



Rizzetta & Company

# **Meadow Pointe IV Community Development District**

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**Board of Supervisors'  
Regular Meeting  
March 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.

# Tab 1

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

March 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, March 8, 2023 at 10:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the tentative 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. STAFF REPORTS**
  - A.** Deputy Report
  - B.** Amenity Management
    1. Review of February Amenities Report..... Tab 1
  - C.** Aquatic Maintenance
    1. February Waterway Inspection ..... Tab 2
  - D.** Landscape Inspection Services Manager
    1. February Field Inspection Report **(under separate cover)**
    2. Juniper Response to the Field Inspection Report **(under separate cover)**
    3. Consideration of Parkmonte Debris Clean Up Proposal..... Tab 3
    4. Consideration of Tennis Court Landscaping Proposal ..... Tab 4
    5. Consideration of Oak Tree Removal near Tennis Court Proposal **(under separate cover)**
    6. Update on Duke Energy
    7. Update on Street Trees
  - E.** District Counsel
  - F.** District Engineer
  - G.** District Manager
    1. Review of February District Manager Report & Financial Statement... Tab 5
- 5. BUSINESS ITEMS**
  - A.** Update on CDD/MPV-A HOA Agreement

**6. BUSINESS ADMINISTRATION**

- A.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on February 8, 2023.....Tab 6
- B.** Consideration of Operation and Maintenance Expenditures for January 2023.....Tab 7

**7. SUPERVISORS FORUM**

**8. ADJOURNMENT**

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

Sincerely,

*Daryl Adams*

Daryl Adams  
District Manager



# MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

3902 Meadow Pointe Blvd  
Wesley Chapel, FL 33543



## Operations/Maintenance February 2023

Romaner Graphics: 2/14/2023 The dumpster gates were redone. The right gate frame was completely replaced and the front panels were replaced on both of the dumpster doors. (Please see picture, attached). The restoration for the doors was paid in full by the mulch company hired by Juniper Landscaping.

### FIELD MAINTENANCE:

Advanced Aquatic treated ponds on 2/9, 2/23, 2/27



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

MP North 2/2/2023 The entrance gates were randomly staying open. \* The loop detector was locked up and pins and terminals were dirty. Inv # 12366 \$105.00

MP North 2/15/2023 The resident and vendor codes were not functioning. \* The system firmware was updated. Also, the photo eyes were not working. The problem was a junction box underground. Repaired the splices. Inv 12432 \$105.00

Provence: 2/2/2023 The entrance gates were staying open. \*Adjusted the limits and replaced the open limit switch. Provided new limit switch. Inv #12369 \$125.00

Airite Air Conditioning: During our quarterly maintenance inspection it was determined that the refrigerant for one of our A/C units in the clubhouse was very **low**. **The technician added the required refrigerant and he input 'leak stop'** and dye into the system. He will return to inspect for the leak in 1 month. WO 6702

Swimming Pool: 2/21/2023 The swimming pool leak repair was completed. (see pictures below) Quote #6950 \$1,700.00. We have not yet received the invoice for payment.

Gladiator Pressure Washing: The work is completed. An inspection is pending and the invoice from Gladiator will follow. LJS

Event: We had our February Craft event and it was a nice success. We hosted 20 people this month – children and adults. We are pleased that the number in attendance is increasing each month and the children are inviting their neighbors. (see pictures below)

February 2023 **Monthly Deputy's Report for Meadow Pointe IV**



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# Meadow Pointe IV Payment Log

2/1/2023 through 2/24/2023

Date	Purpose	Event Date	Chk #	Chk Amt	Rm Dep	Rm Amt	Card Amt
2/1/2023	Rm Rental & Dep	3/4/2023			\$200.00	\$50.00	\$250.00
2/1/2023	Refund Deposit	1/28/2023			- \$200.00		-\$200.00
2/2/2023	1 tag						\$12.00
2/2/2023	3 tags						\$36.00
2/2/2023	2 tags						\$24.00
2/2/2023	1 tag						\$12.00
2/2/2023	1 tag						\$12.00
2/3/2023	3 tags						\$36.00
2/3/2023	1 tag						\$12.00
2/4/2023	1 tag						\$12.00
2/4/2023	1 tag						\$12.00
2/4/2023	Refund Rm Dep	2/4/2023			- \$200.00		-\$200.00
2/4/2023	Rm Rental & Dep	3/11/2023			\$200.00	\$100.00	\$300.00
2/4/2023	Rm Rental & Dep	4/8/2023			\$200.00	\$100.00	\$300.00
2/6/2023	1 tag						\$12.00
2/6/2023	1 tag						\$12.00
2/7/2023	1 tag 1 Fob						\$37.00
2/9/2023	1 tag						\$12.00
2/10/2023	1 tag						\$12.00
2/10/2023	1 tag						\$12.00
2/10/2023	1 tag						\$12.00
2/11/2023	1 tag						\$12.00
2/12/2023	Refund Rm Dep	2/11/23			- \$200.00		-\$200.00
2/15/2023	1 fob						\$25.00
2/17/2023	Rm Rental & Dep	3/25/23			\$200.00	\$50.00	\$250.00
2/20/2023	1 tag						\$12.00
2/20/2023	1 tag						\$12.00
2/20/2023	Rm Rental & Dep	3/18/23			\$200.00	\$50.00	\$250.00
2/21/2023	1 tag						\$12.00
2/21/2023	1 tag						\$12.00
2/23/2023	1 tag						\$12.00





2/24/2023	2 tags						\$24.00
2/24/2023	1 tag						\$12.00
2/24/2023	1 tag						\$12.00
	TOTALS				\$0.00	\$350.00	\$1,172.00





Respectfully submitted,

*Lori Stanger*  
Clubhouse Manager



## **Tab 2**



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

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**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

2/17/2023

**Prepared for:**

Meadow Pointe IV  
Community Development District

**Prepared by:**

Stephen Roehm, Aquatic Tech  
Doug Agnew, Senior Environmental Consultant

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[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



## TABLE OF CONTENTS

### Site Assessments

Ponds 29-30 .....	3
Ponds 31-32 .....	4
Ponds 33-34 .....	5
Ponds 35-36 .....	6
Ponds 37-38 .....	7
Ponds 39-40 .....	8
Ponds 41-47 .....	9
Ponds 48-49 .....	10
Ponds 50-51 .....	11
Ponds 52-53 .....	12
Ponds 54-55 .....	13
Ponds 56-57 .....	14

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## TABLE OF CONTENTS

### Site Assessments

Ponds 58-59 ..... 15

Ponds 60-61 ..... 16

Management Summary/Recommendations ..... 17

North Site Map ..... 18

South Site Map ..... 19

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**Site Assessments**

**Pond 29**

**Comments:**

Site Looks Good

Water levels down significantly.



**Pond 30**

**Comments:**

Normal Growth Observed

Treatment of Planktonic Algae in process.



**Site Assessments**

**Pond 31**

**Comments:**

Site Looks Good

Water levels down significantly. Trace amount of algae treated.



**Pond 32**

**Comments:**

Site Looks Good

Observed grass clippings in pond.





**Site Assessments**

**Pond 33**

**Comments:**

Normal Growth Observed  
Water levels down significantly.  
Trace amount of filamentous algae treated.



**Pond 34**

**Comments:**

Site Looks Good  
Trace amount of filamentous algae treated.



**Site Assessments**

**Pond 35**

**Comments:**

Normal Growth Observed  
Water levels down significantly.  
Trace amount of filamentous algae treated..



**Pond 36**

**Comments:**

Site Looks Good  
Recent filamentous algae bloom treated.



**Site Assessments**

**Pond 37**

**Comments:**

Normal Growth Observed

Native aquatic planting doing well and should further grow with the approach of Summer.



**Pond 38**

**Comments:**

Normal Growth Observed

Spot spraying the Cat. 1 invasive plant species in between beneficial aquatic plants.



**Site Assessments**

**Pond 39**

**Comments:**

Site Looks Good

Recently was covered in Duckweed.  
Treated in early February. Duckweed  
no longer present.

Pollen seen floating on the pond  
surface.



**Pond 40**

**Comments:**

Normal Growth Observed

The exposed portions of the pond  
littoral areas will be treated with a  
preemergent Aquatic Herbicide.



**Site Assessments**

**Pond 41**

**Comments:**

Site Looks Good

Water levels down significantly.

The exposed portions of the pond littoral areas will be treated with a preemergent Aquatic Herbicide.



**Pond 47**

**Comments:**

Site Looks Good

Water clarity is naturally murky. This does not adversely affect the pond ecosystem.



**Site Assessments**

**Pond 48**

**Comments:**

Site Looks Good

Recent filamentous algae growth treated.



**Pond 49**

**Comments:**

Site Looks Good

Small groupings of beneficial native aquatic plants benefits the pond ecosystem.



**Site Assessments**

**Pond 50**

**Comments:**

Site Looks Good

Observed that hogs are continuing to dig up portions of the pond banks



**Pond 51**

**Comments:**

Site Looks Good

Small groupings of beneficial native aquatic plants observed. This valuable growth enhances the pond ecosystem.



## Site Assessments

### Pond 52

#### Comments:

Site Looks Good

Pond shoreline bordering the wetland conservation area recently treated via boat.



### Pond 53

#### Comments:

Site Looks Good

Water clarity is naturally murky. This does not adversely affect the pond ecosystem.





**Site Assessments**

**Pond 54**

**Comments:**

Treatment In Progress

Spot spraying the Cat. 1 invasive plant species in between beneficial aquatic plants.



**Pond 55**

**Comments:**

Site Looks Good

Trace amounts of beneficial native aquatic plants observed.



**Site Assessments**

**Pond 56**

**Comments:**

Site Looks Good

Trace amounts of algae treated.



**Pond 57**

**Comments:**

Site Looks Good

Very healthy growth of native plant Gulf Spikerush. Spot spraying the Cat. 1 invasive plant species in and around this beneficial aquatic plant.

Also recently treated Cattail growth.



**Site Assessments**

**Pond 58**

**Comments:**

Site Looks Good

All growth under control. One small patch of the native plant species Fireflag (*Thalia geniculata*) observed.



**Pond 59**

**Comments:**

Site Looks Good

Pond shoreline bordering the wetland conservation area recently treated via boat.



## Site Assessments

### Pond 60

#### Comments:

Site Looks Good

Pond shoreline bordering the wetland conservation area recently treated via boat.



### Pond 61

#### Comments:

Site Looks Good

Pond shoreline bordering the wetland conservation area recently treated via boat.





## Management Summary/ Recommendations

Overall, the stormwater retention ponds at Meadow Pounte IV CDD are in very good condition, even though we have been experiencing warmer than normal air and water temperatures. Water levels are down significantly within many ponds. This is natural for this time of year and will continue until the rainy season commences.

Multiple pond shoreline areas bordering wetland conservation areas recently treated via boat.

MPIV CDD has selected ponds with very healthy growth of the native plants Gulf Spikerush and Arrowhead. Spot spraying the Cat. 1 invasive plant species in and around these beneficial aquatic plants is occurring. Advanced Aquatic utilizes a selective aquatic herbicide that targets the invasive grass species without harming the native aquatic plants

Water clarity within several ponds is naturally murky. This occurs from very fine particulate soil matter within the water column that is lighter in density/weight than the surrounding water column. Lower water clarity does not adversely affect the pond ecosystem.

The exposed portions of many pond dry littoral areas will be treated with a preemergent Aquatic Herbicide over the next several months. This functions as a pro-active strategy to minimize aquatic weed growth as the pond water levels rise with the advent of the rainy season.

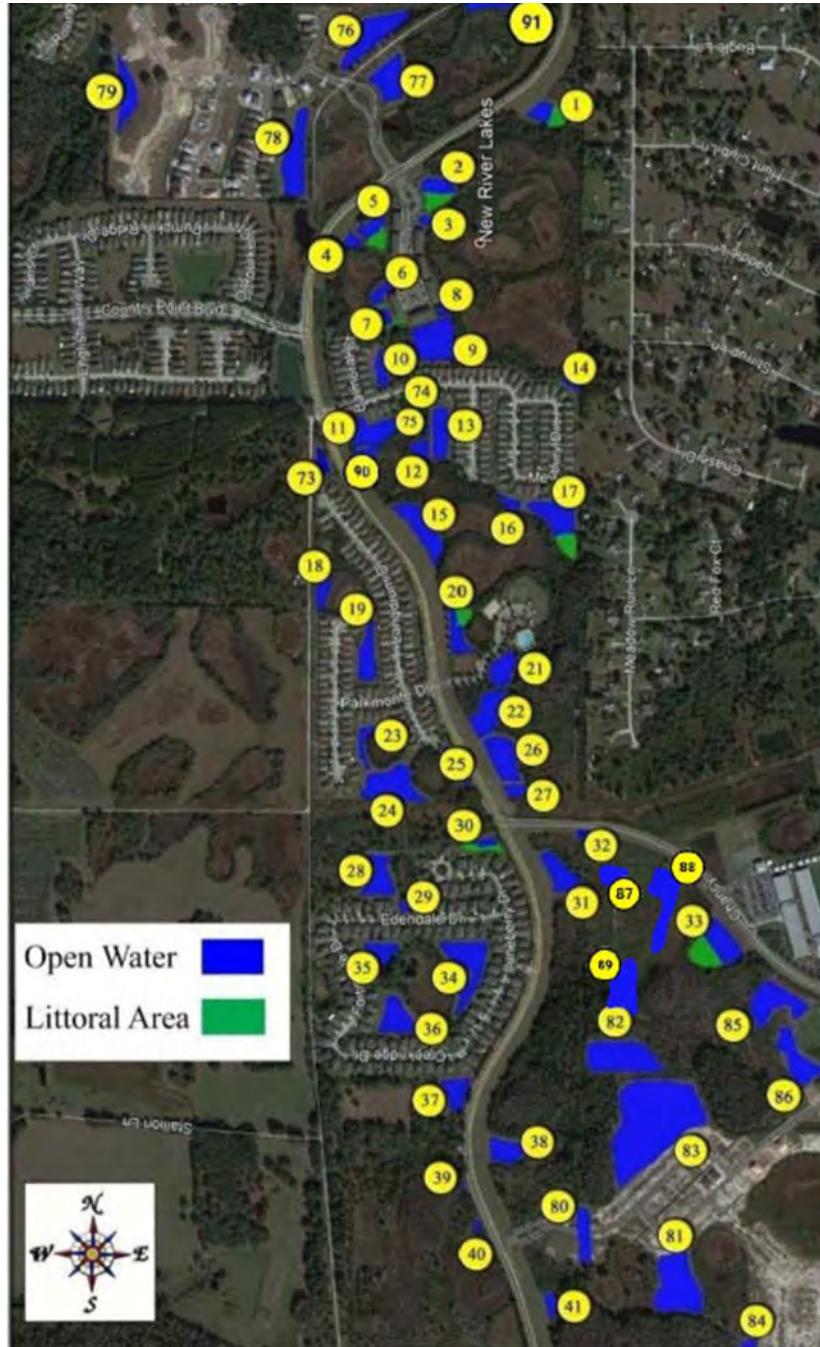
Observed that hogs are continuing to dig up portions of the pond bank of pond #50.



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North Site Map

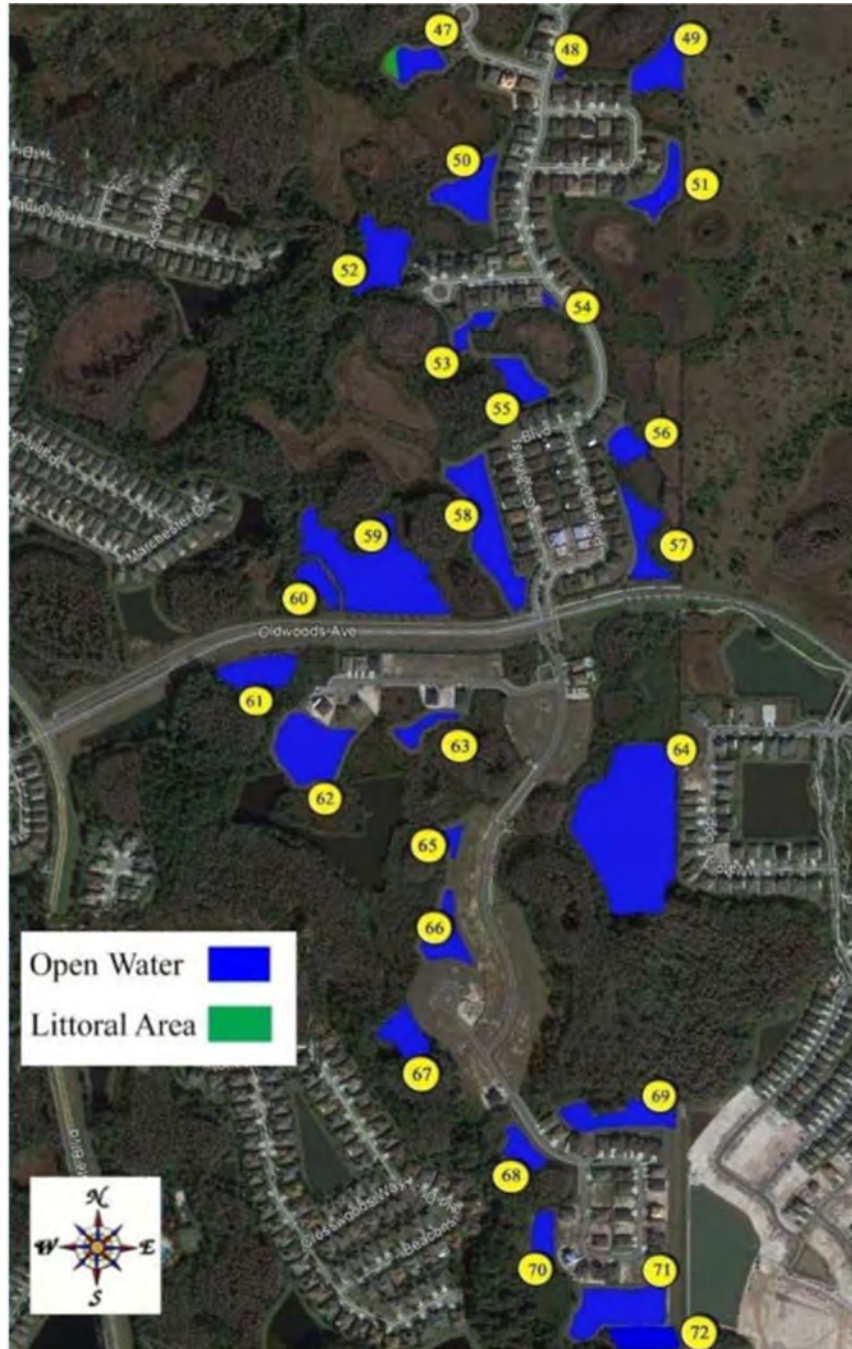


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South Site Map



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## **Tab 3**





## Proposal

**Proposal No.:** 202097

**Proposed Date:** 02/14/23

PROPERTY:	FOR:
Meadow Pointe IV CDD Jason Liggett 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Clean up debris (Parkmonte)

Juniper will like to propose clean up in ParkMonte.

There seems to be home owners disposing there debris in this area.

Items notice in that area

- mounds of dirt
- concrete blocks
- debris from trimming back trees
- some trash



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Plant Material</b>					<b>\$883.31</b>
Maintenance Division Labor	10.00	HR	\$55.00	\$550.00	
Debris by the truck	1.00	1	\$333.31	\$333.31	
				<b>Total:</b>	<b>\$883.31</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

# Tab 4



## Proposal

**Proposal No.:** 201235

**Proposed Date:** 02/15/23

PROPERTY:	FOR:
Meadow Pointe IV CDD Jason Liggett 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Tennis court new landscape 2023

### Dead silver thorn and declining silver thorn





**Declining gold mounds Below**



Juniper proposes to remove all silver thorn, due to all declining material. We will also remove declining gold mounds in front of hedge on the exit side of the club house and replace with arboricola.

We will install a hedge row with 7G podocarpus. On the north, east and south of the tennis court. The Hedge will be maintain half way up the fence. In front of the hedge row will be flax lily with clumps of arboricola in the corners of the tennis court.

The entrance to the tennis courts will have snow in summer jasmine to be planted in the corners.

### **Snow in summer Jasmine**



Blueberry Flax lily



Podocarpus

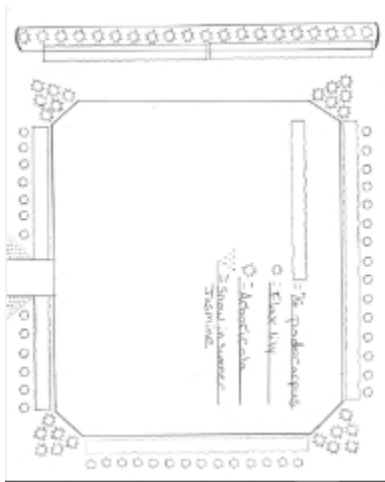




Arboricola



Drawing of plant material



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Plant Material</b>					<b>\$17,590.73</b>
Maintenance Division Labor	75.00	HR	\$55.00	\$4,125.00	
snow and summer Jasmine, 01 gallon - 01G	60.00	01g	\$9.17	\$549.96	
Trinette Arboricola, 03 gallon - 03G	110.00	03g	\$20.00	\$2,199.85	
Blueberry Flax Lily, 03 gallon - 03G	100.00	03g	\$20.00	\$1,999.86	
Podocarpus, 07 gallon - 07G	80.00	07g	\$65.00	\$5,199.64	
Debris by the truck	2.00	1	\$333.31	\$666.62	
Cocobrown Mulch, 02CF bag - 02CF	225.00	02CF	\$12.67	\$2,849.80	
<b>Irrigation Enhancement</b>					<b>\$660.71</b>
Misc Irrigation Parts	1.00	EA	\$285.71	\$285.71	
irrigation Labor	5.00	HR	\$75.00	\$375.00	
				<b>Total:</b>	<b>\$18,251.44</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

## **Tab 5**



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**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** Budget Workshop-March 20, 2023 at 9:00am
- **Next Regular Meeting:** April 12, 2023, at 10:00am
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

District  
Manager's  
Report

March 8

2023

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<u>FINANCIAL SUMMARY</u>	<u>1/31/2023</u>
General Fund Cash & Investment Balance:	\$1,538,528
Reserve Fund Cash & Investment Balance:	\$935,512
Debt Service Fund & Investment Balance:	<u>\$827,760</u>
<b>Total Cash and Investment Balances:</b>	<b>\$3,301,800</b>
<b>General Fund Expense Variance: \$2,465</b>	<b>Under Budget</b>

### RAID Log - Risks, Actions, Issues, Decisions

#	Description	Type	Criticality	Status	Due Date	Owner
1	Duke Energy Project			Tabled until February	NA	Jason Liggett
2	Street Tree Project			Waiting on permits.	NA	Scott Page and District Manager
3	Fiscal Year 2022-2023 Budget			Process starts in February	Jun-23	District Manager
4	Pressure Washing			Approved in January	Feb-23	Clubhouse Manager
5	Erosions			Will be discussed at the March Meeting	Feb-23	District Engineer
6	HAS Project			Updates will be provided at the March Meeting	Fiscal Year 2023	District Engineer
7	Volleyball Maintenance Proposal			Waiting on proposals from Juniper.	Mar-23	Juniper
8	Volleyball Fence Proposal			Lori is getting proposals.	Mar-23	Clubhouse Manager
9	Debris at Parkmonte			Juniper is getting a proposal.	Mar-23	Juniper
10	Palm Installation Proposal			The Board approved on February 8, 2023 not to exceed 60,000.	Mar-23	Field Analyst
11	Pot Hole Project			This was approved on February 8, 2023. District Engineer will provide an update at the next meeting	Mar-23	District Engineer
12	Juniper Surcharge Credit			District Manager is working with Juniper to get the credit for the District.	Mar-23	District Manager
13	Juniper Landscaping Mowing Credit			District Manager is working with Juniper to get the credit for the District.	Mar-23	District Manager
14						
15						
16						
17						
18						
19						
20						

NOTE: Provide a description of the item

OPTIONS	OPTIONS
RISK	LOW
ACTION	MEDIUM
ISSUE	HIGH
DECISION	CRITICAL

NOTE: Provide the current status on the item

NOTE: Date the item should close

NOTE: Person directly responsible to address and close the item



Rizzetta & Company

# **Meadow Pointe IV Community Development District**

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**Financial Statements  
(Unaudited)**

**January 31, 2023**

**Prepared by: Rizzetta & Company, Inc.**

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[rizzetta.com](http://rizzetta.com)

**Meadow Pointe IV Community Development District**

Balance Sheet

As of 01/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>							
Cash In Bank	1,057,930	211,423	539,167	0	1,808,520	0	0
Investments	480,598	724,089	288,593	0	1,493,280	0	0
Accounts Receivable	95,745	0	200,154	0	295,899	0	0
Allowance for Uncollectible Accounts	0	0	(167,944)	0	(167,944)	0	0
Refundable Deposits	20,946	0	0	0	20,946	0	0
Due From Other	244,379	0	0	0	244,379	0	0
Fixed Assets	0	0	0	0	0	55,402,340	0
Amount To Be Provided Debt Service	0	0	0	0	0	0	18,202,000
<b>Total Assets</b>	<b>1,899,598</b>	<b>935,512</b>	<b>859,970</b>	<b>0</b>	<b>3,695,080</b>	<b>55,402,340</b>	<b>18,202,000</b>
<b>Liabilities</b>							
Accounts Payable	36,084	0	0	0	36,084	0	0
Accrued Expenses	24,900	0	0	0	24,900	0	0
Other Current Liabilities	63	0	0	0	63	0	0
Due To Other	0	244,379	0	0	244,379	0	0
Debt Service Obligations-Current	0	0	10,098,217	0	10,098,218	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	18,202,000
Deposits Payable	600	0	0	0	600	0	0
<b>Total Liabilities</b>	<b>61,647</b>	<b>244,379</b>	<b>10,098,217</b>	<b>0</b>	<b>10,404,244</b>	<b>0</b>	<b>18,202,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	876,732	476,798	(10,225,346)	9,005	(8,862,811)	0	0
Investment In General Fixed Assets	0	0	0	0	0	55,402,340	0
Net Change in Fund Balance	961,219	214,335	987,099	(9,005)	2,153,647	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,837,951</b>	<b>691,133</b>	<b>(9,238,247)</b>	<b>0</b>	<b>(6,709,164)</b>	<b>55,402,340</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,899,598</b>	<b>935,512</b>	<b>859,970</b>	<b>0</b>	<b>3,695,080</b>	<b>55,402,340</b>	<b>18,202,000</b>

See Notes to Unaudited Financial Statements



**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	01/31/2023	01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	1,921	(1,921)
Special Assessments				
Tax Roll	1,480,326	1,480,326	1,486,998	(6,672)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	2,502	(2,502)
<b>Total Revenues</b>	<b>1,480,326</b>	<b>1,480,326</b>	<b>1,491,421</b>	<b>(11,095)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	15,000	5,000	4,000	1,000
<b>Total Legislative</b>	<b>15,000</b>	<b>5,000</b>	<b>4,000</b>	<b>1,000</b>
Financial & Administrative				
Administrative Services	6,153	2,051	2,051	0
District Management	33,256	11,085	11,085	0
District Engineer	16,500	5,500	13,239	(7,739)
Disclosure Report	7,000	7,000	0	7,000
Trustees Fees	15,000	5,000	2,200	2,800
Assessment Roll	5,304	5,304	5,304	0
Financial & Revenue Collections	5,304	1,768	1,768	0
Tax Collector/Property Appraiser Fees	150	0	2,495	(2,495)
Accounting Services	22,277	7,426	7,426	0
Auditing Services	4,975	0	0	0
Arbitrage Rebate Calculation	2,000	2,000	1,000	1,000
Public Officials Liability Insurance	3,730	3,730	3,341	389
Legal Advertising	1,000	333	134	200
Miscellaneous Mailings	500	167	0	167
Bank Fees	200	67	71	(6)
Dues, Licenses & Fees	550	183	175	9
Website Hosting, Maintenance, Backup & Email	3,000	1,936	1,169	767
<b>Total Financial &amp; Administrative</b>	<b>126,899</b>	<b>53,550</b>	<b>51,458</b>	<b>2,092</b>
Legal Counsel				
District Counsel	29,000	9,667	7,598	2,070
<b>Total Legal Counsel</b>	<b>29,000</b>	<b>9,667</b>	<b>7,598</b>	<b>2,070</b>
Law Enforcement				
Off Duty Deputy	119,000	39,667	39,647	19

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	01/31/2023	01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	119,000	39,667	39,647	19
Electric Utility Services				
Utility Services	11,000	3,667	9,587	(5,921)
Utility - Recreation Facilities	12,000	4,000	3,510	490
Utility - Street Lights	70,000	23,333	21,575	1,759
Total Electric Utility Services	93,000	31,000	34,672	(3,672)
Garbage/Solid Waste Control Services				
Garbage - Residential	149,370	49,790	55,913	(6,123)
Solid Waste Assessment	2,000	2,000	1,336	663
Garbage - Recreation Facility	1,000	333	4,331	(3,997)
Total Garbage/Solid Waste Control Services	152,370	52,123	61,580	(9,457)
Water-Sewer Combination Services				
Utility Services	20,000	6,667	4,195	2,471
Total Water-Sewer Combination Services	20,000	6,667	4,195	2,471
Stormwater Control				
Aquatic Maintenance	54,620	18,207	18,084	123
Mitigation Area Monitoring & Maintenance	5,000	1,666	0	1,667
Stormwater Assessments	2,444	2,444	0	2,444
Aquatic Plant Replacement	18,000	6,000	15,810	(9,810)
Stormwater System Maintenance	5,000	1,667	0	1,666
Total Stormwater Control	85,064	29,984	33,894	(3,910)
Other Physical Environment				
Landscape Maintenance - Neighborhood Entrances	17,686	5,895	0	5,896
Property Insurance	23,204	23,204	21,469	1,735
General Liability Insurance	4,408	4,408	3,948	460
Entry & Walls Maintenance & Repair	13,000	4,334	0	4,333
Landscape Maintenance	270,148	90,049	88,556	1,494
Irrigation Maintenance & Repair	8,000	2,667	4,096	(1,429)
Well Maintenance	2,000	666	0	666
Landscape - Fertilizer	16,500	5,500	0	5,500
Landscape Replacement Plants, Shrubs, Trees	25,000	8,334	550	7,784
Landscape Inspection Services	9,900	3,300	3,425	(125)
Landscape - Annuals/Flowers	3,600	1,200	25,051	(23,851)
Holiday Decorations	10,970	10,970	7,216	3,754
Landscape - Mulch	35,200	11,733	8,296	3,438
Lift Station Maintenance	5,000	1,667	344	1,321
Landscape - Pest Control	4,200	1,400	0	1,400
Total Other Physical Environment	448,816	175,327	162,951	12,376

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Road &amp; Street Facilities</b>				
Gate Phone	6,500	2,166	2,320	(152)
Street Light Deposit Bond	7,094	5,321	5,320	0
Gate Maintenance & Repair	52,680	17,560	4,696	12,864
Sidewalk Maintenance & Repair	5,000	1,667	235	1,431
Street Sign Repair & Replacement	1,000	333	0	334
Roadway Repair & Maintenance	5,000	1,667	0	1,666
Gate Cameras	1,000	333	525	(191)
<b>Total Road &amp; Street Facilities</b>	<b>78,274</b>	<b>29,047</b>	<b>13,096</b>	<b>15,952</b>
<b>Parks &amp; Recreation</b>				
Management Contract	183,338	61,113	57,988	3,124
Employee - Amenity Staff	22,500	7,500	0	7,500
Telephone, Internet, Cable	6,700	2,233	2,453	(219)
Equipment Maintenance & Repairs	5,000	1,667	302	1,365
Pest Control	625	208	180	29
Facility Supplies	10,000	3,333	1,734	1,599
Pool Service Contract	14,940	4,980	6,435	(1,455)
Maintenance & Repairs	20,000	6,667	11,446	(4,780)
Security System Monitoring Services & Maintenance	2,000	667	209	458
Pool Repair & Maintenance	1,300	433	0	433
Wildlife Management Services	14,500	4,834	4,980	(146)
Tennis/Athletic Court/Park Maintenance & Supplies	2,000	666	0	666
<b>Total Parks &amp; Recreation</b>	<b>282,903</b>	<b>94,301</b>	<b>85,727</b>	<b>8,574</b>
<b>Special Events</b>				
Special Events	5,000	1,667	2,636	(969)
<b>Total Special Events</b>	<b>5,000</b>	<b>1,667</b>	<b>2,636</b>	<b>(969)</b>
<b>Contingency</b>				
Miscellaneous Contingency	25,000	8,333	32,414	(24,081)
<b>Total Contingency</b>	<b>25,000</b>	<b>8,333</b>	<b>32,414</b>	<b>(24,081)</b>
<b>Total Expenditures</b>	<b>1,480,326</b>	<b>536,333</b>	<b>533,868</b>	<b>2,465</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>943,993</b>	<b>957,553</b>	<b>(13,560)</b>
<b>Total Other Financing Sources(Uses)</b>				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	3,666	(3,666)

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>3,666</u>	<u>(3,666)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>876,732</u>	<u>(876,732)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>943,993</u>	<u>1,837,951</u>	<u>(893,958)</u>

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,911	(2,911)
Special Assessments				
Tax Roll	150,000	150,000	211,423	(61,423)
<b>Total Revenues</b>	<u>150,000</u>	<u>150,000</u>	<u>214,334</u>	<u>(64,334)</u>
<b>Expenditures</b>				
Contingency				
Capital Outlay	150,000	150,000	0	150,000
Total Contingency	150,000	150,000	0	150,000
<b>Total Expenditures</b>	<u>150,000</u>	<u>150,000</u>	<u>0</u>	<u>150,000</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>214,334</u>	<u>(214,334)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>476,799</u>	<u>(476,799)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>691,133</u>	<u>(691,133)</u>

845 Debt Service Fund S2004 & S2015 **Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	1,299	(1,299)
Special Assessments				
Tax Roll	177,209	177,209	177,907	(699)
<b>Total Revenues</b>	<u>177,209</u>	<u>177,209</u>	<u>179,206</u>	<u>(1,998)</u>
<b>Expenditures</b>				
Financial & Administrative				
Trustees Fees	0	0	11,881	(11,881)
<b>Total Financial &amp; Administrative</b>	<u>0</u>	<u>0</u>	<u>11,881</u>	<u>(11,881)</u>
Debt Service				
Interest	67,209	67,209	126,033	(58,824)
Principal	110,000	110,000	0	110,000
<b>Total Debt Service</b>	<u>177,209</u>	<u>177,209</u>	<u>126,033</u>	<u>51,176</u>
<b>Total Expenditures</b>	<u>177,209</u>	<u>177,209</u>	<u>137,914</u>	<u>39,295</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>41,292</u>	<u>(41,292)</u>
<b>Total Other Financing Sources(Uses)</b>				
Other Financing Sources (Uses)				
SPE Contribution	0	0	235,602	(235,602)
<b>Total Other Financing Sources (Uses)</b>	<u>0</u>	<u>0</u>	<u>235,602</u>	<u>(235,602)</u>
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>235,602</u>	<u>(235,602)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>(479,029)</u>	<u>479,029</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>(202,135)</u>	<u>202,135</u>

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	45	(45)
Total Revenues	<u>0</u>	<u>0</u>	<u>45</u>	<u>(45)</u>
<b>Expenditures</b>				
Financial & Administrative				
Trustees Fees	0	0	12,179	(12,179)
Total Financial & Administrative	<u>0</u>	<u>0</u>	<u>12,179</u>	<u>(12,179)</u>
Debt Service				
Interest	0	0	47,250	(47,250)
Total Debt Service	<u>0</u>	<u>0</u>	<u>47,250</u>	<u>(47,250)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>59,429</u>	<u>(59,429)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(59,384)</u>	<u>59,384</u>
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	9,066	(9,066)
Other Financing Sources (Uses)				
SPE Contribution	0	0	135,924	(135,924)
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>135,924</u>	<u>(135,924)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>144,990</u>	<u>(144,990)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(3,071,216)</u>	<u>3,071,216</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>(2,985,610)</u>	<u>2,985,610</u>

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	582	(582)
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>582</b>	<b>(582)</b>
<b>Expenditures</b>				
Financial & Administrative				
Trustees Fees	0	0	12,477	(12,476)
<b>Total Financial &amp; Administrative</b>	<b>0</b>	<b>0</b>	<b>12,477</b>	<b>(12,476)</b>
Debt Service				
Interest	0	0	178,930	(178,930)
<b>Total Debt Service</b>	<b>0</b>	<b>0</b>	<b>178,930</b>	<b>(178,930)</b>
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>191,407</b>	<b>(191,406)</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>0</b>	<b>(190,825)</b>	<b>190,825</b>
<b>Total Other Financing Sources(Uses)</b>				
Other Financing Sources (Uses)				
SPE Contribution	0	0	435,712	(435,712)
<b>Total Other Financing Sources (Uses)</b>	<b>0</b>	<b>0</b>	<b>435,712</b>	<b>(435,712)</b>
<b>Total Other Financing Sources(Uses)</b>	<b>0</b>	<b>0</b>	<b>435,712</b>	<b>(435,712)</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>(5,288,466)</b>	<b>5,288,466</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>0</b>	<b>(5,043,579)</b>	<b>5,043,579</b>



845 Debt Service Fund S2012/S2014/S2022 **Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,341	(2,341)
Special Assessments				
Tax Roll	391,924	391,924	393,470	(1,545)
<b>Total Revenues</b>	<u>391,924</u>	<u>391,924</u>	<u>395,811</u>	<u>(3,886)</u>
<b>Expenditures</b>				
Financial & Administrative				
Trustees Fees	0	0	11,584	(11,584)
<b>Total Financial &amp; Administrative</b>	<u>0</u>	<u>0</u>	<u>11,584</u>	<u>(11,584)</u>
Debt Service				
Interest	164,135	164,135	115,520	48,615
Principal	227,789	227,789	0	227,789
<b>Total Debt Service</b>	<u>391,924</u>	<u>391,924</u>	<u>115,520</u>	<u>276,404</u>
<b>Total Expenditures</b>	<u>391,924</u>	<u>391,924</u>	<u>127,104</u>	<u>264,820</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>268,707</u>	<u>(268,707)</u>
<b>Total Other Financing Sources(Uses)</b>				
Other Financing Sources (Uses)				
SPE Contribution	0	0	111,004	(111,004)
<b>Total Other Financing Sources (Uses)</b>	<u>0</u>	<u>0</u>	<u>111,004</u>	<u>(111,004)</u>
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>111,004</u>	<u>(111,004)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>(1,386,635)</u>	<u>1,386,635</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>(1,006,924)</u>	<u>1,006,924</u>

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	61	(61)
Total Revenues	<u>0</u>	<u>0</u>	<u>61</u>	<u>(61)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>61</u>	<u>(61)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(9,066)	9,066
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(9,066)</u>	<u>9,066</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>9,005</u>	<u>(9,005)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

**Meadow Pointe IV CDD**

**Investment Summary**

**January 31, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2023</u>
The Bank of Tampa	Money Market Account	\$ 3,015
The Bank of Tampa ICS		
First Republic Bank	Money Market Account	1
NexBank	Money Market Account	228,922
TriState Capital Bank	Money Market Account	248,660
<b>Total General Fund Investments</b>		<b>\$ 480,598</b>
The Bank of Tampa ICS Asset Replacement Reserve		
Merchants Bank of Indiana	Money Market Account	\$ 248,660
The Huntington National Bank	Money Market Account	153,730
Subtotal		402,390
The Bank of Tampa ICS Road Replacement Reserve		
First Republic Bank	Money Market Account	248,641
NexBank	Money Market Account	19,736
The Huntington National Bank	Money Market Account	53,322
Subtotal		321,699
<b>Total Reserve Fund Investments</b>		<b>\$ 724,089</b>
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	58,370
US Bank Series 2014 Reserve A	First American Treasury Obligation Fund Class Z	108,500
US Bank Series 2014 Prepayment A	First American Treasury Obligation Fund Class Z	269
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	635
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	12,857
US Bank Series 2015 Reserve	First American Treasury Obligation Fund Class Z	87,321
US Bank Series 2022 A-1 Revenue	First American Treasury Obligation Fund Class Y	7,900
US Bank Series 2022 A-2 Revenue	First American Treasury Obligation Fund Class Y	12,741
<b>Total Debt Service Fund Investments</b>		<b>\$ 288,593</b>

**Meadow Pointe IV Community Development District  
Summary A/R Ledger  
From 1/1/2023 to 1/31/2023**

Fund ID	Fund Name	Customer name	Document number	Date created	Balance Due	AR Account
<b>845, 2720</b>						
845-001	845 General Fund	Pasco County Tax Collector	AR00000436	10/01/2022	95,744.95	12110
<b>Sum for 845, 2720</b>					<b>95,744.95</b>	
<b>845, 2722</b>						
845-200	845 Debt Service Fund S2004 & S2015	Pasco County Tax Collector	AR00000436	10/01/2022	10,029.15	12110
<b>Sum for 845, 2722</b>					<b>10,029.15</b>	
<b>845, 2725</b>						
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00000436	10/01/2022	9,934.79	12110
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00000436	10/01/2022	6,261.31	12110
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00000436	10/01/2022	5,984.94	12110
845-203	845 Debt Service Fund S2012/S2014/S2022	Wesley Chapel Lakes, Ltd.	AR00000477	07/31/2022	167,943.60	12109
<b>Sum for 845, 2725</b>					<b>190,124.64</b>	
<b>Sum for 845</b>					<b>295,898.74</b>	
<b>Sum Total</b>					<b>295,898.74</b>	

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District  
Summary A/P Ledger  
From 1/1/2023 to 1/31/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>845, 2720</b>					
845 General Fund	01/01/2023	Advanced Aquatic Services, Inc.	10547658	Monthly Aquatic Maintenance 01/23	4,604.00
845 General Fund	01/16/2023	DCSI, Inc.	30314	Gate Key Fobs 01/23	525.00
845 General Fund	12/31/2022	Frontier Florida, LLC	813-994-6437-121521	Internet 01/23	60.99
845 General Fund	01/01/2023	Frontier Florida, LLC	-5 01.23		
845 General Fund	01/01/2023	Frontier Florida, LLC	813-994-4607-042922	Windsor Internet 01/23	69.81
845 General Fund	11/14/2022	Frontier Florida, LLC	-5 01.23		
845 General Fund	11/14/2022	Frontier Florida, LLC	813-994-0164-071921	Meridian Internet 11/22	78.20
845 General Fund	01/11/2023	George Lancos	GL011123	Board of Supervisors Meeting 01/11/23	200.00
845 General Fund	01/01/2023	Innersync Studio, Ltd	20988	Quarterly Website Services 01/23	384.38
845 General Fund	01/11/2023	Jennifer L. Sholl	LS011123	Board of Supervisors Meeting 01/11/23	200.00
845 General Fund	01/01/2023	Jerry Richardson Trapper	1720	Monthly Hog Removal Services 01/23	1,200.00
845 General Fund	01/11/2023	Megan McNeil	MM011123	Board of Supervisors Meeting 01/11/23	200.00
845 General Fund	01/04/2023	Pasco County Sheriffs Office	AR001810	JAN23 #4	9,911.92
845 General Fund	01/01/2023	Romaner Graphics	21160	Road Maintenance 05/22	235.00
845 General Fund	01/01/2023	Southern Automated Access Services, LLC	11641	Gate Maintenance Haven 08/22	105.00
845 General Fund	01/01/2023	Southern Automated Access Services, LLC	11785	Gate Maintenance/ Storm Preparation 09/22	131.25
845 General Fund	01/01/2023	Southern Automated Access Services, LLC	11642	Service Call MP North 08/22	105.00
845 General Fund	01/06/2023	Suncoast Pool Service, Inc.	8942	Pool Supplies Maintenance 01/23	1,500.00
845 General Fund	01/20/2023	TECO	221006228235	12/22 Oldwoods Ave 12/22	1,599.52
845 General Fund	01/18/2023	Times Publishing Company	0000267294	Legal Advertising 01/23	133.60
845 General Fund	01/01/2023	U.S. Water Services Corporation	SI63557	Monthly Lift Station Inspection 01/23	86.21
845 General Fund	01/20/2023	Waste Connections of Florida	1330043W426	01/23 Waste Disposal Recreation Center 01/23	77.00
845 General Fund	12/31/2022	Waste Connections of Florida	1310518W426	12.22 Waste Disposal 12/22	929.12
845 General Fund	12/31/2022	Waste Connections of Florida	6512358W425	12.22 Waste Disposal 12/22	13,747.50
<b>Sum for 845, 2720</b>					<b>36,083.50</b>
<b>Sum for 845</b>					<b>36,083.50</b>
<b>Sum Total</b>					<b>36,083.50</b>

**Meadow Pointe IV Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.
4. Debt Service Obligations - Current, represents accrued principal and/or interest on unexchanged Series 2004 Bond(s) for May 2019 – November 2022, Series 2005 Bond(s) for May 2011 – November 2022, Series 2007 Bond(s) for May 2015 – November 2022, and Series 2012B-2 Bond for May 2020 – November 2022.

**Statement of Revenue and Expenditures – Debt Service Fund 200, 201, 202, and 203**

5. The interest payments on the unexchanged Series 2004, 2005, and 2007 Bonds and unpaid interest on the Series 2012B-2 Bonds have been accrued and have been reflected on the accompanying Balance Sheet.

**Summary A/R Ledger – Payment Terms**

6. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## **Tab 6**

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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, February 8, 2023 at 5:00 p.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>
Vivek Babbar	<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 (via conference call)</b>
Greg Woodcock	<b>District Engineer, Cardno</b>
Scot Brizendine	<b>Vice President of Operations, Rizzetta</b>
Kayla Connell	<b>Financial Services Manager, Rizzetta</b>
Matt Kite	<b>FL Class Representative (via conference call)</b>
Rob Bettini	<b>FL Class Representative (via conference call)</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Scanlon 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 - Items not on  
Agenda**

The Board heard concerns about Pond 81 being brown and murky.

**FOURTH ORDER OF BUSINESS**

**District Engineer Report**

Mr. Woodcock presented his report to the Board to include that HA-5 warranty work for roads in Shellwood requires additional information.

Mr. Woodcock presented a proposal from Site Masters to repair the pothole on Whinsinton Drive for \$3,200.00. He is still waiting on two more proposals. The Board will allow Mr. Woodcock to accept and approve a proposal for this work not to exceed \$3,200.00.

On a motion from Mr. Scanlon, seconded by Ms. Sholl, the Board of Supervisors will allow Mr. Woodcock to approve this proposal not to exceed \$3,200.00 for the Meadow Pointe IV Community Development District.

Mr. Woodcock and the Board discussed access to the pond through Union Park. Mr. Woodcock mentioned that he got a proposal from Clearcut to remove the trees for \$2,500 and one from Flawless for \$3,400.00. He will be meeting with Union Park again on March 1<sup>st</sup> to get approval for access. The Board agreed to table this until next month and would like to see a better plan/scope from Clearcut once approval is given from Union Park.

Ms. McNeil asked Mr. Woodcock if he had any updates on replacing traffic signs in Windsor. He is still working on this and will provide a spreadsheet/update at the next meeting.

Mr. Liggett brought up the boundary issue between Meadow Pointe IV and Meadow Pointe V and suggested we draw a line and stop mowing beyond Pond 91, across from the electric substation, as our northern boundary on Meadow Pointe Blvd due to new construction between that point and SR54. The Board agreed to mow up to a gravel road where construction is occurring, in the vicinity of Pond 91. Further modifications may be necessary based on construction. MPIV continues to be responsible to mow along MP Blvd southward to the intersection with SR56.

On a motion from Ms. Sholl, seconded by Ms. McNeil, the Board of Supervisors agreed the District's northern mowing boundary along MP Blvd is at/near a gravel road used for construction, just beyond Pond 91. This District's southern mowing boundary along MP Blvd is at SR56.

**FIFTH ORDER OF BUSINESS**

**Presentation of FL Class Investment  
Options**

Mr. Brizendine introduced Mr. Matt Kite and Mr. Rod Bettini from FL Class. Mr. Kite gave a presentation of the investment options they can provide. The Board had

91 questions regarding the average interest rate and also what kind of accounts can be  
92 invested. After discussion, the Board agreed to open 3 separate accounts with FL Class: 1)  
93 The General Fund (less 2 months of normal operating expenses; 2) Road Reserve Funds  
94 at 100%, and 3) Capital Reserve Funds at 100 %, until a transfer is needed from any of  
95 these funds.  
96

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board of Supervisors agree to invest the General Funds, Reserve Funds and Capital Reserve Funds with FL Class for the Meadow Pointe IV Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Staff Reports**

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**A. Deputy Report**

The Deputy's report was reviewed. The Board had no questions or comments.

**B. Amenity Management**

Ms. Stanger presented her report to the Board.

The Board would like Ms. Stanger to obtain an additional proposal from a vendor specializing in fencing. This will be on the agenda next month.

The Board would like Mr. Liggett to obtain a proposal to remove Oak Trees uprooting the tennis court.

The Board asked for an update on the gate at Meridian. Ms. Stanger will contact the vendor to have this looked at.

**C. Aquatics Maintenance Report**

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

He recommends that the landscaper cut and remove brush from the bank of Pond 18. Mr. Rivera's team will investigate the area.

**D. Landscape Inspection Report**

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

The Board and many landowners complained about the after-effects of the Conservation Area Cutbacks in January. Mr. Liggett is working with the vendor (Syte) to clean up dead wood left behind before payment for services is provided. . Much of the debris will be pushed further into the Conservation Area. Juniper noted that there are areas they cannot mow until the debris is removed. Mr. Liggett will work with Syte and Juniper.

Mr. Lancos noted the destruction of a retaining wall panel on Bourneville Terrace in Meridian, during the work by Syte.

Mr. Rivera will provide a proposal to pick up debris on Langdrum Drive in Parkmonte, as noted by Mr. Lancos.

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137 The Board reviewed and considered a revised proposal from Red Tree  
138 Landscaping to install 81 palm trees across the north and south ponds of  
139 Provence (Duke Energy Project), in the amount of \$60,000. To maintain the  
140 number of trees desired without an increase in cost, the trees will be a bit  
141 less mature than previously planned. Juniper Landscaping requested an  
142 opportunity to compete with the bid as altered by Red Tree. The Board  
143 made a motion not to exceed \$60,000 allowing other vendors to provide  
144 proposals as well.  
145

On a motion from Mr. Scanlon, seconded by Ms. McNeil, the Board of Supervisors approved the Palm Tree Installation proposal not to exceed \$60,000 for the Meadow Pointe IV Community Development District. Mr. Lancos will examine the Juniper proposal with Mr. Liggett, once received.

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148 **E. District Counsel**  
149 Mr. Babbar was present and did not have any updates.  
150

151 **F. District Manager**  
152 The Board received the District Manager Report from Mr. Adams, to include  
153 that the Rizzetta Management VP said Rizzetta will cover any late fees  
154 incurred by the District in recent months.  
155

156 Mr. Adams is trying to schedule County Commissioner Seat 2 for a  
157 discussion at an upcoming CDD meeting.  
158

159 Mr. Adams reminded the Board that the next regular meeting will be held  
160 on March 8, 2023, at 10:00 a.m.  
161

162 **SIXTH ORDER OF BUSINESS** **Discussion of FY 2023-2024 Budget**

163  
164 The Board held a discussion regarding the FY 2023-2024 Budget and agreed to  
165 hold two budget workshop meetings to further discuss the budget. The first workshop  
166 will be held on March 20, 2023 at 9:00 a.m. and the second will be on April 10, 2023 at  
167 9:00 a.m. The budget review will include analysis and recommendations of the Reserve  
168 Study, recently updated.  
169

170 **SEVENTH ORDER OF BUSINESS** **Discussion of CDD/MPIV-HOA**  
171 **Agreement**

172  
173 The Board discussed the CDD/MPIV-A HOA Agreement and agreed to hold a  
174 workshop meeting to further discuss this on March 1, 2023 at 9:00 a.m.  
175

176 **EIGHTH ORDER OF BUSINESS** **Discussion of District Management**  
177 **Services**

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179 Mr. Page initiated discussion regarding the Board's fiduciary responsibility to  
180 periodically compete its contract for District Management Services. This topic will be tabled  
181 until the August 2023 meeting.

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**NINTH ORDER OF BUSINESS**

**Consideration of the Revised Minutes  
of the Board of Supervisors' Regular  
Meeting held on January 11, 2023**

Mr. Adams presented the revised minutes of the Board of Supervisors' regular meeting held on January 11, 2023.

On a motion from Mr. Page, seconded by Mr. Lancos, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on January 11, 2023, as presented, for the Meadow Pointe IV Community Development District.

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**TENTH ORDER OF BUSINESS**

**Consideration            Operations            &  
Maintenance            Expenditures            for  
December 2022**

The Board received the Operation and Maintenance Expenditures for December 2022 in the amount of \$163,351.01. Mr. Page questioned the fuel surcharge that has been paid to Juniper Landscaping for several months, even though the Board specifically did not approve paying a fuel surcharge until Juniper provided additional information. Mr. Adams will investigate and give an update at the next meeting.

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved the O&M Expenditures for December 2022 in the amount of \$163,351.01 for the Meadow Pointe IV Community Development District.

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**ELEVENTH ORDER OF BUSINESS**

**Supervisor Forum**

There were no supervisor requests.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. McNeil, seconded by Ms. Sholl, the Board approved adjourning the meeting at 8:03 p.m. for the Meadow Pointe IV Community Development District.

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

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

# Tab 7

# MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

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

## Operations and Maintenance Expenditures January 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:

**\$100,322.06**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael J Scanlon	100187	MS011123	Board of Supervisors Meeting 01/11/23	\$ 200.00
Scott W Page	100190	SP011123	Board of Supervisors Meeting 01/11/23	\$ 200.00
MPIV Debit Card January 2023	MPIV0123	MPIV0123	MPIV Debit Card January 2023	\$ 1,027.88
Airite Air Conditioning, Inc.	100166	C111437	Preventative Maintenance 11/22-01/23	\$ 280.00
Charter Communications	ACH	096793601011023 AUTOPAY	31187 Sotherby Drive 01/09/23-02/08/23	\$ 92.97
Charter Communications	ACH	097406101122222 AUTOPAY	3525 Bellmeade CT 12/21/22-01/20/23	\$ 99.93
Clean Sweep Supply Co., Inc.	100182	5616	Supplies 12/22	\$ 113.55
CRT Services Inc.	100167	208267852132	Video Surveillance Repairs 12/22	\$ 3,838.00
FL Reserve Study and Appraisal, Inc.	100183	1132023	Misc. Fees 01/23	\$ 3,300.00
Florida Department of Revenue	ACH	Sales Tax 12/22 AUTOPAY	Sales Tax 12/22 Paid Online	\$ 34.75
Florida Leak Locators, Inc.	100184	6814	Service Call 12/22	\$ 1,500.00
Frontier Florida, LLC	ACH	813-973-3003-101308-5 01.23	Internet 01/23	\$ 354.99

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	ACH	813-994-0164-071921-5 01/23	Meridia Internet 01/23	\$ 60.99
Frontier Florida, LLC	ACH	813-994-1603-072021-5 01/23	Whinsenton Sub Division Internet 01/23	\$ 60.99
Frontier Florida, LLC	ACH	813-994-1915-011921-5 01/23	Shellwood Sub Division Gate Phone 01/23	\$ 60.99
Frontier Florida, LLC	ACH	813-994-4726-101321-5 12/22	Parkmont Internet 12/22	\$ 60.99
Juniper Landscaping of Florida, LLC	100168	191917	Annuals 12/22	\$ 1,875.00
Juniper Landscaping of Florida, LLC	100185	193271	Annual Maintenance Contract 01/23	\$ 21,300.54
LLS Tax Solutions, Inc.	100186	2883	Arbitrage Services on Series 2005 11/22	\$ 500.00
Mr. Electric of Land O' Lakes	100177	33563221	Service Call 12/22	\$ 391.81
Pasco County Tax Collector	100188	22-26-20-0000-00100-0031 01/23	Annual Tax Bill 01/2023	\$ 2,495.08
Pasco County Utilities	100169	17700734	#0514195 - 3900 Meadow Pointe Blvd 12/22	\$ 2,194.96
Rizzetta & Company, Inc.	100165	INV0000074731	District Management Fees 01/23	\$ 6,632.50



## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100179	INV0000074760	Personnel Reimbursement 12/22	\$ 6,420.17
Rizzetta & Company, Inc.	100180	74924	Amenity Management & Personnel Reimbursement 01/23	\$ 8,637.19
Rizzetta & Company, Inc.	100181	INV0000075241	Personnel Reimbursement 01/23	\$ 5,659.88
Romaner Graphics	100170	21475	Gate Maintenance & Repair 12/22	\$ 550.00
Rust Off, LLC.	100189	38186	Rust Prevention - Monthly Maintenance 01/23	\$ 195.00
Southern Automated Access Services, LLC	100171	12207	Phone number 813 482 6396 12/22	\$ 53.95
Southern Automated Access Services, LLC	100172	12206	Cellular usage for phone number 813-576-9368 12/22	\$ 53.95
Southern Automated Access Services, LLC	100173	12186	Phone number 813 809 1937 12/22	\$ 53.95
Southern Automated Access Services, LLC	100174	12202	Phone number 813 468 5761 12/22	\$ 43.95
Southern Automated Access Services, LLC	100175	12185	Phone number 813 428 3537 12/22	\$ 53.95
Southern Automated Access Services, LLC	100176	12204	Cellular Usage Phone number 813 428 1696 12/22	\$ 43.95
Southern Automated Access Services, LLC	100178	12221	CAPXL Cloud Fee - Provence 01/23	\$ 75.50

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	100191	12220	CAPXL Cloud Fee - Shellwood 01/23	\$ 75.50
Southern Automated Access Services, LLC	100192	12307	Phone number 813 428 3537 01/23	\$ 53.95
Southern Automated Access Services, LLC	100192	12308	Phone number 813 809 1937 01/23	\$ 53.95
Southern Automated Access Services, LLC	100192	12326	Phone number 813 468 5761 01/23	\$ 43.95
Southern Automated Access Services, LLC	100192	12328	Cellular Usage Phone number 813 428 1696 01/23	\$ 43.95
Southern Automated Access Services, LLC	100192	12331	Cellular Usage 813 482 6396 01/23	\$ 53.95
Southern Automated Access Services, LLC	100193	12219	CAPXL Cloud Fee - MP North 01/23	\$ 75.50
Southern Automated Access Services, LLC	100194	12258	Gate Maintenance Whinsenton 01/23	\$ 385.00
Southern Automated Access Services, LLC	100195	12330	Cellular Usage 813-576-9368 01/23	\$ 53.95
Stantec Consulting Services, Inc.	100196	2030110	Engineering Services 01/23	\$ 5,022.01
Straley Robin Vericker	100197	22550	General Legal Services 12/07/22-12/15/22	\$ 1,677.50
TECO	ACH	221006228235.50	Oldwoods Ave 11/22	\$ 1,463.40

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Connections of Florida	ACH	1310357W426 12.22	Waste Disposal Recreation Center 12/22	\$ 77.00
Waste Connections of Florida	ACH	1330204W426 02/23 AUTOPAY	Waste Disposal North HOA 02/23	\$ 909.85
Waste Connections of Florida	ACH	6512358W425	Waste Disposal 12/22	\$ 13,747.50
Waste Connections of Florida	ACH	6569912W425 02/23 AUTOPAY	Waste Disposal Bellmeade Court 02/23	\$ 134.48
Withlacoochee River Electric Cooperative, Inc.	ACH	Summary 12/22 AUTOPAY	Summary Bill 12/06/22-01/06/23	\$ 7,679.30
Withlacoochee River Electric Cooperative, Inc.	ACH	WREC 2185385 12/22 Auto Pay	Public Lighting 12/22	\$ <u>253.96</u>
<b>Report Total</b>				<b>\$ <u>100,322.06</u></b>