



Rizzetta & Company

# Meadow Pointe IV Community Development District

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**Board of Supervisors'  
Regular Meeting  
February 8, 2023**

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

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

## **MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

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

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

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

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

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

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

February 1, 2023

**FINAL 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, February 8, 2023 at 5:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the agenda for this meeting:

**BOARD OF SUPERVISORS MEETING**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
- 4. PRESENTATION OF FL CLASS INVESTMENT OPTIONS**
- 5. STAFF REPORTS**
  - A.** Deputy Report
  - B.** Amenity Management
    1. Review of January Amenities Report ..... Tab 1
    2. Consideration of Volleyball Court Maintenance Proposal..... Tab 2
  - C.** Aquatic Maintenance
    1. January Waterway Inspection ..... Tab 3
  - D.** Landscape Inspection Services Manager
    1. January Field Inspection Report..... Tab 4
    2. Juniper Response to the Filed Inspection Report  
**(under separate cover)**
    3. Consideration of Revised Palm Install Proposal..... Tab 5
    4. Discussion of Landscape Contract Addendum
    5. Update on Duke Energy RFPs
    6. Update on Street Trees
  - E.** District Counsel
  - F.** District Engineer
  - G.** District Manager
    1. Review of January District Manager Report **(under separate cover)**
    2. Review of Reserve Study - basic review and questions for follow up, full discussion to be part of first budget working session ..... Tab 6
- 6. BUSINESS ITEMS**
  - A.** Discussion of FY 2023-2024 Budget - general discussion and goals, schedule 2 budget working sessions dates/times
  - B.** Discussion of CDD/MPV-A HOA Agreement - initial discussion to schedule meeting between boards ..... Tab 7
  - C.** Discussion of District Management Services

- 7. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on January 11, 2023 .....Tab 8
  - B. Consideration of Operation and Maintenance Expenditures for December 2022.....Tab 9
- 8. **SUPERVISORS FORUM**
- 9. **ADJOURNMENT**

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

Sincerely,

*Daryl Adams*

Daryl Adams  
District Manager

# Tab 1



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

**3902 Meadow Pointe Blvd  
Wesley Chapel, FL 33543**



### **Operations/Maintenance January 2023**

#### **ROMANER GRAPHICS:**

**1/2022** Two new gate latches were purchased and installed for the playground. We purchased a new style of latch that is magnetic, with the expectation it will be less vulnerable to abuse.



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## **FIELD MAINTENANCE**

**Advanced Aquatic** treated ponds on 1/6, 1/11, 1/18, 1/26, 1/31

### **Gate Repairs by Southern Automated:**

**Parkmonte: 1/30/2023** The curb side exit gate has been staying closed when vehicles are exiting. There was an ant mound in the gate operator. Cleaned, tested and working fine. **Inv #12362** \$105.00

### **Clubhouse/Amenities Maintenance:**

**Ark Softwash 1/5/2023:** As I advised the Softwash company that the mildew was prevalent again on the playground sail shades after 4 months, they provided a complimentary cleaning of them. Such an improvement! 😊





**The CRT Surveillance Cameras Maintenance Agreement 1/11/2023** was signed and submitted. **Inv # 20230128-R-0001** \$1,820.00

**Swimming Pool: 1/4/2023** The Pool Resurfacing Contract was signed and submitted. The resurfacing work is scheduled to begin on February 19, 2024.

**1/10/2023** Florida Leak Locators provided an inspection and report on our swimming pool. **Inv #12174314** \$1,500.00.

The repairs are scheduled for February 21, 2023. We will notify the residents and close the pool for one day during the repair work. **Quote #6950** \$1,700.00

**Gladiator Pressure Washing: 1/18/2023** The 2023 Pressure Cleaning Contract for the CDD community common areas and the clubhouse was signed and submitted. The work will begin on February 19, 2023.





# January 2023 Monthly Deputy's Report for Meadow Pointe IV

Conducted 118 Directed Patrols throughout the villages

Issued 31 Traffic warnings and citations

Issued 27 Traffic warnings (spoke with problem resident in Windsor community about ongoing illegal parking)

Responded to the following calls for service:

1 Death Investigation

3 Traffic Crashes

1 Missing Person (recovered)

6 Juvenile Problems

1 Baker Act

2 Trespassing calls

1 unknown Problem

2 Suspicious persons calls (1 on foot, 1 vehicle parked)

Regards, Buddy

## Meadow Pointe IV Payment Log

1/1/2023 through 1/31/2023

Date	Purpose	Event Date	Chk #	Chk Amt	Rm Dep	Rm Amt	Card Amt
1/3/2023	1 tag						\$12.00
1/4/2023	1 tag						\$12.00
1/4/2023	Deposit Refund	12/30/22			\$200.00		-\$200.00
1/5/2023	1 tag						\$12.00
1/6/2023	1 tag						\$12.00
1/7/2023	2 tags						\$24.00



1/7/2023	Rm Rent & Deposit	2/11/23			\$200.00	\$50.00	\$250.00
1/7/2023	1 tag 1 fob						\$37.00
1/8/2023	Rm Rent	2/11/23				\$50.00	\$50.00
1/8/2023	2 tags						\$24.00
1/9/2023	1 tag						\$12.00
1/9/2023	2 tags 1 fob						\$49.00
1/10/2023	1 tag						\$12.00
1/10/2023	1 tag						\$12.00
1/10/2023	1 tag						\$12.00
1/11/2023	1 tag						\$12.00
1/12/2023	1 tag						\$12.00
1/13/2023	1 tag						\$12.00
1/14/2023	1 tag, 1 fob						\$37.00
1/15/2023	1 tag						\$12.00
1/17/2023	Refund Rm Dpt	1/14/23			-		-\$200.00
1/17/2023	Rm Rental & Dpt	2/11/23			\$200.00	\$50.00	\$250.00
1/18/2023	1 tag						\$12.00
1/18/2023	2 tags 1 fob						\$49.00
1/18/2023	1 tag						\$12.00
1/19/2023	2 tags						\$24.00
1/20/2023	1 tag						\$12.00
1/20/2023	1 tag						\$12.00
1/21/2023	1 tag						\$12.00
1/21/2023	4 tags						\$48.00
1/21/2023	Easement Agreement		2127	\$100.00			\$100.00
1/21/2023	rental & deposit	1/28/23			\$200.00	\$50.00	\$250.00
1/22/2023	1 tag						\$12.00
1/22/2023	1 tag						\$12.00
1/24/2023	1 tag						\$12.00
1/24/2023	3 tags & 2 fobs						\$86.00
1/25/2023	1 tag						\$12.00
1/25/2023	1 tag						\$12.00
1/27/2023	2 tags						\$24.00
1/27/2023	2 tags						\$24.00
1/29/2023	1 tag						\$12.00
1/30/2023	1 tag						\$12.00
1/31/2023	1 tag						\$12.00



1/31/2023	1 fob						\$25.00
1/31/2023	Easement Agreement		1116	\$350.00			\$350.00
	TOTALS:				\$200.00	\$200.00	\$1,601.00

Respectfully submitted,

*Lori Stanger*  
Clubhouse Manager



## **Tab 2**





20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

# JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Meadow Pointe IV  
DATE: 11/17/22

QUOTE: Volleyball Courts:

Chain link fence along back of Volleyball Courts.

2 fences. 36' length x 6' height.

(2) @ \$1,550 ea. = \$3,100

Supply and spread 10 yards of sand to Volleyball Courts.

\$1,800.

Provide monthly maintenance to Volleyball Courts.

Includes supplying sand as needed.

\$185 monthly.

Thank You: Romaner Graphics



## **Tab 3**



# **Meadow Pointe IV Community Development District Waterway Inspection Report**

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**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

1/18/2023

**Prepared for:**

Meadow Pointe IV  
Community Development District

**Prepared by:**

Stephen Roehm, Aquatic Tech  
Doug Agnew, Senior Environmental Consultant

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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



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**Site Assessments**

**Pond 1**

**Comments:**

Site Looks Good

Trace amounts of algae treated.



**Pond 2**

**Comments:**

Site Looks Good

Algae treated. Also, selective aquatic herbicide applied within and around native planted area to control invasive grass growth.

Colder air and water temps have caused beneficial native aquatic plant species to partially brown out. These natives will recover in the Spring of 2023.





**Site Assessments**

**Pond 3**

**Comments:**

Site Looks Good

Algae observed and treated. Also, selective aquatic herbicide applied within and around native planted area. This innovative product targets the invasive grass species without harming the beneficial native aquatic plant species.



**Pond 4**

**Comments:**

Site Looks Good

Trace amounts of algae treated.



## Site Assessments

### Pond 5

#### Comments:

Site Looks Good

Recently applied treatments via boat and targeted invasive species along pond shoreline bordering the wetland conservation area.

Treatment results of invasive Primrose growth can be seen in left side photo.



### Pond 6

#### Comments:

Site Looks Good

Water levels increasing and therefore benefiting the beneficial native aquatic plant species.





**Site Assessments**

**Pond 7**

**Comments:**

Site Looks Good

Trace amounts of algae treated.



**Pond 8**

**Comments:**

Site Looks Good

Landscapers are leaving a neatly maintained border two feet up the pond bank.

We believe this is intentional and helps to capture a portion of the grass cuttings before this growth enters the pond. This contributes to lowering the Phosphorus and Nitrogen negatively impacting the pond water quality.



**Site Assessments**

**Pond 9**

**Comments:**

Site Looks Good

Trace amounts of Torpedograss treated.



**Pond 10**

**Comments:**

Site Looks Good

Trace amounts of algae treated.





**Site Assessments**

**Pond 11**

**Comments:**

Site Looks Good

Trace amounts of Planktonic algae treated.

This pond will receive a blue pond shading application in February. This strategy helps to lessen sunlight penetration throughout the water column and thereby reduce Planktonic algae blooms in the future.

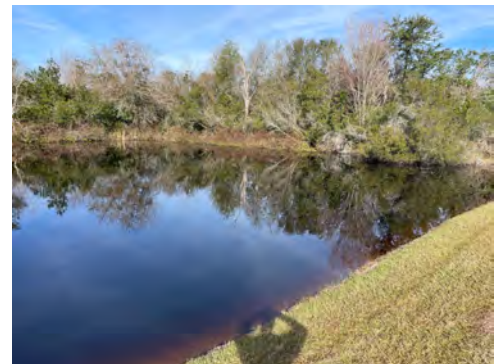


**Pond 12**

**Comments:**

Site Looks Good

Trace amount of Tannin noted. As previously noted in past reports, this is a natural occurrence as a result of decomposing leaves, branches and other vegetative material entering the pond from the wetland conservation area.





**Site Assessments**

**Pond 13**

**Comments:**

Site Looks Good

Trace amount of Planktonic algae observed and treated,

This pond will receive a blue pond shading application in February. Again, this helps to lessen sunlight penetration throughout water column and reduce Planktonic algae blooms in the future.



**Pond 14**

**Comments:**

Site Looks Good

Trace amount of algae treated.



## Site Assessments

### Pond 15

#### Comments:

Site Looks Good

Temporary amount of micro vegetative material entering the pond as a result of cutting and clearing of brush up the bank.



### Pond 16

#### Comments:

Site Looks Good

Minimal amount of Duckweed observed and treated.





**Site Assessments**

**Pond 17**

**Comments:**

Site Looks Good

Trace amount of algae observed and treated.

Will also apply blue pond shading in February.



**Pond 18**

**Comments:**

Normal Growth Observed

Trace amounts of Primrose treated within past 30 days. Recommend that Landscapers cut and remove brush on bank.

Trace amount of algae treated in January.



**Site Assessments**

**Pond 19**

**Comments:**

Site Looks Good

Trace amount of algae observed and treated.



**Pond 20**

**Comments:**

Site Looks Good

Trace amount of algae observed and treated.





**Site Assessments**

**Pond 21**

**Comments:**

Site Looks Good

Trace amount of algae observed and treated.

This pond received a blue pond shading application in January.



**Pond 22**

**Comments:**

Site Looks Good

Trace amount of Torpedograss treated.



**Site Assessments**

**Pond 23**

**Comments:**

Site Looks Good

Trace amount of algae observed and treated. Will also apply blue pond shading in February.



**Pond 24**

**Comments:**

Normal Growth Observed

Planktonic algae treatment in progress. Will also apply blue pond shading in February.





**Site Assessments**

**Pond 25**

**Comments:**

Site Looks Good

Trace amount of algae observed and treated.



**Pond 26**

**Comments:**

Site Looks Good

Recently treated Pennywort (Hydrocotyle umbellata) in middle of pond via boat.

Native aquatic plant growth along shoreline is healthy and benefits the pond ecosystem.



**Site Assessments**

**Pond 27**

**Comments:**

Site Looks Good

Utilized boat to treat algae on shoreline of pond bordering wetland conservation area.



**Pond 28**

**Comments:**

Site Looks Good

Low water levels. Exposed shallow littoral areas along the shoreline will be monitored and treated with preemergent herbicide before Springtime.

This PRO-active treatment strategy will help lessen the amount of invasive weed growth developing on the exposed pond littoral area in Spring/early Summer.







## Management Summary

Selective aquatic herbicide is continuing to be applied within and around all native planted areas to control invasive grass growth. This specialized treatment targets invasive plant species (primarily Torpedograss) without harming the beneficial native aquatic plant species.

Seasonally colder air and water temps have caused portions of the beneficial native aquatic plant species to partially brown out within many of the planted ponds. This is a normal occurrence and these natives will recover in the Spring of 2023.

Several ponds (#'s 11,13, 17, 23 & 24) will receive a blue pond shading application in February. This natural strategy helps to lessen sunlight penetration throughout water column and thereby reduce Planktonic algae bloom frequency and intensity in the future.

Recommend that Landscapers cut and remove decomposing invasive brush on bank of pond #18.

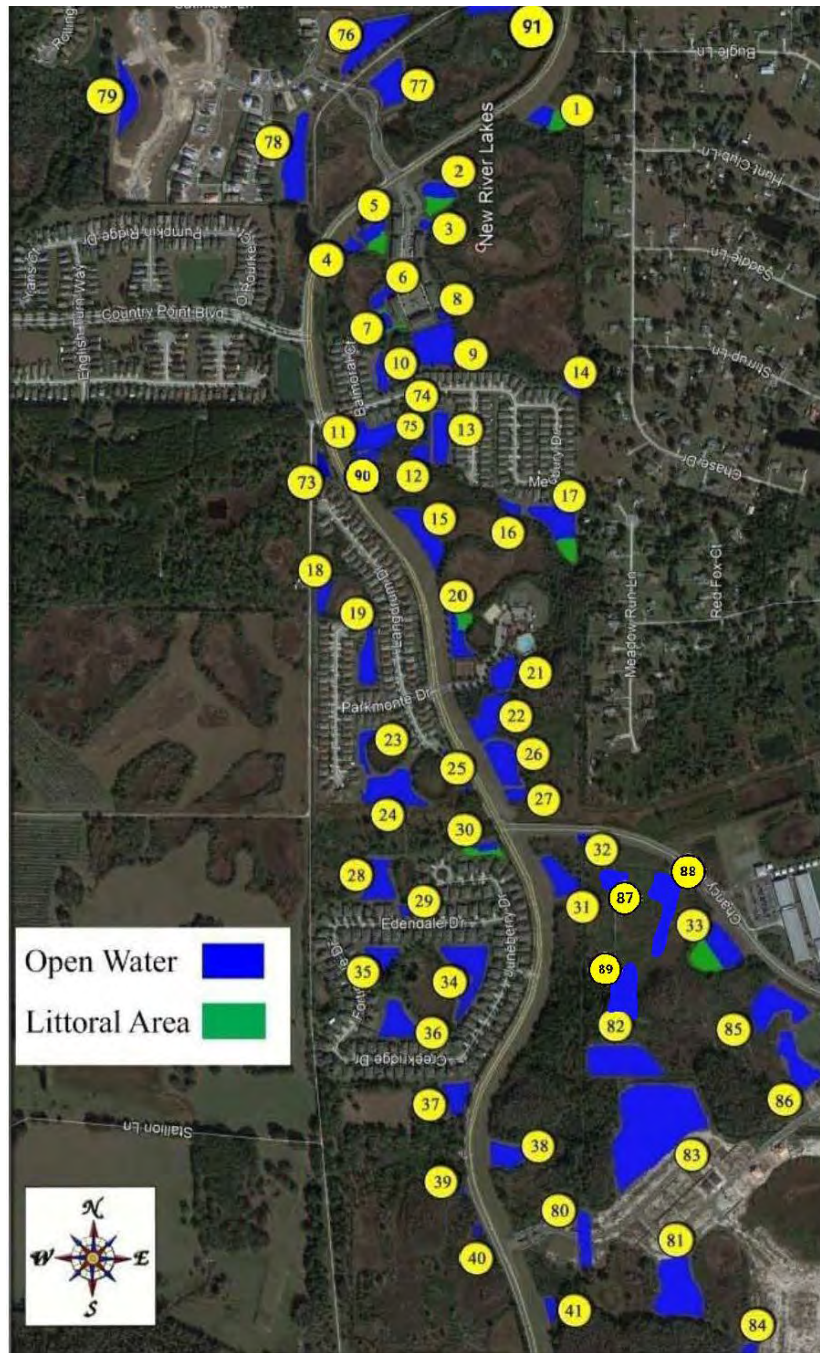
Exposed shallow shoreline littoral areas (including pond #28) will continue to be monitored and treated with preemergent herbicide before Springtime. This PRO-active treatment strategy will help lessen the amount of invasive weed growth that tends to develop on the exposed pond shallow littoral areas in Spring and early Summer.



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North Site Map



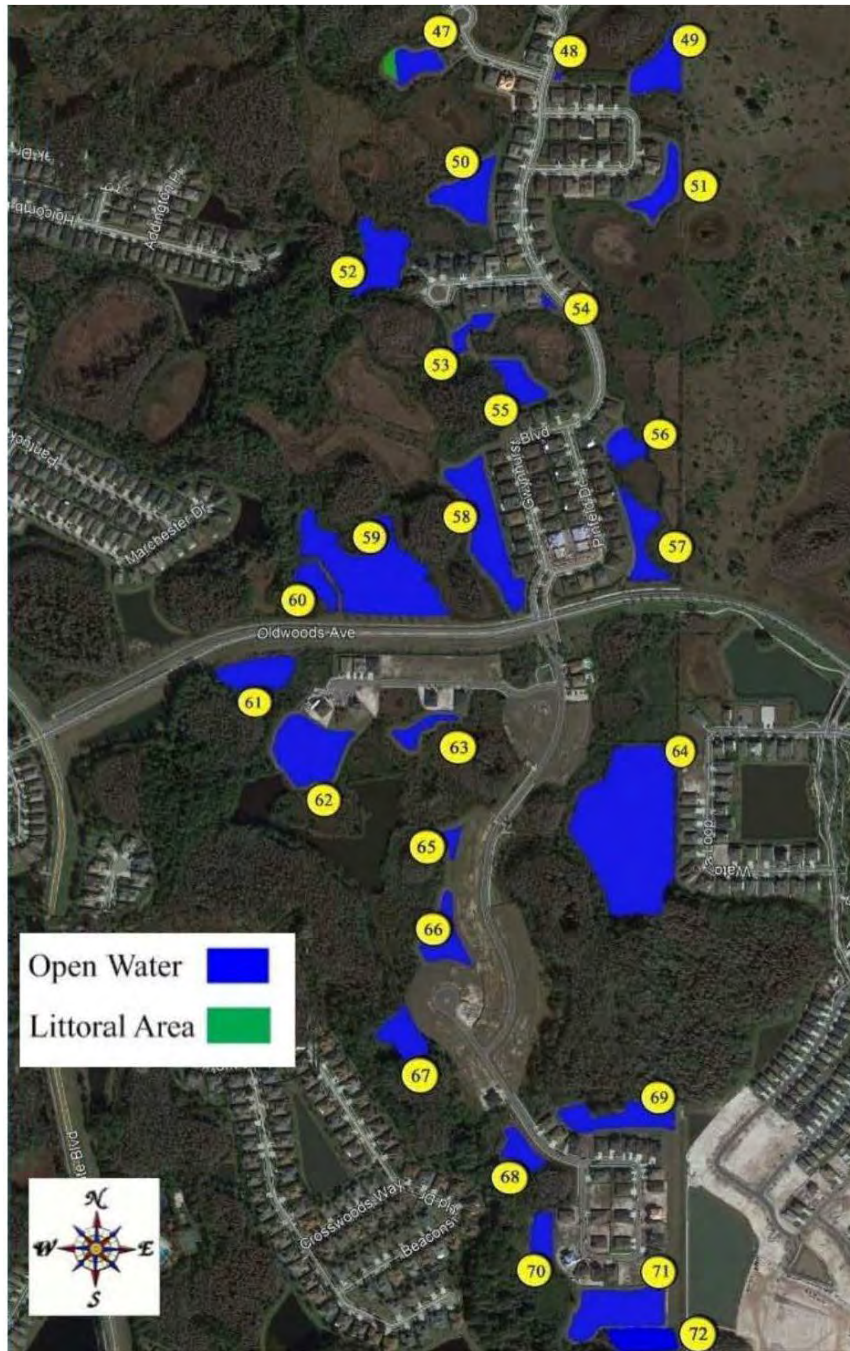
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South Site Map



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# Tab 4



# MEADOW POINTE IV

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## FIELD INSPECTION REPORT



January 17, 2023  
Rizzetta & Company  
Jason Liggett – Field Services Manager



Rizzetta & Company  
Professionals in Community Management

# Summary & Clubhouse

## General Updates, Recent & Upcoming Maintenance Events

- ❖ Work on tree lifting throughout the district owned areas. We are behind on this item and need to have it done by spring.
- ❖ Work on moss removal up to 15 feet throughout the district.

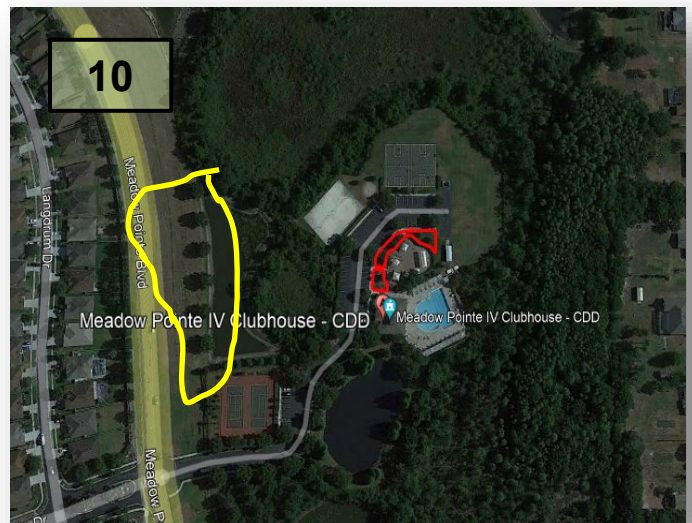
The following are action items for Juniper Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text**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

1. Treat the crack weeds around the basketball court at the amenity center.(Pic 1)



2. Treat the ant mounds in the magnolia trees near the tether ball court and basketball court.
3. Remove the vines growing in the magnolia trees in the parking lot across from the main entrance to the amenity center.
4. Throughout the district Juniper needs to be working on lifting oak trees to the Spec height of 10 feet over common areas and 15 feet over roadways. I have not seen any progress with this work, and we are getting closer to spring.
5. Juniper also needs to be working on moss removal up to 15 feet per the scope of services.

6. Lift the tree along the whinsenton frontage up to 10 feet per the scope of services.
7. Flush cut the dead Hollie tree on the inbound side of the whinsenton place entrance before you enter the community.
8. Remove the low hanging moss from the ligustrum tree at the Whinsenton place entrance.
9. Improve the detail down the Whinsenton frontage. Making sure we are soft edging these areas and keeping beds.
10. Lift the oak trees in the pond frontage in the front of the clubhouse to 10 feet. Remove and sucker growth.(Pic 11)



# Meadow Pointe Boulevard

11. During visits, please remove any kind of business signage in the district. Note to the board this is a continuous problem on Meadow Pointe Blvd.
  
12. With the conservation cutback being started I did walk with a board member and look at the work. There are areas that need to be addressed as well as some damage to district sidewalks that I am working with syte to fix. A lot of the pond bank just need to be cleaned up better. But we need to keep in mind that these areas are like opening a wound they will not look great at first but will continue to improve over the next few months. Some of the items I am addressing with syte are below. I do have a meeting with the representee from syte to walk these areas again.
  1. Repair of the fence on district property with the proper material in meridian.
  
  2. Repair of the sidewalk in meridian from equipment. Syte did repair the sidewalk at the clubhouse.
  
  3. Areas that have been missed from the map.
  
  4. General cleanup from the work on the pond banks and leveling of rutted areas.



# Tab 5





5532 Auld Ln. Holiday, FL 34690

1.888.RED.TREE

**Date:** 1/31/2023  
**Client:** Meadow Pointe IV c/o Rizzetta  
 31014 KELMIN TERRACE  
 WESLEY CHAPEL, FL 33543

**Phone:** 813.933.5571 Ext.: 5763  
**Fax:**  
**Email:** [jliggett@rizzetta.com](mailto:jliggett@rizzetta.com)  
**Attention:** Jason Liggett

**Project :** Palm Install  
**Plan :**

**Scope of Work:**

RedTree Landscape Systems proposes to furnish all necessary labor, materials and equipment to complete the above mentioned project.

**LANDSCAPE**

<u>Qty</u>	<u>Description</u>	<u>Size/Unit</u>	<u>Unit Cost</u>	<u>Total</u>
<b><u>North Pond</u></b>				
1	Build 9 triangular beds for Palms	all	1500.00	1,500.00
15	Sabal Palm Slick	12'-15'ct	400.00	6,000.00
12	Queen Palm	15'oa	495.00	5,940.00
100	Pine Bark	3cf bags	7.65	765.00
27	Bracing for Palms	all	100.00	2,700.00
1	Watering Labor 2x a week for 8 weeks	all	4000.00	4,000.00
<b>North Pond Total:</b>				<b><u>\$20,905.00</u></b>
<b><u>South Pond</u></b>				
1	Build 18 triangular beds for Palms	all	3000.00	3,000.00
27	Sabal Palm Slick	12'-15'ct	400.00	10,800.00
27	Queen Palm	15'oa	495.00	13,365.00
200	Pine Bark	3cf bags	7.65	1,530.00
54	Bracing for Palms	all	100.00	5,400.00
1	Watering Labor 2x a week for 8 weeks	all	5000.00	5,000.00
<b>South Pond Total:</b>				<b><u>\$39,095.00</u></b>
<b>Total Landscape:</b>				<b><u><u>\$60,000.00</u></u></b>



Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Proposal submitted by:**

**Kevin Smith**

**Senior Landscape Designer/Advisor**

**727.426.3679**

[ksmith@redtreelandscape.systems](mailto:ksmith@redtreelandscape.systems)

## **Tab 6**

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

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

January 13, 2023





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

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

January 13, 2023

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

Board of Directors,

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

### **Project Description**

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

### **Date of Physical Inspection**

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

### **Study Start and Study End**

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

### **Governing Documents**

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

### **Depth of Study**

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

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

**Summary of Financial Assumptions**

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

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

<sup>1</sup> See "Financial Condition of District" in this report.

**Recommended Payment Schedule**

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

**Proposed Assessments**

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2023	\$ 383	\$ 348,000	\$ 751,687
2024	\$ 393	\$ 356,700	\$ 1,088,945
2025	\$ 403	\$ 365,618	\$ 1,405,319
2026	\$ 413	\$ 374,758	\$ 1,588,894
2027	\$ 423	\$ 384,127	\$ 1,803,127
2028	\$ 434	\$ 393,730	\$ 1,616,540

\* Annual Reserve Payments have been manually modified.

Fiscal Year beginning October 1, 2023

### **Reserve Study Assumptions**

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

### **Impact of Component Life**

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

### **Inflation Estimate**

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

### **Initial Reserves**

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

### **Financial Condition of District**

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

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

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

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



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

### **Special Assessments**

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

### **Reserve Funding Goal**

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

### **Study Method**

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

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

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

### **Summary of Findings**

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

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional 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 repairs is \$330,000. Allowing for contingencies of 10%, would make the project \$363,000. It is our opinion that the District makes these removals and replacements in the near future to prevent future



infrastructure damage.

**Stormwater Drainage Notes**

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

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

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

**Meadow Pointe IV Storm Water Pipes**

**Concrete:**

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

**PVC:**

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

**Other Drainage:**

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

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

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

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

**Statement of Qualifications**

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

**Conflict of Interest**

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

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

Prepared by:



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Paul Gallizzi



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Steven M. Swartz, RS

Enclosures:

12 Pages of Photographs Attached

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Meadow Pointe IV CDD Funding Study Summary - Continued



Clubhouse Front



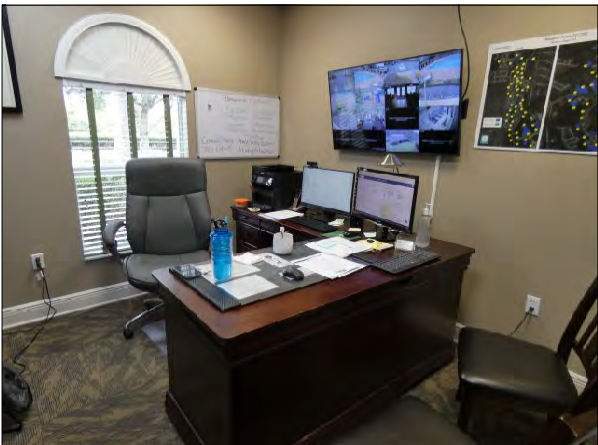
Clubhouse Rear



Clubhouse Interior



Clubhouse Interior



Clubhouse Office



Clubhouse Kitchen

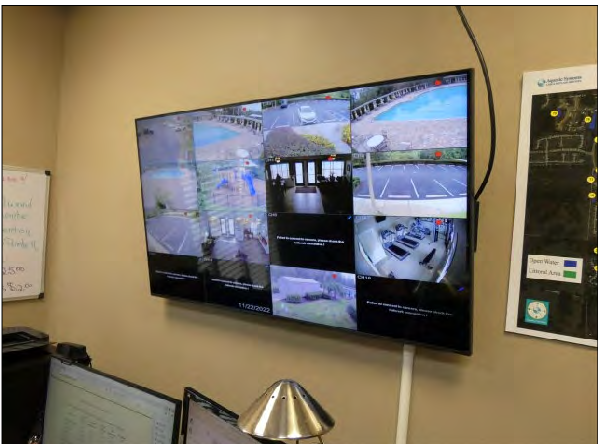




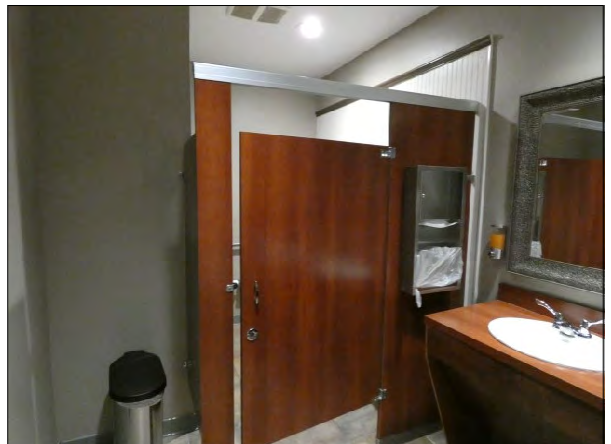
Clubhouse Fitness Center



Clubhouse HVAC



Clubhouse Camera System



Clubhouse Restroom



Typical Gate Key Pad



Typical Gate Camera System





Typical Gate Operator



Typical Entry Sign



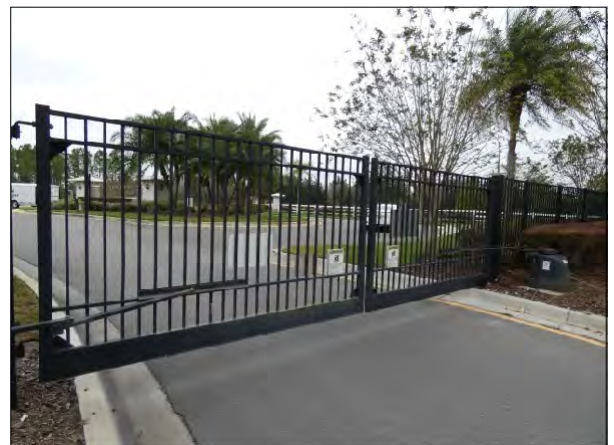
Typical Entry Sign



Typical Entry Aluminum Fencing



Typical Entry Vinyl Fencing



Meadow Pointe North Gate System



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Meadow Pointe IV CDD Funding Study Summary - Continued



Provence Gate System



Whinsenton Gate System



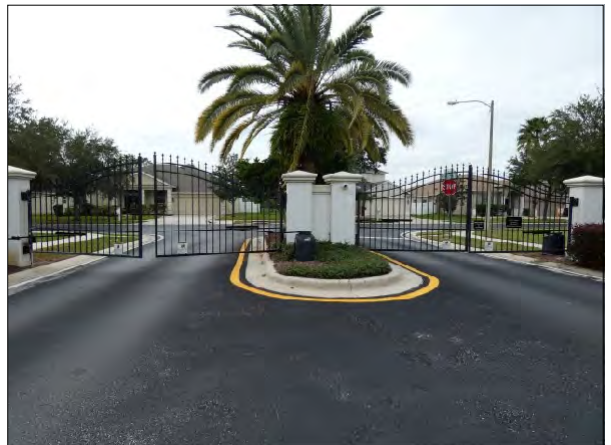
Parkmonte Gate System



Parkmonte Vinyl Fencing



Parkmonte Masonry Wall



Shellwood Gate System





Enclave Gate System



Meridian Gate System



Windsor Gate System



The Haven Gate System



The Haven Bar Code Scanner



Shellwood Sidewalks and Oak Trees



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



Sidewalks



Typical Pond



Stormwater Drainage Curb Inlet



Meadow Pointe North Lift Station



Windsor Asphalt Path



Windsor Chain Link Fence



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



Meridian Boardwalk



Meridian Trellis Swing



Enclave Asphalt Path



Enclave Dog Park



Enclave Chain Link Fencing



Enclave Boardwalk



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Meadow Pointe IV CDD Funding Study Summary - Continued



Pool Area



Pool Lift



Pool Equipment Housing Boxes



Pool Shower



Pool Furniture



Pool Surface





Pool Pavers



Pool Fence



Pool Trellis



Basketball Court



Tennis Courts



Tennis Fencing





Playground Recycled Play Structure



Playground Fencing



Playground Shades



Playground Shades



Park Benches



Meadow Pointe North Streets



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



Whinsenton Streets



Parkmonte Streets



Shellwood Streets



Windsor Streets



Clubhouse Parking Area

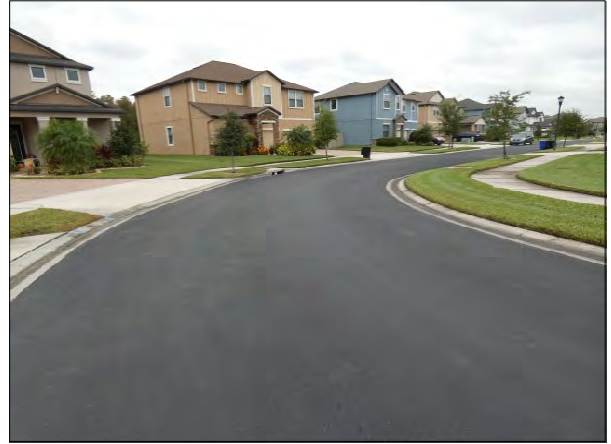


Meridian Streets

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



Provence Streets



Enclave Streets



The Haven Streets



Shed

**Meadow Pointe IV CDD Reserve Study Expense Item Summary**

<b>Reserve Items</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>First Replacement Cost</b>	<b>Repeating Item?</b>
<b>Clubhouse</b>					
Televisions	\$ 1,900	2 Years	10 Years	\$ 2,048	Yes
VCT Flooring	\$ 9,792	10 Years	25 Years	\$ 12,888	Yes
Office Carpeting	\$ 2,016	0 Years	12 Years	\$ 2,067	Yes
Clubhouse Tile	\$ 33,600	15 Years	30 Years	\$ 50,104	Yes
Fitness Equipment	\$ 29,000	3 Years	10 Years	\$ 32,047	Yes
Roofing Asphalt Shingle	\$ 25,345	5 Years	20 Years	\$ 29,442	Yes
Access System for Clubhouse and Pool Area	\$ 12,000	6 Years	12 Years	\$ 14,292	Yes
Interior Paint	\$ 3,888	4 Years	10 Years	\$ 4,405	Yes
Exterior Paint	\$ 10,008	4 Years	8 Years	\$ 11,339	Yes
HVAC 5.0 Ton Units	\$ 19,000	0 Years	12 Years	\$ 19,480	Yes
Life Safety Systems Modernization	\$ 12,000	10 Years	25 Years	\$ 15,794	Yes
Security Camera System 12 Cameras	\$ 15,000	1 Years	10 Year	\$ 15,768	Yes
Clubhouse Furniture	\$ 11,000	6 Years	12 Years	\$ 13,101	Yes
Clubhouse Décor	\$ 4,000	0 Years	12 Years	\$ 4,101	Yes
Office Furniture	\$ 8,000	14 Years	20 Years	\$ 11,635	Yes
Office Computer and Fax	\$ 1,200	4 Years	8 Years	\$ 1,360	Yes
Restrooms Refurbishment	\$ 44,000	5 Years	20 Years	\$ 51,113	Yes
Employee Restroom Refurbishment	\$ 5,000	5 Years	20 Years	\$ 5,808	Yes
Kitchen Cabinets	\$ 15,000	5 Years	20 Years	\$ 17,425	Yes
Refrigerator	\$ 1,200	1 Years	15 Year	\$ 1,261	Yes
Water Heater	\$ 1,300	10 Years	25 Years	\$ 1,711	Yes
Gutters and Downspouts	\$ 3,300	10 Years	25 Years	\$ 4,343	Yes
<b>Entry Areas</b>					
MP North Entry Gates	\$ 16,800	16 Years	25 Years	\$ 25,686	Yes
MP North Gate Operators	\$ 18,000	6 Years	15 Years	\$ 21,439	Yes
MP North Gate Key Pad	\$ 5,000	9 Years	12 Years	\$ 6,418	Yes
MP North Entry Area Split Rail Vinyl Fencing	\$ 13,700	16 Years	25 Years	\$ 20,946	Yes
MP North Entry Monument Refurbishment	\$ 7,200	11 Years	20 Years	\$ 9,716	Yes
Provence Entry Gates	\$ 19,200	17 Years	25 Years	\$ 30,098	Yes
Provence Gate Operators	\$ 18,000	5 Years	15 Years	\$ 20,910	Yes
Provence Gate Key Pad	\$ 5,000	9 Years	12 Years	\$ 6,418	Yes
Provence Bar Code Scanner	\$ 11,000	7 Years	15 Years	\$ 13,433	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 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
Shellwood Masonry Wall Painting	\$ 11,673	5 Years	10 Years	\$ 13,560	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 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
The Haven Bar Code Scanner	\$ 11,000	13 Years	15 Years	\$ 15,604	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 Entry Sign Refurbishment	\$ 4,800	18 Years	20 Years	\$ 7,715	Yes
The Haven Entry Area Aluminum 6' Fencing	\$ 22,500	23 Years	25 Years	\$ 40,972	Yes
<b>Grounds</b>					
Street Tree Removal/Remediation	\$ 363,000	0 Years	15 Years	\$ 372,180	No
Sidewalk Repair Allowance	\$ 128,500	4 Years	5 Years	\$ 145,591	Yes
Pond Banks Erosion Control	\$ 244,900	6 Years	10 Years	\$ 291,683	Yes
Stormwater Drainage Repair Allowance	\$ 84,000	3 Years	5 Years	\$ 92,825	Yes
MP North Lift Station	\$ 38,000	9 Years	15 Years	\$ 48,780	Yes
Windsor Asphalt Path	\$ 16,740	6 Years	15 Years	\$ 19,938	Yes
Windsor Retaining Wall with 4' Fence	\$ 24,800	21 Years	30 Years	\$ 42,960	Yes
Windsor 6' CL Fence	\$ 2,668	18 Years	20 Years	\$ 4,288	Yes
Meridian Boardwalk Deck Boards and Railings	\$ 101,420	8 Years	15 Years	\$ 126,981	Yes
Meridian Boardwalk Frame and Support	\$ 55,320	23 Years	30 Years	\$ 100,737	Yes
Meridian Boardwalk Repair Allowance	\$ 14,752	2 Years	9 Years	\$ 15,900	Yes
Meridian Trellis Swing	\$ 3,000	8 Years	15 Years	\$ 3,756	Yes
Enclave Asphalt Path	\$ 39,402	8 Years	15 Years	\$ 49,332	Yes
Enclave Dog Park Fencing Chain Link 4'	\$ 14,193	13 Years	20 Years	\$ 20,133	Yes
Enclave Fencing Chain Link 6'	\$ 7,820	13 Years	20 Years	\$ 11,093	Yes
Enclave Boardwalk Deck Boards and Railings	\$ 29,810	10 Years	15 Years	\$ 39,235	Yes
Enclave Boardwalk Frame and Support	\$ 16,260	25 Years	30 Years	\$ 31,126	Yes
Enclave Boardwalk Repair Allowance	\$ 4,336	4 Years	9 Years	\$ 4,913	Yes
<b>Pool Area</b>					
Pool Lift	\$ 9,300	2 Years	12 Years	\$ 10,024	Yes
Pool Pumps and Equipment	\$ 16,000	3 Years	6 Years	\$ 17,681	Yes
Pool Equipment Housing Boxes	\$ 48,000	10 Years	25 Years	\$ 63,175	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 Shower	\$ 2,400	5 Years	20 Years	\$ 2,788	Yes
Pool Furniture	\$ 44,500	3 Years	8 Years	\$ 49,175	Yes
Pool Resurface	\$ 78,000	0 Years	10 Years	\$ 79,972	Yes
Pool Pavers	\$ 10,000	15 Years	30 Years	\$ 14,912	Yes
Pool Fence 6' Aluminum	\$ 23,300	10 Years	25 Years	\$ 30,666	Yes
Pool Trellises Wood Replacement	\$ 27,000	5 Years	20 Years	\$ 31,365	Yes
Pool Trellises Paint	\$ 7,500	6 Years	7 Years	\$ 8,933	Yes
Pool Trellises Shade Covering	\$ 21,600	7 Years	8 Years	\$ 26,377	Yes
<b>Recreation</b>					
Basketball Court Color Coat	\$ 9,605	1 Years	8 Year	\$ 10,097	Yes
Basketball Hoops	\$ 8,000	6 Years	20 Years	\$ 9,528	Yes
Tennis Court Color Coat	\$ 12,600	4 Years	8 Years	\$ 14,276	Yes
Tennis Fencing Chain Link	\$ 18,900	10 Years	25 Years	\$ 24,875	Yes
Playground Recycled Play Structure	\$ 30,000	9 Years	15 Years	\$ 38,511	Yes
Playground Fencing 3' Aluminum	\$ 9,900	10 Years	25 Years	\$ 13,030	Yes
Playground Equipment Shades	\$ 35,000	5 Years	10 Years	\$ 40,658	Yes
Playground Swingset	\$ 4,500	10 Years	25 Years	\$ 5,923	Yes
Playground Metal Athletic Course	\$ 22,000	5 Years	20 Years	\$ 25,556	Yes
Playground Riding Structures	\$ 3,000	5 Years	20 Years	\$ 3,485	Yes
Trash Cans	\$ 1,800	5 Years	10 Years	\$ 2,091	Yes
Park Benches	\$ 2,000	9 Years	15 Years	\$ 2,567	Yes
Picnic Table	\$ 1,400	1 Years	15 Year	\$ 1,472	Yes
<b>Streets and Parking Areas</b>					
Meadow Pointe North 1 Inch Mill and Overlay	\$ 104,853	17 Years	30 Years	\$ 164,365	Yes
Meadow Pointe North Sealcoat	\$ 29,490	5 Years	10 Years	\$ 34,257	Yes
Whinsenton 1 Inch Mill and Overlay	\$ 153,408	12 Years	30 Years	\$ 212,250	Yes
Whinsenton North Sealcoat	\$ 43,146	5 Years	10 Years	\$ 50,121	No

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?
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**

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

Meadow Pointe IV CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
HVAC 5.0 Ton Units	\$ 9,500 ea	2	\$ 19,000	12 Years	12 Years	2047 2059	\$ 35,474 \$ 47,869
Life Safety Systems Modernization	\$ 12,000 ea	1	\$ 12,000	10 Years 25 Years	25 Years	2033 2058	\$ 15,794 \$ 29,488
Security Camera System 12 Cameras	\$ 15,000 ea	1	\$ 15,000	1 Year 10 Year	10 Years	2024 2034 2044 2054	\$ 15,768 \$ 20,242 \$ 25,984 \$ 33,355
Clubhouse Furniture	\$ 11,000 / total	1 total	\$ 11,000	6 Years 12 Years	12 Years	2029 2041 2053	\$ 13,101 \$ 17,679 \$ 23,857
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
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 Years	2024	\$ 1,261



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
Refrigerator	\$ 1,200 / total	1 total	\$ 1,200	15 Year	15 Years	2039 2054	\$ 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
<b>Entry Areas</b>							
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
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	\$ 40.00 / lf	200 lf	\$ 8,000	16 Years	25 Years	2039	\$ 12,231

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 Entry	\$ 40.00 / lf	200 lf	\$ 8,000	25 Years	25 Years	2064	\$ 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 Entry Monument Refurbishment	\$ 6,000 ea	1	\$ 6,000	2 Years 20 Years	20 Years	2025 2045 2065	\$ 6,467 \$ 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

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
Parkmonte Gate Operators Group 1	\$ 4,500 ea	2	\$ 9,000	7 Years	15 Years	2030	\$ 10,990
				15 Years		2045	\$ 15,985
						2060	\$ 23,248
Parkmonte Gate Operators Group 2	\$ 4,500 ea	2	\$ 9,000	9 Years	15 Years	2032	\$ 11,553
				15 Years		2047	\$ 16,803
						2062	\$ 24,439
Parkmonte Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	8 Years	12 Years	2031	\$ 6,260
				12 Years		2043	\$ 8,448
						2055	\$ 11,400
Parkmonte Split Rail Vinyl Fencing	\$ 25.00 / lf	1860 lf	\$ 46,500	7 Years	25 Years	2030	\$ 56,783
				25 Years		2055	\$ 106,016
Parkmonte Vinyl 6' Fencing	\$ 40.00 / lf	1244 lf	\$ 49,760	7 Years	25 Years	2030	\$ 60,764
				25 Years		2055	\$ 113,449
Parkmonte Masonry Wall Painting	\$ 1.40 / sf	13950 sf	\$ 19,530	5 Years	10 Years	2028	\$ 22,687
						2038	\$ 29,123
				10 Years		2048	\$ 37,385
						2058	\$ 47,991
Parkmonte Entry Monument Refurbishment	\$ 6,000 ea	1	\$ 6,000	2 Years	20 Years	2025	\$ 6,467
				20 Years		2045	\$ 10,656
						2065	\$ 17,560
Shellwood Entry Gates	\$ 4,200 / total	4 total	\$ 16,800	7 Years	25 Years	2030	\$ 20,515
				25 Years		2055	\$ 38,303
Shellwood Gate Operators Group 1	\$ 4,500 ea	2	\$ 9,000	12 Years	15 Years	2035	\$ 12,452
				15 Years		2050	\$ 18,111
						2065	\$ 26,340
Shellwood Gate Operators Group 2	\$ 4,500 ea	2	\$ 9,000	6 Years	15 Years	2029	\$ 10,719
				15 Years		2044	\$ 15,590
						2059	\$ 22,675
Shellwood Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	9 Years	12 Years	2032	\$ 6,418
				12 Years		2044	\$ 8,661
						2056	\$ 11,688
Shellwood Split	\$ 25.00 / lf	824 lf	\$ 20,600	7 Years	25 Years	2030	\$ 25,156

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 Split	\$ 25.00 / lf	824 lf	\$ 20,600	25 Years	25 Years	2055	\$ 46,966
Shellwood Masonry Wall Painting	\$ 1.40 / sf	8338 sf	\$ 11,673	5 Years	10 Years	2028	\$ 13,560
				10 Years		2038	\$ 17,407
						2048	\$ 22,345
						2058	\$ 28,685
Shellwood Entry Monuments Refurbishment	\$ 7,200 ea	2	\$ 14,400	2 Years	20 Years	2025	\$ 15,520
				20 Years		2045	\$ 25,575
						2065	\$ 42,145
Enclave Entry Gates	\$ 5,400 / total	4 total	\$ 21,600	18 Years	25 Years	2041	\$ 34,716
				25 Years		2066	\$ 64,816
Enclave Gate Operators	\$ 4,500 ea	4	\$ 18,000	8 Years	15 Years	2031	\$ 22,537
				15 Years		2046	\$ 32,778
						2061	\$ 47,673
Enclave Gate Key Pad	\$ 5,000 ea	1	\$ 5,000	5 Years	12 Years	2028	\$ 5,808
				12 Years		2040	\$ 7,838
						2052	\$ 10,577
Enclave Bar Code Scanner	\$ 11,000 ea	1	\$ 11,000	8 Years	15 Years	2031	\$ 13,772
				15 Years		2046	\$ 20,031
						2061	\$ 29,133
Enclave Entry Area Aluminum 4' Fencing	\$ 40.00 / lf	240 lf	\$ 9,600	18 Years	25 Years	2041	\$ 15,429
				25 Years		2066	\$ 28,807
Enclave Entry Sign Refurbishment	\$ 4,800 ea	1	\$ 4,800	13 Years	20 Years	2036	\$ 6,809
				20 Years		2056	\$ 11,220
Enclave Entry Stone Refurbishment	\$ 3,600 / total	1 total	\$ 3,600	18 Years	25 Years	2041	\$ 5,786
				25 Years		2066	\$ 10,803
Enclave Wood Trellis Replacement	\$ 3,000 ea	2	\$ 6,000	8 Years	15 Years	2031	\$ 7,512
				15 Years		2046	\$ 10,926
						2061	\$ 15,891
Meridian Entry Gates	\$ 5,400 / total	4 total	\$ 21,600	17 Years	25 Years	2040	\$ 33,860
				25 Years		2065	\$ 63,217
Meridian Gate	\$ 4,500 ea	4	\$ 18,000	12 Years	15 Years	2035	\$ 24,904



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 Gate Operators	\$ 4,500 ea	4	\$ 18,000	15 Years	15 Years	2050 2065	\$ 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
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	\$ 7,200 ea	1	\$ 7,200	10 Years	20 Years	2033	\$ 9,476

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	\$ 7,200 ea	1	\$ 7,200	20 Years	20 Years	2053	\$ 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
<b>Grounds</b>							
Street Tree Removal/Remediation	\$ 363,000 / total	1 total	\$ 363,000	0 Years	15 Years	2023	\$ 372,180
Sidewalk Repair Allowance	\$ 128,500 / total	1 total	\$ 128,500	4 Years 5 Years	5 Years	2027 2032 2037 2042 2047 2052	\$ 145,591 \$ 164,954 \$ 186,893 \$ 211,751 \$ 239,914 \$ 271,822
Pond Banks Erosion Control	\$ 244,900 / total	1 total	\$ 244,900	6 Years 10 Years	10 Years	2029 2039	\$ 291,683 \$ 374,431

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
Pond Banks Erosion Control	\$ 244,900 / total	1 total	\$ 244,900	10 Years	10 Years	2049 2059	\$ 480,654 \$ 617,012
Stormwater Drainage Repair Allowance	\$ 84,000 / total	1 total	\$ 84,000	3 Years 5 Years	5 Years	2026 2031 2036 2041 2046 2051 2056	\$ 92,825 \$ 105,170 \$ 119,158 \$ 135,006 \$ 152,962 \$ 173,307 \$ 196,357
MP North Lift Station	\$ 38,000 ea	1	\$ 38,000	9 Years 15 Years	15 Years	2032 2047 2062	\$ 48,780 \$ 70,947 \$ 103,187
Windsor Asphalt Path	\$ 4.50 / sf	3720 sf	\$ 16,740	6 Years 15 Years	15 Years	2029 2044 2059	\$ 19,938 \$ 28,998 \$ 42,175
Windsor Retaining Wall with 4' Fence	\$ 160 ea	155	\$ 24,800	21 Years 30 Years	30 Years	2044 2074	\$ 42,960 \$ 90,876
Windsor 6' CL Fence	\$ 23.00 ea	116	\$ 2,668	18 Years 20 Years	20 Years	2041 2061	\$ 4,288 \$ 7,066
Meridian Boardwalk Deck Boards and Railings	\$ 55.00 / sf	1844 sf	\$ 101,420	8 Years 15 Years	15 Years	2031 2046 2061	\$ 126,981 \$ 184,684 \$ 268,609
Meridian Boardwalk Frame and Support	\$ 30.00 / sf	1844 sf	\$ 55,320	23 Years 30 Years	30 Years	2046 2076	\$ 100,737 \$ 213,093
Meridian Boardwalk Repair Allowance	\$ 8.00 / sf	1844 sf	\$ 14,752	2 Years 9 Years	9 Years	2025 2034 2043 2052	\$ 15,900 \$ 19,907 \$ 24,924 \$ 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

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 Asphalt Path	\$ 4.50 / sf	8756 sf	\$ 39,402	8 Years	15 Years	2031	\$ 49,332
				15 Years		2046	\$ 71,750
						2061	\$ 104,355
Enclave Dog Park Fencing Chain Link 4'	\$ 19.00 / lf	747 lf	\$ 14,193	13 Years	20 Years	2036	\$ 20,133
				20 Years		2056	\$ 33,177
Enclave Fencing Chain Link 6'	\$ 23.00 / lf	340 lf	\$ 7,820	13 Years	20 Years	2036	\$ 11,093
				20 Years		2056	\$ 18,280
Enclave Boardwalk Deck Boards and Railings	\$ 55.00 / sf	542 sf	\$ 29,810	10 Years	15 Years	2033	\$ 39,235
				15 Years		2048	\$ 57,064
						2063	\$ 82,995
Enclave Boardwalk Frame and Support	\$ 30.00 / sf	542 sf	\$ 16,260	25 Years	30 Years	2048	\$ 31,126
				30 Years		2078	\$ 65,842
Enclave Boardwalk Repair Allowance	\$ 8.00 / sf	542 sf	\$ 4,336	4 Years	9 Years	2027	\$ 4,913
						2036	\$ 6,151
				9 Years		2045	\$ 7,701
						2054	\$ 9,642
<b>Pool Area</b>							
Pool Lift	\$ 9,300 ea	1	\$ 9,300	2 Years	12 Years	2025	\$ 10,024
						2037	\$ 13,526
				12 Years		2049	\$ 18,253
						2061	\$ 24,631
Pool Pumps and Equipment	\$ 16,000 / total	1 total	\$ 16,000	3 Years	6 Years	2026	\$ 17,681
						2032	\$ 20,539
						2038	\$ 23,859
				6 Years		2044	\$ 27,716
						2050	\$ 32,197
						2056	\$ 37,401
Pool Equipment Housing Boxes	\$ 48,000 / total	1 total	\$ 48,000	10 Years	25 Years	2033	\$ 63,175
				25 Years		2058	\$ 117,950
Pool Shower	\$ 2,400 ea	1	\$ 2,400	5 Years	20 Years	2028	\$ 2,788



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 Shower	\$ 2,400 ea	1	\$ 2,400	20 Years	20 Years	2048 2068	\$ 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
<b>Recreation</b>							
Basketball Court Color Coat	\$ 1.00 / sf	9605 sf	\$ 9,605	1 Year 8 Year	8 Years	2024 2032 2040 2048	\$ 10,097 \$ 12,330 \$ 15,057 \$ 18,386

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
Basketball Court	\$ 1.00 / sf	9605 sf	\$ 9,605	8 Year	8 Years	2056	\$ 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 2068	\$ 3,485 \$ 5,743 \$ 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

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
Park Benches	\$ 1,000 ea	2	\$ 2,000	9 Years	15 Years	2032	\$ 2,567
				15 Years		2047	\$ 3,734
						2062	\$ 5,431
Picnic Table	\$ 1,400 ea	1	\$ 1,400	1 Year	15 Years	2024	\$ 1,472
				15 Year		2039	\$ 2,140
						2054	\$ 3,113
<b>Streets and Parking Areas</b>							
Meadow Pointe North 1 Inch Mill and Overlay	\$ 1.60 / sf	65533 sf	\$ 104,853	17 Years	30 Years	2040	\$ 164,365
				30 Years		2070	\$ 347,689
Meadow Pointe North Sealcoat	\$ 0.45 / sf	65533 sf	\$ 29,490	5 Years	10 Years	2028	\$ 34,257
				10 Years		2038	\$ 43,975
						2048	\$ 56,451
						2058	\$ 72,465
Whinsenton 1 Inch Mill and Overlay	\$ 1.60 / sf	95880 sf	\$ 153,408	12 Years	30 Years	2035	\$ 212,250
				30 Years		2065	\$ 448,982
Whinsenton North Sealcoat	\$ 0.45 / sf	95880 sf	\$ 43,146	5 Years	10 Years	2028	\$ 50,121
Parkmonte 1 Inch Mill and Overlay	\$ 1.60 / sf	71400 sf	\$ 114,240	12 Years	30 Years	2035	\$ 158,058
				30 Years		2065	\$ 334,348
Parkmonte Sealcoat	\$ 0.45 / sf	71400 sf	\$ 32,130	5 Years	10 Years	2028	\$ 37,324
Shellwood 1 Inch Mill and Overlay	\$ 1.60 / sf	108430 sf	\$ 173,488	12 Years	30 Years	2035	\$ 240,032
				30 Years		2065	\$ 507,751
Shellwood Sealcoat	\$ 0.45 / sf	108430 sf	\$ 48,794	5 Years	10 Years	2028	\$ 56,681
Windsor 1 Inch Mill and Overlay	\$ 1.60 / sf	168146 sf	\$ 269,034	20 Years	30 Years	2043	\$ 454,542
				30 Years		2073	\$ 961,515
Windsor Sealcoat	\$ 0.45 / sf	168146 sf	\$ 75,666	5 Years	10 Years	2028	\$ 87,897
						2038	\$ 112,833
				10 Years		2048	\$ 144,843
						2058	\$ 185,933

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
Clubhouse Parking Lot 1 Inch Mill and Overlay	\$ 1.60 / sf	41918 sf	\$ 67,069	10 Years	25 Years	2033	\$ 88,273
				25 Years		2058	\$ 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	2045	\$ 449,322
				30 Years		2075	\$ 950,474
Meridian Sealcoat	\$ 0.45 / sf	158117 sf	\$ 71,153	8 Years	10 Years	2031	\$ 89,085
				10 Years		2041	\$ 114,358
						2051	\$ 146,800
						2061	\$ 188,446
Provence 1 Inch Mill and Overlay	\$ 1.60 / sf	175094 sf	\$ 280,150	23 Years	30 Years	2046	\$ 510,149
				30 Years		2076	\$ 1,079,143
Provence Sealcoat	\$ 0.45 / sf	175094 sf	\$ 78,792	8 Years	10 Years	2031	\$ 98,650
				10 Years		2041	\$ 126,637
						2051	\$ 162,562
						2061	\$ 208,680
Enclave 1 Inch Mill and Overlay	\$ 1.60 / ft	155776 ft	\$ 249,242	23 Years	30 Years	2046	\$ 453,864
				30 Years		2076	\$ 960,082
Enclave Sealcoat	\$ 0.45 / sf	155776 sf	\$ 70,099	8 Years	10 Years	2031	\$ 87,766
				10 Years		2041	\$ 112,665
						2051	\$ 144,627
						2061	\$ 185,656
The Haven Provence 1 Inch Mill and Overlay	\$ 1.60 / sf	30630 sf	\$ 49,008	27 Years	30 Years	2050	\$ 98,618
				30 Years		2080	\$ 208,612
The Haven Sealcoat	\$ 0.45 / sf	30630 sf	\$ 13,784	3 Years	10 Years	2026	\$ 15,232
				10 Years		2036	\$ 19,553
						2046	\$ 25,100
						2056	\$ 32,220

Months Remaining in Fiscal Calendar Year 2023: 12

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



## Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Clubhouse	Televisions	1 total	\$ 1,900.00 / total	\$ 1,900.00
	VCT Flooring	2448 sf	\$ 4.00 / sf	\$ 9,792.00
	Office Carpeting	336 sf	\$ 6.00 / sf	\$ 2,016.00
	Clubhouse Tile	2400 sf	\$ 14.00 / sf	\$ 33,600.00
	Fitness Equipment	1 total	\$ 29,000.00 / total	\$ 29,000.00
	Roofing Asphalt Shingle	5069 sf	\$ 5.00 / sf	\$ 25,345.00
	Access System for Clubhouse and Pool Area	1 total	\$ 12,000.00 / total	\$ 12,000.00
	Interior Paint	2592 sf	\$ 1.50 / sf	\$ 3,888.00
	Exterior Paint	6672 sf	\$ 1.50 / sf	\$ 10,008.00
	HVAC 5.0 Ton Units	2	\$ 9,500.00 ea	\$ 19,000.00
	Life Safety Systems Modernization	1	\$ 12,000.00 ea	\$ 12,000.00
	Security Camera System 12 Cameras	1	\$ 15,000.00 ea	\$ 15,000.00
	Clubhouse Furniture	1 total	\$ 11,000.00 / total	\$ 11,000.00
	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
	Provence Bar Code Scanner	1	\$ 11,000.00 ea	\$ 11,000.00

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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Entry Areas	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
Enclave Entry Gates	4 total	\$ 5,400.00 / total	\$ 21,600.00	

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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Entry Areas	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
Grounds	Street Tree Removal/Remediation	1 total	\$ 363,000.00 / total	\$ 363,000.00

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
Grounds	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
Pool Area Sub Total =				\$ 287,600.00



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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost
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
Enclave 1 Inch Mill and Overlay	155776 ft	\$ 1.60 / ft	\$ 249,241.60	

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Present Costs - Continued

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

**Meadow Pointe IV CDD Funding Study Modified Cash Flow Analysis**

<b>Fiscal Calendar Year</b>	<b>Annual Assessment</b>	<b>Annual Interest</b>	<b>Annual Expenses</b>	<b>Net Reserve Funds</b>	<b>% Funded</b>
2023	\$ 348,000	\$ 10,311	\$ 477,801	\$ 751,687	29.6%
2024	\$ 356,700	\$ 9,156	\$ 28,598	\$ 1,088,945	45.4%
2025	\$ 365,618	\$ 12,570	\$ 61,814	\$ 1,405,319	51.7%
2026	\$ 374,758	\$ 15,776	\$ 206,959	\$ 1,588,894	52.6%
2027	\$ 384,127	\$ 17,654	\$ 187,548	\$ 1,803,127	56.4%
2028	\$ 393,730	\$ 19,841	\$ 600,158	\$ 1,616,540	47.4%
2029	\$ 403,573	\$ 18,020	\$ 389,633	\$ 1,648,500	51.5%
2030	\$ 413,663	\$ 18,386	\$ 303,651	\$ 1,776,898	55.3%
2031	\$ 424,004	\$ 19,718	\$ 610,823	\$ 1,609,797	48.4%
2032	\$ 434,604	\$ 18,095	\$ 378,824	\$ 1,683,673	53.7%
2033	\$ 445,469	\$ 18,884	\$ 418,630	\$ 1,729,397	54.2%
2034	\$ 456,606	\$ 19,393	\$ 109,914	\$ 2,095,481	65.2%
2035	\$ 468,021	\$ 23,106	\$ 731,158	\$ 1,855,451	52.1%
2036	\$ 479,722	\$ 20,759	\$ 275,812	\$ 2,080,119	63.1%
2037	\$ 491,715	\$ 23,061	\$ 224,982	\$ 2,369,914	67.7%
2038	\$ 504,008	\$ 26,016	\$ 433,588	\$ 2,466,349	65.4%
2039	\$ 516,608	\$ 27,038	\$ 444,914	\$ 2,565,081	66.7%
2040	\$ 529,523	\$ 28,085	\$ 281,314	\$ 2,841,374	72.5%
2041	\$ 542,761	\$ 30,908	\$ 593,566	\$ 2,821,478	67.6%
2042	\$ 556,330	\$ 30,772	\$ 324,629	\$ 3,083,951	74.7%
2043	\$ 570,239	\$ 33,460	\$ 752,002	\$ 2,935,648	67.2%
2044	\$ 584,494	\$ 32,043	\$ 207,075	\$ 3,345,111	79.8%
2045	\$ 599,107	\$ 36,205	\$ 592,537	\$ 3,387,885	74.0%
2046	\$ 614,085	\$ 36,701	\$ 1,732,150	\$ 2,306,521	50.2%
2047	\$ 629,437	\$ 25,958	\$ 474,980	\$ 2,486,935	72.1%
2048	\$ 645,173	\$ 27,835	\$ 722,405	\$ 2,437,538	68.0%
2049	\$ 661,302	\$ 27,415	\$ 524,421	\$ 2,601,833	74.7%
2050	\$ 677,834	\$ 29,134	\$ 289,785	\$ 3,019,016	84.0%
2051	\$ 694,780	\$ 33,383	\$ 746,564	\$ 3,000,615	75.8%
2052	\$ 712,150	\$ 33,279	\$ 364,373	\$ 3,381,671	87.0%
2053	\$ 729,954	\$ 37,172	\$ 234,669	\$ 3,914,128	94.4%
<b>Totals :</b>	<b>\$ 16,008,094</b>	<b>\$ 760,134</b>	<b>\$ 13,725,278</b>		

<sup>1</sup> Cash Reserves minus Fully Funded Value

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

Basis of Funding Study - Modified Cash Flow

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

Cash Flow has been modified with the forced Fixed Payments.

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

Study Life = 30 years      Initial Reserve Funds = \$ 871,177.00      Final Reserve Value = \$ 3,914,127.54

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

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

Assessment Summary has been modified with forced Fixed Payments.

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

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2023: 12

Number of Years of Constant Payments: 1



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

*No of Assessed Owners: 908*

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

Item Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042
<i>Reserve Category : Clubhouse</i>																				
Televisions			\$ 2,048										\$ 2,629							
VCT Flooring											\$ 12,888									
Office Carpeting	\$ 2,067												\$ 2,789							
Clubhouse Tile																\$ 50,104				
Fitness Equipment				\$ 32,047										\$ 41,138						
Roofing Asphalt Shingle						\$ 29,442														
Access System for Clubhouse and Pool Area							\$ 14,292												\$ 19,287	
Interior Paint					\$ 4,405										\$ 5,655					
Exterior Paint					\$ 11,339								\$ 13,847							
HVAC 5.0 Ton Units	\$ 19,480												\$ 26,288							
Life Safety Systems Modernization											\$ 15,794									
Security Camera System 12 Cameras		\$ 15,768										\$ 20,242								
Clubhouse Furniture							\$ 13,101												\$ 17,679	
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	\$ 17,029	\$ 2,048	\$ 32,047	\$ 17,104	\$ 103,788	\$ 27,393				\$ 34,736	\$ 20,242	\$ 52,747	\$ 41,138	\$ 17,290	\$ 50,104	\$ 1,835		\$ 36,966	
<i>Reserve Category : Entry Areas</i>																				
MP North Entry Gates																			\$ 25,686	
MP North Gate Operators							\$ 21,439													
MP North Gate Key Pad										\$ 6,418										
MP North Entry Area Split Rail Vinyl Fencing																	\$ 20,946			

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

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

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

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

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

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



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

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

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

Item Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042
<i>Reserve Category : Streets and Parking Areas</i>																				
Meadow Pointe North 1 Inch Mill and Overlay																		\$ 164,365		
Meadow Pointe North Sealcoat						\$ 34,257										\$ 43,975				
Whinsenton 1 Inch Mill and Overlay													\$ 212,250							
Whinsenton North Sealcoat						\$ 50,121														
Parkmonte 1 Inch Mill and Overlay													\$ 158,058							
Parkmonte Sealcoat						\$ 37,324														
Shellwood 1 Inch Mill and Overlay													\$ 240,032							
Shellwood Sealcoat						\$ 56,681														
Windsor 1 Inch Mill and Overlay																				
Windsor Sealcoat						\$ 87,897										\$ 112,833				
Clubhouse Parking Lot 1 Inch Mill and Overlay											\$ 88,273									
Clubhouse Parking Lot Sealcoat						\$ 21,912														
Meridian 1 Inch Mill and Overlay																				
Meridian Sealcoat									\$ 89,085											\$ 114,358
Provence 1 Inch Mill and Overlay																				
Provence Sealcoat									\$ 98,650											\$ 126,637
Enclave 1 Inch Mill and Overlay																				
Enclave Sealcoat									\$ 87,766											\$ 112,665
The Haven Provence 1 Inch Mill and Overlay																				
The Haven Sealcoat				\$ 15,232										\$ 19,553						
Category Subtotal :				\$ 15,232		\$ 288,192			\$ 275,501		\$ 88,273		\$ 610,340	\$ 19,553		\$ 156,808		\$ 164,365	\$ 353,660	
<b>Expense Totals :</b>	<b>\$ 477,801</b>	<b>\$ 28,598</b>	<b>\$ 61,814</b>	<b>\$ 206,959</b>	<b>\$ 187,548</b>	<b>\$ 600,158</b>	<b>\$ 389,633</b>	<b>\$ 303,651</b>	<b>\$ 610,823</b>	<b>\$ 378,824</b>	<b>\$ 418,630</b>	<b>\$ 109,914</b>	<b>\$ 731,158</b>	<b>\$ 275,812</b>	<b>\$ 224,982</b>	<b>\$ 433,588</b>	<b>\$ 444,914</b>	<b>\$ 281,314</b>	<b>\$ 593,566</b>	<b>\$ 324,629</b>

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

Item Description	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
<b>Reserve Category : Clubhouse</b>											
Televisions			\$ 3,375								
VCT Flooring											
Office Carpeting					\$ 3,764						
Clubhouse Tile											
Fitness Equipment				\$ 52,808							
Roofing Asphalt Shingle						\$ 48,517					
Access System for Clubhouse and Pool Area											\$ 26,026
Interior Paint					\$ 7,259						
Exterior Paint	\$ 16,909								\$ 20,648		
HVAC 5.0 Ton Units					\$ 35,474						
Life Safety Systems Modernization											
Security Camera System 12 Cameras		\$ 25,984									
Clubhouse Furniture											\$ 23,857
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	\$ 171,029			\$ 23,124		\$ 49,883
<b>Reserve Category : Entry Areas</b>											
MP North Entry Gates											
MP North Gate Operators		\$ 31,181									
MP North Gate Key Pad		\$ 8,661									
MP North Entry Area Split Rail Vinyl Fencing											

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

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

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

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



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

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

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

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

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

Item Description	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053
<i>Reserve Category : Streets and Parking Areas</i>											
Meadow Pointe North 1 Inch Mill and Overlay											
Meadow Pointe North Sealcoat						\$ 56,451					
Whinsenton 1 Inch Mill and Overlay											
Whinsenton North Sealcoat											
Parkmonte 1 Inch Mill and Overlay											
Parkmonte Sealcoat											
Shellwood 1 Inch Mill and Overlay											
Shellwood Sealcoat											
Windsor 1 Inch Mill and Overlay	\$ 454,542										
Windsor Sealcoat						\$ 144,843					
Clubhouse Parking Lot 1 Inch Mill and Overlay											
Clubhouse Parking Lot Sealcoat											
Meridian 1 Inch Mill and Overlay			\$ 449,322								
Meridian Sealcoat									\$ 146,800		
Provence 1 Inch Mill and Overlay				\$ 510,149							
Provence Sealcoat									\$ 162,562		
Enclave 1 Inch Mill and Overlay				\$ 453,864							
Enclave Sealcoat									\$ 144,627		
The Haven Provence 1 Inch Mill and Overlay								\$ 98,618			
The Haven Sealcoat				\$ 25,100							
Category Subtotal :	\$ 454,542		\$ 449,322	\$ 989,113		\$ 201,294		\$ 98,618	\$ 453,989		
<b>Expense Totals :</b>	<b>\$ 752,002</b>	<b>\$ 207,075</b>	<b>\$ 592,537</b>	<b>\$ 1,732,150</b>	<b>\$ 474,980</b>	<b>\$ 722,405</b>	<b>\$ 524,421</b>	<b>\$ 289,785</b>	<b>\$ 746,564</b>	<b>\$ 364,373</b>	<b>\$ 234,669</b>

January 13, 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	
		Refrigerator	\$ 1,261	
	Clubhouse Subtotal = \$ 17,029.00			
	Recreation	Basketball Court Color Coat	\$ 10,097	
		Picnic Table	\$ 1,472	
	Recreation Subtotal = \$ 11,569.00			
FY 2024 Annual Expense Total = \$ 28,598				
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	
		Pool Furniture	\$ 49,175	

Year	Category	Item Name	Expense	
		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		
	Whinsenton North Sealcoat	\$ 50,121		



Year	Category	Item Name	Expense	
FY 2028	Streets and Parking Areas	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	\$ 13,101	
	Clubhouse Subtotal = \$ 27,393.00			
	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 = \$ 389,633				
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				
FY 2031	Entry Areas	Parkmonte Gate Key Pad	\$ 6,260	

Year	Category	Item Name	Expense	
FY 2031	Entry Areas	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	
	Clubhouse Subtotal = \$ 34,736.00			

Year	Category	Item Name	Expense	
FY 2033	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		
Streets and Parking Areas Subtotal = \$ 610,340.00				

Year	Category	Item Name	Expense	
FY 2035 Annual Expense Total = \$ 731,158				
FY 2036	Clubhouse	Fitness Equipment	\$ 41,138	
	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 = \$ 275,812				
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			
Recreation	Playground Equipment Shades	\$ 52,192		
	Trash Cans	\$ 2,684		
Recreation Subtotal = \$ 54,876.00				

Year	Category	Item Name	Expense	
FY 2038	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	\$ 17,679	
			Clubhouse Subtotal = \$ 36,966.00	
	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	
		Grounds Subtotal = \$ 139,294.00		
Streets and Parking Areas	Meridian Sealcoat	\$ 114,358		
	Provence Sealcoat	\$ 126,637		



Year	Category	Item Name	Expense
FY 2041	Streets and Parking Areas	Enclave Sealcoat	\$ 112,665
	Streets and Parking Areas Subtotal = \$ 353,660.00		
FY 2041 Annual Expense Total = \$ 593,566			
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	
Grounds Subtotal = \$ 71,958.00			
Pool Area	Pool Pumps and Equipment	\$ 27,716	
Annual Expense Total = \$ 207,073			

Year	Category	Item Name	Expense	
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				
FY 2047	Clubhouse	Office Carpeting	\$ 3,764	
		Interior Paint	\$ 7,259	
		HVAC 5.0 Ton Units	\$ 35,474	

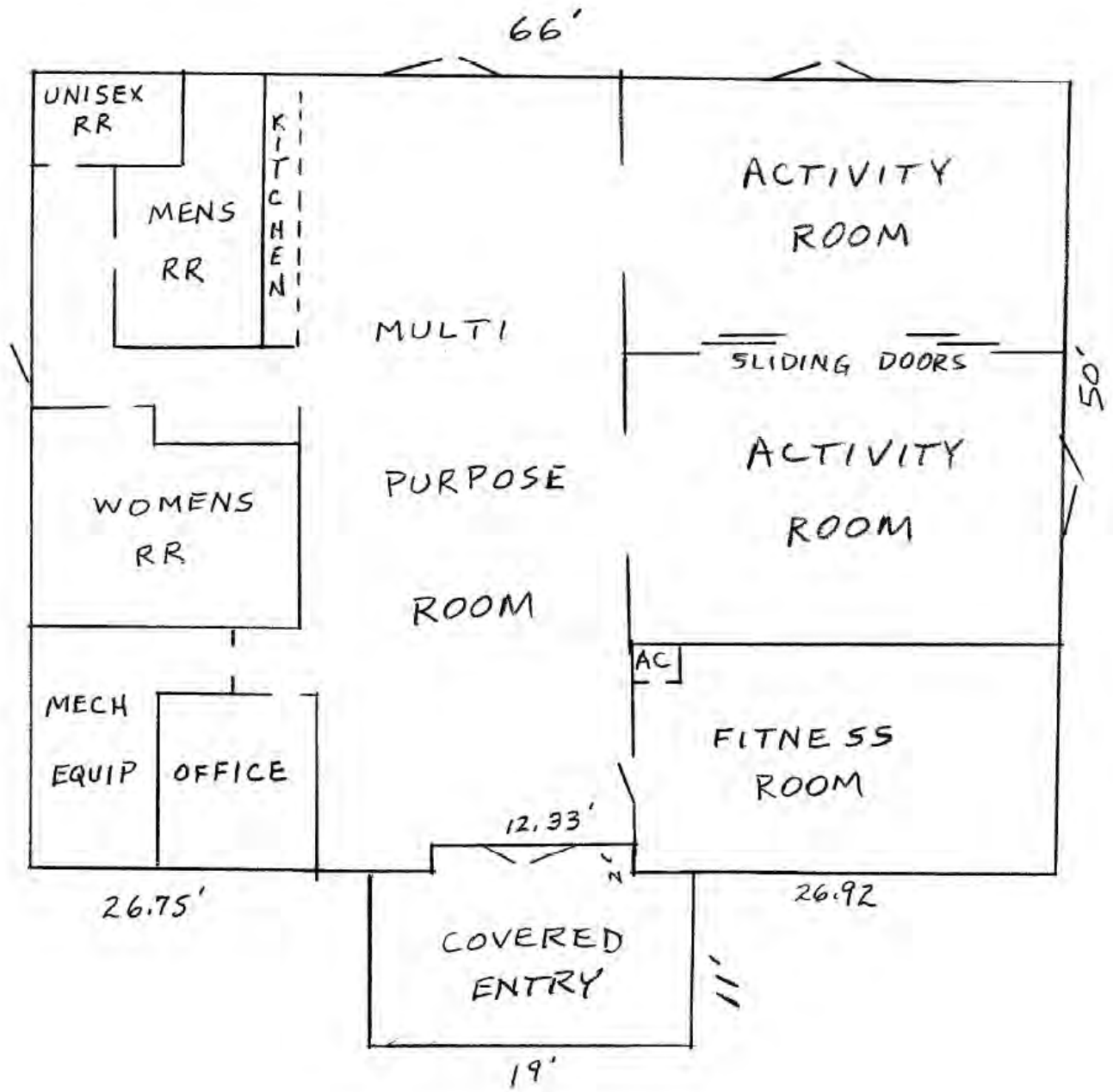
Year	Category	Item Name	Expense
FY 2047	Clubhouse	Clubhouse Décor	\$ 7,468
		Clubhouse Subtotal = \$ 53,965.00	
	Entry Areas	Whinsenton Gate Operators	\$ 33,607
		Parkmonte Gate Operators Group 2	\$ 16,803
	Entry Areas Subtotal = \$ 50,410.00		
	Grounds	Sidewalk Repair Allowance	\$ 239,914
		MP North 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
		Restrooms Refurbishment	\$ 84,227
		Employee Restroom Refurbishment	\$ 9,571
		Kitchen Cabinets	\$ 28,714
	Clubhouse Subtotal = \$ 171,029.00		
	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
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			

Year	Category	Item Name	Expense	
FY 2048 Annual Expense Total = \$ 722,407				
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	
	Entry Areas Subtotal = \$ 61,345.00			
	Grounds	Sidewalk Repair Allowance	\$ 271,822	
		Meridian Boardwalk Repair Allowance	\$ 31,206	
Grounds Subtotal = \$ 303,028.00				

Year	Category	Item Name	Expense	
FY 2052 Annual Expense Total = \$ 364,373				
FY 2053	Clubhouse	Access System for Clubhouse and Pool Area	\$ 26,026	
		Clubhouse Furniture	\$ 23,857	
	Clubhouse Subtotal = \$ 49,883.00			
	Entry Areas	Windsor Entry Sign Refurbishment	\$ 15,616	
	Pool Area	Pool Resurface	\$ 169,170	
FY 2053 Annual Expense Total = \$ 234,669				



Addendum - Clubhouse Sketch



CLUB HOUSE

# Tab 7

**Meadow Pointe IV-A HOA Analysis of Landscape Responsibility Options,  
as part of a Revision to the October 2015 CDD – HOA Agreement**

**Current Responsibilities for Landscaping Neighborhoods within MPIV CDD**

	<b>MPIV-A HOA</b> Enclave, Meridian, Provence, Windsor	<b>MPIII &amp; IV HOA</b> Shellwood, Parkmonte, Whinsenton	<b>MP North HOA</b>	<b>Haven HOA</b>
<b>Exterior Front Entryway</b>	HOA	CDD	CDD	CDD
<b>Interior Common Areas</b>	HOA	N/A, except area directly inside front gates (CDD)	HOA	HOA
<b>Mow Pond Banks</b>	CDD	CDD	CDD	CDD
<b>Mow Plat Book-Designated Drainage Areas, beyond the pond banks</b>	HOA	CDD	Uncertain	Uncertain
<b>Exterior Rear Gate Area</b>	HOA (Enclave & Windsor)	N/A	N/A	N/A

Notes: In addition to current responsibility for five neighborhood entranceways and all pond banks, CDD is responsible to landscape the Clubhouse area and common areas along Meadow Pointe Blvd and along Oldwoods Ave. CDD also is responsible for cutback of Conservation Areas within and exterior to all nine neighborhoods.

**MPIV-A Rank-Ordered Courses of Action (COA) for Revision of Landscape Responsibilities**

<b>COA</b>	<b>General Impact</b>	<b>Financial Impact</b>
1. MPIV-A HOA retains current responsibilities and adds responsibility to mow interior pond banks, resulting in MPIV-A being responsible for all landscaping tasks inside and outside of its four HOA neighborhoods.	<ul style="list-style-type: none"> <li>- Improves appearance near ponds by eliminating 2 vendors mowing nearby on different schedules.</li> <li>- Places responsibility on HOA to properly maintain all landscaping within the 4 neighborhoods.</li> </ul>	<ul style="list-style-type: none"> <li>- Slight increased cost for MPIV-A HOA; slight reduced cost for CDD.</li> <li>- MPIV-A owners pay a pro rata assessment toward CDD expenses for Clubhouse area, common areas along MP Blvd &amp; Oldwoods Ave, and for Conservation Area cutbacks.</li> <li>- Owners in the 5 other neighborhoods must pay the CDD actual costs to mow/landscape their respective areas.</li> </ul>
2. MPIV-A HOA retains current responsibilities, except CDD takes responsibility to maintain the entirety of Plat Book-designated Drainage Areas within the four HOA neighborhoods.	<ul style="list-style-type: none"> <li>- Equitable solution, since CDD currently mows only pond banks within the MPIV-A neighborhoods, while in the other neighborhoods CDD mows pond banks and beyond to include the entirety of the plat book-designated drainage area.</li> <li>- Improves appearance near ponds so that only 1 vendor mows.</li> <li>- MPIV-A would continue to be responsible for irrigation and landscape beds within Drainage areas.</li> <li>- MPIV-A would continue to maintain other plat book-designated common areas such as parks and landscape areas.</li> <li>- Question of responsibility for irrigation, fertilizing, and pest control services within mowed Drainage areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Reduction of cost for MPIV-A HOA; Increase of cost for CDD.</li> <li>- MPIV-A owners contribute a pro rata assessment toward CDD expenses to mow Drainage Areas throughout all 9 neighborhoods, and for CDD costs to maintain the Clubhouse area, common areas along MP Blvd &amp; Oldwoods Ave, and for Conservation Area cutbacks.</li> <li>- Owners in the 5 other neighborhoods must pay the CDD actual costs to maintain their entryway area and any other landscape requirements performed by CDD.</li> </ul>

COA	General Impact	Financial Impact
<p>3. MPIV-A HOA maintains all landscaping within the gates; CDD maintains all landscaping exterior to the gates</p>	<ul style="list-style-type: none"> <li>- Simplifies CDD tracking of costs for each neighborhood entryway, as Owners in all 9 neighborhoods contribute toward the total cost for entryway landscaping.</li> <li>- MPIV-A adds responsibility to mow pond banks, presenting a neater appearance.</li> <li>- Does not solve the inequity of CDD maintaining the entirety of Drainage Areas in the other neighborhoods but not within the MPIV-A neighborhoods.</li> <li>- Creates challenge for Irrigation responsibilities, as HOA systems irrigate inside and outside the gates. Responsibility should not be divided.</li> <li>- MPIV-A landscape enhancements at entryway subject to CDD decisions.</li> <li>- Increases responsibility for CDD Landscape Manager.</li> <li>- Would CDD be responsible for landscaping exterior of rear gates in MPIV-A?</li> </ul>	<ul style="list-style-type: none"> <li>- Reduction in cost for MPIV-A HOA; Increased cost for CDD.</li> <li>- Owners with smaller entranceways would subsidize higher costs to landscape larger entranceways.</li> <li>- MPIV-A Owners would contribute a pro rata assessment toward CDD expenses to maintain entryways for all 9 neighborhoods, and for CDD costs to maintain the Clubhouse area, common areas along MP Blvd &amp; Oldwoods Ave, and for Conservation Area cutbacks.</li> <li>- MPIV-A Owners add cost to mow pond banks within the 4 neighborhoods.</li> <li>- Owners in the 5 other neighborhoods must pay the CDD actual costs to mow/landscape any interior portion, to include pond banks and contiguous drainage areas.</li> </ul>
<p>4. CDD is responsible for all mowing and landscaping throughout all 9 neighborhoods</p>	<ul style="list-style-type: none"> <li>- Possibly conflicts w/ governing docs for 2 townhome neighborhoods.</li> <li>- Cleanest delineation of HOA v CDD responsibilities</li> <li>- Increases responsibility for CDD Landscape Manager.</li> <li>- Neighborhood landscape-related improvements would be subject to CDD discretion, funding, and timelines.</li> </ul>	<ul style="list-style-type: none"> <li>- MPIV-A HOA costs decrease significantly; CDD costs rise significantly.</li> <li>- Owners in all 9 neighborhoods are assessed equally to pay for landscaping services throughout the District.</li> <li>- Owners in neighborhoods with modest common area landscape requirements would subsidize the cost to maintain neighborhoods with significant common area landscape requirements.</li> </ul>
<p>5. CDD mows entire District; MPIV-A continues other landscape responsibilities, e.g., trees, plants, mulch, irrigation</p>	<ul style="list-style-type: none"> <li>- Solves inequity of mowing the entirety of Drainage Areas.</li> <li>- Does not solve current challenge for CDD to track costs to landscape the 5 other neighborhoods.</li> <li>- Question of responsibility for fertilizing and pest control services for mowed areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Major reduction in cost for MPIV-A HOA; Major increased cost for CDD.</li> <li>- Owners in the 5 other neighborhoods would subsidize the increased cost to maintain larger mowing areas within MPIV-A.</li> <li>- MPIV-A owners pay a pro rata assessment toward CDD expenses for mowing of the entire District, landscaping of the Clubhouse and common areas along MP Blvd &amp; Oldwoods Ave, and for Conservation Area cutbacks.</li> <li>- Owners in the 5 other neighborhoods must pay the CDD actual costs to landscape their respective areas.</li> </ul>

# Tab 8

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**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, January 11, 2023 at 10:00 a.m.** held at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Michael Scanlon	<b>Board Supervisor, Chairman</b>
Megan McNeil	<b>Board Supervisor, Vice-Chairman</b>
Scott Page	<b>Board Supervisor, Assistant Secretary</b>
Liane Sholl	<b>Board Supervisor, Assistant Secretary</b>
George Lancos	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Darryl Adams	<b>District Manager, Rizzetta &amp; Co. Inc.</b>
Lori Stanger	<b>Clubhouse Manager</b>
Mark Straley	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
Angel Rivera	<b>Juniper Landscape</b>
Jason Liggett	<b>Landscape Inspection Manager</b>
Doug Agnew	<b>Advanced Aquatics</b>
Greg Woodcock	<b>District Engineer, Cardno</b>

Audience **Present**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Adams called the meeting to order and performed 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 on Agenda Items**

The Board heard from Ms. Milne, an owner in Windsor and a Director for the MPIV-A HOA, regarding Business Item 5 on the agenda, Discussion of CDD/MPIV - HOA Agreement. She expressed concern about the CDD seeking to take on greater responsibilities from the HOA in spite of the CDD's demonstrated problems with fiscal responsibility, leadership, and slow process to make decisions and execute projects.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Deputy Report**

The Deputy's report was reviewed. The Board would like a mass email to be sent to residents informing them of the importance and process to report all known thefts of property.

**B. Amenity Management**

Ms. Stanger presented her report to the Board.

Mr. Lancos mentioned that the Meridian gate (exit gate) is not aligned. Ms. Stanger will look into this.

Ms. Stanger mentioned that there is a water leak in the pool area. The pool vendor came out to investigate and provided a proposal for \$1,700 to fix the broken pipe.

The Board reviewed the CRT Maintenance Agreement proposals for the District's security camera systems. Mr. Lancos requested a quarterly maintenance report be included with each invoice.

On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board of Supervisors approved the CRT Maintenance Agreement and option #2 on the proposal with a quarterly increment of \$1,820.00 for the Meadow Pointe IV Community Development District.

The Board reviewed the Gladiator Pressure Washing proposal in the amount of \$11,660.00. It was noted that the Haven was not included in this proposal which would increase the cost to \$12,020.00. Mr. Page mentioned that the proposal needs to include the exterior fencing along Oldwoods Ave. The Board agreed to approve this proposal with the requested revisions. Mr. Page will execute the revised proposal outside of the meeting.

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board of Supervisors approved the Gladiator Pressure Washing Proposal, as revised, in the amount of \$12,020.00, or not to exceed the budget of \$13,000 for the Meadow Pointe IV Community Development District.

93           **C.     Aquatics Maintenance Report**

94           The Board received the Aquatics Maintenance Report from Mr. Agnew.

95  
96           It was noted that there are erosion issues at Ponds 73 (Parkmonte) & 78  
97           (Provence) and that there is a lot of trash in Pond 64 (Meridian).

98  
99           Mr. Woodcock plans to meet with Union Park in January about getting  
100           access to Pond 64. He will update Mr. Adams.

101  
102           **D.     Landscape Inspection Report**

103           The Board received the Landscape Inspection Report from Mr. Liggett.

104  
105           Fire ants are a problem everywhere; they are being treated by Juniper.

106  
107           The cut-back of Conservation Areas is underway, as approved last month.

108  
109           Mr. Scanlon asked about the price reduction for mowing costs since the  
110           CDD no longer mows the empty field south of Shellwood.

111  
112           Mr. Lancos noted that there are landscape issues indicating long-term  
113           neglect in Parkmonte and Whinsenton. Mr. Liggett will investigate.

114  
115           The Board reviewed and considered two proposals for the Duke Energy  
116           RFP. After discussion that the proposals exceed the District's budget for  
117           FY2023, the Board requested revised proposals for the next meeting.

118  
119           Mr. Liggett provided information from Duke Energy about reducing the noise  
120           from the new transmission lines. Their schedule was delayed due to  
121           hurricane-related services and should be done by the end of March.

122  
123           The Board reviewed and considered Juniper's proposal for Coco Brown  
124           Mulch in the amount of \$29,120.00. After some discussion, Mr. Page asked  
125           that Juniper provide a new proposal with a breakdown of the cost for each  
126           subdivision, at the Clubhouse, and along MP Blvd and Oldwoods Ave.  
127           Juniper will provide a revised proposal and Mr. Page will approve it post-  
128           meeting.

129  
On a motion from Mr. Lancos, seconded by Ms. Sholl, the Board of Supervisors approved the Juniper proposal for Coco Brown Mulch, as revised, in the amount not to exceed \$29,120.00 for the Meadow Pointe IV Community Development District.

130  
131           The Board held a brief discussion regarding the Landscape Contract  
132           Addendum and requested that Mr. Straley provide a boundary map to Mr.  
133           Woodcock before this addendum is approved. This was tabled to the next  
134           meeting.

135  
136           Mr. Page informed that the vendor to remove/replace Oak street-trees in  
137           Shellwood is awaiting the County to approve permits. They expect the  
138           County to respond by end of Jan.

139           **E.     District Counsel**

140           Mr. Mark Straley did not have any updates. Mr. Vivek Babbar joined the  
141           meeting via telephone.

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143           Mr. Page requested District Counsel to draft an encroachment agreement  
144           for a homeowner at 31087 Kelmin Terrace in Provence that has a fence  
145           encroaching 7 ½ feet into CDD Property. The District verbally agreed to this  
146           prior to turnover from Developer. The Board agreed to charge a NTE \$350  
147           fee to partially cover District expenses.  
148

On a motion from Mr. Page, seconded by Ms. McNeil, the Board of Supervisors authorized Mr. Babbar to draft an encroachment agreement with a cost to Owner of \$350, for the Meadow Pointe IV Community Development District.

149  
150           **F.     District Engineer**

151           Mr. Woodcock presented his report to the Board, to include an update on  
152           his work with the County regarding water intrusion into parts of Meridian  
153           and Windsor as a result of new construction at the Wynfields South  
154           development.

155  
156           It was mentioned that there is still some erosion on Pond 36 in Shellwood.  
157           Mr. Woodcock will reach out to the vendor to get this fixed.

158  
159           Mr. Page noted that the October 2022 Wildlands Conservation Report for  
160           the District contains important information and recommendations and said  
161           it should be forwarded to all Supervisors. Mr. Woodcock will review and  
162           provide analysis at a future meeting.

163           **G.     District Manager**

164           The Board received the District Manager Report from Mr. Adams.

165  
166           The Annual Audit should be completed by June 30, 2023.

167  
168           The new accounting software is ready for a Supervisor to receive training.  
169           The Board nominated Mr. Page to receive the training; he accepted.

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171           Mr. Adams has spoken to the Principal for Double Branch Elementary  
172           about parking on and damaging District property (sod). They will work  
173           toward a solution.

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175           Mr. Adams requested our new County Commissioner to join a future  
176           meeting.

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178           Mr. Adams reminded the Board that the next regular meeting will be held  
179           on February 8, 2023, at 5:00 p.m.  
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**FIFTH ORDER OF BUSINESS**

**Discussion of District Leaders/Liaisons**

After a brief discussion, the Board appointed the following Supervisors as liaisons in the following categories. Mr. Scanlon will be the liaison for Rizzetta Services and Legal Services, Ms. McNeil will be the liaison for the Club House and Amenities, Ms. Sholl will be the liaison for Engineering and Aquatics, Mr. Page will be the liaison for Finances, Budgets, & Meeting Minutes and Mr. Lancos will be the liaison for Landscaping.

**SIXTH ORDER OF BUSINESS**

**Discussion of CDD/PMIV-HOA Agreement**

The Board discussed the CDD/MPIV-A HOA Agreement and potential options. The HOA will discuss at its next meeting and provide feedback at the District's next meeting. The Board might schedule a workshop in Feb to work this issue in detail, to include possible revision of landscape maps.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Revised Minutes of the Board of Supervisors' Regular Meeting held on December 14, 2022**

Mr. Adams presented the revised minutes of the Board of Supervisors' regular meeting held on December 14, 2022.

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board approved the revised Minutes of the Board of Supervisors' Regular Meeting held on December 14, 2022, as amended, for the Meadow Pointe IV Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Operations & Maintenance Expenditures for November 2022**

The Board received the Operation and Maintenance Expenditures for November 2022 in the amount of \$131,091.10.

On a motion from Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board approved the O&M Expenditures for November 2022 in the amount of \$131,091.10 for the Meadow Pointe IV Community Development District.

**NINTH ORDER OF BUSINESS**

**Supervisor Forum**

Mr. Page asked to add "Discussion to obtain Competitive Bids for District Management Services" to the next agenda.

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**TENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. Sholl, seconded by Ms. McNeil, the Board approved adjourning the meeting at 12:36 p.m. for the Meadow Pointe IV Community Development District.

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\_\_\_\_\_  
**Assistant Secretary**

\_\_\_\_\_  
**Chair/Vice Chair**

DRAFT

# Tab 9



# MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Operations and Maintenance Expenditures December 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 163,351.01**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
George Lancos	100145	GL121422	Board of Supervisors 12/14/2022	\$ 200.00
Jennifer L. Sholl	100146	LS121422	Board of Supervisors 12/14/2022	\$ 200.00
Megan McNeil	100150	MM121422	Board of Supervisors 12/14/2022	\$ 200.00
Michael J Scanlon	100151	MS121422	Board of Supervisors 12/14/2022	\$ 200.00
Scott W Page	100157	SP121422	Board of Supervisors 12/14/2022	\$ 200.00
Meadow Pointe IV Debit Card	DC-12-22	DC1222	Clubhouse Debit Card 12/22	\$ 315.04
Advanced Aquatic Services, Inc.	100125	10547252	Monthly Aquatic Maintenance 11/22	\$ 4,385.00
Arborist Aboard Inc	100142	2115	Arborist Services 11/22	\$ 350.00
Badges of Honor, LLC	100143	5440	5 Badges 12/22	\$ 75.00
Clean Sweep Supply Co., Inc.	100126	4875	Supplies 10/22	\$ 81.75
Clean Sweep Supply Co., Inc.	100126	5106	Supplies 10/22	\$ 139.05
Clean Sweep Supply Co., Inc.	100144	5287	Supplies 11/22	\$ 123.65

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Decorating Elves, Inc.	100127	I231822901	Christmas Lighting & Holiday Decor 11/22	\$ 6,978.40
Florida Department of Revenue	ACH	Sales Tax 11/22 Paid Online - 845	Sales Tax 11/22	\$ 23.03
Frontier Florida, LLC	ACH	813-973-3003-101308-5 12/22	Internet 12/22	\$ 358.67
Frontier Florida, LLC	ACH	813-994-0164-071921-5 12/22	Meridian Internet 12/22	\$ 371.50
Frontier Florida, LLC	ACH	813-994-1603-072021-5 12/22	Whinsenton Internet 12/22	\$ 60.99
Frontier Florida, LLC	ACH	813-994-1915-011921-5 11/22	Shellwood Sub Division Gate Phone 11/22	\$ 60.99
Frontier Florida, LLC	ACH	813-994-4607-042922-5 12/22	Windsor Internet 12/22	\$ 54.99
Frontier Florida, LLC	ACH	813-994-4726-101321-5 11/22	Parkmont Internet 11/22	\$ 60.99
Frontier Florida, LLC	ACH	813-994-4731-080621-5 12/22	Enclave Sub Division Fiber Optic Internet 12/22	\$ 60.99
Frontier Florida, LLC	ACH	813-994-6437-121521-5 12/22	Internet 12/22	\$ 60.99
Howard Anthony Frostman	100136	Frostman 102422	Balance Due for Christmas Event 10/22	\$ 237.50

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jerry Richardson Trapper	100147	1708	Monthly Hog Removal Service 12/22	\$ 1,200.00
Juniper Landscaping of Florida, LLC	100148	180854	Monthly Grounds Maintenance & Irrigation 10/22	\$ 21,299.81
Juniper Landscaping of Florida, LLC	100148	185471	Monthly Grounds Maintenance & Irrigation 11/22	\$ 21,938.80
Juniper Landscaping of Florida, LLC	100149	188614	Irrigation Repair 11/22	\$ 1,748.50
Juniper Landscaping of Florida, LLC	100149	189200	Monthly Grounds Maintenance & Irrigation 11/22	\$ 21,299.81
Mr. Electric of Land O' Lakes	100128	31945683	Service Call 11/22	\$ 243.99
Mr. Electric of Land O' Lakes	100162	32927233	Service Call 12/22	\$ 4,024.23
Outsmart Pest Management, Inc.	100129	35398	Pest Control Service 11/22	\$ 60.00
Outsmart Pest Management, Inc.	100152	35697	Pest Control Services 12/22	\$ 60.00
Pasco County Sheriff's Office	100154	AR001781	OCT22 #1	\$ 9,911.92
Pasco County Sheriff's Office	100153	AR001782	NOV22 #2	\$ 9,911.92
Pasco Sheriff's Office	100163	AR001800	DEC22 #3	\$ 9,911.92

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100137	INV0000071837	Personnel Reimbursement 09/22	\$ 5,529.06
Rizzetta & Company, Inc.	100135	INV0000073293	District Management Fees 12/22	\$ 6,507.50
Rizzetta & Company, Inc.	100138	INV0000073329	Personnel Reimbursement 11/22	\$ 6,274.65
Rizzetta & Company, Inc.	100140	INV0000073364	Cell Phone/Mileage 11/22	\$ 278.70
Rizzetta & Company, Inc.	100141	INV0000073388	Personnel Reimbursement 12/22	\$ 8,101.25
Robert Sanchez, Jr.	100130	Sanchez 111722	DJ Services for Christmas Party 11/22	\$ 250.00
Romaner Graphics	100155	21448	Signs Installed 12/22	\$ 1,480.00
Romaner Graphics	100155	21451	Business Cards - Jennifer Klukowski 12/22	\$ 107.00
Romaner Graphics	100155	21452	Gate Maintenance & Repair 12/22	\$ 375.00
Rust Off, LLC.	100131	37413	Monthly Rust Prevention - Maintenance 11/22	\$ 195.00
Rust Off, LLC.	100156	37800	Rust Prevention - Monthly Maintenance 12/22	\$ 195.00
Southern Automated Access Services, LLC	100132	12035	Phone number 813 428 3537 11/22	\$ 53.95

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	100132	12036	Phone number 813 809 1937 11/22	\$ 53.95
Southern Automated Access Services, LLC	100132	12054	Phone number 813 468 5761 11/22	\$ 43.95
Southern Automated Access Services, LLC	100132	12056	Phone number 813 428 1696 11/22	\$ 53.95
Southern Automated Access Services, LLC	100132	12058	Cellular usage 813 576 9368 Haven 11/22	\$ 43.95
Southern Automated Access Services, LLC	100132	12059	Phone number 813 482 6396 11/22	\$ 53.95
Southern Automated Access Services, LLC	100159	12094	CAPXL Cloud Fee - Provence 11/22	\$ 75.50
Southern Automated Access Services, LLC	100159	12095	CAPXL Cloud Fee - MP North 11/22	\$ 75.50
Southern Automated Access Services, LLC	100159	12096	CAPXL Cloud Fee - Shellwood 11/22	\$ 75.50
Southern Automated Access Services, LLC	100158	12125	Preventative Maintenance Haven 12/22	\$ 190.00
Southern Automated Access Services, LLC	100158	12131	Gate Maintenance Whinsenton 12/22	\$ 105.00
Stantec Consulting Services, Inc.	100164	2020689	Engineering Services 11/22	\$ 2,187.00



## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	100160	22450	General Legal Services 11/22	\$ 1,736.57
Suncoast Pool Service, Inc.	100133	8690	Monthly Pool Service 10/22	\$ 1,145.00
Suncoast Pool Service, Inc.	100139	8861	Pool Supplies Maintenance 12/22	\$ 1,145.00
TECO	ACH	221006228235 10/22 845	Oldwoods Ave Street Light Service 10/22	\$ 1,463.40
U.S. Water Services Corporation	100134	SI60359	Monthly Lift Station Inspection 11/22	\$ 86.21
U.S. Water Services Corporation	100161	SI62030	Monthly Lift Station Inspection 12/22	\$ 86.21
Waste Connections of Florida	ACH	1310518W426	Waste Disposal Recreation Center 12/22	\$ 929.12
Waste Connections of Florida	ACH	6512138W425 AUTO PAY	Waste Disposal Bellmeade Court 01/23	\$ 134.48
Withlacoochee River Electric Cooperative, Inc.	ACH	2185385 1/2	Public Lighting 11/22	\$ 253.96
Withlacoochee River Electric Cooperative, Inc.	ACH	Summary 11/22 - 845	Summary Bill 11/22	<u>\$ 7,656.27</u>
Report Total				<u><u>\$ 163,351.01</u></u>