38,041	35,200	2,842
Security Camera Clubhouse	760	697	7,349	(6,652)
Telephone, Internet, Cable	6,700	6,142	3,661	2,480
Tennis/Athletic Court/Park Maintenance	2,000	1,833	862	971
Wildlife Management Services	14,500	13,292	0	13,292
Total Parks & Recreation	351,500	322,209	282,623	39,586
Special Events				
Special Events	7,500	6,875	5,819	1,055
Total Special Events	7,500	6,875	5,819	1,055
Contingency				
Miscellaneous Contingency	25,000	22,916	27,090	(4,173)
Total Contingency	25,000	22,916	27,090	(4,173)
Total Expenditures	1,983,967	1,824,659	1,614,237	210,422
Total Excess of Revenues Over(Under) Expenditures	0	159,308	473,837	314,529
Fund Balance, Beginning of Period	0	0	993,999	994,000
Total Fund Balance, End of Period	0	159,308	1,467,836	1,308,529

845 Reserve Fund

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	40,836	40,836
Special Assessments				
Tax Roll	329,758	329,758	329,757	(1)
Total Revenues	329,758	329,758	370,593	40,835
Expenditures				
Contingency				
Capital Reserve	329,758	329,758	290,984	38,774
Total Contingency	329,758	329,758	290,984	38,774
Total Expenditures	329,758	329,758	290,984	38,774
Total Excess of Revenues Over(Under) Expenditures	0	0	79,609	79,609
Fund Balance, Beginning of Period	0	0	939,785	939,785
Total Fund Balance, End of Period	0	0	1,019,394	1,019,394

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,964	6,964
Special Assessments				
Tax Roll	177,209	177,209	178,718	1,509
Total Revenues	177,209	177,209	185,682	8,473
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	(37,638)	(37,638)
Fund Balance, Beginning of Period	0	0	162,542	162,542
Total Fund Balance, End of Period	0	0	124,904	124,904

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	13,544	13,544
Special Assessments				
Tax Roll	391,924	391,924	395,261	3,337
Total Revenues	391,924	391,924	408,805	16,881
Expenditures				
Debt Service				
Interest	136,924	136,924	126,696	10,228
Principal	255,000	255,000	285,000	(30,000)
Total Debt Service	391,924	391,924	411,696	(19,772)
Total Expenditures	391,924	391,924	411,696	(19,772)
Total Excess of Revenues Over(Under) Expenditures	0	0	(2,891)	(2,891)
Fund Balance, Beginning of Period	0	0	297,191	297,191
Total Fund Balance, End of Period	0	0	294,300	294,300

Meadow Pointe IV CDD

Investment Summary

August 31, 2026

Account	Investment		Balance as of August 31, 2026
FLCLASS Operating	Average Monthly Yield - 3.7767%	$	919,903
	Total General Fund Investments	**$**	**919,903**
FLCLASS Asset Replacement	Average Monthly Yield - 3.7767%	$	419,549
FLCLASS Road Reserve	Average Monthly Yield - 3.7767%		617,836
	Total Reserve Fund Investments	**$**	**1,037,385**
US Bank Series 2014 Revenue A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	$	105,693
US Bank Series 2014 Reserve A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		95,112
US Bank Series 2014 Interest A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		2,510
US Bank Series 2014 Prepayment A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		2,360
US Bank Series 2015 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		37,929
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		36,036
US Bank Series 2022 A-2 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		52,589
	Total Debt Service Fund Investments	**$**	**419,204**

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 08/01/2026 to 08/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845, 2720						
	845 General Fund	08/01/2026	Baseline Inc.	18615-2026	Irrigation Maintenance & Repair 07/26	438.00
	845 General Fund	08/01/2026	CRT Services Inc.	20231332	Security Monitoring & Maintenance 07/26	3,397.50
	845 General Fund	08/28/2026	Danielle Fence Mfg Co., Inc.	3128	Management Services 08/26	1,000.00
	845 General Fund	08/01/2026	Frontier Communica-tions of FL	81399447310806215-080626	Gate Phones 08/26	64.99
	845 General Fund	08/01/2026	Frontier Communica-tions of FL	81399447261013215-081326	Gate Phones 08/26	64.99
	845 General Fund	08/01/2026	Pasco County Utilities	25027576	Water Services 07/26	241.39
	845 General Fund	08/01/2026	Pasco County Utilities	25028313	Water Services 07/26	10.10
	845 General Fund	08/01/2026	Pasco County Utilities	25027577	Water Services 07/26	136.35
	845 General Fund	08/01/2026	Pasco County Utilities	25027578	Water Services 07/26	47.47
	845 General Fund	08/01/2026	Pasco County Utilities	25027354	Water Services 07/26	208.41
	845 General Fund	08/01/2026	Pasco Sheriffs Office	AR-AUG26 MPIV	Deputy Services 08/26	12,966.33
	845 General Fund	08/31/2026	Rizzetta & Company, Inc.	INV0000112315	Cell Phone, Auto Mileage & Travel 08/26	204.88
	845 General Fund	08/01/2026	Rizzetta & Company, Inc.	INV0000112230	Personnel Reimburse-ment 08/26	7,742.34
	845 General Fund	08/31/2026	Rust Off, LLC.	53833	Rust Control 08/26	395.00
	845 General Fund	08/31/2026	Rust Off, LLC.	53900	Rust Control 08/26	295.00
	845 General Fund	08/31/2026	Straley Robin Vericker	29094	Legal Services 08/26	2,665.79
	845 General Fund	08/01/2026	TECO	221006228235-081926	Electric Services 08/26	1,590.95
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418215-091026	Electric Services 08/26	40.16
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418230-091026	Electric Services 08/26	41.53
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418228-091026	Electric Services 08/26	43.80
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	2386197-091026	Electric Services 08/26	44.58
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418216-091026	Electric Services 08/26	52.34
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418220-091026	Electric Services 08/26	53.93
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418217-091026	Electric Services 08/26	54.73
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418227-091026	Electric Services 08/26	54.95
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418224-091026	Electric Services 08/26	60.75
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418229-091026	Electric Services 08/26	62.00
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418225-091026	Electric Services 08/26	62.57
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	2187625-091026	Electric Services 08/26	63.36
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418223-091026	Electric Services 08/26	72.35
	845 General Fund	08/31/2026	Withlacoochee River	1418218-091026	Electric Services 08/26	301.88

Meadow Pointe IV Community Development District
Summary A/P Ledger
From 08/01/2026 to 08/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418221-091026	Electric Services 08/26	1,273.02
	845 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1418211-091026	Electric Services 08/26	5,702.27
Sum for 845, 2720						**39,453.71**
845, 2721						
	845 Reserve Fund	08/18/2026	CRT Services Inc.	20231327-1	Security Monitoring & Maintenance 08/26	17,991.00
Sum for 845, 2721						**17,991.00**
Sum for 845						**57,444.71**
Sum Total						**57,444.71**

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/2026.
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 14

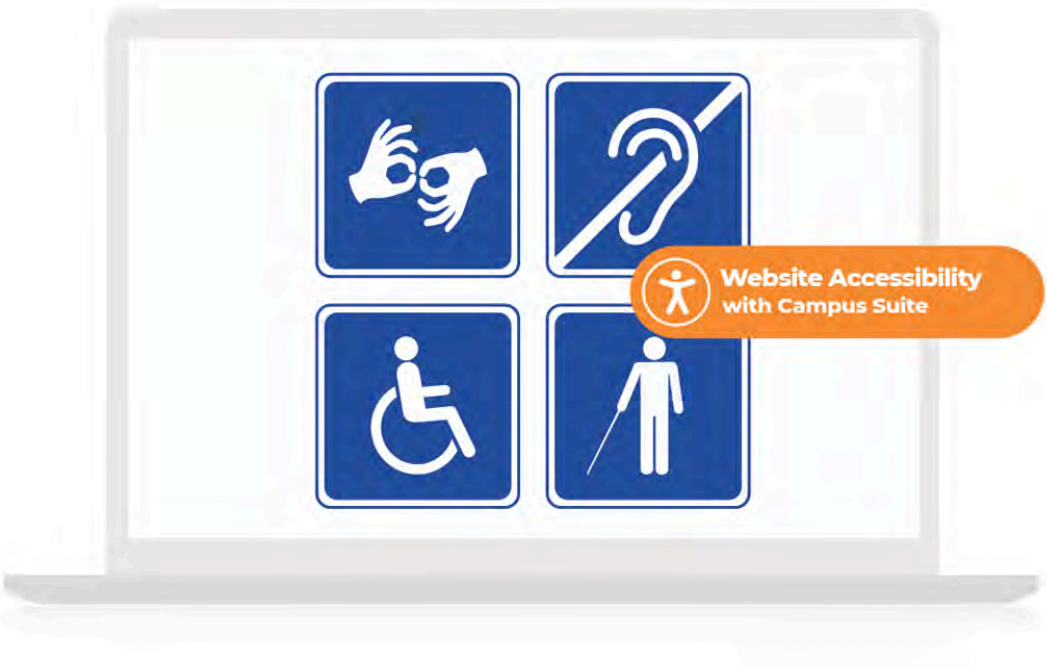
OUTSTANDING ITEMS LOG *(as of 09/09/2026)*

#	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	October	G	9/9 - Pine Lake to submit proposal	
7	Area between MP3 & 4 Mowing	04/08/26	High	Amiee	October	G	8/12-Aimee to follow up with MP3 to assume responsibility	
11	Impacts of New Magnet High School	08/12/26	High	Darryl	October	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.	
13	Repair ADA Mats	04/08/26	High	Greg	October	G	8/12 - Greg is in the process of obtaining proposals. ~$18K	
14	Shellwood Sidewalks & Flumes	04/08/26	Critical	Greg	TBD	NS	9/9 - Proposal approved. Start date TBD	
15	Pond Erosion Repair - Phase II	03/12/26	Critical	Greg	October	G	9/9 - Greg will confirm ponds to address in 2027	
16	Hilliard Standing Water @ Driveway	08/12/26	Medium	Greg	October	G	9/9 - Greg to provide update in October	
17	Confirm CDD Property Line (2 locations)	08/12/26	Low	Greg	November	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	October	G		
19	Meridian Sign Restoration	07/09/25	Critical	Darryl	October	Y	9/9 - Pine Lake to submit proposal for landscaping. Monument completed.	
20	Tennis Court Cameras	03/12/26	Medium	Lori	October	G	8/12-BoS approved new solar cameras ~$2,300	
22	Waste Collection Contract	08/12/26	High	Susan/Lori	September	G	9/9 - Checking to see if Coastal will do Monday morning pick up	

Status Definitions:

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

Tab 15



Quarterly Compliance Audit Report

Meadow Pointe IV

Date: September 2026 - 3rd Quarter
Prepared for: Daryl Adams
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

> CS/HB 967: Electronic Payments Made to Units of Local Governments
>
> GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.
> Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.
>
> Link:
> https://www.flsenate.gov/Session/Bill/2026/967https://www.flsenate.gov/Session/Bill/2026/967

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in Florida Statute Chapter 189.069.



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. 189.069, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the WCAG 2.1 levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE**: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse

Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

Result: PASSED

Compliance Criteria

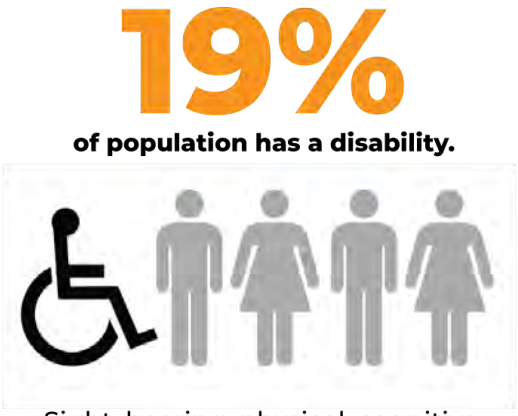
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Notes: Missing Specified Primary Contact

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: *http://webaim.org/resources/contrastchecker*



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: *http://webaim.org/techniques/alttext*



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: *http://webaim.org/techniques/sitetools/*



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: *http://webaim.org/techniques/tables/data*



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: *http://webaim.org/techniques/acrobat/acrobat*



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: *http://webaim.org/techniques/captions*



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: *http://webaim.org/techniques/forms*



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that

	enable them to perform tasks they otherwise would not be able to perform (e..g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 16

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum:

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

Also, present were:

Darryl Adams	**District Manager, Rizzetta & Company, Inc.**
Amiee Brodeen	**Field Services, Rizzetta & Company**
Lori Stanger	**Clubhouse Manager, Rizzetta & Company**
Vivek Babbar	**District Counsel, Straley & Robin**
Audience	Present

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

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

THIRD ORDER OF BUSINESS **AUDIENCE COMMENTS - Items not on Agenda**

There were no audience comments put forth at this time.

FOURTH ORDER OF BUSINESS **Discussion of Russell Landscaping Invoices**

DRAFT

Board members noted personal observations and input from residents that Russell Landscaping had not maintained the properties through August 31, the official date of early termination of the contract with Russell. Pine Lake Landscaping commented that roughly 50-60% of the properties had not been mowed in three or four weeks when they assume responsibility for landscaping on September 1. Counsel provided advice for the District to question invoices submitted by Russell.

FIFTH ORDER OF BUSINESS **Discussion of Pine Lakes Landscaping Game Plan**

Discussion was held regarding the Pine Lakes Landscaping game plan. In addition to catching up on the lack of recent mowings, Pine Lake would like to bring in additional teams to perform detail work that has not been performed in many months.

> On a motion from Mr. Page, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved an amount not to exceed $20,000 for Pine Lake to address the deficiencies identified in Ms. Brodeen's landscaping report and to bring the properties up to a high standard of maintenance by the end of Dec 2026, for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS **Ratification of Pressure Washing Contract**

> On a motion from Mr. Page, seconded by Ms. Jarvis, with all in favor, the Board of Supervisors ratified the Pressure Washing Contract with Gladiator Pressure Washing, in the amount of $24,177, for the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS **Ratification of Holiday Decorations Contract**

> On a motion from Mr. Scanlon, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved a three-year contract for decorations with Decorating Elves in the amount of $28,500 per year, with no more than a 3% annual increase, for the Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS **Discussion of Reserve Study**

Tabled.

NINTH ORDER OF BUSINESS **Ratification of Pine Lake Landscaping proposal**

> On a motion from Ms. McNeil, seconded by Ms. Jarvis, with all in favor, the Board of Supervisors ratified the Pine Lake Landscaping proposal, for the Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS **Ratification of Grau & Associates Engagement Letter**

DRAFT

> On a motion from Mr. Scanlon, seconded by Ms. McNeil, with all in favor, the Board of Supervisors ratified the Grau & Associates Engagement Letter, for the Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS STAFF REPORTS

A. Deputy/Captain

The Deputy was not present, but he provided a written report for the Board.

B. District Engineer

Discussion by the Engineer and Board included completion of the entryway sign at Meridian, and the need to complete electrical work, drainage, and landscaping. In addition, Ms. McNeil requested the Engineer to reassess the prioritization of neighborhood road milling and resurfacing, believing that Shellwood needs to be moved to the top of the list.

1. Presentation of 4568 Esperanza Pool and Sod Issue Report

2. Presentation of 7611 Pool Compass Loop Report

The address is not located within the Meadow Pointe IV District .

3. Consideration of Shellwood Sidewalk Report Finished

> On a motion from Mr. Page, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the Finn Outdoors Shellwood Sidewalk Repair Proposal in the amount of $27,040, for the Meadow Pointe IV Community Development District.

4. Presentation of Shellwood Flume Report Finished

> On a motion from Mr. Page, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the Finn Outdoors Shellwood Concrete Flume Installation Proposal in the amount of $20,400, for the Meadow Pointe IV Community Development District.

C. Aquatic Maintenance Report

Mr. Jasczak reviewed his report.

D. Landscape Inspection Services Report

Ms. Brodeen reviewed her report.

Discussion was held regarding the request for six months of irrigation reports and outstanding invoices.

> On a motion from Mr. McNeil, seconded by Ms. Jarvis, with all in favor, the Board of Supervisors appointed Mr. Scott Page as the liaison to consider withholding of payment to Russell Landscaping for nonperformance, for the Meadow Pointe IV Community Development District.

E. Russell Landscaping

1. Russell Landscaping's Response Report

DRAFT

No report was provided.

F. Amenity Management Report

Ms. Stanger presented her report, to include that the next Garage Sale will be Nov 4

> On a motion from Mr. Scanlon, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved authorizing staff to pursue termination with Waste Connections for dumpster services provided to the Meadow Pointe North neighborhood and to the Clubhouse, and to work with Coastal Waste to move forward with their services, for the Meadow Pointe IV Community Development District.

G. District Counsel

No additional comments I will be sending out a revised agenda today to include your edits. I had to send the agenda out yesterday to remain in compliance.

H. District Manager

1. Review of District Manager Report & Monthly Financial Statement

Mr. Adams also presented the District Manager Report, Raid Log, and Monthly Financial Statement. He reminded the Board that the next meeting will be held on October 14, 2026, at 09:00 a.m.

Mr. Page requested Rizzetta provide the Board with a recommendation on how much the District should maintain in Equity, as it currently totals nearly $1.6M; perhaps a significant portion of those funds should be transferred to Reserves to bring that fund closer to recommended levels. Mr. Adams will obtain feedback from Accounting.

2. Presentation of the Outstanding Action Item List

The Board reviewed the Outstanding Action Item List.

The Board agreed to remove the topic of solar lighting from the list. The Board added a request for District Management to obtain information regarding plans involving the building of a magnet high school to the west of Parkmonte.

TWELFTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 12, 2026**

> On a motion from Ms. McNeil, seconded by Ms. Fischer, with four in favor, the Board of Supervisors approved the Minutes of Regular Meeting held on August 12, 2026, for the Meadow Pointe IV Community Development District.

THIRTEENTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for July 2026**

> On a motion from Ms. McNeil, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for July 2026 ($159,109.25), for the Meadow Pointe IV Community Development District.

FOURTEENTH ORDER OF BUSINESS **SUPERVISORS FORUM**

DRAFT

Supervisor McNeil requested the District about County roadwork plans regarding the new construction of apartments on the southwest corner of SR56 and Meadow Pointe Blvd.

Supervisor Page added for the District to obtain County plans about changes affecting all of Meadow Pointe Blvd within our District boundaries.

FIFTEENTH ORDER OF BUSINESS ADJOURNMENT

On a motion from Ms. Fischer, seconded by Mr. Page, with four in favor, the Board of Supervisors adjourned the meeting at 12:04 p.m. for the Meadow Pointe IV Community Development District.

_____ _____

Assistant Secretary Chair/Vice Chair

DRAFT

Tab 17

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

Operations and Maintenance Expenditures
August 2026
For Board Approval

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

The total items being presented: **$128,600.33**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

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

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	300563	1230042659	Security Maintenance 08/26	$ 204.00
Advanced Aquatic Services, Inc.	300564	10564851	Aquatic Maintenance 08/26	$ 5,077.00
Advanced Aquatic Services, Inc.	300590	10565372	Aquatic Replacement 08/26	$ 4,875.00
Brian C Svoboda	300577	8152026	Dog Waste Station Supplies & Maintenance 08/26	$ 900.00
Coastal Waste & Recycling, Inc.	300565	SW0002657520	Waste Disposal Services 08/26	$ 14,762.70
CRT Services Inc.	300578	20230561-R-0009	Security Monitoring & Maintenance 08/26	$ 1,820.00
Florida Department of Revenue	081926-06	6180155776026-081826	Sales & Use Tax 07/26	$ 38.73
Frontier Communications of FL	081926-05	81397330031013085-072526	Internet Services 08/26	$ 278.84
Frontier Communications of FL	081326-01	81399401640719215-071926	Gate Phones 08/26	$ 59.99
Frontier Communications of FL	081426-01	81399416030720215-072026	Gate Phones 08/26	$ 70.69
Frontier Communications of FL	081326-01	81399419150119215-071926	Gate Phones 08/26	$ 70.19
Frontier Communications of FL	082626-02	81399446070429225-080126	Gate Phones 08/26	$ 59.99
Frontier Communications of FL	080726-01	81399447261013215-071326	Gate Phones 07/26	$ 59.99

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Communications of FL	081826-01	81399464371215215-072326	Gate Phones 08/26	$ 59.99
HomeTeam Pest Defense, Inc.	300570	122198688	Pest Control 08/26	$ 111.30
Mechelle Jarvis	081926-03	MJ081226-845	Board of Supervisors Meeting 08/12/26	$ 200.00
Megan McNeil	081926-04	MM081226-845	Board of Supervisors Meeting 08/12/26	$ 200.00
Michael J Scanlon	300583	MS081226-845	Board of Supervisors Meeting 08/12/26	$ 200.00
Mr. Electric of Land O' Lakes	300566	2603316	Maintenance & Repair 07/26	$ 623.40
Mr. Electric of Land O' Lakes	300579	2603402	Well Maintenance 08/26	$ 4,396.36
Mr. Electric of Land O' Lakes	300586	2603403	Miscellaneous Expense 08/26	$ 2,469.87
New Tampa Fence, Inc.	300588	7035	Entry & Walls Maintenance & Repair 08/26	$ 600.00
Outsmart Pest Management, Inc.	300571	48816	Pest Control 08/26	$ 75.00
Pasco County Utilities	081226-01	24860174	Water Services 06/26	$ 315.11
Pasco County Utilities	081226-01	24860396	Water Services 06/26	$ 257.55
Pasco County Utilities	081226-01	24860397	Water Services 06/26	$ 39.39

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	081226-01	24860398	Water Services 06/26	$ 241.39
Pasco County Utilities	081226-01	24861132	Water Services 06/26	$ 6.06
Pasco County Utilities	081226-01	24861133	Water Services 06/26	$ 4.04
Pasco Sheriff's Office	300572	AR-JUL26 MPIV	Deputy Services 07/26	$ 12,966.33
Rizzetta & Company, Inc.	300561	INV0000111397	Accounting Services 08/26	$ 7,941.75
Rizzetta & Company, Inc.	300562	INV0000111421	Personnel Reimbursement 07/26	$ 7,296.03
Rizzetta & Company, Inc.	300574	INV0000111516	Cell Phone, Auto Mileage & Travel 07/26	$ 260.23
Rizzetta & Company, Inc.	300576	INV0000111541	Personnel Reimbursement, Amenity Management & Oversight 08/26	$ 9,880.21
Romaner Graphics	300573	22912	Sign Repair & Replacement 11/25	$ 269.00
Russell Landscape Florida LLC	300575	2064138	Landscape Maintenance 07/26	$ 23,989.82
Rust Off, LLC.	300580	53831	Rust Control 08/26	$ 220.00
School Now	300587	INV-SN-1565	Website Compliance & Management 08/26	$ 395.91
Scott W Page	081926-01	SP081226-845	Board of Supervisors Meeting 08/12/26	$ 200.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300567	18489	Gate Phones 08/26	$ 90.00
Southern Automated Access Services, LLC	300567	18501	Gate Phones 08/26	$ 90.00
Southern Automated Access Services, LLC	300567	18502	Gate Phones 08/26	$ 90.00
Southern Automated Access Services, LLC	300567	18504	Gate Phones 08/26	$ 90.00
Southern Automated Access Services, LLC	300567	18505	Gate Phones 08/26	$ 90.00
Southern Automated Access Services, LLC	300567	18509	Gate Phones 08/26	$ 90.00
Southern Automated Access Services, LLC	300567	18518	Gate Phones 08/26	$ 90.00
Southern Automated Access Services, LLC	300567	18519	Gate Phones 08/26	$ 90.00
Southern Automated Access Services, LLC	300581	18552	Gate Maintenance & Repair 08/26	$ 1,035.00
Southern Automated Access Services, LLC	300581	18561	Gate Phones 08/26	$ 49.95
Southern Automated Access Services, LLC	300593	18617	Gate Maintenance & Repair 08/26	$ 260.00
Spectrum	082826-01	1316058080926	Internet Services 08/26	$ 130.00
Spectrum	081026-01	1316728072126	Gate Phones 08/26	$ 130.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Stantec Consulting Services, Inc.	300592	2603583	Engineering Services 07/26	$ 3,006.03
Straley Robin Vericker	300582	28893	Legal Services 07/26	$ 1,556.00
Susan A. Fischer	081926-02	SF081226-845	Board of Supervisors Meeting 08/12/26	$ 200.00
TECO	081226-02	221006228235-072126	Electric Services 07/26	$ 1,602.63
Triangle Pool Service	300568	04488815	Pool Maintenance 08/26	$ 3,200.00
U.S. Bank	300589	8298512	Trustee Fees S2014 08/01/26-07/31/27	$ 2,693.75
U.S. Water Services Corporation	300569	SI153702	Lift Station Maintenance 08/26	$ 104.19
Valley National Bank	082626-01	CC073126-845	Credit Card Expenses 07/26	$ 1,729.02
Waste Connections of Florida	082426-01	2259100W426	Waste Disposal Services 09/26	$ 121.75
Waste Connections of Florida	082426-01	2259195W426	Waste Disposal Services 09/26	$ 2,074.80
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418211-081126	Electric Services 07/26	$ 5,702.27
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418215-081126	Electric Services 07/26	$ 40.16
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418216-081126	Electric Services 07/26	$ 53.13

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418217-081126	Electric Services 07/26	$ 53.59
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418218-081126	Electric Services 07/26	$ 331.34
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418220-081126	Electric Services 07/26	$ 54.60
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418221-081126	Electric Services 07/26	$ 1,376.29
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418223-081126	Electric Services 07/26	$ 75.20
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418224-081126	Electric Services 07/26	$ 110.69
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418225-081126	Electric Services 07/26	$ 74.97
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418227-081126	Electric Services 07/26	$ 57.68
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418228-081126	Electric Services 07/26	$ 44.03
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418229-081126	Electric Services 07/26	$ 66.55
Withlacoochee River Electric Cooperative, Inc.	082826-02	1418230-081126	Electric Services 07/26	$ 41.53
Withlacoochee River Electric Cooperative, Inc.	082826-03	1418231-081126	Electric Services 07/26	$ 42.10
Withlacoochee River Electric Cooperative, Inc.	082826-03	2185385-081126	Electric Services 07/26	$ 259.28

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	082826-02	2187625-081126	Electric Services 07/26	$ 63.36
Withlacoochee River Electric Cooperative, Inc.	082826-02	2386197-081126	Electric Services 07/26	$ 44.58
Total Report				**$ 128,600.33**

Your account number:	Security provided for:	Your ADT system is located at:	Page 1/2
▷ **307149137**	Meadow Pointe Iv Cdd	3902 Meadow Pointe Blvd Wesley Chapel FL 33543-5700	

AUG - 3 2026

Invoice date: **Jul 25, 2026**

Service period: **Aug 13 - Nov 12, 2026**

Your total due is: **$204.00** Due by: **Aug 14, 2026**

Your Bill at-a-glance

Previous Balance	$0.00
Payments and Adjustments	$0.00
Current Charges	**$190.65**
Taxes and Fees	**$13.35**
Total Due	**$204.00**

Would you like more detail? See the back of the bill for your account activity and charges.

Message from ADT

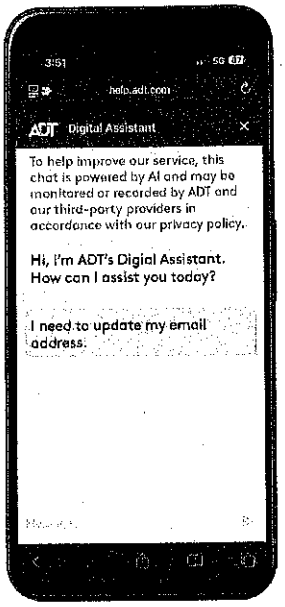
Online Billing Statements are Coming Soon to MyADT!

No more paper! Just log in to **MyADT.com**, click **Account** and then **Billing Statements** in the menu to view or download your bill. It's easy! Make sure we have your email on file so we can notify you when your statement's ready. To continue to receive paper statements, contact us anytime.

Visit our Support Center for quick and easy help

ADT offers support 24/7 using our Digital Assistant chat experience to help with questions about appointments, product details, billing and troubleshooting - **no need to call!**

Scan the QR code below or go to i.adt.com/helpadt



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

6230 0020 DY RP 25 07252026 NNNNNNNY 01 003308 0009

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

Account Number	307149137
Due Date	Aug 14, 2026
Amount Due	$204.00

Amount Enclosed $ _____

Please send payment to:

ADT SECURITY SERVICES
PO BOX 371878
PITTSBURGH, PA 15250-7878

Please detach and submit this slip with your payment. Please write your customer Account Number on your check or money order and make payable to ADT. Do not send cash. Do not send correspondence.

00307149137000000000000072426000000000000204009

Is your billing information incorrect? You can change it on **MyADT.com.**

Your Account Activity

Previous Balance	**$0.00**
Payments and Adjustments	**$0.00**

Any balance left from previous billing periods

All payments and adjustments received from you during billing period

Current Charges

RECURRING CHARGES

Services*

Invoice Number 1230042659	Aug 13 - Nov 12, 2026	$190.65
Tax		$13.35

About your Services: Security Services*

Total Taxable Charges	**$190.65**
Taxes and Fees	**$13.35**
Total Due to be paid by Aug 14, 2026	**$204.00**

Have questions? Chat with us at **MyADT.com.**

Pay your bill online at **MyADT.com.**

* Taxable charges

Moving? Lets make sure your new place is protected.
Scan the QR code for exclusive loyalty offers just for you.



Keep your contacts up-to-date

Your designated contact list is important. ADT will reach out to your contacts as listed when we receive an emergency alarm signal or need to confirm a false alarm.

Scan the QR code below, or go to i.adt.com/mycontacts to log in. Once logged in, go to Account / Emergency Contacts.

Protect yourself against FRAUD

1. ADT representatives and ADT Authorized Dealers will always carry proper, company-issued identification.
2. If their ID is not visible, be cautious and ask to see it. If they're with us, they'll gladly show you.
3. When in doubt, verify their credentials. Visit ADT.com/verify for ADT representatives, or ADT.com/dealer for ADT Authorized Dealers.
4. If they refuse to give you their ID, or you are still unsure, call ADT at (800)238-2727.

Automatic Renewal Notice: You will continue to be charged for services on a recurring basis based on your selected payment schedule during any initial and any monthly renewal term unless you cancel. If you would like to cancel services and you purchased online, log into MyADT.com and select the account tab. Customer who purchased by phone may cancel by calling 1-800-ADT-ASAP, Press 6, then Press 3.

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

8/1/2026
10564851
$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
8/31/2026

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

8/21/2026
10565372
$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
8/21/2026

Remaining balance 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, 1,200 Gulf Spike Rush Completed on 8-18-26	

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: 8/15//2026

Project Title: DOG STATIONS (18 Total)
P.O. Number: 8152026
Invoice Number: 8152026

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	SW0002657520
Page	Page 1 of 1
Date	07/31/2026
Customer	21987
Site	0
PO Number	
Due Date	08/30/2026

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 RESIDENTIAL - CURBSIDE - MSW 846 - 0.45YD				
31 - Jul	846 UNITS @ $17.45 (Aug 01/26 - Aug 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	SW0002657520
Date	07/31/2026
Customer	21987
Site	0
PO Number	
Due Date	08/30/2026

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.

0025756SW0219870000SW0002657520000015000906

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

Invoice #20230561-R-0009

Issue date
Aug 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 August 6, 2026
$1,820.00

Payment
Due August 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/uM0jFptM
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-0009

Issue date
Aug 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/uM0jFptM
Or open the camera on your mobile device and place the QR code in the camera's view.

Florida
DEPARTMENT OF REVENUE

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920003718825	**Submitted Date**	Tuesday, 08/18/2026
Status	IN PROCESS	**Submitted Time**	03:31 PM

Payment Information

Taxpayer Name	MEADOW POINTE IV COMMUNITY DEVELOPMENT D	**Debit Date**	Wednesday, 08/19/2026
Document Type	Tax or Fee Payment	**Filling Period End Date**	07/31/2026
Amount Paid	$38.73		
Payment Amount	$38.73		
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	07/31/2026	$38.73

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

Billing Date:
Jul 25, 2026

Billing Period:
Jul 25 - Aug 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
$278.84
Auto Pay is scheduled
Aug 18

Bill history

Previous balance	$277.14
Payment received by Jul 25, thank you	-$277.14

Service summary

	Previous month	Current month
Bundle	$261.84	↓$251.84
Other	-$20.00	↑-$10.00
Taxes and Fees	$35.30	↑$37.00
Total services	**$277.14**	**$278.84**
Total balance		**$278.84**

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 07272026 NNNNNN 01 964035

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.

505006813973300310130800000000000000278845

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

Billing Date:
Jul 25, 2026

Billing Period:
Jul 25 - Aug 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

07.25-08.24		Business Fiber Internet 500	$49.99
		Fiber Loyalty Credit	-$10.00
		$10.00 Discount through 04/16/27	
		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			**$251.84**

Other Charges

Monthly Charges

07.25-08.24	Customer Loyalty Credit $10.00 Discount through 04/16/27	-$10.00
Other Charges Total		**-$10.00**

Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	$24.05
	Federal USF Recovery Charge	$12.95
	Federal Taxes	**$37.00**
Taxes and Fees Total		**$37.00**

Total current month charges $278.84

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 $278.84 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.

Beginning July 1, 2026, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 37.0% to 38.8% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes

NOTICE OF RATE INCREASE...

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

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

Continued on next page

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

Billing Date:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 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
Aug 12

Bill history

Previous balance	$59.99
Payment received by Jul 19, 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 19 07212026 NNNNNN 01 993253

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:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 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

07.19-08.18	Business Fiber Internet 500	$49.99
	Fiber Loyalty Credit	-$5.00
	$5.00 Discount through 03/16/27	
	Fiber Loyalty Credit	-$10.00
	$10.00 Discount through 03/16/27	
	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 CDD Account Number:
813-994-1603-072021-5

Billing Date:
Jul 20, 2026

Billing Period:
Jul 20 - Aug 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
Aug 13

Bill history

Previous balance	$70.69
Payment received by Jul 20, thank you	-$70.69

Service summary

	Previous month	Current month
Internet	$84.99	↓$69.99
Other	-$15.00	↑$0.00
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

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

6790 0107 DY RP 20 07212026 NNNNNN 01 994284

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:
Jul 20, 2026

Billing Period:
Jul 20 - Aug 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

07.20-08.19	Business Fiber Internet 500	$49.99
	Fiber Loyalty Credit	-$5.00
	$5.00 Discount through 04/28/27	
	Fiber Loyalty Credit	-$10.00
	$10.00 Discount through 04/28/27	
	1 Usable Static IP Address	$25.00
	WiFi Router Lease	$10.00
Internet Total		**$69.99**

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**

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 Account Number:
813-994-1915-011921-5

Billing Date:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 18, 2026

JUL 27 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
Aug 12

Bill history

Previous balance	$70.19
Payment received by Jul 19, thank you	-$70.19

Service summary

	Previous month	Current month
Internet	$79.99	↓$64.99
Other	-$10.50	↑$4.50
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 07212026 NNNNNN 01 001981 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:
Jul 19, 2026

Billing Period:
Jul 19 - Aug 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

07.19-08.18	Business Fiber Internet 500	$49.99
	Fiber Loyalty Credit $5.00 Discount through 03/16/27	-$5.00
	Fiber Loyalty Credit $10.00 Discount through 03/16/27	-$10.00
	1 Usable Static IP Address	$25.00
	Auto Pay Discount	-$5.00
	WiFi Router Lease	$10.00
Internet Total		**$64.99**

Other Charges

Monthly Charges

07.19-08.18	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

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**

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.

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:
Aug 01, 2026

Billing Period:
Aug 01 - Aug 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
Aug 25

Bill history

Previous balance	$59.99
Payment received by Aug 01, thank you	-$59.99

Service summary

	Previous month	Current month
Internet	$59.99	$59.99
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 08032026 NNNNNN 01 991460

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:
Aug 01, 2026

Billing Period:
Aug 01 - Aug 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

08.01-08.31	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 this bill, your Static IP product has increased 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:
Jul 13, 2026

Billing Period:
Jul 13 - Aug 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
Aug 06

Bill history

Previous balance	$59.99
Payment received by Jul 13, 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 13 07142026 NNNNNN 01 992625

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: **Jul 13, 2026**

Billing Period: **Jul 13 - Aug 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

07.13-08.12	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 500 Upgrade	$0.00
	1 Usable Static IP Address	$25.00
Internet Total		**$59.99**

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.

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:
Jul 23, 2026

Billing Period:
Jul 23 - Aug 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
Aug 17

Bill history

Previous balance	$59.99
Payment received by Jul 23, 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 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 07242026 NNNNNN 01 994618

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:
Jul 23, 2026

Billing Period:
Jul 23 - Aug 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

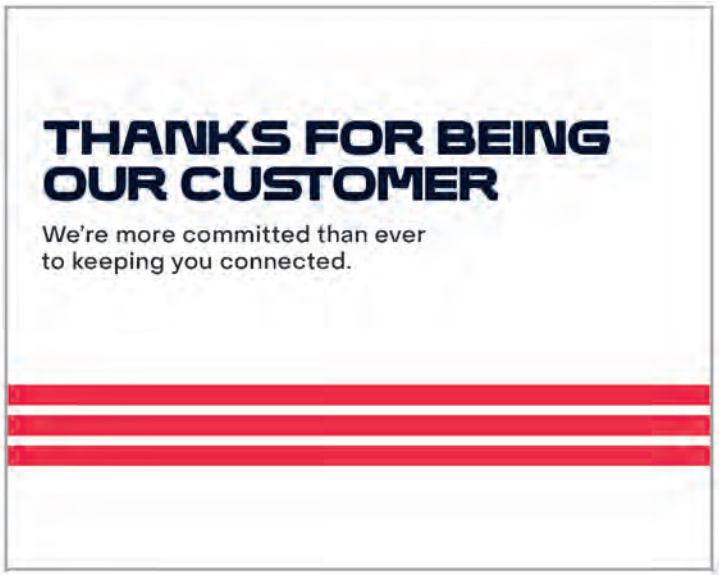
Monthly Charges

07.23-08.22	Business Fiber Internet 500	$49.99
	Fiber Loyalty Credit	-$5.00
	$5.00 Discount through 03/24/27	
	Fiber Loyalty Credit	-$10.00
	$10.00 Discount through 03/24/27	
	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.



Service Slip/Invoice

HomeTeam Pest Defense, Inc.
4710 Eisenhower Boulevard
Suite F-3
Tampa, FL 33634-6337
813-886-4700

INVOICE:	122198688
DATE:	08/06/2026
ORDER:	122198688

Bill To: [3980109]
KIOSKS@ Provence, Meridian, Enclave
Meadow Pointe IV CDD
3434 Colwell Ave
suite 200
Tampa, FL 33543

Work Location: [3980109] 813-973-3003
KIOSKS@ Provence, Meridian, Enclave
Meadow Pointe IV CDD
3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543-5700

Work Date	Time	Target Pest	Technician		Time In
08/06/2026	07:23 AM		MGALFORD	Michael Alford	

Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECEIPT	08/06/2026	N/A	Lic:JE240162	

Service	Description	Price
PS	Pest Control Service	$111.30

Hi,

Today's Service Comments:

Today I treated the 3 mail kiosks. I swept out all spiders, spider webs, mud daubers, and paper wasps from the pavilions and mail boxes. I also used a granular and residual treatment around the landscaping and pavers to keep pest activity minimal around the areas as well. Please allow 3-5 days for best results.

Thank you for choosing HomeTeam Pest Defense as your service provider.

SUBTOTAL	$111.30
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$111.30
AMOUNT DUE	**$111.30**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE. All Rights Reserved.

* 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

Meadow Pointe IV CDD

Meeting Date:August 12, 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:	5:04 pm
Meeting End Time:	8:22 pm
Total Meeting Time:	3:18
Time Over ___ (3) Hours:	18 mins
Total at $ 175 per Hour:	52.50

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: Daryl 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
2603316	Jul 31, 2026

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

Completed Date: 7/31/2026
Technician: Seth

Payment Term: Due Upon Receipt
Due Date: 7/31/2026

DESCRIPTION OF WORK

SITE EVALUATION PERFORMED FOR PROVANCE:
Location had large truck drove through center medians. Landscape lights and security camera and gate controller electrical to be inspected to ensure electrical components operate and are safe for people in the area.

SITE EVALUATION FINDINGS:

Upon inspection of the electrical panel, all circuit breakers were on and holding as normal.

Surge protection status light is on indicating surge protector is active and protecting electrical system.

Photocell for center medians lights was turned on, inspection of center medians found the landscape lights operate as normal.

Security cameras function as normal in center medians.

Entry gate keypad controller operates as normal.

CONCLUSION:
After inspecting all electrical components in center medians, all electrical components in center medians operate as normal at this time.
Landscaping and plants in center medians has been severely damaged, underground electrical conduits are installed in center medians where the large truck drove threw, at this time it is unknown if underground conduits have been damaged, when plants and landscape is removed by others, damaged conduits may become visible at that time.

No landscape lights were found to be ran over today, with the damage to the bushes it is difficult to locate anything in the ground, a light near the point where truck drove over median, a light was missed by inches, if another light mirrors the location of the light nearly missed on opposite side of median, it would have been ran over. Again, with the condition of the

bushes ran over, it is hard to locate any lighting at this time, when bushes are replaced, a light maybe found.

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

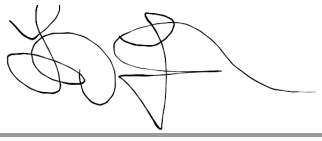
Thank You

Sign here  Date 7/31/2026

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: $623.40

Thank You

Sign here  Date 7/31/2026

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
2603402	Aug 06, 2026

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

Completed Date: 8/6/2026
Technician: Brad

Technician: Mitchell

Technician: Seth

Technician: Terrance

Payment Term: Due Upon Receipt
Due Date: 8/6/2026

DESCRIPTION OF WORK

WELL PUMP AREA:
Conduit for well pump pulling apart, wires are exposed conduit filled with water.

No GfCI protection for 120v outlets at well pump area.

Well pump has 240v out with no GFCI protection, needs GFCI breaker.

Wires from old demoed equipment are exposed and not capped, these need to be removed and junction box sealed.

FRONT CENTER MEDIAN AREA:
Outlet used for landscape lighting is buried in the ground and filled with debris and water, this is not GFCI protected either.

Landscape lights have power but do not work needs new lamps.

Junction box at gate call box is below grade, filled with water and at some point shorted out and charred the inside of the box, this needs to be relocated above grade and reconnect all electrical.

Broken junction boxes with live wires need to be addressed by adding a new in grade electrical junction box, all wires to be reconnected as found after new box installed.

Across the street from the call box another 2 junction boxes are below grade and nearly covered by sod, these are to be reworked with correct in grade electrical junction boxes. Another junction box with low voltage is missing the cover, ground wire is exposed and is in poor condition.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Correct well pump conduit with exposed wires. Correctly removed exposed wires from demoed equipment and seal junction box.	1.00	$562.10	$562.10
2	INCLUDES INSTALL OF ONE OUTDOOR WEATHER RESISTANT 15A GFCI RECEPTACLE WITH PROTECTIVE WATERPROOF BUBBLE COVER (DOES NOT INCLUDE CIRCUIT, NEW WIRE OR BOX)	1.00	$280.91	$280.91
3	PROVIDE AND INSTALL ONE 30 AMP 2-POLE STANDARD GROUND-FAULT BREAKER * INSTALL PER MANUFACTURER & NEC CODE REQUIREMENTS * CONNECTION TO EXISTING WIRE/CABLES * PRODUCT MANUFACTURER WARRANTY * ONE YEAR LABOR WARRANTY DOES NOT INCLUDE: * LOAD CENTER / PANEL * AFCI, DFCI, WI-FI OR OTHER SPECIALTY BREAKERS * NEW WIRE/CABLE IF DURING BREAKER INSTALLATION IT IS DETERMINED THE LOAD CENTER IS COMPROMISED OR IF NEW WIRE NEEDS TO BE INSTALLED, SERVICE PROFESSIONAL WILL PROVIDE A CLEAR DESCRIPTION AND ADDITIONAL PROPOSAL FOR APPROVAL.	1.00	$615.85	$615.85
4	INCLUDES INSTALL OF ONE OUTDOOR WEATHER RESISTANT 15A GFCI RECEPTACLE WITH PROTECTIVE WATERPROOF BUBBLE COVER (DOES NOT INCLUDE CIRCUIT, NEW WIRE OR BOX)	1.00	$455.94	$455.94
5	Parts and labor for (5) new underground electrical junction boxes. Incudes call box junction boxes (3) total and (2) for across the street.	1.00	$2,481.56	$2,481.56

POTENTIAL SAVINGS	$508.37
SUB-TOTAL	$4,396.36
TAX	$0.00
TOTAL DUE	$4,396.36
BALANCE DUE	**$4,396.36**

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: $4,396.36

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: $4,396.36

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
2603403	Aug 06, 2026

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

Completed Date: 8/6/2026
Technician: Brad

Technician: Mitchell

Technician: Seth

Technician: Terrance

Payment Term: Due Upon Receipt
Due Date: 8/6/2026

DESCRIPTION OF WORK

Enclave location:

4 landscape lights are inoperable, old led lights with no serviceable lamps
One lamp for landscape light not working, has power
Photocell replacement, lights stayed on during daylight hours.
New post and GFCI assembly to raise buried GFCI outlet used for landscape lighting.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	1 - SPOT LIGHT WITH LED LAMPS AND BRONZE COATING CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING TRANSFORMER DOES NOT INCLUDE * NEW CIRCUIT * OUTLET * REMOTE MOUNTED TRANSFORMER * LAMP WARRANTY * WIRE * TRANSFORMER * SURGE PROTECTION	4.00	$450.97	$1,803.88
2	REPLACE PHOTOCELL ADJUSTABLE/FIXED	1.00	$210.05	$210.05

3	INCLUDES INSTALL OF ONE OUTDOOR WEATHER RESISTANT 15A GFCI RECEPTACLE WITH PROTECTIVE WATERPROOF BUBBLE COVER (DOES NOT INCLUDE CIRCUIT, NEW WIRE OR BOX)	1.00	$455.94	$455.94

POTENTIAL SAVINGS	$348.02
SUB-TOTAL	$2,469.87
TAX	$0.00
TOTAL DUE	$2,469.87
BALANCE DUE	**$2,469.87**

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: $2,469.87

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: $2,469.87

Thank You

Sign here Date

New Tampa Fence, Inc.
24727 State Road 54
Lutz, FL 33559 US
newtampafence@gmail.com
www.newtampafence.com

Invoice

BILL TO	SHIP TO
Lori Stanger Meadow Pointe IV-CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614 United States	Meadow Pointe IV-CDD Provence Community

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
7035	08/23/2026	$600.00	08/23/2026	Due on receipt	

P.O. NUMBER
Provence community

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Leaning post leveled 75	Leaning post leveled 75	8	75.00	600.00

Thank you for your business. We take credit cards with a 3% processing fee, ACH payments, or checks can be mailed or brought to 24727 State Road 54, Lutz, FL 33559.

BALANCE DUE **$600.00**

Ways to pay

BANK

View and pay

Payment options; mail in a check to the above address or bring payment to the address listed above. Credit card payments can be made with a 3% processing fee added.

Any balance over 30 days for the first invoice after job completion date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

Service Slip/Invoice

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

INVOICE:	48816
DATE:	08/05/2026
ORDER:	48816

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
08/05/2026	10:33 AM				

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/05/2026			

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	$75.00

Performed monthly pest control service. Treated the interior near doors and windows and the exterior perimeter for general pests.

SUBTOTAL	$75.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$75.00
PRIOR BAL	$0.00
AMOUNT DUE	**$75.00**

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* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1841 0 1
17-98934

MEADOW POINTE IV CDD
Service Address: **3902 MEADOW POINTE BOULEVARD**
Bill Number: 24860174
Billing Date: 7/23/2026
Billing Period: 6/8/2026 to 7/8/2026

JUL 27 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 take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	6/8/2026	8466	7/8/2026	8490	30	24

Usage History

July 2026	24
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

Transactions

Previous Bill		382.34
Payment 07/09/26		-382.34 CR
Balance Forward		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	11.0 Thousand Gals X $3.47	38.17
Sewer		
Sewer Base Charge		53.43
Sewer Charges	24.0 Thousand Gals X $7.20	172.80
Total Current Transactions		315.11
TOTAL BALANCE DUE		**$315.11**

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
Balance Forward	0.00
Current Transactions	315.11
Total Balance Due	**$315.11**
Due Date	**8/10/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/10/2026.

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

0103485940514195924860174200003151111

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

1842 0 1
17-98934

MEADOW POINTE IV CDD
Service Address: **0 A MEADOW POINTE BOULEVARD**
Bill Number: 24860396
Billing Date: 7/23/2026
Billing Period: 6/8/2026 to 7/8/2026

RECEIVED
JUL 27 2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
0951160	01034859

Please use the 15-digit number below when making a payment through your bank

095116001034859

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	13113815	6/8/2026	29795	7/8/2026	30050	30	255

Usage History

	Reclaimed
July 2026	255
June 2026	303
May 2026	125
April 2026	165
March 2026	191
February 2026	118
January 2026	1

Transactions

Previous Bill		306.03
Payment 07/09/26		-306.03 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	255 Thousand Gals X $1.01	257.55
Total Current Transactions		257.55
TOTAL BALANCE DUE		**$257.55**

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 #	0951160
Customer #	01034859
Balance Forward	0.00
Current Transactions	257.55
Total Balance Due	**$257.55**
Due Date	**8/10/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/10/2026.

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

0103485940951160224860396000000257550

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

1843 0 1
17-96934

MEADOW POINTE IV CDD
Service Address: **0 B MEADOW POINTE BOULEVARD**
Bill Number: 24860397
Billing Date: 7/23/2026
Billing Period: 6/8/2026 to 7/8/2026

RECEIVED
JUL 27 2026

Account #	Customer #
0951175	01034859

Please use the 15-digit number below when making a payment through your bank

095117501034859

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	15084619	6/8/2026	12052	7/8/2026	12091	30	39

Usage History

	Reclaimed
July 2026	39
June 2026	48
May 2026	38
April 2026	57
March 2026	83
February 2026	38
January 2026	7

Transactions

Previous Bill		48.48
Payment 07/09/26		-48.48 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	39 Thousand Gals X $1.01	39.39
Total Current Transactions		39.39
TOTAL BALANCE DUE		**$39.39**

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Please return this portion with payment

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Account #	0951175
Customer #	01034859
Balance Forward	0.00
Current Transactions	39.39
Total Balance Due	**$39.39**
Due Date	**8/10/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/10/2026.

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

0103485940951175624860397700000039396

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

1844 0 1
17-96934

MEADOW POINTE IV CDD
Service Address: **0 MEADOW POINTE BOULEVARD**
Bill Number: 24860398
Billing Date: 7/23/2026
Billing Period: 6/8/2026 to 7/8/2026

RECEIVED
JUL 27 2026

Account #	Customer #
0951180	01034859

Please use the 15-digit number below when making a payment through your bank

095118001034859

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994349	6/8/2026	6303	7/8/2026	6542	30	239

Usage History

	Reclaimed
July 2026	239
June 2026	207
May 2026	60
April 2026	76
March 2026	76
February 2026	30
January 2026	0

Transactions

Previous Bill		209.07
Payment 07/09/26		-209.07 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	239 Thousand Gals X $1.01	241.39
Total Current Transactions		241.39
TOTAL BALANCE DUE		**$241.39**

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Account #	0951180
Customer #	01034859
Balance Forward	0.00
Current Transactions	241.39
Total Balance Due	**$241.39**
Due Date	**8/10/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/10/2026.

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

01034859409511800248603984000024139 5

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
17-96934

MEADOW POINTE IV CDD

Service Address: **2939 HILLIARD DR RECLAIM**
Bill Number: 24861132
Billing Date: 7/23/2026
Billing Period: 6/8/2026 to 7/8/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
1001115	01034859

Please use the 15-digit number below when making a payment through your bank

100111501034859

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18044934	6/8/2026	1600	7/8/2026	1606	30	6

Usage History

Water

July 2026	6
June 2026	15
May 2026	15
April 2026	19
March 2026	200
February 2026	11
January 2026	4

Transactions

Previous Bill		15.15
Payment 07/09/26		-15.15 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	6 Thousand Gals X $1.01	6.06
Total Current Transactions		6.06
TOTAL BALANCE DUE		**$6.06**

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Please return this portion with payment

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☐ Check this box if entering change of mailing address on back.

Account #	1001115
Customer #	01034859
Balance Forward	0.00
Current Transactions	6.06
Total Balance Due	**$6.06**
Due Date	**8/10/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/10/2026.

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

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CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
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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: 24861133
Billing Date: 7/23/2026
Billing Period: 6/8/2026 to 7/8/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
1001125	01034859

Please use the 15-digit number below when making a payment through your bank

100112501034859

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580267	6/8/2026	19	7/8/2026	23	30	4

Usage History

Water

July 2026	4
June 2026	7
May 2026	1
April 2026	2
March 2026	5
February 2026	8
January 2026	1

Transactions

Previous Bill		7.07
Payment 07/09/26		-7.07 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	4 Thousand Gals X $1.01	4.04
Total Current Transactions		4.04
TOTAL BALANCE DUE		**$4.04**

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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 #	1001125
Customer #	01034859
Balance Forward	0.00
Current Transactions	4.04
Total Balance Due	**$4.04**
Due Date	**8/10/2026**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/10/2026.

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-JUL26 MEADOW PT IV #10
Invoice Date: 8/4/2026
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
8/4/2026	**0001-0000-3690800 - Meadow Point IV AR/CR 0001-0000-3690800 - Meadow Point IV AR/CR** JUL26 - 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-JUL26 MEADOW PT IV#10
Invoice Date: 8/4/2026
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 #
8/2/2026	INV0000111397

Bill To:

MEADOW POINTE IV CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	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
Bond Amortization Schedules	1.00	$600.00	$600.00
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	$7,941.75
Total	$7,941.75

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/31/2026	INV0000111421

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	$7,296.03	$7,296.03

Subtotal	$7,296.03
Total	$7,296.03

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/1/2026	INV0000111516

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
Cell Phone	50.00	$1.00	$50.00
Cell Phone	50.00	$1.00	$50.00
Auto Mileage & Travel	16.68	$1.00	$16.68
Auto Mileage & Travel	143.55	$1.00	$143.55

Subtotal	$260.23
Total	$260.23

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/14/2026	INV0000111541

Bill To:

Meadow Pointe IV CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00011

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$2,060.00	$2,060.00
Personnel Reimbursement	1.00	$7,820.21	$7,820.21

Subtotal	$9,880.21
Total	$9,880.21



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 22912

TO: Meadow Pointe IV
COMPANY NAME:
DATE: 11/19/25

WIndsor: Replace 30" high intensity STOP sign. Install with new hardware. Replace 12" cap and cross brackets on street name signs.	
TOTAL:	$269.00

Thank You,

ROMANER
GRAPHICS

Russell Landscape Florida, LLC
4300 Woodward Way
Sugar Hill, GA 30518

Invoice #: 2064138

Date: 07/01/26

Invoice Due Date: 07/22/26

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

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 #
8/15/2026	53831

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

Meadow Point IV CDD
1500 MEADOW POINTE BLVD
Zephyrhills FL 33543
United States

Invoice #	INV-SN-1565
Invoice Date:	8/15/2026
Due Date:	9/14/2026
PO#:	

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$154.50
SchoolNow CDD ADA-PDF		$241.41

	Subtotal:	$395.91
Subscription start: 9/11/2026	Tax Total:	
Subscription end: 9/10/2027	Total:	$395.91
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$395.91**

Click Here to pay with Credit Card

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/3/2026	18489

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
	AUGUST 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 #
8/3/2026	18501

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
	AUGUST 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 #
8/3/2026	18502

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
	AUGUST 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 #
8/3/2026	18504

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
	AUGUST 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 #
8/3/2026	18505

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
	AUGUST 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 #
8/3/2026	18509

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
	AUGUST 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 #
8/3/2026	18518

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
	AUGUST 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 #
8/3/2026	18519

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
	AUGUST 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 #
8/14/2026	18552

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
	WHINSENTON Returned to replace the bad motor in the entrance, curbside operator. Tested and all is performing properly at this time.			
1	Viking F1 motor/gear assembly. Sprocket and rest switch	905.00		905.00
1	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	$1,035.00
Payments/Credits	$0.00
Balance Due	$1,035.00

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 #
8/17/2026	18561

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	49.95		49.95

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$49.95
Payments/Credits	$0.00
Balance Due	$49.95

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 #
8/26/2026	18617

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
	Installed a loaner display main board, basically the entire door and components to minimize down time while waiting on Liftmaster to decide how they are going to proceed.			
2	Hourly Tech Charge	130.00		260.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$260.00
Payments/Credits	$0.00
Balance Due	$260.00

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.

Spectrum BUSINESS

August 9, 2026
Invoice Number: 1316058080926
Account Number: **8337 13 001 1316058**

Service At: 31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

Auto Pay Notice

NEWS AND INFORMATION

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

Summary

Service from 08/09/26 through 09/08/26 details on following pages

Previous Balance	130.00
Payments Received -Thank You!	-130.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	130.00
Other Charges	0.00
Current Charges	$130.00
YOUR AUTO PAY WILL BE PROCESSED 08/26/26	
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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 08102026 NNNNNNNN 01 996678

MPIVCDD
31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

August 9, 2026

MPIVCDD

Invoice Number: 1316058080926
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

833713001131605800130005

August 9, 2026

MPIVCDD
Invoice Number: 1316058080926
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 08102026 NNNNNNNN 01 996678

Charge Details

Previous Balance		130.00
EFT Payment	07/26	-130.00
Remaining Balance		**$0.00**

Payments received after 08/09/26 will appear on your next bill.

Service from 08/09/26 through 09/08/26

Spectrum Business™ Internet

Spectrum Business Internet Ultra	170.00
Promotional Discount	-70.00
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**.

Spectrum BUSINESS

July 21, 2026
Invoice Number: 1316728072126
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 07/21/26 through 08/20/26 details on following pages

Previous Balance	130.00
Payments Received -Thank You!	-130.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	130.00
Other Charges	0.00
Current Charges	$130.00
YOUR AUTO PAY WILL BE PROCESSED 08/08/26	
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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 07222026 NNNNNNNN 01 996442

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

July 21, 2026

MEADOW POINTE 4 CDD

Invoice Number: 1316728072126
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

MEADOW POINTE 4 CDD
Invoice Number: 1316728072126
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 07222026 NNNNNNNN 01 996442

Charge Details

Previous Balance		130.00
EFT Payment	07/08	-130.00
Remaining Balance		**$0.00**

Payments received after 07/21/26 will appear on your next bill.

Service from 07/21/26 through 08/20/26

Spectrum Business™ Internet

Spectrum Business Internet Ultra	170.00
Promotional Discount	-70.00
Your promotional price will expire on 06/20/2027	
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

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

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

Continued on the next page....

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

Stantec

INVOICE

Invoice Number	2603583
Invoice Date	August 18, 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:	$3,006.03
Bill Through Date:	August 7, 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 2603583
Project Number 238202061

Top Task 2026 2026 FY General Consulting

Professional Services

Billing Level

	Hours	Rate	Current Amount
Level 05			
Woodcock, Griffin John	10.00	158.00	1,580.00
	10.00		**1,580.00**
Level 13			
Woodcock, Gregory (Greg)	5.50	237.00	1,303.50
	5.50		**1,303.50**
Professional Services Subtotal	**15.50**		**2,883.50**

Disbursements

	Current Amount
Direct - Vehicle (mileage)	
	122.53
Disbursements Subtotal	**122.53**

Top Task 2026 Total **3,006.03**

Total Fees & Disbursements	$3,006.03
INVOICE TOTAL (USD)	**$3,006.03**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	
2026-07-06	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	237.00	118.50	DOWNLOAD AGENDA AND PREPARE FOR UPCOMING MEETING.	
2026-07-08	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	237.00	948.00	PROJECT REVIEW AND UPDATES. PREPARE FOR AND ATTEND CDD MEETING.	
2026-07-10	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	237.00	237.00	REVIEW SIDEWALK PROJECT REPORT AND MARKUP CHANGES FOR STAFF.	
2026-07-08	238202061	2026	Direct - Regular	WOODCOCK, GRIFFIN JOHN	8.00	158.00	1,264.00	KBAR 2- O AND M PERMIT REVIEW, 1 HOUR LONG LAKE RANCH- O AND M PERMIT REVIEW, 1 HOUR SIDEWALK REPORT MEADOW POINTE 4- 6 HOURS	
2026-07-09	238202061	2026	Direct - Regular	WOODCOCK, GRIFFIN JOHN	2.00	158.00	316.00	SIDEWALK EVALUATION REPORT	
			Total Labor:		**15.50**		**$2,883.50**		
2026-07-08	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	46.40	1.00	46.40	MEADOW POINTE IV CDD MEETING	
2026-07-07	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, GRIFFIN JOHN	47.13	1.00	47.13	MEADOW POINTE 4 SIDEWALK REVIEW	
2026-07-13	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, GRIFFIN JOHN	29.00	1.00	29.00	MEADOW POINTE 4 FLUME REVIEW	
			Total Direct - Vehicle (mileage)		**122.53**		**$122.53**		
			Total Project 238202061		**138.03**		**$3,006.03**		

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

August 14, 2026
Client: 001010
Matter: 000001
Invoice #: 28893

RE: GENERAL MATTERS

For Professional Services Rendered Through July 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
7/7/2026	VKB	REVIEW APPROVED PRELIMINARY BUDGET; REVIEW AND REVISE MAILED NOTICE LETTER AND NEWSPAPER NOTICES FOR PUBLIC HEARING ON O/M BUDGET AND ASSESSMENTS; REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	1.3	$396.50
7/8/2026	VKB	PREPARE FOR AND ATTEND MEETING VIA TEAMS.	2.7	$823.50
7/20/2026	MS	PREPARE RESOLUTION SETTING MEETING SCHEDULE.	0.5	$87.50
7/22/2026	VKB	REVIEW AND REVISE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O/M ASSESSMENTS AND CERTIFYING ALL SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL; REVIEW AND REVISE RESOLUTION ADOPTING MEETING SCHEDULE.	0.7	$213.50
7/23/2026	MS	TRANSMIT RESOLUTION ADOPTING BUDGET, RESOLUTION LEVYING O&M ASSESSMENTS AND RESOLUTION ADOPTING MEETING SCHEDULE TO DISTRICT MANAGER'S OFFICE.	0.2	$35.00
		Total Professional Services	5.4	$1,556.00

Total Services	$1,556.00	
Total Disbursements	$0.00	
Total Current Charges		$1,556.00
Previous Balance		$2,905.50
Less Payments		*($2,905.50)*
PAY THIS AMOUNT		**$1,556.00**

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: July 21, 2026

Amount Due: $1,602.63

Due Date: August 11, 2026
Account #: 221006228235

DO NOT PAY. Your account will be drafted on August 11, 2026

JUL 24 2026

Account Summary

Current Service Period: June 16, 2026 - July 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 August 11, 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.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

00006666-0014612-Page 1 of 4

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221006228235
Due Date: August 11, 2026

Amount Due: $1,602.63

Payment Amount: $ _____

640273541907

Your account will be drafted on August 11, 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.

00006666 FTECO107222600320310 00000 02 00000000 13500 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
OLDWOODS AVE
WESLEY CHAPEL, FL 33543-0000

[redacted]

Service Period: Jun 16, 2026 - Jul 15, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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**

Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00006668-0014612-Page 2 of 4

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.

INVOICE

Aqua Triangle 1 Corp
12801 Belcher Rd S
Largo, FL 33773
(727) 531-0473
billing@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 No: **04488815**
Status: **Open**
Invoice Date: **8/01/2026**
Due Date: **8/16/2026**
Total: **$3,200.00**

Service Date	Product/Service	Quantity	Unit Price	Total
	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,	1.00	$3,200.00	$3,200.00

Thank you for doing business with us!

INVOICE

Aqua Triangle 1 Corp
12801 Belcher Rd S
Largo, FL 33773
(727) 531-0473
billing@triangle-pool.com

Service Date	Product/Service	Quantity	Unit Price	Total
	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 DEAL WITH HEALTH INSPECTORS AS NEEDED			

Please Note: If any invoiced amount is not received by the mentioned due date, then those charges may accrue a late fee of $5.00 of the outstanding balance every 30 days, or the maximum rate permitted by the law, whichever is lower.

Subtotal:	$3,200.00
Tax:	$0.00
Invoice Amount:	$3,200.00
Previous Payment(s):	$0.00
Amount Due (USD)	**$3,200.00**

Thank you for doing business with us!

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8298512
Account Number:	210007000
Invoice Date:	08/13/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Meadow Pointe IV Community Dev Dist
ATTN District Manager
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States

MEADOW POINTE CDD IV 2014

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$2,693.75

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOW POINTE CDD IV 2014

Invoice Number:	8298512
Account Number:	210007000
Current Due:	$2,693.75
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8298512
Invoice Date:	08/13/2026
Account Number:	210007000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

MEADOW POINTE CDD IV 2014

Accounts Included In This Relationship: 210007000 210007001 210007002 210007003 210007004

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,500.00	100.00%	$2,500.00
Subtotal Administration Fees - In Advance 08/01/2026 - 07/31/2027				**$2,500.00**
Incidental Expenses 08/01/2026 to 07/31/2027	2,500.00	0.0775		$193.75
Subtotal Incidental Expenses				**$193.75**
TOTAL AMOUNT DUE				**$2,693.75**

INVOICE

U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652

Invoice Number:	SI153702
Invoice Date:	8/1/2026
Due Date	8/31/2026

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	Customer ID	C00588
Job Description:	Meadow Pointe IV, CDD	P.O. Number	
		WA:	

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
8/1/2026	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**

Valley

CC073126-845

0 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$8,270.00
Statement Closing Date	July 31, 2026
Days in Billing Cycle	31
Previous Balance	$2,866.96
Payments & Credits	$2,866.96
Purchases & Other Charges	$1,729.02
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$1,729.02

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$1,729.02
Minimum Payment Due	**$1,729.02**
Payment Due Date	**August 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$2,866.96-	
07/27	07/27	F151500K000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,866.96-
		MICHELLE WHITE	**$0.00**	
		LORI STANGER	**$1,729.02**	
06/30	07/01	0543684J6EHSYN7L4	DOMINO'S 9461 WESLEY CHAPEL FL	39.84
			MCC: 5814 MERCHANT ZIP: 33609	
07/01	07/01	5543286J65SGNZEXL	AMAZON MKTPL*HN4ET0Y63 SEATTLE WA	91.37
			MCC: 5942 MERCHANT ZIP:	
07/02	07/02	0541601J743ADD5G3	SAMSCLUB #4852 WESLEY CHAPEL FL	41.90
			MCC: 5300 MERCHANT ZIP:	
07/04	07/04	0543684JABLJAJ7NG	SAMS CLUB #4852 WESLEY CHAPEL FL	5.72
			MCC: 5300 MERCHANT ZIP: 33544	
07/06	07/06	0230537JQEHYZZQWS	OFFICE DEPOT #2603 WESLEY CHAPEL FL	370.19
			MCC: 5943 MERCHANT ZIP: 33445	
07/13	07/13	0541601JJ43AQ1HJE	SAMSCLUB #4852 WESLEY CHAPEL FL	69.68
			MCC: 5300 MERCHANT ZIP:	

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	**August 25, 2026**
New Balance	**$1,729.02**
Minimum Payment Due	$1,729.02
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
07/14	07/14	5543286JK5YZ4E0GX	AMAZON MKTPL*MB3A90LL3 SEATTLE WA	97.87
			MCC: 5942 MERCHANT ZIP:	
07/14	07/14	5543286JK5YZ4LDE3	AMAZON MKTPL*XN5P554G3 SEATTLE WA	81.90
			MCC: 5942 MERCHANT ZIP:	
07/14	07/14	5543286JK5Z310P7X	AMAZON MKTPL*EP6Y74ZX3 SEATTLE WA	78.07
			MCC: 5942 MERCHANT ZIP:	
07/17	07/17	5543286JN6065N1EJ	LOWES #01827* BROOKSVILLE FL	25.92
			MCC: 5200 MERCHANT ZIP: 346015536	
07/17	07/17	5543286JN6065N1ES	LOWES #01827* BROOKSVILLE FL	42.98
			MCC: 5200 MERCHANT ZIP: 346015536	
07/17	07/17	5543286JN6065N1F2	LOWES #01827* BROOKSVILLE FL	55.86
			MCC: 5200 MERCHANT ZIP: 346015536	
07/17	07/17	0230537JP00J0BEN2	TRACTOR-SUPPLY-CO #053 BROOKSVILLE FL	25.36
			MCC: 5599 MERCHANT ZIP:	
07/18	07/18	5543286JP60J563AJ	AMAZON MKTPL*3S1KB8L73 SEATTLE WA	52.42
			MCC: 5942 MERCHANT ZIP:	
07/20	07/20	5543286JT8TWLG21E	AMAZON MKTPL*U21SB81E3 SEATTLE WA	12.83
			MCC: 5942 MERCHANT ZIP:	
07/21	07/21	5543286JS6187F21K	AMAZON MKTPL*8T2D21ET3 SEATTLE WA	17.11
			MCC: 5942 MERCHANT ZIP:	
07/22	07/22	5543286JV61QQJRHD	AMAZON MKTPL*D45QD7153 SEATTLE WA	34.74
			MCC: 5942 MERCHANT ZIP:	
07/23	07/23	0543684JXBLJA9ZMW	WM SUPERCENTER #3526 BROOKSVILLE FL	22.02
			MCC: 5411 MERCHANT ZIP: 34601	
07/25	07/25	5548382JZ0TMVQ5RX	SAMSCLUB #4852 WESLEY CHAPEL FL	35.30
			MCC: 5300 MERCHANT ZIP: 33544	
07/26	07/26	5543286JZ62YLMJK5	AMAZON MKTPL*H51BG2R93 SEATTLE WA	42.79
			MCC: 5942 MERCHANT ZIP:	
07/27	07/27	0230537K1EHYEV3FF	OFFICE DEPOT #2603 WESLEY CHAPEL FL	49.00
			MCC: 5943 MERCHANT ZIP: 33445	
07/27	07/27	0230537K1EHYEV3HG	OFFICE DEPOT #2603 WESLEY CHAPEL FL	51.55
			MCC: 5943 MERCHANT ZIP: 33445	
07/28	07/28	5543286K163Q3QWPW	AMAZON MKTPL*270UW8AB3 SEATTLE WA	35.48
			MCC: 5942 MERCHANT ZIP:	
07/28	07/28	5543286K163Q5HS5R	AMAZON MKTPL*F294T5YE3 SEATTLE WA	26.78
			MCC: 5942 MERCHANT ZIP:	
07/28	07/28	5543286K163Q6G6BP	AMAZON MKTPL*IT8SI0D53 SEATTLE WA	19.25
			MCC: 5942 MERCHANT ZIP:	
07/28	07/28	1230202K100F1NERK	MAILCHIMP ATLANTA GA	60.00
			MCC: 5818 MERCHANT ZIP:	
07/28	07/28	0230537K2EHZFAF92	OFFICE DEPOT #2603 WESLEY CHAPEL FL	5.30
			MCC: 5965 MERCHANT ZIP: 33543	
07/30	07/30	0543684K35SBJG6LA	SAMS CLUB.COM BENTONVILLE AR	189.08
			MCC: 5300 MERCHANT ZIP:	
07/30	07/30	0543684K4BLJ9KKVH	WM SUPERCENTER #3418 WESLEY CHAPEL FL	36.73
			MCC: 5411 MERCHANT ZIP: 33543	
07/30	07/30	0230537K400HBXMH6	PUBLIX #618 ZEPHYRHILLS FL	11.98
			MCC: 5411 MERCHANT ZIP: 33543	

IMPORTANT ACCOUNT INFORMATION

$0 - $1,729.02 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

Meadow Pointe IV CDD
Closing Date July 31, 2026
Payment Date August 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**
7/1/2026		**Beginning Balance**	**$ 2,866.96**				
07/01/26	Domino's	Staff Celebration	$ 39.84				$ 39.84
07/01/26	Amazon	Paper Products, July 4 Décor	$ 91.37	$ 91.37			
07/02/26	Sams Club	Supplies	$ 41.90	$ 41.90			
07/04/26	Sams Club	Ice for 7/4	$ 5.72	$ 5.72			
07/06/26	Office Depot	Printer cable, office chair, paper	$ 370.19				$ 370.19
07/13/26	Sams Club	Coffee, water, paper prod	$ 69.68	$ 69.68			
07/14/26	Amazon	Events	$ 97.87			$ 97.87	
07/14/26	Amazon	Event Pool Party	$ 81.90			$ 81.90	
07/14/26	Amazon	Event Pool Party	$ 78.07			$ 78.07	
07/17/26	Lowes	Events	$ 25.92			$ 25.92	
07/17/26	Lowes	Events	$ 42.98			$ 42.98	
07/17/26	Lowes	Supplies Décor Stone	$ 55.86				$ 55.86
07/17/26	Tractor Supply	Events	$ 25.36			$ 25.36	
07/18/26	Amazon	Extension Cord (tool)	$ 52.42				$ 52.42
07/20/26	Amazon	Event Pool Party	$ 12.83			$ 12.83	
07/21/26	Amazon	Lori Personal - to be reimbursed	$ 17.11				$ 17.11
07/22/26	Amazon	Event Pool Party	$ 34.74			$ 34.74	
07/23/26	Walmart	Plastic Sheets Events	$ 22.02			$ 22.02	
07/25/26	Sams Club	Water, Trash Bags, Creamer	$ 35.30			$ 35.30	
07/26/26	Amazon	Urinal Mats	$ 42.79	$ 42.79			
07/27/26	Office Depot	Membership for Discounts	$ 49.00				$ 49.00
07/27/26	Office Depot	Printing Event	$ 51.55			$ 51.55	
07/28/26	Amazon	Gloves	$ 35.48	$ 35.48			
07/28/26	Amazon	Vac Filters, Light bulbs, Cleaning	$ 26.78	$ 26.78			
07/28/26	Amazon	Events tool	$ 19.25			$ 19.25	
07/28/26	MailChimp	Subscription	$ 60.00				$ 60.00
07/28/26	Office Depot	Event Pool Party	$ 5.30				$ 5.30
07/30/26	Sams Club	Event Pool Party	$ 189.08			$ 189.08	
07/30/26	Walmart	Event Pool Party	$ 36.73			$ 36.73	
07/30/26	Publix	Event Pool Party	$ 11.98			$ 11.98	
07/25/26		CC Payment	$ (2,866.96)				
07/31/26	**TOTAL**		**$ 1,729.02**	**$ 313.72**	**$ -**	**$ 765.58**	**$ 649.72**
				57200-4619	**57200-4914**	**57400-4775**	**57900-6409**

Rewards Code: 6BM6f7dV
#9461 Domino's Pizza
(813) 397-8600
6/30/2026 2:16 PM

6-30-26
$39.84 C staff celebrate

NEW CUSTOMER

#381657
NOT PAID

JEREMY PEQUERO
(718) 663-9914

Est Order Ready: 2:32 PM

SUMMARY

#657

2-12" HandToss Pizza
TOTAL ITEMS: 2

ORDER: Oven

1 12" HandToss Pizza	$17.99
Sausage, Pineapple	
NO GARLIC OIL BLEND	
1 12" HandToss Pizza	$19.24
Premium Chicken, Jalapeno	

TOTAL BOXES: 2

ORDER: Non-Oven

COUPONS/ADJUSTMENTS

Sub Total	$37.23
Tax 1	$2.61
Total	$39.84

PAYMENTS

Balance Due	$39.84 ✓

Order Summary

Order placed June 29, 2026 Order # 114-6000274-3631401

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:	$85.39
Shipping & Handling:	$0.00
Total before tax:	$85.39
Estimated tax to be collected:	$5.98
Grand Total:	**$91.37**

Delivered July 1

Your package was delivered. It was handed directly to a resident.



Tork Hand Towel Roll, Natural White, Universal, H71, Large, 100% Recycled, 1-Ply, White, 6 Rolls x 800 ft, 7171400
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through July 31, 2026
$51.41

Delivered July 1

Your package was delivered. It was handed directly to a resident.



Lutoys 30 Pcs Patriotic Decorations for Veterans Day, 4th of July Decor LOVE USA Banner American Flag, Red White Blue Paper Fans Pompoms Labor Memorial Day Decor for Indoor Outdoor Outside
Sold by: CTTYKJ US
Return or replace items: Eligible through July 31, 2026
$17.99



2PCS 250th Anniversary USA Flag, 1.5X3 FT 1776-2026 Fan Flags, 250 Years Anniversary Flag Bunting for Wall, Front Door, Porch, Fence, Outdoor Decorations with Brass Grommets (Style A)
Sold by: BPDIY
Return or replace items: Eligible through July 31, 2026
$15.99

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MP

P.3

sam's club

7-2-26

The club is better with you in it, Lori!

You saved $7.00 with Instant Savings today.
You earned $0.8[illegible] in Sam's Cash today.

See savings and earnings details at Sams[illegible].com/Account

813-929-7010
07/02/26 10:52 [illegible] 9098

101-**** **** **** 0082 I

I 990467239 [illegible] 21.98 B
0 TAX % [illegible] 7.00 B
3 9 3 9
561914 NM 08 CE * 11.94 C
195029 B&G FUDGE 14.98 C

$41.90

SUBTOTAL 41.90
TOTAL 41.90

MICRO TEND 41.90
CHANGE DUE 0.00

MASTERCARD [illegible] I APPROVED/941
[illegible] PURCHASE
REF # [illegible]
AID A0000000041010
TERMINAL # [illegible]
*No Signature Required
07/02/26 10:52:52

ITEMS SOLD 5
TCH 8429 6554 4726 1284 1285

You earned $0.8[illegible] in Sam's Cash; that's 2% of your eligible purchases.

MP

sam's club

7-4-26

The club is better with you in it, Lori!

You earned $0.11 in Sam's Cash today.

See savings and earnings details at Sams[illegible].com/Account

813-929-7010
07/04/26 10:26 [illegible] 9091

101-**** **** **** 0082 I

I @ 2.86
990002187 CE 5.72 B

lea
4th July

SUBTOTAL 5.72
TOTAL 5.72

MICRO TEND 5.72
CHANGE DUE 0.00

MASTERCARD- 0066 I I APPROVED 04225
5.72 TOTAL PURCHASE
REF # [illegible]
AID A0000000041010
TERMINAL # [illegible]
*No Signature Required
07/04/26 10:26:17

ITEMS SOLD 2
TCH 5290 8[illegible] 7950 0821 7423

You earned $0.11 in Sam's Cash; that's 2% of your eligible purchases.

MP

Office DEPOT OfficeMax

WESLEY CHAPEL - (813) 994-4131
07/06/2026 10:34 AM

VTVT73YPXUQYE6E8C

SALE 2603-2-6068-1096967-11.6.2_19

828625 CABLE,USB,A/B, 30.99 SS
7391635 CHAIR,ZETHUS,B 549.99
IS062826E -250.00
Promotion 925382 PAPER,COPY,3RM
27.69
Promotion -12.70

You Pay **14.99SS**
Subtotal 345.97
Sales and Use Tax 24.22
Total 370.19
MasterCard 8066. 370.19

AUTH CODE 006725
TDS Chip Read
AID A0000000041010 Mastercard
TVR 0000008000
CVS No Signature Required

****

Total Savings:
$12.70

MPIV

7-13-24

p4

sam's club

coffee, paper prod., water

The club is better with you in it.

You earned $1.40 in Sam's Cash today.

See details at SamsClub.com/Account

813-929-7010

07/13/26 13:09 [illegible] 9894

101-**** **** **** 0867

980022770 WATER 11.89L		24.76 O
1 @ 5.98		
561914 NM WATER	F	11.94 O
980010669 MANGRO TOUCH		32.98 O
SUBTOTAL		69.68
TOTAL		69.68
MCARD TEND		69.68
CHANGE DUE		0.00

$69.68

MASTERCARD 8066 I A APPROVED 13259

69.68 TOTAL PURCHASE

REF # 6[illegible]46316940[illegible]

AID A0000000041010

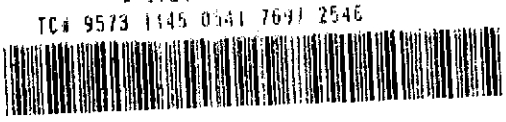
TERMINAL # 54729579

*No Signature Required

07/13/26 13:09:38

ITEMS SOLD 5

TC# 9573 1145 0341 7697 2546



You earned $1.40 in Sam's Cash, that's 2% of your eligible purchases.

P5

Order Summary

Events

Order placed July 13, 2026 Order # 112-0163617-7684245

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:	$91.47
Shipping & Handling:	$1.49
Free Shipping:	-$1.49
Total before tax:	$91.47
Estimated tax to be collected:	$6.40
Grand Total:	**$97.87**

Delivered July 14

Your package was delivered. It was handed directly to a resident.



Portable Cornhole Set PVC Framed Corn Holes Outdoor Game Set with 2 Cornhole Boards, 8 Cornhole Bean Bags and Carrying Case, Camping Games Indoor Outdoor for Adults, Travel Camping Accessory
Sold by: Nattork Store
Return or replace items: Eligible through August 13, 2026
$31.49



Lifewit 2 Gallon Drink Dispenser for Parties, Large Plastic Beverage Container with Fruit Infuser & Leak-Proof Spigot, BPA Free Water Pitcher for Juice/Tea/Lemonade - Ideal for Bar & Outdoor, 2 Pcs
Sold by: Lifewit Home US
Return or replace items: Eligible through August 13, 2026
$59.98

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P6

Order Summary

Order placed July 13, 2026 Order # 112-4509881-3161849 Event pool party

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

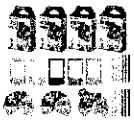
Item(s) Subtotal:	$76.54
Shipping & Handling:	$1.50
Free Shipping:	-$1.50
Total before tax:	$76.54
Estimated tax to be collected:	$5.36
Grand Total:	**$81.90**

Delivered July 14

Your package was delivered. It was handed directly to a resident.



Summer Pool Beach Photo Booth Props 30 Pack Pool, Hawaiian, Beach, Luau Photo Booth Props, Tropical Themed Party with Stick and Glue for Summer/Pool/Tiki/ Hawaiian Party Supplies Decor Photobooth Kit
Sold by: ET Share
Return or replace items: Eligible through August 13, 2026
$8.59



Fujifilm Instax Mini Instant Film (2 Pack, 40 Sheets) 5 Plastic Desk Frames + 60 Sticker Frames + 2 Packs Corner Stickers
Sold by: The Tudak Store
Return or replace items: Eligible through August 13, 2026
$67.95

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Order Summary

Order placed July 13, 2026 Order # 112-8109826-0830610

Event pool party

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

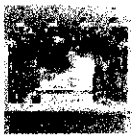
Item(s) Subtotal:	$72.96
Shipping & Handling:	$0.00
Total before tax:	$72.96
Estimated tax to be collected:	$5.11
Grand Total:	**$78.07**

Delivered July 14

It was handed directly to a receptionist or someone at a front desk.



Elovien Water Soaker Blaster, 16 Pack Pool Water Guns Bulk, 35 ft Range Squirt Guns for Kids, Water Squirter Shooter for Summer Outdoor Game Pool Beach Party
Sold by: Elovien
Return or replace items: Eligible through August 13, 2026
$23.99



YCUCUEI 7x5ft Summer Hawaiian Beach Photography Backdrop Tropical Flower Palm Leaves Surfboard Background for Luau Aloha Party Decoration Banner Photo Booth
Sold by: Xuanyin
Return or replace items: Eligible through August 13, 2026
$12.99

Delivered July 14

It was handed directly to a receptionist or someone at a front desk.



FEPITO 24 Packs Party Sunglasses Bulk Neon Colors Sunglasses for Birthday Party Supplies Treat Bag Fillers for Beach Pool Party Toys for Adults
Sold by: Anpuna Direct
Return or replace items: Eligible through August 13, 2026
$20.99

Delivered July 17

Your package was delivered. It was handed directly to a resident.



ECAFOLGI 60pcs Hawaiian Leis Bulk for Luau Party, Birthday Party Hawaii Themed Decorations.
Sold by: ECAFOLGI
Return or replace items: Eligible through August 18, 2026
$14.99

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P-8

LOWE'S

7-17-26

Events

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
7117 BROAD STREET
BROOKSVILLE, FL 34601 (352) 754-6320

- SALE -

SALES#: S1827IS6 4413904 TRANS#: 142330428 07-17-26

6763837 ALL-IN-ONE GRILL CLEANER	12.98
103407 PROJECT SOURCE 1-IN CHIP	2.96
2 @ 1.48	
6763835 GRILL SCRUB BRUSH SET	9.98
SUBTOTAL:	25.92
TOTAL TAX:	0.00
INVOICE 96514 TOTAL:	25.92
M/C:	25.92

MC: XXXXXXXXXXX8066 AMOUNT: 25.92 AUTHCD: 017253
CHIP REFID:182722514444 07/17/26 14:50:54
CUSTOMER CODE: NA
TVR : 0000008000
TSI : E800 AID : A0000000041010

STORE: 1827 TERMINAL: 22 07/17/26 14:51:08
OF ITEMS PURCHASED: 4
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

LOWE'S

7-17-26

Events

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
7117 BROAD STREET
BROOKSVILLE, FL 34601 (352) 754-6320

- SALE -

SALES#: S1827IS6 4413904 TRANS#: 143164179 07-17-26

4064191 CB GRILL MAT (48IN X30IN)	42.98
SUBTOTAL:	42.98
TOTAL TAX:	0.00
INVOICE 96522 TOTAL:	42.98
M/C:	42.98

MC: XXXXXXXXXXX8066 AMOUNT: 42.98 AUTHCD: 017892
CHIP REFID:182722522305 07/17/26 14:52:07
CUSTOMER CODE: 222
TVR : 0000008000
TSI : E800 AID : A0000000041010

STORE: 1827 TERMINAL: 22 07/17/26 14:52:39
OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

LOWE'S

7-17-2026

Colors for Stone

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
7117 BROAD STREET
BROOKSVILLE, FL 34601 (352) 754-6320

- SALE -

SALES#: S1827IS6 4413904 TRANS#: 141034654 07-17-26

2953486 12-OZ FUS SATIN KHAKI	7.48
99021 12-OZ RO RUSTY METAL PRIM	7.48
853426 11-OZ KRYLON CHALKY CLEAR	9.98
1026720 12-OZ FUS SATIN BLACK	14.96
2 @ 7.48	
4884719 HGSW SAMPLE BASE C	7.98
4884717 HGSW SAMPLE BASE A	7.98
SUBTOTAL:	55.86
TOTAL TAX:	0.00
INVOICE 96508 TOTAL:	55.86
M/C:	55.86

MC: XXXXXXXXXXX8066 AMOUNT: 55.86 AUTHCD: 017818
CHIP REFID:182722508151 07/17/26 14:48:47
CUSTOMER CODE: 222
TVR : 0000008000
TSI : E800 AID : A0000000041010

STORE: 1827 TERMINAL: 22 07/17/26 14:49:02
OF ITEMS PURCHASED: 7
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

TSC TRACTOR SUPPLY Co

TractorSupply.com

7-17-2026

Imp Events

18741 CORTEZ BLVD
BROOKSVILLE, FL 34601
352-799-2551

Ticket: 453464
Date: 7/17/26
Store: 552
Cashier: Jessie

Time: 10:16 AM
Register: 1

Item	Qty	Price	Amount
JS TARP 6 X 8 GN MD POLY 3502920	1	12.99	12.99
BULK LP RESALE GAL 3810454	3.65	3.39	12.37

LP for Grill

Subtotal	25.36
Tax	0.00
Total	**25.36**

MasterCard - SALE 25.36
**********8066 - EMV Chip
Authorization #: 017824
Terminal ID : 00179053200010O
Cryptogram : 00CEC47A2F34E014
AID : A0000000041010
APP : Mastercard
CVM : NONE / 1E0300
TVR : 0000008000 / TSI : E800

Change 0.00

I agree to pay the above amount according to my card issuer agreement.

p 10

Order Summary

Order placed July 17, 2026 Order # 114-2078070-6520242

Ship to

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

tool

Payment method

Mastercard ending in 8066
View related transactions

Order Summary

Item(s) Subtotal:	$48.99
Shipping & Handling:	$0.00
Total before tax:	$48.99
Estimated tax to be collected:	$3.43
Grand Total:	**$52.42**

Delivered July 19

Your package was left near the front door or porch.



Cismorvex 50ft Outdoor/Indoor Extension Cord with Lighted 10/3 Gauge Ultra 3 Prong Heavy Duty SJTW, Waterproof, Flexible Cold-Resistant,15A 125V 1875W, Yellow
Sold by: cismorvex
Return or replace items: Eligible through August 18, 2026
$48.99

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P.11

Order Summary

Order placed July 20, 2026 Order # 112-2449048-3710663

Event pool party

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:	$11.99
Shipping & Handling:	$0.00
Total before tax:	$11.99
Estimated tax to be collected:	$0.84
Grand Total:	**$12.83**

Arriving July 27



Letter Balloons - POOL PARTY 16" Inch Alphabet Letters Foil Mylar Balloon Bachelorette Party Banner (Blue)
Sold by: Easton Grey Products
Supplied by: Other
$11.99

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7-21-2026 Amazon Charge for $17.11 was a purchase for Lori Stanger.

This was inadvertently charged on the CDD credit card.

Funds to be reimbursed to the CDD. Lori

p.13

Order Summary

Order placed July 20, 2026 Order # 112-9595469-8770660

Event pool party

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:	$32.47
Shipping & Handling:	$0.00
Total before tax:	$32.47
Estimated tax to be collected:	$2.27
Grand Total:	**$34.74**

Arriving Wednesday



Renbuzhu 15PCS Pool Party Decorations Beach Ball Paper Lanterns - Summer Luau Hawaiian Themed Hanging Decor for Home Birthday Outdoor Indoor
Sold by: Climber2021
Supplied by: Other
$17.99



KICNIC Balloon Arch Strip Kit for Garland, 32.8 Feet Balloon Tape Strips and 200 Glue Point Dot Stickers for Party Wedding Birthday Baby Shower Graduation Decorations
Sold by: KIMCOME
Supplied by: Other
$4.49



Tropical Balloons, 12 Inch Teal Metallic Gold Orange Pink Hot Fruit Green Balloons with Palm Leaves for Hawaiian Party Luau Party Summer Birthday Pool Party Aloha Celebration Decorations
Sold by: Sanxun-US
Supplied by: Other
$9.99

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Events

IMP

Give us feedback @ survey.walmart.com
Thank you! ID #:7WSHOV175NZV

7-23-26

Walmart

WM Supercenter
352-796-5996 Mgr:MELISSA
7305 BROAD ST
BROOKSVILLE FL 34601
ST# [illegible] OP# 000440 TE# 93 TR# 02929
ITEMS SOLD 2
TC# [illegible]402 3328 8330 5537

VNG LCE CL 0087508170431K 14.80 D
3.170 yd AT 1 yd FOR 4.67
SUBTOTAL 14.80
MH BSTNG PNS 00710B122004 7.22 D
SUBTOTAL 22.02
TOTAL 22.02
MCARD TEND 22.02
Mastercard **** **** **** B066 I 1
APPROVAL # 023574
REF # UJXW84255872
AID A0000000041010
AAC 922B8E660EC6A0AB
TERMINAL # 21972822
*NO SIGNATURE REQUIRED
07/23/26 12:52:47
CHANGE DUE 0.00
CUSTOMER COPY

Get free delivery from this store with Walmart+

Scan for 30-day free trial.

07/23/26 12:52:58

p. 15

MP

sam's club

7-25-26

The club is better with you in it,
Lori!

You saved $3.00 [illegible] Instant Savings
today.
You earned $0.71 in Sam's Cash today.

See details at SamsClub.com/Account

813-939-7010
07/25/26 10:26 3191 04852 096 9096

101 **** **** **** 0082 I

	@ 3.98	
	Subtotal OM TAX EB F	11.94 0
1	94930[illegible]RMAN 5565	17.96 0
0	INSTANT SA FRESH BARS	3.00-0
	9800295[illegible] [illegible]	8.38 0
$35.30	TAX	35.30
	TOTAL	35.30
	[illegible] TEND	35.30
	[illegible] DUE	0.00

MASTERCARD 0066 I I APPROVED 403
[illegible] TOTAL PURCHASE
REF # 627827991
ACCT 000041010
TERMINAL # 53581761
No Signature Required
07/25/26 10:26:06

ITEMS SOLD 5
TC# 6320 4786 9274 3012 3019



You earned $0.71 in Sam's Cash; that's
2% of your eligible purchases.

p.16

Order Summary

Order placed July 25, 2026 Order # 114-6139602-9566636

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:	$66.21
Shipping & Handling:	$0.00
Your Coupon Savings:	-$1.20
Total before tax:	$65.01
Estimated tax to be collected:	$4.56
Grand Total:	~~$69.57~~

7% +T

See below

Arriving Tuesday

A



Ymimi Replacement Filters Compatible with Shark ZU100 NV181 ZU55 NV150 NV151 NV250 ZU51 ZU102 ZU60 ZU62 ZU62C Navigator Zero-M Self-Cleaning Brushroll Pet Pro Upright Vacuum,Parts # 1239FT60(4 Packs)
Sold by: Ymimi
Supplied by: Other
$11.99

A



CYLYT 12-Pack E12 Candle Light Bulbs 40W Warm White 2500K, 380 Lumen Dimmable Chandelier Light Bulbs for Ceiling Fan, Pendants or Outdoor, CA10 Clear Candelabra Base Bulbs
Sold by: CYLYT
Supplied by: Other
$8.99

Arriving Tuesday

B



Black Urinal Mat (Pack of 6)
Sold by: Absorbcore
Supplied by: Other
$39.99

39.99
2.80 +T
$42.79

Arriving Tuesday

A



Clorox Toilet Bowl Cleaner Clinging Bleach Gel, Kills 99.9% of Bacteria and Viruses, Ocean Mist, 24 Fl Oz, Pack of 2
Sold by: Amazon.com
Supplied by: Other
$5.24

A = $26.78 See 7-25-25
B = $42.79 See 7-26-25

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Office DEPOT
OfficeMax

WESLEY CHAPEL - (813) 994-4131
07/27/2026 7:51 PM



SALE 2603-1-8509-1042605-11.6.2_22

Subtotal	49.00

Order Management Invoice # 4777365570018

Approval Code: 543093

114318 JDA GMILL ORDE	49.00
Total	49.00
MasterCard 8066:	49.00

AUTH CODE 027899
TDS Chip Read
AID A0000000041010 Mastercard
TVR 0000008000
CVS No Signature Required

****

Shop online at www.officedepot.com

Office DEPOT
OfficeMax

WESLEY CHAPEL - (813) 994-4131
07/27/2026 7:54 PM



SALE

2603-2-7545-1042605-11.6.2_22

3619528 Scotch Gel Tap	11.99SS
Business Select Price	9.59
You Pay	**9.59**SS
6923002 USB 2.0,TT2,64	15.99SS
IS062826F -4.00	
You Pay	**11.99**SS
273024 MSE,WRLS,M310,	22.99SS
Business Select Price	21.84
You Pay	**21.84**SS
Subtotal	50.87
Sales and Use Tax 0.68	

Order Management Invoice # 4777371630012

Approval Code: 999999

114318 JDA GMILL ORDE	7.45
Total	51.55
MasterCard 8066:	51.55

AUTH CODE 027152
TDS Chip Read
AID A0000000041010 Mastercard
TVR 0000008000
CVS No Signature Required

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Order Summary

Order placed July 25, 2026 Order # 114-9980528-6339406

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:	$33.96
Shipping & Handling:	$0.00
Promotion Applied:	-$0.80
Total before tax:	$33.16
Estimated tax to be collected:	$2.32
Grand Total:	**$35.48**

Delivered July 28

Package was left in a secure location



2 MED PRIDE Medical Vinyl Examination Gloves (Large, 100-Count) Latex & Rubber Free, Ultra-Strong, Clear Disposable Powder-Free Gloves for Healthcare & Food Handling Use
Sold by: HLmedical
Supplied by: Other
Return or replace items: Eligible through August 27, 2026
$8.99



2 Schneider Medical Nitrile Exam Gloves, Powder-Free, Latex-Free, Non-Sterile Disposable Gloves for Medical Use, Cleaning and Food Prep, Blue, 100 Count, Large
Sold by: A2eshop
Return or replace items: Eligible through August 27, 2026
$7.99

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Order Summary

Order placed July 25, 2026 Order # 114-6139602-9566636

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:	$66.21
Shipping & Handling:	$0.00
Your Coupon Savings:	-$1.20
Total before tax:	$65.01
Estimated tax to be collected:	$4.56
Grand Total:	~~$69.57~~

7% +T

See below

Arriving Tuesday

A

Ymimi Replacement Filters Compatible with Shark ZU100 NV181 ZU55 NV150 NV151 NV250 ZU51 ZU102 ZU60 ZU62 ZU62C Navigator Zero-M Self-Cleaning Brushroll Pet Pro Upright Vacuum,Parts # 1239FT60(4 Packs)
Sold by: Ymimi
Supplied by: Other
$11.99

A



CYLYT 12-Pack E12 Candle Light Bulbs 40W Warm White 2500K, 380 Lumen Dimmable Chandelier Light Bulbs for Ceiling Fan, Pendants or Outdoor, CA10 Clear Candelabra Base Bulbs
Sold by: CYLYT
Supplied by: Other
$8.99

Arriving Tuesday

B



Black Urinal Mat (Pack of 6)
Sold by: Absorbcore
Supplied by: Other
$39.99

39.99
2.80 +x
$42.79

Arriving Tuesday

A



Clorox Toilet Bowl Cleaner Clinging Bleach Gel, Kills 99.9% of Bacteria and Viruses, Ocean Mist, 24 Fl Oz, Pack of 2
Sold by: Amazon.com
Supplied by: Other
$5.24

A = $26.78 See 7-25-25
B = $42.79 See 7-26-25

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Order Summary

Order placed July 27, 2026 Order # 114-8302406-0863429

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:	$17.99
Shipping & Handling:	$0.00
Total before tax:	$17.99
Estimated tax to be collected:	$1.26
Grand Total:	**$19.25**

Delivered July 28

Package was left in a secure location



New Star Foodservice 34547 One-Piece Cast Aluminum Round Bottom Bar Ice Flour Utility Scoop, 24 -Ounce, Silver (Hand Wash Only)
Sold by: New Star Foodservice Inc
Return or replace items: Eligible through August 27, 2026
$17.99

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Intuit Mailchimp

Mailchimp Receipt MC26597607

7-28-2026

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# 26597607
Date Paid: July 28, 2026 02:43 AM New York

Billing statement

Standard plan 2,500 contacts	**$60.00**
Paid via Mast ending in 8066 which expires 05/2027 on July 28, 2026	**$60.00**

Looking for our W-9?

Looking for our United States Residency Certificate?

Balance as of July 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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7-28-2026 Office Depot Charge for $5.30:

I cannot find a receipt for this purchase. I went to Office Depot and requested they research this purchase. They went through transactions at all registers from 7-26-26 through 7-30-26 and found no single purchase for $5.30

Please advise. Lori

p. 23

sam's club

Jul 29, 2026
Order 800000057278924

Curbside pickup items(24)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Capri Sun Summer Blast Passionfruit Mango Juice Drink Blend, 6 fl. oz., 40 pk.	Qty 2	$17.96
Mission Soft Flour Taco Tortillas, 40 ct.	Qty 1	$5.68
Member's Mark Roasted Red Pepper Hummus, 32 oz.	Qty 1	$4.48
Ring Pop Variety Pack, 0.5 oz., 44 pk.	Qty 1	$16.78
Member's Mark 75/25 Seasoned Ground Beef Patties, Frozen, 1/4 lb., 40 ct.	Qty 1	$45.97
Sara Lee Restaurant Style White Hamburger Buns, 16 ct.	Qty 5	$19.40
Member's Mark Spinach Artichoke Dip, 32 oz.	Qty 1	$6.98
Bush's Black Beans 15 oz., 6 pk.	Qty 1	$6.64
Member's Mark Part-Skim Shredded Mozzarella Cheese 1 lb., 2 pk.	Qty 1	$5.92
Sara Lee Restaurant Style White Hot Dog Buns, 16 ct.	Qty 5	$19.40
Ball Park Beef Franks, 24 ct.	Qty 2	$21.96
Whole Seedless Watermelon	Qty 3	$17.91
Subtotal		$192.08
Promotion		-$3.00

CC 8066 $189.08

p. 24

MP Event

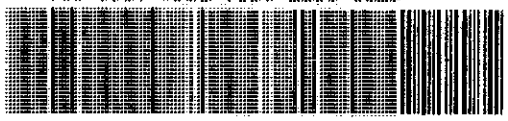
Give us feedback @ survey.walmart.com
Thank you! ID #:7WSMNZ160F7Z

Walmart

WM Supercenter
813-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 007087 TE# 17 TR# 03017

ITEMS SOLD 3

TC# [illegible]



WLCH MXD FRT	034856840680		7.78 N
18CT CLASSIC	028400737400	F	8.97 N
42CT FLAVOR	028400737380	F	19.98 N

SUBTOTAL	36.73
TOTAL	36.73 ✓
MCARD TEND	36.73
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR#030217
36.73 TOTAL PURCHASE
REF # UKAVFN611939
AID A0000000041010
TERMINAL # 28277425
*No Signature Required
07/30/26 13:04:27

MP Event

7-30-26

Publix

Hollybrook Plaza
5400 Bruce B Downs Blvd
Wesley Chapel, FL 33544-8616
(813) 907-1699
Store Manager: Stacie Bradham

24Ct Sugar Cookies	F	5.99
24Ct Choc Chip Cookie	F	0.00
You saved: $5.99		
24Ct Choc Chip Cookie	F	5.99
24Ct Sugar Cookies	F	0.00
You saved: $5.99		

Subtotal	11.98
Total Tax	0.00
Total	11.98
Credit	11.98 ✓
Change	0.00

****
SAVINGS: $11.98
****

MasterCard: *8066	$11.98
Credit Card	Purchase
Auth/Trace: 030978/718680	Chip Read
Reference: 006570346004	
A0000000041010	
Mastercard	

07/30/2026 09:04PM
Thank you for shopping at store 0618
7358, 0171, 771

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.	**2259100W426**
STATEMENT DATE	**08/20/26**
DUE DATE	**08/25/26**
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**	
08/20/26	BASIC SERVICE CHARGE 9/1/2026-9/30/2026	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.	**2259100W426**
STATEMENT DATE	**08/20/26**
DUE DATE	**08/25/26**
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 00000012175000000000000002259100 4

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.	**2259195W426**
STATEMENT DATE	**08/20/26**
DUE DATE	**08/25/26**
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,**	
08/17/26	OVERAGES (AI)	1.00EA ZO 31710538	$ 110.00
	BOL:		
08/17/26	FUEL AND MATERIAL SURCHARGE	1.00 SC70382574	$ 38.93
08/17/26	ENVIRONMENTAL SURCHARGE	1.00 SC70382573	$ 11.00
08/20/26	FUEL AND MATERIAL SURCHARGE	1.00 SC70383269	$ 8.64
08/20/26	FUEL AND MATERIAL SURCHARGE	1.00 SC70383652	$ 457.47
08/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70383268	$ 2.44
08/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70383651	$ 129.27
08/20/26	BASIC SERVICE CHARGE	1.00 8.00YD	$ 1,292.65
	9/1/2026-9/30/2026		
08/20/26	BASIC CONTAINER CHARGE	1.00 8.00YD	$ 24.40
	9/1/2026-9/30/2026		
	Invoice Total		**$ 2,074.80**
	Account Balance		**$ 2,074.80**

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.	**6426-022299**
INVOICE NO.	**2259195W426**
STATEMENT DATE	**08/20/26**
DUE DATE	**08/25/26**
PAY THIS AMOUNT	**2,074.80**

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 00000207480000000000000002259195 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	**08/11/2026**
Amount Due	**5,702.27**
Current Charges Due	**09/03/2026**

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.

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Previous Balance		**5,702.27**
Payment	**5,702.27CR**	
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 08/28/2026.

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: 08/11/2026

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	**08/28/2026**
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	**08/11/2026**
Amount Due	**40.16**
Current Charges Due	**09/03/2026**

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
07/07	32182	08/06	32182				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	0
Jul 2026	35	0
Aug 2025	30	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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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: 08/11/2026

Use above space for address change ONLY.

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	**08/28/2026**
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	**08/11/2026**
Amount Due	**53.13**
Current Charges Due	**09/03/2026**

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
07/07	52900	08/06	53014				114

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	4
Jul 2026	35	3
Aug 2025	30	3

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		**53.13**
Payment	**53.13CR**	
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
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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: 08/11/2026

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	**08/28/2026**
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	**08/11/2026**
Amount Due	**53.59**
Current Charges Due	**09/03/2026**

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
07/07	61548	08/06	61666				118

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	4
Jul 2026	35	4
Aug 2025	30	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		**55.29**
Payment	**55.29CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 118 KWH @ 0.06090	**7.19**	
Fuel Adjustment 118 KWH @ 0.05000	**5.90**	
FL Gross Receipts Tax	**1.34**	
Total Current Charges		**53.59**
Total Due E.F.T.		**53.59**

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DO NOT PAY
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Bill Date: 08/11/2026

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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	**08/28/2026**
TOTAL CHARGES DUE	**53.59**
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	**1418218**	Cycle	**06**
Meter Number	50446984		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**08/11/2026**
Amount Due	**331.34**
Current Charges Due	**09/03/2026**

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
07/07	76665	08/06	79225				2560

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	85
Jul 2026	35	102
Aug 2025	30	85

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.

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Previous Balance		**446.33**
Payment	**446.33CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 2,560 KWH @ 0.06090	**155.90**	
Fuel Adjustment 2,560 KWH @ 0.05000	**128.00**	
FL Gross Receipts Tax	**8.28**	
Total Current Charges		**331.34**
Total Due E.F.T.		**331.34**

DO NOT PAY
Total amount will be electronically transferred on or after 08/28/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 08/11/2026

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	**08/28/2026**
TOTAL CHARGES DUE	**331.34**
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	**08/11/2026**
Amount Due	**54.60**
Current Charges Due	**09/03/2026**

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
07/07	49068	08/06	49195				127

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	4
Jul 2026	35	4
Aug 2025	30	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		**57.46**
Payment	**57.46CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 127 KWH @ 0.06090	**7.73**	
Fuel Adjustment 127 KWH @ 0.05000	**6.35**	
FL Gross Receipts Tax	**1.36**	
Total Current Charges		**54.60**
Total Due E.F.T.		**54.60**

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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

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Bill Date: 08/11/2026

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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	**08/28/2026**
TOTAL CHARGES DUE	**54.60**
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	**08/11/2026**
Amount Due	**1,376.29**
Current Charges Due	**09/03/2026**

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 Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/07	19746	08/06	31493		22.96	23	11747

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	30	392
Jul 2026	35	376
Aug 2025	30	379

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance	**1,334.98**
Payment	**1,334.98CR**
Balance Forward	**0.00**
Customer Charge	**39.16**
Energy Charge 11,747 KWH @ 0.06090	**715.39**
Fuel Adjustment 11,747 KWH @ 0.05000	**587.35**
FL Gross Receipts Tax	**34.39**
Total Current Charges	**1,376.29**
Total Due E.F.T.	**1,376.29**

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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

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Bill Date: 08/11/2026

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	**08/28/2026**
TOTAL CHARGES DUE	**1,376.29**
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	**1418223** Cycle **06**
Meter Number	67986733
Customer Number	10252971
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO

Bill Date	**08/11/2026**
Amount Due	**75.20**
Current Charges Due	**09/03/2026**

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
07/07	77220	08/06	77528				308

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	10
Jul 2026	35	8
Aug 2025	30	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		**72.58**
Payment	**72.58CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 308 KWH @ 0.06090	**18.76**	
Fuel Adjustment 308 KWH @ 0.05000	**15.40**	
FL Gross Receipts Tax	**1.88**	
Total Current Charges		**75.20**
Total Due E.F.T.		**75.20**

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DO NOT PAY
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P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 08/11/2026

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	**08/28/2026**
TOTAL CHARGES DUE	**75.20**
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	**08/11/2026**
Amount Due	**110.69**
Current Charges Due	**09/03/2026**

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
07/07	16779	08/06	17399				620

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	21
Jul 2026	35	29
Aug 2025	30	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	**156.97**
Payment	**156.97CR**
Balance Forward	**0.00**
Customer Charge	**39.16**
Energy Charge 620 KWH @ 0.06090	**37.76**
Fuel Adjustment 620 KWH @ 0.05000	**31.00**
FL Gross Receipts Tax	**2.77**
Total Current Charges	**110.69**
Total Due E.F.T.	**110.69**

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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

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/11/2026

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	**08/28/2026**
TOTAL CHARGES DUE	**110.69**
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	**08/11/2026**
Amount Due	**74.97**
Current Charges Due	**09/03/2026**

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
07/07	89548	08/06	89854				306

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	10
Jul 2026	35	29
Aug 2025	30	19

BILLS ARE DUE WHEN RENDERED

A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**154.36**
Payment	**154.36CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 306 KWH @ 0.06090	**18.64**	
Fuel Adjustment 306 KWH @ 0.05000	**15.30**	
FL Gross Receipts Tax	**1.87**	
Total Current Charges		**74.97**
Total Due **E.F.T.**		**74.97**

1 0 2 5 2 9 7 1

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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

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/11/2026

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	**08/28/2026**
TOTAL CHARGES DUE	**74.97**
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	**1418227**	Cycle	**06**
Meter Number	70458978		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**08/11/2026**
Amount Due	**57.68**
Current Charges Due	**09/03/2026**

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
07/07	19586	08/06	19740				154

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	5
Jul 2026	35	5
Aug 2025	30	5

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		**59.50**
Payment	**59.50CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 154 KWH @ 0.06090	**9.38**	
Fuel Adjustment 154 KWH @ 0.05000	**7.70**	
FL Gross Receipts Tax	**1.44**	
Total Current Charges		**57.68**
Total Due E.F.T.		**57.68**

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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 08/28/2026.

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: 08/11/2026

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	**08/28/2026**
TOTAL CHARGES DUE	**57.68**
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	**08/11/2026**
Amount Due	**44.03**
Current Charges Due	**09/03/2026**

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
07/07	13964	08/06	13998				34

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	1
Jul 2026	35	1
Aug 2025	30	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		**44.48**
Payment	**44.48CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 34 KWH @ 0.06090	**2.07**	
Fuel Adjustment 34 KWH @ 0.05000	**1.70**	
FL Gross Receipts Tax	**1.10**	
Total Current Charges		**44.03**
Total Due E.F.T.		**44.03**

1 0 2 5 2 9 7 1

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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	**08/28/2026**
TOTAL CHARGES DUE	**44.03**
DO NOT PAY	

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P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418229**	Cycle	**06**
Meter Number	74619209		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**08/11/2026**
Amount Due	**66.55**
Current Charges Due	**09/03/2026**

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
07/07	27076	08/06	27308				232

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	8
Jul 2026	35	8
Aug 2025	30	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		**72.58**
Payment	**72.58CR**	
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**

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DO NOT PAY
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Bill Date: 08/11/2026

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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	**08/28/2026**
TOTAL CHARGES DUE	**66.55**
DO NOT PAY	

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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	**08/11/2026**
Amount Due	**41.53**
Current Charges Due	**09/03/2026**

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
07/07	1564	08/06	1576				12

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	0
Jul 2026	35	0
Aug 2025	30	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		**41.75**
Payment	**41.75CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 12 KWH @ 0.06090	**0.73**	
Fuel Adjustment 12 KWH @ 0.05000	**0.60**	
FL Gross Receipts Tax	**1.04**	
Total Current Charges		**41.53**
Total Due E.F.T.		**41.53**

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DO NOT PAY
Total amount will be electronically transferred on or after 08/28/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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Bill Date: 08/11/2026

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	**08/28/2026**
TOTAL CHARGES DUE	**41.53**
DO NOT PAY	

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Account Number	**1418231**	Cycle	**06**
Meter Number	74619208		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**08/11/2026**
Amount Due	**42.10**
Current Charges Due	**09/03/2026**

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
07/07	1448	08/06	1465				17

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	1
Jul 2026	35	1
Oct 2023	28	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		**42.33**
Payment	**42.33CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 17 KWH @ 0.06090	**1.04**	
Fuel Adjustment 17 KWH @ 0.05000	**0.85**	
FL Gross Receipts Tax	**1.05**	
Total Current Charges		**42.10**
Total Due **E.F.T.**		**42.10**

1 0 2 5 2 9 7 1

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DO NOT PAY
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Bill Date: 08/11/2026

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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	**08/28/2026**
TOTAL CHARGES DUE	**42.10**
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	**2185385** Cycle **06**
Meter Number	
Customer Number	10252971
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO

Bill Date	**08/11/2026**
Amount Due	**259.28**
Current Charges Due	**09/03/2026**

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		**259.28**
Payment	**259.28CR**	
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
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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	**08/28/2026**
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	**08/11/2026**
Amount Due	**63.36**
Current Charges Due	**09/03/2026**

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
07/07	11405	08/06	11609				204

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	7
Jul 2026	35	7
Aug 2025	30	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		**66.55**
Payment	**66.55CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 204 KWH @ 0.06090	**12.42**	
Fuel Adjustment 204 KWH @ 0.05000	**10.20**	
FL Gross Receipts Tax	**1.58**	
Total Current Charges		**63.36**
Total Due **E.F.T.**		**63.36**

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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	**08/28/2026**
TOTAL CHARGES DUE	**63.36**
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	**2386197**	Cycle	**06**
Meter Number	75711772		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**08/11/2026**
Amount Due	**44.58**
Current Charges Due	**09/03/2026**

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
07/07	1198	08/06	1208				10

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	0
Jul 2026	35	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.

Previous Balance		**44.70**
Payment	**44.70CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 10 KWH @ 0.06090	**0.61**	
Fuel Adjustment 10 KWH @ 0.05000	**0.50**	
FL Gross Receipts Tax	**1.03**	
State Tax	**2.87**	
Pasco County Tax	**0.41**	
Total Current Charges		**44.58**
Total Due **E.F.T.**		**44.58**

1 0 2 5 2 9 7 1

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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	**08/28/2026**
TOTAL CHARGES DUE	**44.58**
DO NOT PAY	

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