



Rizzetta & Company

# Meadow Pointe IV Community Development District

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**Board of Supervisors'  
Budget Workshop Meeting  
April 12, 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<br>Megan McNeil<br>George Lancos<br>Scott Page<br>Liane Sholl | Chairman<br>Vice Chairman<br>Assistant Secretary<br>Assistant Secretary<br>Assistant Secretary |
| <b>District Manager</b>              | Daryl Adams   | Rizzetta & Company, Inc.   |
| <b>District Attorney</b>             | Mark Straley/<br>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**

April 5, 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, April 12, 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 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 March Amenities Report..... Tab 1
  - C.** Aquatic Maintenance
    1. March Waterway Inspection..... Tab 2
  - D.** Landscape Inspection Services Manager
    1. March Field Inspection Report ..... Tab 3
    2. Juniper Response to the Field Inspection Report  
**(under separate cover)**
    3. Consideration of Juniper Proposal to Remove Debris  
from District Fence ..... Tab 4
    4. Consideration of O’Neil’s Tree Removal near  
Tennis Court Proposal ..... Tab 5
    5. Update on Duke Energy
    6. Update on Street Trees
  - E.** District Counsel
  - F.** District Engineer
  - G.** District Manager
    1. Review of March District Manager Report and  
Monthly Financial Statement..... Tab 6
- 5. BUSINESS ITEMS**
  - A.** Update on CDD/MPV-A HOA Agreement
  - B.** Ratification of SAAS Proposals to Remove Panels and  
Replace Gate Hinges ..... Tab 7
  - C.** Consideration of Waste Connections Proposal ..... Tab 8
  - D.** Update on FY 2023-2024 Budget

- 6. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of the Board of Supervisors Workshop Meeting held on March 1, 2023 .....Tab 9
  - B.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on March 8, 2023 .....Tab 10
  - C.** Consideration of Minutes of the Board of Supervisors Budget Workshop Meeting held on March 20, 2023 ... .....Tab 11
  - D.** Consideration of Operation and Maintenance Expenditures for February 2023.....Tab 12
- 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

# Tab 1



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

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



### **Operations/Maintenance March 2023**

**Clean Sweep: 3/7/2023** Floor cleaning and polishing materials. (includes some extra, new mop heads. **Inv #6275 \$143.85**

**3/31/2023** Cleaning products **Inv #6478 \$146.00**

**United Building Maintenance: 3/8/2023** Clean and polish meeting room floor. **Inv #21 \$300.00** labor only.

**Romaner:** Level pavers on the pool deck. One section on the south deck was completed **Inv #21593 \$220.00** (see pictures below)



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**CRT Computer Repair:** A new graphics card was provided and installed in the office computer. **Inv #20230179 \$714.99**

**FIELD MAINTENANCE:**

**Advanced Aquatic** treated ponds on 3/3, 3/9, 3/17, 3/23, 3/28

**Gate Repairs by Southern Automated:**

**Meridian 3/21/23** The proposal was approved to replace 8 hinges on the exit and entrance gates and modify the lower panels of all four gates. This work is in process. The estimate includes a price reduction for working on 4 gates at one time.

**Est 1813 \$9,574.00**

**Event:** Our March Craft event was a very nice success. We hosted 27 people this month – children and adults. The group continues to increase in attendance. (see pictures below)

**Enclave:** A home caught fire and burned. This occurred while the homeowner was out of town. Our Deputy Keith was on duty and responded to the emergency. The fire department arrived and subdued the flames.

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

Conducted 71 Directed Patrols throughout Villages

Issued 31 Parking Warnings and Citations for previously warned vehicles.

Conducted 12 Traffic Stops

Responded to the following calls for service;

1 traffic accident

2 alarm calls

1 missing person//returned later that day



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3 juvenile disturbances

1 missing children (2) endangered///recovered in the Groves

2 Domestic Batteries

6 Illegal Parking

2 Trespassing Fishing

1 Child Abuse Investigation

I will continue to monitor and address any parking issues we are experiencing.

Buddy Allman

## Meadow Pointe IV Payment Log

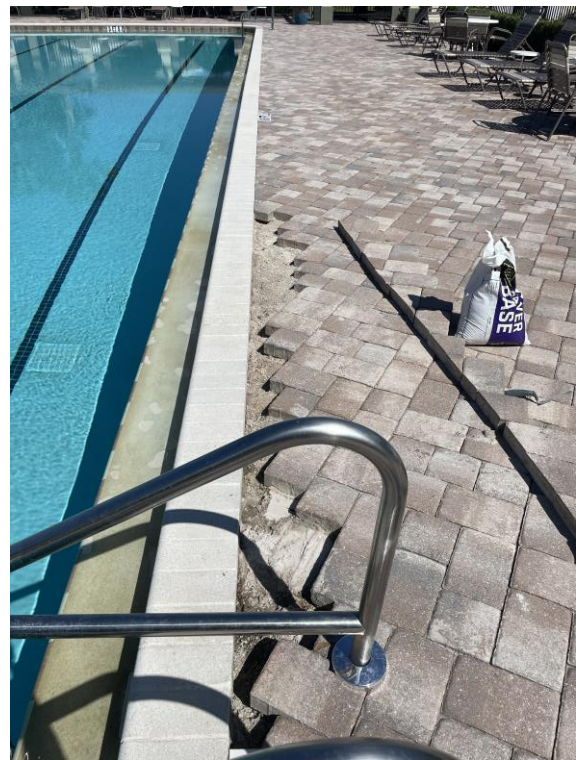
3/1/2023 through 3/29/2023

| Date      | Purpose           | Event Date | Chk # | Chk Amt | Rm Dep    | Rm Amt  | Card Amt  |
|-----------|-------------------|------------|-------|---------|-----------|---------|-----------|
| 3/1/2023  | 1 tag             |            |       |         |           |         | \$12.00   |
| 3/1/2023  | 1 fob             |            |       |         |           |         | \$25.00   |
| 3/3/2023  | 1 tag             |            |       |         |           |         | \$12.00   |
| 3/4/2023  | Rm Dep & Rental   | 3/19/23    |       |         | \$200.00  | \$50.00 | \$250.00  |
| 3/6/2023  | Refund Rm Deposit | 3/4/23     |       |         | -\$200.00 |         | -\$200.00 |
| 3/7/2023  | 1 tag             |            |       |         |           |         | \$12.00   |
| 3/7/2023  | 1 tag             |            |       |         |           |         | \$12.00   |
| 3/8/2023  | 1 tag             |            |       |         |           |         | \$12.00   |
| 3/8/2023  | 1 tag             |            |       |         |           |         | \$12.00   |
| 3/9/2023  | 1 tag             |            |       |         |           |         | \$12.00   |
| 3/9/2023  | 1 fob             |            |       |         |           |         | \$25.00   |
| 3/9/2023  | 2 tags            |            |       |         |           |         | \$24.00   |
| 3/11/2023 | Rm Rental & Dep   |            |       |         |           |         | \$300.00  |
| 3/12/2023 | 1 fob             |            |       |         |           |         | \$25.00   |
| 3/13/2023 | 1 tag             |            |       |         |           |         | \$12.00   |
| 3/14/2023 | 1 fob             |            |       |         |           |         | \$25.00   |
| 3/14/2023 | Refund Rm Deposit | 3/11/23    |       |         | -\$200.00 |         | -\$200.00 |
| 3/15/2023 | 3 tags 1 Fob      |            |       |         |           |         | \$61.00   |
| 3/16/2023 | 1 tag             |            |       |         |           |         | \$12.00   |





|           |                          |         |  |  |  |           |           |
|-----------|--------------------------|---------|--|--|--|-----------|-----------|
| 3/17/2023 | 1 tag 1 Fob              |         |  |  |  |           | \$37.00   |
| 3/17/2023 | 1 tag                    |         |  |  |  |           | \$12.00   |
| 3/17/2023 | 1 tag                    |         |  |  |  |           | \$12.00   |
| 3/18/2023 | Refund Rm Deposit        | 3/18/23 |  |  |  |           | -\$200.00 |
| 3/19/2023 | 1 tag                    |         |  |  |  |           | \$12.00   |
| 3/20/2023 | 1 tag                    |         |  |  |  |           | \$12.00   |
| 3/24/2023 | 1 tag                    |         |  |  |  |           | \$12.00   |
| 3/25/2023 | 1 tag                    |         |  |  |  |           | \$12.00   |
| 3/25/2023 | 1 tag                    |         |  |  |  |           | \$12.00   |
| 3/25/2023 | Refund Rm Deposit        | 3/25/23 |  |  |  | -\$200.00 | -\$200.00 |
| 3/26/2023 | 1 tag                    |         |  |  |  |           | \$12.00   |
| 3/26/2023 | 1 fob                    |         |  |  |  |           | \$25.00   |
| 3/27/2023 | Rm Rental & Dep          | 6/11/23 |  |  |  | \$200.00  | \$50.00   |
| 3/27/2023 | 1 tag                    |         |  |  |  |           | \$12.00   |
| 3/29/2023 | Canx Refund Full Dep     | 6/11/23 |  |  |  | -\$200.00 | -\$50.00  |
| 3/29/2023 | Refund Partial Rm<br>Dep | 6/19/23 |  |  |  | -\$100.00 | -\$100.00 |
|           |                          |         |  |  |  |           |           |
|           |                          |         |  |  |  | -\$500.00 | \$50.00   |
|           |                          |         |  |  |  |           | \$113.00  |





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:**

3/17/2023

**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



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**Site Assessments**

**Pond 62**

**Comments:**

Site Looks Good

Trace amounts of algae treated.

Previous applications targeting brush around culvert have been successful.



**Pond 63**

**Comments:**

Site Looks Good

Trace amounts of algae treated.

New beneficial aquatic plants beginning to develop.



## Site Assessments

### Pond 64

#### Comments:

Requires Attention

Hope to receive access to this pond soon so that we can perform applications via boat.



### Pond 65

#### Comments:

Site Looks Good

Water levels low. Trace amounts of algae treated.





**Site Assessments**

**Pond 66**

**Comments:**

Site Looks Good

Trace amounts of algae treated.



**Pond 67**

**Comments:**

Site Looks Good

Trace amounts of algae treated.



**Site Assessments**

**Pond 68**

**Comments:**

Site Looks Good

Photo on left indicates the last bit of Primrose treated previously via boat applications. Decomposing nicely.



**Pond 69**

**Comments:**

Normal Growth Observed

We will continue to treat exposed banks with pre-emergent aquatic herbicide.



**Site Assessments**

**Pond 70**

**Comments:**

Treatment In Progress

Continue to treat entire pond with boat, including portion of pond shoreline bordering the wetland conservation area.



**Pond 71**

**Comments:**

Site Looks Good

Trace amounts of algae treated.



**Site Assessments**

**Pond 72**

**Comments:**

Site Looks Good

Trace amounts of algae treated.



**Pond 73**

**Comments:**

Normal Growth Observed

We will continue to treat exposed banks with pre-emergent aquatic herbicide.

A healthy grouping of the beneficial native aquatic lily observed.



**Site Assessments**

**Pond 74**

**Comments:**

Site Looks Good

Trace amounts of algae treated.



**Pond 75**

**Comments:**

Normal Growth Observed

Site completely dry.

We will continue to treat exposed banks with pre-emergent aquatic herbicide.

A healthy stand of beneficial native aquatic plant species observed.



**Site Assessments**

**Pond 76**

**Comments:**

Site Looks Good

Beneficial native plants developing nicely.



**Pond 77**

**Comments:**

Site Looks Good

Beneficial native aquatic plants developing nicely.



**Site Assessments**

**Pond 78**

**Comments:**

Normal Growth Observed

Water levels remain very low. Trace amount of Torpedograss treated.



**Pond 79**

**Comments:**

Requires Attention

Water levels remain very low.  
Erosion persists around culvert.



**Site Assessments**

**Pond 80**

**Comments:**

Site Looks Good

Trace amounts of algae treated.

Healthy stands of beneficial native aquatic plant species observed.



**Pond 81**

**Comments:**

Site Looks Good

Trace amounts of algae treated.





**Site Assessments**

**Pond 82**

**Comments:**

Site Looks Good

Water levels remain low.

Trace amounts of algae treated.



**Pond 83**

**Comments:**

Site Looks Good

Trace amounts of algae treated.



**Site Assessments**

**Pond 84**

**Comments:**

Normal Growth Observed

Water levels very low. Trace amounts of algae treated.



**Pond 85**

**Comments:**

Site Looks Good

Healthy stands of beneficial native aquatic plant species observed.



**Site Assessments**

**Pond 86**

**Comments:**

Site Looks Good

Healthy stands of beneficial native aquatic plant species observed.



**Pond 87**

**Comments:**

Normal Growth Observed

Site is nearly completely dry.

We will continue to treat exposed banks with pre-emergent aquatic herbicide.



**Site Assessments**

**Pond 88**

**Comments:**

Normal Growth Observed

Erosion persists (please see photo on left).

Trace amounts of algae treated.



**Pond 89**

**Comments:**

Site Looks Good

Trace amounts of algae treated.



**Site Assessments**

**Pond 90**

**Comments:**

Site Looks Good

Trace amounts of algae treated.



**Pond 91**

**Comments:**

Site Looks Good

Access around this pond has provided Advanced Aquatic the opportunity over the recent months to treat entire pond area.





## Management Summary

The majority of the stormwater ponds at Meadow Pointe IV CDD are in excellent condition as we progress into Spring and early Summer. All algae, aquatic weed and invasive shoreline growth is under control.

Many pond levels are seasonally low and will remain so until the commencement of the rainy season. This provides the continued opportunity for Advanced Aquatic to treat exposed banks with an EPA approved pre-emergent aquatic herbicide. This proactive strategy helps to ensure that there are minimal aquatic weed issues when pond levels return to normal with the return of Summer rain events.

Multiple pond shoreline areas bordering wetland conservation areas are continued to be 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 plant species without harming the native aquatic plants.

Requesting erosion repair assessment updates for pond #'s 79 & 88.

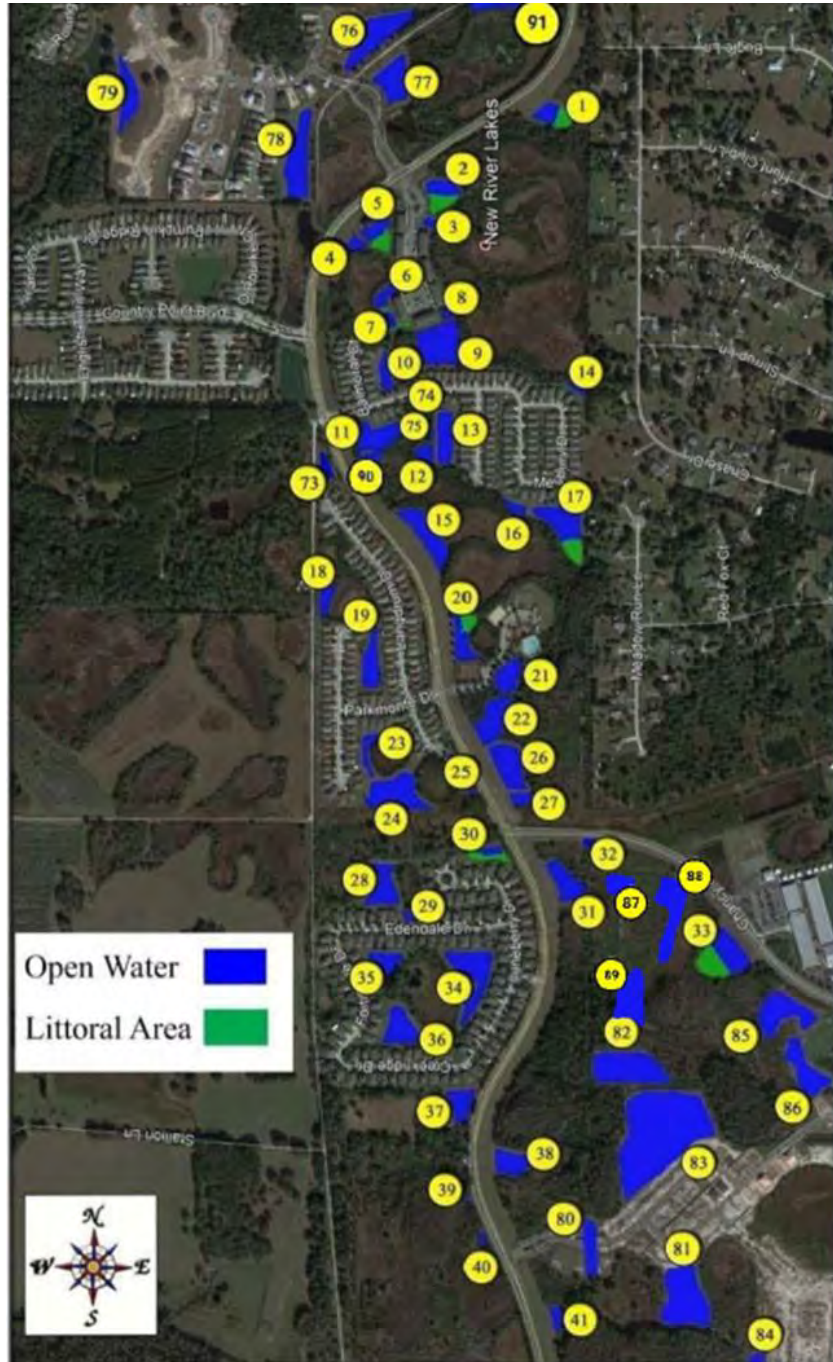
In addition, we hope to receive access to pond #64 in the future so that we can perform necessary applications via boat. Thank you for the opportunity to be of service!



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North Site Map

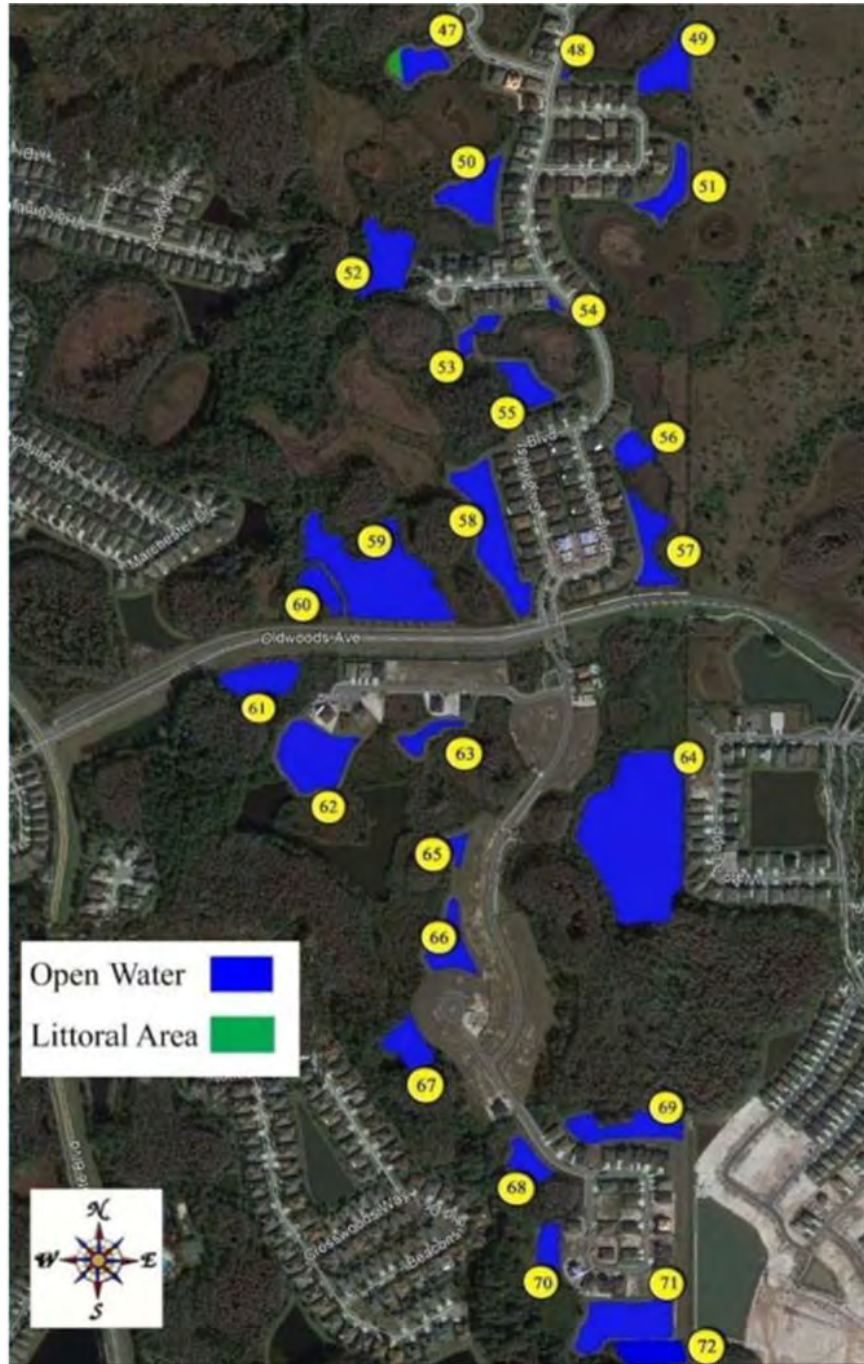


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South Site Map



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## **Tab 3**

# MEADOW POINTE IV

## FIELD INSPECTION REPORT



March 23, 2023  
Rizzetta & Company  
Jason Liggett – Field Services Manager



Rizzetta & Company  
Professionals in Community Management

# Summary & Clubhouse

## General Updates, Recent & Upcoming Maintenance Events

- ❖ When will the pruning of the Crape Myrtles be completed throughout the district?
- ❖ **Work on moss removal up to 15 feet throughout the district.**

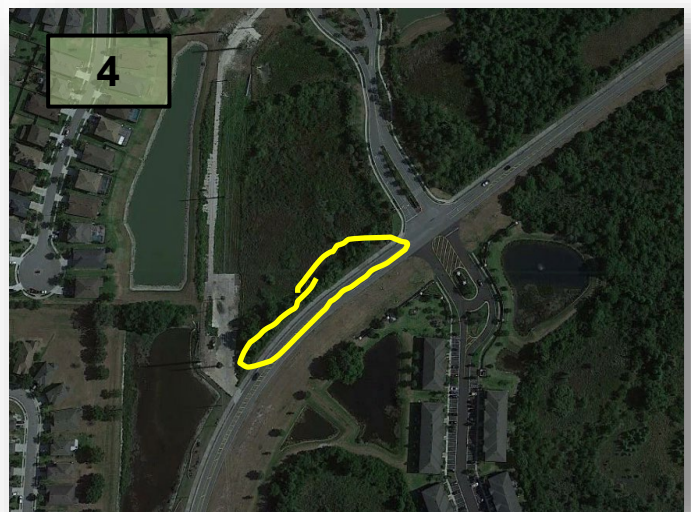
The following are action items for Juniper Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** 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. Remove the dead Flax Lilies from the thumbnail island near the volleyball court parking lot.
2. **Make sure the outbound side of Parkmonte is getting adequate water. During my inspection there was noticeable hot spots.(Pic 2)**



3. **This has been brought up before, but Juniper needs to make sure they are following the contract height for tree pruning. During my inspection there are still trees on Meadow Pointe Blvd below the 10 feet contract height. This also includes the frontage in front of Whinsenton Place .**
4. **Make sure that the mow crews are mowing the turf areas between provence and country walk cdd. This area has not been mowed.(Pic 4)**

5. Remove the brown fronds from the palm in the center island at Meadow Pointe North.
6. Improve the vigor in the Loropetalum on the outbound side of the Meadow Pointe North entrance.
7. Improve the vigor in the queen palm on the outbound side of the Meadow Pointe North entrance.
8. Make sure on the south side of Meadow Pointe Blvd we are keeping the conservation debris from the metal railing fences.
9. During my inspection I noticed the pond on the west side of Meadow Pointe Blvd is not being mowed around. This is a district mowed pond. (Pic 9 Next Page)



# Meadow Pointe Boulevard



10. During my last months report I mentioned mowing the areas where we pushed back the overgrowth. We are still not having this done and the areas are starting to get tall. Make sure mowers are going all the way to the conservation line. (Pic 10, 10a)



11. Continue to monitor the growth on the Gold Mound Duranta in the 3-tier bed in the front of the amenity center on Meadow Pointe Blvd to ensure these are coming back from the frost damage.
12. Keep an eye on the Palmetto on the east side of Meadow Pointe Blvd on the walking path and make sure none of them are growing over the walking path.
13. Eradicate the bed weeds across from the chancey rd intersection on Meadow Pointe Blvd.
14. From Chancey road to the north going toward state road 56 we need to make sure that plant material is being trimmed and the detail is improved.
15. Hard edged the Jasmine bed that is overgrowing the bed at the Shellwood Place entrance in the center island bed near the gate.
16. Check the irrigation on the outbound side of the shellwood place entrance and ensure this area is getting proper irrigation.



17. Make sure throughout the district signage is being removed on district property.



# Meadow Pointe Boulevard

18. Lift the oak trees growing over the sidewalks on Meadow Pointe Blvd on the eastside before state road 56. This was in last months report and reported by a board member.
19. Eradicate the crack weeds in the road gutter throughout old woods avenue.
20. Along the fencing in the Meridian frontage, we need to make sure this viburnum hedge gets on a better rotation with trimming. It is getting very high.
21. Eradicate the bed weeds in the same bed in the above item.



# Proposals

1. Prepare pricing to have Saint Augustine installed around the tennis court in the irrigated areas along with the driveway coming in the amenity center. Include the strips near the basketball and volleyball court.



# Tab 4



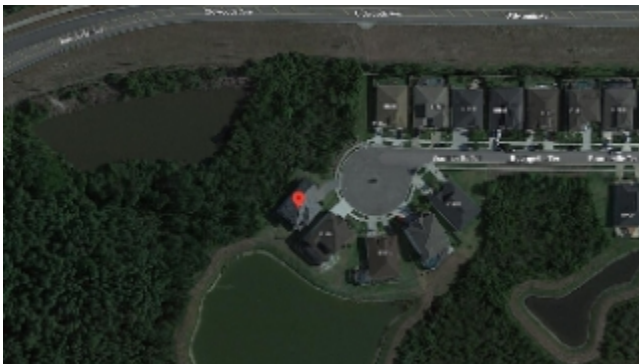
## Proposal

**Proposal No.:** 207930

**Proposed Date:** 03/22/23

| PROPERTY:   | FOR:                     |
|---|--------------------------|
| Meadow Pointe IV CDD<br>Jason Liggett<br>3902 Meadow Pointe Blvd<br>Wesley Chapel, FL 33543 | Debris on district fence |

Juniper has been requested by Jason to have debris removed from the district fence.







| ITEM                       | QTY  | UOM | UNIT PRICE | EXT. PRICE    | TOTAL           |
|----------------------------|------|-----|------------|---------------|-----------------|
| <b>Plant Material</b>      |      |     |            |               | <b>\$608.31</b> |
| Maintenance Division Labor | 5.00 | HR  | \$55.00    | \$275.00      |                 |
| Debris by the truck        | 1.00 | 1   | \$333.31   | \$333.31      |                 |
|                            |      |     |            | <b>Total:</b> | <b>\$608.31</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 5



Proposal For

Meadow Pointe IV (MPIV) CDD

3092 Meadow Pointe Blvd  
 Wesley Chapel, FL 34653

main: 703-304-3978

[coleman@greenacre.com](mailto:coleman@greenacre.com), [darryla@rizzetta.com](mailto:darryla@rizzetta.com), [page.mp4cdd@outlook.com](mailto:page.mp4cdd@outlook.com), [sgillis@rizzetta.com](mailto:sgillis@rizzetta.com)

Location

3902 Meadow Pointe Blvd  
 Wesley Chapel, FL 33543

Terms

Due Upon Completion

3902 Meadow Pointe Blvd 33543

| ACCEPT | ITEM DESCRIPTION  | DBH      | AMOUNT    |
|--------|---|----------|-----------|
| ✓      | <p>1,2) Permit Fee - Oak, Southern Live <b>Included</b></p> <p>Oak trees have cracked and destroying the tennis courts. Trees were planted to close and will continue to create damage if not removed.</p> <p>Obtain permit for removal of tree(s) and or pruning trees in certain municipalities. The price below can cover several trees but the price could go up if the client wants to remove multiple trees. Additionally, if a commercial permit is required it may cost additional. ROW permits, DOT permits and other fees are not covered under this line item and will cost additional if your municipality requires it.</p> <p>**Grand tree pruning permits and removal permits will cost additional. City of Tampa Grand tree removal permits start at \$600.</p> <p>**In the case your permit is not approved by your municipality, you will be responsible for the full price of this line item regardless of the outcome.</p> | 12", 13" | \$ 175.00 |
| ✓      | <p>1) Tree Removal - Oak, Laurel <b>Included</b></p> <p>Remove oak tree to as close to grade as possible. Typically this is 3"-6" above grade. Bigger stumps with larger root flares are likely to be as much as 12" or more above grade. Removal of debris is not included in this price.</p>  | 20"      | \$ 900.00 |
| ✓      | <p>2) Tree Removal - Oak, Laurel <b>Included</b></p> <p>Remove oak tree to as close to grade as possible. Typically this is 3"-6" above grade. Bigger stumps with larger root flares are likely to be as much as 12" or more above grade. Removal of debris is not included in this price.</p>  | 18"      | \$ 900.00 |
| ☑      | <p>1,2) Stump Grinding (Standard) - Oak, Laurel <b>Recommended</b></p> <p>Grind 2 stumps to just below grade. If deep grinding is required to be able to plant a new tree, it will be an additional cost. All stump grinding includes an 811 LOCATE to reduce chances of damaging utilities. Any damage to underground utilities such as irrigation and low-voltage electrical will be an additional cost.</p>  |          | \$ 300.00 |



O'Neil's will smooth out the area when done and blow off area unless listed otherwise here. THIS COULD RESULT IN A LARGE HUMP IN THE YARD WHEN DONE. Hauling away mulch from grinding the stump will be addressed in a separate line item below.

\*\*When grinding stumps, underground utilities (such as the ones mentioned above), can be damaged and will cost extra to fix.

Please note that stump grinding may be done at a later date from when other tree work on your proposal is done. If this is the case, grinding will be done on short notice. Our technician will call to notify you when he is in route to your property.

\*\*Stump grinding may be done at a later date depending on current work load and backlog. Additionally, grinding may also be done on short notice, but you will receive a phone call from an O'Neil's stump grinding technician when they are on their way to perform the task. This is the only item which we very rarely may subcontract to a stump grinding professional. The only reason for this being that we are behind schedule or our own stump grinders are being repaired. This subcontractor has been fully vetted and carry's all state required insurances necessary to perform his task.



1,2) Mulch Hauling From Grinding - Oak, Laurel Optional

\$ 200.00

When you grind a stump it leaves behind a pile of mulch and dirt. We can haul this off to level with grade and rake level/flat or to taper of natural grade when done.

\*\*This should allow the area to be prepared for installation of new sod.

\*\*Keep in mind that over the next few months to a year that the area will compact and you may have a sunken area. This can be remedied by you (the client) by adding a bit of soil or sand to the area at a rate of 1" every few months until the sod recovers in the area.



1,2) Debris Removal - Oak, Southern Live Included

\$ 400.00

Haul away and recycle debris.

\*\*IN AN EFFORT TO KEEP INCREASING COSTS DOWN ON THIS SERVICE SOME PILES MAY SIT FOR A COUPLE DAYS BEFORE BEING HAULED AWAY. Please let us know if this will cause you problems or if you have any limitations regarding this part of the service.



3) Tree Installation - Optional

\$ 1,270.00

\*\*READ THIS WHOLE LINE ITEM. INSTRUCTION FOR ESTABLISHMENT AND IRRIGATION ARE AT THE BOTTOM.\*\*

\*\*\*\*The trees will be ordered but may come in sooner than the permit comes back approved therefore can cause the job to be held off due to permitting. Because there is a minimum order amount needed. \*\*\*\*

Installation of most 30 gallon trees is \$950 minimum. This includes delivery and installation and includes stakes to help keep the tree upright while it is getting



# O'Neil's Tree Service

PO Box 492  
Ozona, FL 34660

Proposal #19548

Created: 03/22/2023

From: James Pruitt

established.

\*\*We can arrange a consultation with an irrigation technician after installation to ensure the new tree is getting adequate water and to make sure it won't die. This will cost extra. Please ask for this service if you would like.

\*\*Keep in mind that this service includes the purchase of a new tree. There are many costs involved in this process including transportation from the grower to our yard and the purchase price. For this reasons there are no refunds for this line item and if you select this line item you will be responsible for 50% of this cost should you cancel service or this order for any reason.

\*\*\*Trees and shrubs provided with regular irrigation through the first growing season after transplanting require about 3 months (hardiness zones 9-11) per inch of trunk diameter to fully establish roots in the landscape soil.

\*\*\*Unlike established plants, research clearly shows that recently transplanted trees and shrubs establish most quickly with light, frequent irrigation. For trees planted in spring or summer, provide two (cooler hardiness zones) to three irrigations (warmer hardiness zones) each week during the first few months after planting (Table 1). Daily irrigation in the warmest hardiness zones provides the quickest establishment. Following the initial few months of frequent irrigation, provide weekly irrigation until plants are fully established. At each irrigation, apply about 2 to 3 gallons of water per inch of trunk diameter (e.g. 4-6 gallons for a 2-inch tree) over the root ball. There is no need to wet the soil outside the root ball in most instances in the eastern U.S. where rainfall is plentiful. There may be a benefit to wetting soil outside the root ball in drier climates. Never add irrigation if the root ball is saturated.



#### 4) Discount - Included

(\$ 0.00)

If the permit gets approved while we are doing the original tree removal contract we can honor the pricing of the original tree removal contract. If needed to be done separately above price applies.

*Please use the checkbox to mark items as accepted.*



O'Neil's Tree Service  
 PO Box 492  
 Ozona, FL 34660

Proposal #19548  
 Created: 03/22/2023  
 From: James Pruitt

*\*\*This estimate/proposal does not serve as an assessment of the overall condition or risk of your trees. Trees are living things, circumstances and conditions can change rapidly creating an unacceptable or higher risk. Trees with targets of people and/or property should be assessed and/or monitored for changes by an ISA Certified Arborist.*

*\*\*O'Neil's Tree Service provides monitoring and/or risk assessments appropriate for the current situation at an additional cost. A risk assessment may include Level 3 Advance Assessment arboriculture equipment and/or methodology.*

*\*\*Stump grinding and excavation can damage underground utilities such as irrigation, electrical and water. Such damages will be an additional cost to fix. Upon your request we can arrange such repairs with an appropriate licensed and insured contractor and attach the repair bill to the final invoice.*

*\*\*All work will be performed in accordance with the ANSI Z133 safety standards for tree care and the ANSI A300 standards for pruning.*

*\*\*If no pruning specification is stated on a line item, the general pruning specification will apply: No cuts larger than 3" diameter and no more than 30% of live foliage removed from an individual limb or branch.*

*\*\*Client responsibilities: Please help us by communicating your needs and expectations to our estimator. Please don't assume that we will do certain things not mentioned or itemized here as tree care is always done for specific reasons. Unfortunately, we don't currently employ mind readers:) If you don't see items discussed or which are important to you mentioned or itemized on this proposal, they WILL NOT be performed at no cost and you are expected to pay the full price for the services delivered as per this proposal. Optional fields must be selected if the client would like to have them done and if we must come back to perform such services after the fact they will often cost more money than quoted on the this proposal as it will require a separate trip etc.*

*\*\*If the total of your proposal is less than \$1000 we will show up to perform the work unannounced at our discretion. This allows us to keep the routes of our crews optimized so we can deliver the best quality tree care at affordable prices. If the work cannot be performed due to vehicles being in the way or otherwise we will be back to perform the work at our convenience.*

## Signature

x

Date:

Please sign here to accept the terms and conditions

### Consulting Arborist

James Pruitt  
 Mobile: 727-453-2228  
[james@oneilstreeservice.com](mailto:james@oneilstreeservice.com)

## Photos

1,2) Permit Fee - Oak, Southern Live





1,2) Permit Fee - Oak, Southern Live



1,2) Permit Fee - Oak, Southern Live

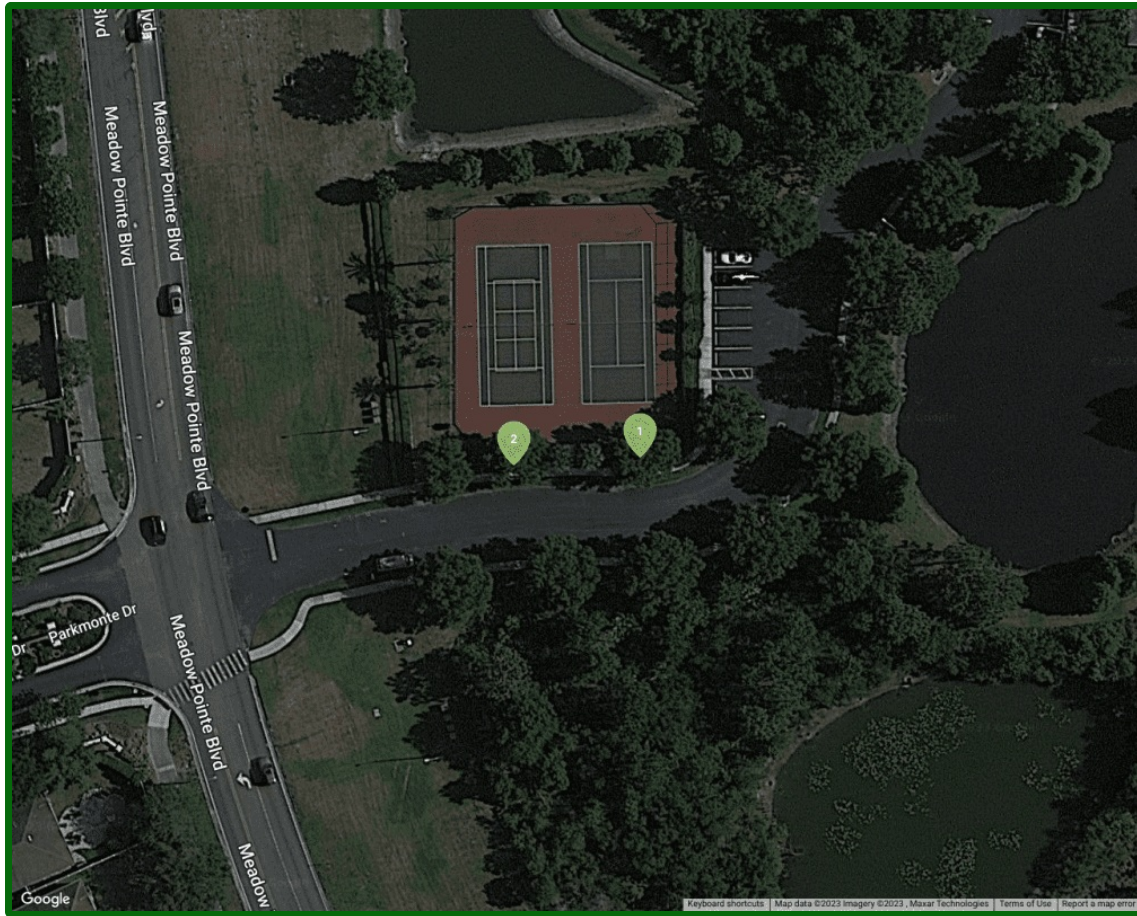



1) Tree Removal - Oak, Laurel



2) Tree Removal - Oak, Laurel





| ID | DESCRIPTION | COLOR   |
|----|-------------|---|
| 1  | Live Oak    |  |
| 2  | Live oak    |  |

# TERMS AND CONDITIONS

The following terms and conditions are a part of the confirmation of work to be performed by O'Neil's Tree Service and with the information on the front constitute the whole agreement.

## Types of Pruning:

**Crown Cleaning** - Removal of detached, broken, dead and diseased branches especially those more than one inch in diameter.

**Crown Reduction or Reduction Pruning** - This type of pruning is used to reduce the size of a tree by decreasing the length of one or many stems and branches.

**Crown Thinning** - Thinning should result in an even distribution of branches along individual limbs, not a grouping towards the ends. Do this by removing some of the branches from the edge of the canopy, not from the interior! Caution must be taken not to create an effect known as lions-tailing, which is caused by removing an excessive number of interior lateral branches or limbs and foliage. Before thinning a tree a crown cleaning must be done. Appropriately thinned trees may not look like they were pruned.

**Structural Pruning** - Structural pruning will increase structural integrity by pruning to one dominant leader. This is done by reducing the length of or removing competing leaders. Do not allow weakly attached branches to grow too long because they could split from the tree.

**Crown Raising or Crown Elevation** - Instead of removing large low branches all at once, slow their growth by reducing their length so they can be removed later without stressing the tree. Raising is also done by removing smaller branches at the branch tips which are growing downward or weighing the branch down.

## Scheduling :

Work crews will arrive at the job site unannounced unless otherwise indicated. O'Neil's Tree Service shall attempt to meet all performance dates, but shall not be held responsible for delays due to inclement weather, response to disasters or other conditions beyond our control.

## Workmanship :

All work will be performed in a professional manner by experienced personnel outfitted with appropriate tools and equipment to complete the job properly.

## Driveway damage :

O'Neil's Tree Service is not responsible for damage to driveways caused by the weight of our trucks or machinery. This damage rarely occurs and is very dependant on the construction process used to install your driveway. If you do not wish us to use your driveway, let us know beforehand and we will be happy to give you a revised estimate to perform the work manually.

## Lawn damage :

O'Neil's Tree Service will make reasonable attempts to prevent damage to your lawn. Falling limbs, wood, trucks, and machinery may cause damage to lawn. While we will make efforts to prevent this damage, we do not repair damage to lawns.

## Insurance :

O'Neil's Tree Service is insured for liability resulting from injury of persons or property, and all employees are covered by Workers Compensation Insurance. Proof will be provided upon request.

## Ownership :

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by the customer or permission for the work has been obtained by the owner. O'Neil's Tree Service is to be held harmless from all claims for damages resulting from failure to obtain such permission.

## Terms of payment :

All accounts are payable upon receipt of the invoice. A service charge of 1.5% per month, which is an annual percentage rate of 18% will be added to accounts thirty days after invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collecting.

## Access to work :

Customer shall provide free access to work areas for O'Neil's Tree Service employees and vehicles and agrees to keep driveways clear and available for the movement and parking of required equipment during normal working hours. O'Neil's Tree Service shall not be expected to keep gates closed for animals or children.

## Concealed contingencies :

Customer agrees to pay O'Neil's Tree Service on a time and material basis or an additional agreed upon amount in the event additional work impossible to foresee is needed to complete the job. This would include, but is not limited to, concrete or other foreign matter within the tree, stinging insects or nests, rocks, pipe, underground lines or any other condition not apparent in estimating the job.

## Stump removal :

Stumps will be cut to within approximately six (6) inches of ground level unless specified to the contrary on the face page of this agreement. Stump removal is not included in this agreement unless specifically provided for on the face page hereof. If the customer request deep grinding, 811 must be called prior to grinding and an additional cost will be added for the additional grinding. It is not part of our normal service to haul away the wood chips from stump grinding, but we can haul them away at an additional cost. **We are not responsible for damage to underground utilities or irrigation components. Stump grinding can damage underground utilities, such as irrigation, internet, water lines, etc. O'Neil's LLC is not responsible for this damage, but we can arrange to have this repaired by a licensed and insured contractor at an additional cost in the event it does occur and attach the cost to the final invoice. You must understand and agree to this before any stump grinding work is performed. Initial here \_\_\_\_\_**

## Length of validity :

This contract is valid for 90 days only.

# Our best advertisement is YOU!

If you refer a friend, we want to give you something.

\$1 to \$500 gets you a **\$25.00** gift card.

\$501 to \$5000 gets you a **\$50.00** gift card!

Refer \$5001 or more and get a **\$100.00** gift card!

It is our way of saying thank you.



**O'NEIL'S**  
TREE SERVICE  
727-599-7548

\*Gift cards are sent to a referrer ONLY when the person whom was referred mentions the referrer's name on the day they book their appointment.

Name:  
Address:

Email:  
Phone:  
Cell:



**Refer your friends, family and neighbors!**

**O'Neil's Instant \$\$ Off Referral Program**

O'Neil's will only send handwritten letters and use email addresses for remarketing purposes. We promise we will not annoy your friends, family or neighbors. We will use your name as a reference.

Name:  
Address:

Email:  
Phone:  
Cell:

Name:  
Address:

Email:  
Phone:  
Cell:

Name:  
Address:

Email:  
Phone:  
Cell:

**COUPON**

2 REFERRED

**\$25.00 OFF NOW**

**COUPON**

3 REFERRED

**\$50.00 OFF NOW**





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/1/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|  |   |  |
|--|---|--|
| <b>PRODUCER</b><br>Adcock-Adcock Insurance Agency<br>315 W. Fletcher Ave.<br>Tampa FL 33612-3414 | <b>CONTACT NAME:</b> Tracey Moore<br><b>PHONE (A/C. No. Ext):</b> 813-933-6691<br><b>FAX (A/C. No):</b> 813-932-6287<br><b>E-MAIL ADDRESS:</b> traceym@adcock-insurance.com |  |
|  | <b>INSURER(S) AFFORDING COVERAGE</b>  |  |
| <b>INSURED</b><br>O'Neil's Tree Service; O'Neil's LLC<br>233 Hedden Ct<br>Palm Harbor FL 34683   | 52038   | <b>INSURER A:</b> Greenwich Insurance Company<br><b>INSURER B:</b> Insurance Company of the West<br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |
|  |   | <b>NAIC #</b><br>221322<br>27847   |
|  |   |  |
|  |   |  |
|  |   |  |

**COVERAGES**

CERTIFICATE NUMBER: 1841689539

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE  | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|--|-----------|----------|---------------|-------------------------|-------------------------|--|
| A        | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |           |          | NGL100257703  | 1/1/2023                | 1/1/2024                | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000<br>\$ |
| A        | <input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b><br><input checked="" type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                       |           |          | NBA100257803  | 1/1/2023                | 1/1/2024                | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>PIP \$ 10,000   |
| A        | <input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0   |           |          | NEC600600203  | 1/1/2023                | 1/1/2024                | EACH OCCURRENCE \$ 1,000,000<br>AGGREGATE \$ 1,000,000<br>\$   |
| B        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below  | Y/N<br>N  | N/A      | WFL505904802  | 1/1/2023                | 1/1/2024                | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000                                      |

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 Certificate Holder is included as an Additional Insured under the General Liability policy Blanket Additional Insured endorsement, per form #CG2010 & #CG2037, attached, if terms/requirements are met and subject to all policy conditions, wording, terms, etc.  
 Certificate Holder is included as an Additional Insured under Automobile Liability per Blanket Additional Insured endorsement form XIC4211013, attached, if terms/requirements are met and subject to all policy conditions, wording, terms, etc.

**CERTIFICATE HOLDER****CANCELLATION**

SAMPLE - FOR INFORMATION ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**XL PLUS BUSINESS AUTO EXTENSION ENDORSEMENT**

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

COVERAGE DESCRIPTION

- A. Temporary Substitute Auto Physical Damage**
- B. Who Is An Insured**
  - 1. Broad Form Insured**
  - 2. Employees As Insureds**
  - 3. Additional Insured By Contract, Agreement or Permit**
  - 4. Employee Hired Autos**
- C. Supplementary Payments**
- D. Amended Fellow Employee Exclusion**
- E. Physical Damage Coverage**
  - 1. Rental Reimbursement**
  - 2. Extra Expense – Broadened Coverage**
  - 3. Personal Effects Coverage**
  - 4. Lease Gap**
  - 5. Glass Repair – Waiver Of Deductible**
- F. Physical Damage Coverage Extensions**
  - 1. Additional Transportation Expense**
  - 2. Hired Auto Physical Damage**
- G. Business Auto Conditions**
  - 1. Notice Of Occurrence**
  - 2. Waiver Of Subrogation**
  - 3. Unintentional Failure To Disclose Hazards**
  - 4. Primary Insurance**
- H. Bodily Injury Redefined**
- I. Extended Cancellation Condition**

**A. Temporary Substitute Auto Physical Damage**

**SECTION I – COVERED AUTOS, C. Certain Trailers, Mobile Equipment And Temporary Substitute Autos** is changed by adding the following:

If Physical Damage coverage is provided by this Coverage Form, the following types of vehicles are also covered “autos” for Physical Damage coverage:

1. Any “auto” you do not own while used with the permission of its owner as a temporary substitute for a covered “auto” you own that is out of service because of its:
  - a. Breakdown;
  - b. Repair;
  - c. Servicing;
  - d. “Loss”; or
  - e. Destruction.

**B. Who Is An Insured**

**SECTION II – COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 1. Who Is An Insured** is changed by adding the following:

**1. Broad Form Insured**

For any covered “auto”, any subsidiary, affiliate or organization, other than a partnership or joint venture, as may now exist or hereafter be constituted over which you assume active management or maintain ownership or majority interest, provided that you notify us within ninety (90) days from the date that any such subsidiary or affiliate is acquired or formed and that there is no similar insurance available to that organization. However, coverage does not apply to “bodily injury” or “property damage” that occurred before you acquired or formed the organization.

**2. Employees As Insureds**

Any “employee” of yours is an “insured” while using a covered “auto” you don’t own, hire or borrow, in your business or your personal affairs.

**3. Additional Insured By Contract, Agreement Or Permit**

Any person or organization with whom you have agreed in writing in a contract, agreement or permit, to provide insurance such as is provided under this policy, provided that the “bodily injury” or “property damage” occurs subsequent to the execution of the written contract, agreement or permit.

**4. Employee Hired Autos**

An “employee” of yours is an “insured” while operating an “auto” hired or rented under a contract or agreement in that “employee’s” name, with your permission, while performing duties related to the conduct of your business.

**SECTION IV – BUSINESS AUTO CONDITIONS, B. General Conditions, 5. Other Insurance, b.** is replaced with the following:

**b.** For Hired Auto Physical Damage Coverage, the following are deemed to be covered “autos” you own:

- (1)** Any covered “auto” you lease, hire, rent or borrow; and
- (2)** Any covered “auto” hired or rented by your “employee” under a contract in that individual “employee’s” name, with your permission, while performing duties related to the conduct of your business.

However, any “auto” that is leased, hired, rented or borrowed with a driver is not a covered “auto”.

**C. Supplementary Payments**

**SECTION II – COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 2. Coverage Extensions, a. Supplementary Payments** is changed as follows:

Item **(2)** is deleted and replaced by the following:

- (2)** Up to \$3,500 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

Item **(4)** is deleted and replaced by the following:

- (4)** All reasonable expenses incurred by the “insured” at our request, including actual loss of earnings up to \$500 a day because of time off from work.

**D. Amended Fellow Employee Exclusion**

**SECTION II – COVERED AUTOS LIABILITY COVERAGE, B. Exclusions, 5. Fellow Employee** does not apply.

The insurance provided under this Provision **D.** is excess over any other collectible insurance.

**E. Physical Damage Coverage**

**SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage** is changed by adding the following:

**1. Rental Reimbursement**

- a.** We will pay for rental reimbursement expenses incurred by you for the rental of an “auto” because of “loss” to a covered “auto”. Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered “auto”. No deductibles apply to this coverage.
- b.** We will pay only for those expenses incurred during the policy period beginning twenty-four (24) hours after the “loss” and ending, regardless of the policy’s expiration, with the lesser of the following number of days:

- (1) The number of days reasonably required to repair or replace the covered "auto". If "loss" is caused by theft, this number of days is added to the number of days it takes to locate the covered "auto" and return it to you.
  - (2) Thirty (30) days.
- c. Our payment is limited to the lesser of the following amounts:
  - (1) Necessary and actual expenses incurred.
  - (2) \$50 any one day per private passenger "auto";  
\$100 any one day per truck;  
\$1,500 any one period per private passenger "auto";  
\$3,000 any one period per truck; or  
Higher limits if shown elsewhere in this policy.
- d. This coverage does not apply while there are spare or reserve "autos" available to you for your operations.
- e. If "loss" results from the total theft of a covered "auto" of the private passenger type, we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided for under the Physical Damage Coverage Extension.

## **2. Extra Expense – Broadened Coverage**

We will pay for the expense of returning a stolen covered "auto" to you.

## **3. Personal Effects Coverage**

If you have purchased Comprehensive Coverage on this policy for an "auto" you own and that "auto" is stolen, we will pay, without application of a deductible, up to \$500 for "personal effects" stolen from the "auto".

As used in this endorsement, "personal effects" means tangible property that is worn or carried by an "insured". "Personal effects" does not include tools, jewelry, money or securities.

## **4. Lease Gap**

In the event of a total "loss" to a covered "auto" shown in the Declarations, we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

- a. The amount paid under the Physical Damage Coverage Section of the policy; and
- b. Any:
  - (1) Overdue lease/loan payments at the time of the "loss";
  - (2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
  - (3) Security deposits not returned by the lessor;
  - (4) Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchases with the loan or lease; and
  - (5) Carry-over balances from previous loans or leases.

**5. Glass Repair – Waiver Of Deductible**

No deductible applies to glass damage if the glass is repaired rather than replaced.

**F. Physical Damage Coverage Extensions**

**SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions** is amended by the following:

**1. Additional Transportation Expense**

**Sections a. and b.** are amended to provide a limit of \$50 per day and a maximum limit of \$1,000.

**2. Hired Auto Physical Damage**

The following section is added:

Any “auto” you lease, hire, rent or borrow is deemed to be a covered “auto” for physical damage coverage. The most we will pay for each covered “auto” is the lesser of:

- (1) the actual cash value;
- (2) the cost for repair or replacement; or
- (3) \$50,000, or higher limit if shown on the Declarations for Hired Auto Physical Damage Coverage.

For each covered “auto” a deductible of \$100 for Comprehensive Coverage and \$1,000 for Collision Coverage will apply.

**G. Business Auto Conditions**

**SECTION IV – BUSINESS AUTO CONDITIONS, A. Loss Conditions** is changed by the following:

**1. Notice Of Occurrence**

**Section 2. – Duties In The Event Of Accident, Claim, Suit Or, Loss, a.** is changed by adding the following:

If you report an injury to an “employee” to your workers’ compensation carrier and if it is subsequently determined that the injury is one to which this insurance may apply, any failure to comply with this condition will be waived if you provide us with the required notice as soon thereafter as practicable after you know or reasonably should have known that this insurance may apply.

**2. Waiver Of Subrogation**

**Section 5. Transfer Of Rights Of Recovery Against Others To Us** is changed by adding the following:

However, this Condition does not apply to any person(s) or organization(s) with whom you have a written contract, but only to the extent that subrogation is waived prior to the “accident” or the “loss” under such contract with that person or organization.

**SECTION IV – BUSINESS AUTO CONDITIONS, B. General Conditions** is changed by the following:

**3. Unintentional Failure To Disclose Hazards**

The following condition is added:

Your unintentional failure to disclose all hazards as of the inception date of the policy shall not prejudice any insured with respect to the coverage afforded by this policy.

**4. Primary Insurance**

**Condition 5. Other Insurance** is changed by adding the following:

For any covered "auto" this insurance shall apply as primary and not contribute with any other insurance where such requirement is agreed in a written contract executed prior to a "loss".

**H. Bodily Injury Redefined**

**SECTION V – DEFINITIONS, C.** "Bodily injury" is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease sustained by a person including mental anguish, mental injury, shock, fright or death resulting from any of these at any time.

**I. Extended Cancellation Condition**

**COMMON POLICY CONDITIONS (Form IL 00 17), A. Cancellation, 2.b.** is replaced by the following:

The greater of sixty (60) days or the time required by any applicable state amendatory endorsement before the effective date of cancellation if we cancel for any other reason.

All other terms and conditions of this policy remain unchanged.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

| Name Of Additional Insured Person(s) Or Organization(s)  | Location(s) Of Covered Operations        |
|--|--|
| Blanket as required by written contract.   | Blanket as required by written contract. |
| Information required to complete this Schedule, if not shown above, will be shown in the Declarations. |  |

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.



C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;  
whichever is less.

This endorsement shall not increase the applicable limits of insurance.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

**SCHEDULE**

| Name Of Additional Insured Person(s)<br>Or Organization(s)   | Location And Description Of Completed Operations |
|--|--|
| Blanket as required by written contract.   | Blanket as required by written contract.         |
| Information required to complete this Schedule, if not shown above, will be shown in the Declarations. |  |

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B.** With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

## **Tab 6**



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** Budget Workshop-April 10, 2023 at 9:00am-
- **Next Regular Meeting:** May 10, 2023, at 5:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

District  
Manager's  
Report

April 12

2023

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| <u>FINANCIAL SUMMARY</u>                       | <u>2/28/2023</u>    |
|--|---------------------|
| General Fund Cash & Investment Balance:        | \$1,001,570         |
| Reserve Fund Cash & Investment Balance:        | \$1,387,641         |
| Debt Service Fund & Investment Balance:        | <u>\$840,300</u>    |
| <b>Total Cash and Investment Balances:</b>     | <b>\$3,229,511</b>  |
| <b>General Fund Expense Variance: \$21,334</b> | <b>Under Budget</b> |



Rizzetta & Company

# Meadow Pointe IV Community Development District

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**Financial Statements  
(Unaudited)**

**February 28, 2023**

Prepared by: Rizzetta & Company, Inc.

[meadowpointe4cdd.org](http://meadowpointe4cdd.org)  
[rizzetta.com](http://rizzetta.com)

**Meadow Pointe IV Community Development District**

Balance Sheet

As of 02/28/2023

(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                                 | 519,228          | 211,423          | 550,687            | 0                    | 1,281,339          | 0                  | 0                 |
| Investments                                  | 482,342          | 1,176,218        | 289,613            | 0                    | 1,948,173          | 0                  | 0                 |
| Accounts Receivable                          | 61,500           | 0                | 188,633            | 0                    | 250,132            | 0                  | 0                 |
| Allowance for Uncollectible Accounts         | 0                | 0                | (167,943)          | 0                    | (167,944)          | 0                  | 0                 |
| Refundable Deposits                          | 20,945           | 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>1,328,394</b> | <b>1,387,641</b> | <b>860,990</b>     | <b>0</b>             | <b>3,577,025</b>   | <b>55,402,340</b>  | <b>18,202,000</b> |
| <b>Liabilities</b>                           |                  |                  |                    |                      |                    |                    |                   |
| Accounts Payable                             | 33,993           | 0                | 0                  | 0                    | 33,993             | 0                  | 0                 |
| Accrued Expenses                             | 1,952            | 0                | 0                  | 0                    | 1,952              | 0                  | 0                 |
| Other Current Liabilities                    | 62               | 0                | 0                  | 0                    | 62                 | 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                             | 1,200            | 0                | 0                  | 0                    | 1,200              | 0                  | 0                 |
| <b>Total Liabilities</b>                     | <b>37,207</b>    | <b>244,379</b>   | <b>10,098,217</b>  | <b>0</b>             | <b>10,379,804</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                   | 414,455          | 666,464          | 988,118            | (9,005)              | 2,060,032          | 0                  | 0                 |
| <b>Total Fund Equity &amp; Other Credits</b> | <b>1,291,187</b> | <b>1,143,262</b> | <b>(9,237,228)</b> | <b>0</b>             | <b>(6,802,779)</b> | <b>55,402,340</b>  | <b>0</b>          |
| <b>Total Liabilities &amp; Fund Equity</b>   | <b>1,328,394</b> | <b>1,387,641</b> | <b>860,990</b>     | <b>0</b>             | <b>3,577,025</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 02/28/2023

(In Whole Numbers)

|   | Year Ending<br>09/30/2023 | Through<br>02/28/2023 | Year To Date<br>02/28/2023 |                 |
|---|---------------------------|-----------------------|----------------------------|-----------------|
|   | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance    |
| <b>Revenues</b>                                 |                           |                       |                            |                 |
| Interest Earnings                               |                           |                       |                            |                 |
| Interest Earnings                               | 0                         | 0                     | 2,666                      | (2,666)         |
| Special Assessments                             |                           |                       |                            |                 |
| Tax Roll  | 1,480,326                 | 1,480,326             | 1,486,998                  | (6,672)         |
| Other Misc. Revenues                            |                           |                       |                            |                 |
| Miscellaneous Revenue                           | 0                         | 0                     | 3,395                      | (3,395)         |
| <b>Total Revenues</b>                           | <b>1,480,326</b>          | <b>1,480,326</b>      | <b>1,493,059</b>           | <b>(12,733)</b> |
| <b>Expenditures</b>                             |                           |                       |                            |                 |
| Legislative                                     |                           |                       |                            |                 |
| Supervisor Fees                                 | 15,000                    | 6,250                 | 5,000                      | 1,250           |
| <b>Total Legislative</b>                        | <b>15,000</b>             | <b>6,250</b>          | <b>5,000</b>               | <b>1,250</b>    |
| Financial & Administrative                      |                           |                       |                            |                 |
| Administrative Services                         | 6,153                     | 2,564                 | 2,564                      | 0               |
| District Management                             | 33,256                    | 13,856                | 13,857                     | 0               |
| District Engineer                               | 16,500                    | 6,875                 | 18,435                     | (11,561)        |
| Disclosure Report                               | 7,000                     | 7,000                 | 6,000                      | 1,000           |
| Trustees Fees                                   | 15,000                    | 6,250                 | 2,200                      | 4,050           |
| Assessment Roll                                 | 5,304                     | 5,304                 | 5,304                      | 0               |
| Financial & Revenue Collections                 | 5,304                     | 2,210                 | 2,210                      | 0               |
| Tax Collector/Property Appraiser Fees           | 150                       | 0                     | 2,495                      | (2,495)         |
| Accounting Services                             | 22,277                    | 9,283                 | 9,283                      | 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                     | 416                   | 228                        | 188             |
| Miscellaneous Mailings                          | 500                       | 209                   | 0                          | 209             |
| Bank Fees                                       | 200                       | 83                    | 116                        | (33)            |
| Dues, Licenses & Fees                           | 550                       | 229                   | 175                        | 54              |
| Website Hosting, Maintenance, Backup &<br>Email | 3,000                     | 2,069                 | 1,269                      | 801             |
| <b>Total Financial &amp; Administrative</b>     | <b>126,899</b>            | <b>62,078</b>         | <b>68,477</b>              | <b>(6,398)</b>  |
| Legal Counsel                                   |                           |                       |                            |                 |
| District Counsel                                | 29,000                    | 12,084                | 8,656                      | 3,427           |
| <b>Total Legal Counsel</b>                      | <b>29,000</b>             | <b>12,084</b>         | <b>8,656</b>               | <b>3,427</b>    |
| Law Enforcement                                 |                           |                       |                            |                 |
| Off Duty Deputy                                 | 119,000                   | 49,583                | 49,559                     | 24              |

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

|  | Year Ending   | Through    | Year To Date |              |
|--|---------------|------------|--------------|--------------|
|  | 09/30/2023    | 02/28/2023 | 02/28/2023   |              |
|  | Annual Budget | YTD Budget | YTD Actual   | YTD Variance |
| Total Law Enforcement                          | 119,000       | 49,583     | 49,559       | 24           |
| Electric Utility Services                      |               |            |              |              |
| Utility Services                               | 11,000        | 4,584      | 10,416       | (5,832)      |
| Utility - Recreation Facilities                | 12,000        | 5,000      | 4,553        | 447          |
| Utility - Street Lights                        | 70,000        | 29,166     | 27,134       | 2,032        |
| Total Electric Utility Services                | 93,000        | 38,750     | 42,103       | (3,353)      |
| Garbage/Solid Waste Control Services           |               |            |              |              |
| Garbage - Residential                          | 149,370       | 62,238     | 69,795       | (7,557)      |
| Solid Waste Assessment                         | 2,000         | 2,000      | 1,337        | 663          |
| Garbage - Recreation Facility                  | 1,000         | 416        | 5,216        | (4,800)      |
| Total Garbage/Solid Waste Control Services     | 152,370       | 64,654     | 76,348       | (11,694)     |
| Water-Sewer Combination Services               |               |            |              |              |
| Utility Services                               | 20,000        | 8,334      | 6,760        | 1,574        |
| Total Water-Sewer Combination Services         | 20,000        | 8,334      | 6,760        | 1,574        |
| Stormwater Control                             |               |            |              |              |
| Aquatic Maintenance                            | 54,620        | 22,758     | 22,688       | 70           |
| Mitigation Area Monitoring & Maintenance       | 5,000         | 2,083      | 0            | 2,084        |
| Stormwater Assessments                         | 2,444         | 2,444      | 0            | 2,444        |
| Aquatic Plant Replacement                      | 18,000        | 7,500      | 15,810       | (8,310)      |
| Stormwater System Maintenance                  | 5,000         | 2,084      | 0            | 2,083        |
| Total Stormwater Control                       | 85,064        | 36,869     | 38,498       | (1,629)      |
| Other Physical Environment                     |               |            |              |              |
| Landscape Maintenance - Neighborhood Entrances | 17,686        | 7,369      | 0            | 7,369        |
| 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        | 5,417      | 0            | 5,417        |
| Landscape Maintenance                          | 270,148       | 112,561    | 88,556       | 24,006       |
| Irrigation Maintenance & Repair                | 8,000         | 3,334      | 4,096        | (763)        |
| Well Maintenance                               | 2,000         | 833        | 0            | 834          |
| Landscape - Fertilizer                         | 16,500        | 6,875      | 0            | 6,875        |
| Landscape Replacement Plants, Shrubs, Trees    | 25,000        | 10,417     | 550          | 9,866        |
| Landscape Inspection Services                  | 9,900         | 4,125      | 4,250        | (125)        |
| Landscape - Annuals/Flowers                    | 3,600         | 1,500      | 25,050       | (23,550)     |
| Holiday Decorations                            | 10,970        | 10,970     | 7,216        | 3,754        |
| Landscape - Mulch                              | 35,200        | 14,667     | 8,296        | 6,371        |
| Lift Station Maintenance                       | 5,000         | 2,083      | 431          | 1,652        |
| Landscape - Pest Control                       | 4,200         | 1,750      | 0            | 1,750        |
| Total Other Physical Environment               | 448,816       | 209,513    | 163,862      | 45,651       |

See Notes to Unaudited Financial Statements



**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

|  | Year Ending<br>09/30/2023 | Through<br>02/28/2023 | Year To Date<br>02/28/2023 |                 |
|--|---------------------------|-----------------------|----------------------------|-----------------|
|  | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance    |
| <b>Road &amp; Street Facilities</b>                      |                           |                       |                            |                 |
| Gate Phone   | 6,500                     | 2,708                 | 3,045                      | (336)           |
| Street Light Deposit Bond                                | 7,094                     | 5,321                 | 5,320                      | 0               |
| Gate Maintenance & Repair                                | 52,680                    | 21,950                | 5,460                      | 16,490          |
| Sidewalk Maintenance & Repair                            | 5,000                     | 2,083                 | 235                        | 1,848           |
| Street Sign Repair & Replacement                         | 1,000                     | 417                   | 0                          | 417             |
| Roadway Repair & Maintenance                             | 5,000                     | 2,083                 | 0                          | 2,083           |
| Gate Cameras   | 1,000                     | 417                   | 525                        | (108)           |
| <b>Total Road &amp; Street Facilities</b>                | <b>78,274</b>             | <b>34,979</b>         | <b>14,585</b>              | <b>20,394</b>   |
| <b>Parks &amp; Recreation</b>                            |                           |                       |                            |                 |
| Management Contract                                      | 183,338                   | 76,391                | 73,268                     | 3,123           |
| Employee - Amenity Staff                                 | 22,500                    | 9,375                 | 0                          | 9,375           |
| Telephone, Internet, Cable                               | 6,700                     | 2,791                 | 3,210                      | (418)           |
| Equipment Maintenance & Repairs                          | 5,000                     | 2,084                 | 301                        | 1,782           |
| Pest Control   | 625                       | 260                   | 300                        | (39)            |
| Facility Supplies  | 10,000                    | 4,167                 | 2,393                      | 1,773           |
| Pool Service Contract                                    | 14,940                    | 6,225                 | 11,135                     | (4,910)         |
| Maintenance & Repairs                                    | 20,000                    | 8,333                 | 23,391                     | (15,057)        |
| Security System Monitoring Services & Maintenance        | 2,000                     | 834                   | 2,352                      | (1,519)         |
| Pool Repair & Maintenance                                | 1,300                     | 541                   | 0                          | 542             |
| Wildlife Management Services                             | 14,500                    | 6,042                 | 6,180                      | (139)           |
| Tennis/Athletic Court/Park Maintenance & Supplies        | 2,000                     | 833                   | 0                          | 834             |
| <b>Total Parks &amp; Recreation</b>                      | <b>282,903</b>            | <b>117,876</b>        | <b>122,530</b>             | <b>(4,653)</b>  |
| <b>Special Events</b>                                    |                           |                       |                            |                 |
| Special Events   | 5,000                     | 2,084                 | 3,145                      | (1,062)         |
| <b>Total Special Events</b>                              | <b>5,000</b>              | <b>2,084</b>          | <b>3,145</b>               | <b>(1,062)</b>  |
| <b>Contingency</b>                                       |                           |                       |                            |                 |
| Miscellaneous Contingency                                | 25,000                    | 10,416                | 32,614                     | (22,197)        |
| <b>Total Contingency</b>                                 | <b>25,000</b>             | <b>10,416</b>         | <b>32,614</b>              | <b>(22,197)</b> |
| <b>Total Expenditures</b>                                | <b>1,480,326</b>          | <b>653,470</b>        | <b>632,137</b>             | <b>21,334</b>   |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <b>0</b>                  | <b>826,856</b>        | <b>860,922</b>             | <b>(34,067)</b> |
| <b>Total Other Financing Sources(Uses)</b>               |                           |                       |                            |                 |
| Interfund Transfer (Revenue)                             |                           |                       |                            |                 |
| Interfund Transfer                                       | 0                         | 0                     | 241,000                    | (241,000)       |

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

|                                     | Year Ending<br>09/30/2023 | Through<br>02/28/2023 | Year To Date<br>02/28/2023 |                  |
|-------------------------------------|---------------------------|-----------------------|----------------------------|------------------|
|                                     | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance     |
| Prior Year AP Credit                |                           |                       |                            |                  |
| Prior Year A/P Credits              | 0                         | 0                     | 3,666                      | (3,666)          |
| Interfund Transfer (Expense)        |                           |                       |                            |                  |
| Interfund Transfer                  | 0                         | 0                     | (691,132)                  | 691,133          |
| Total Other Financing Sources(Uses) | <u>0</u>                  | <u>0</u>              | <u>(446,466)</u>           | <u>446,467</u>   |
| Fund Balance, Beginning of Period   | <u>0</u>                  | <u>0</u>              | <u>876,731</u>             | <u>(876,732)</u> |
| Total Fund Balance, End of Period   | <u>0</u>                  | <u>826,856</u>        | <u>1,291,187</u>           | <u>(464,332)</u> |

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

|  | Year Ending    | Through        | Year To Date     |                    |
|--|----------------|----------------|------------------|--------------------|
|  | 09/30/2023     | 02/28/2023     | 02/28/2023       |                    |
|  | Annual Budget  | YTD Budget     | YTD Actual       | YTD Variance       |
| <b>Revenues</b>  |                |                |                  |                    |
| Interest Earnings  |                |                |                  |                    |
| Interest Earnings  | 0              | 0              | 4,907            | (4,907)            |
| Special Assessments                                      |                |                |                  |                    |
| Tax Roll   | 150,000        | 150,000        | 211,424          | (61,424)           |
| <b>Total Revenues</b>                                    | <b>150,000</b> | <b>150,000</b> | <b>216,331</b>   | <b>(66,331)</b>    |
| <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>                                | <b>150,000</b> | <b>150,000</b> | <b>0</b>         | <b>150,000</b>     |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <b>0</b>       | <b>0</b>       | <b>216,331</b>   | <b>(216,331)</b>   |
| <b>Total Other Financing Sources(Uses)</b>               |                |                |                  |                    |
| Interfund Transfer (Revenue)                             |                |                |                  |                    |
| Interfund Transfer                                       | 0              | 0              | 691,132          | (691,132)          |
| Interfund Transfer (Expense)                             |                |                |                  |                    |
| Interfund Transfer                                       | 0              | 0              | (241,000)        | 241,000            |
| <b>Total Other Financing Sources(Uses)</b>               | <b>0</b>       | <b>0</b>       | <b>450,132</b>   | <b>(450,132)</b>   |
| <b>Fund Balance, Beginning of Period</b>                 | <b>0</b>       | <b>0</b>       | <b>476,799</b>   | <b>(476,799)</b>   |
| <b>Total Fund Balance, End of Period</b>                 | <b>0</b>       | <b>0</b>       | <b>1,143,262</b> | <b>(1,143,262)</b> |

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

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

|  | Year Ending<br>09/30/2023 | Through<br>02/28/2023 | Year To Date<br>02/28/2023 |                  |
|--|---------------------------|-----------------------|----------------------------|------------------|
|  | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance     |
| <b>Revenues</b>  |                           |                       |                            |                  |
| Interest Earnings  |                           |                       |                            |                  |
| Interest Earnings  | 0                         | 0                     | 1,657                      | (1,657)          |
| Special Assessments                                      |                           |                       |                            |                  |
| Tax Roll   | 177,209                   | 177,209               | 177,907                    | (698)            |
| <b>Total Revenues</b>                                    | <u>177,209</u>            | <u>177,209</u>        | <u>179,564</u>             | <u>(2,355)</u>   |
| <b>Expenditures</b>                                      |                           |                       |                            |                  |
| Financial & Administrative                               |                           |                       |                            |                  |
| Trustees Fees  | 0                         | 0                     | 11,881                     | (11,882)         |
| <b>Total Financial &amp; Administrative</b>              | <u>0</u>                  | <u>0</u>              | <u>11,881</u>              | <u>(11,882)</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>39,294</u>    |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <u>0</u>                  | <u>0</u>              | <u>41,650</u>              | <u>(41,650)</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>(201,777)</u>           | <u>201,777</u>   |

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

|  | Year Ending<br>09/30/2023 | Through<br>02/28/2023 | Year To Date<br>02/28/2023 |                  |
|--|---------------------------|-----------------------|----------------------------|------------------|
|  | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance     |
| <b>Revenues</b>  |                           |                       |                            |                  |
| Interest Earnings  |                           |                       |                            |                  |
| Interest Earnings  | 0                         | 0                     | 45                         | (45)             |
| <b>Total Revenues</b>                                    | <b>0</b>                  | <b>0</b>              | <b>45</b>                  | <b>(45)</b>      |
| <b>Expenditures</b>                                      |                           |                       |                            |                  |
| Financial & Administrative                               |                           |                       |                            |                  |
| Trustees Fees  | 0                         | 0                     | 12,179                     | (12,179)         |
| <b>Total Financial &amp; Administrative</b>              | <b>0</b>                  | <b>0</b>              | <b>12,179</b>              | <b>(12,179)</b>  |
| Debt Service   |                           |                       |                            |                  |
| Interest   | 0                         | 0                     | 47,250                     | (47,250)         |
| <b>Total Debt Service</b>                                | <b>0</b>                  | <b>0</b>              | <b>47,250</b>              | <b>(47,250)</b>  |
| <b>Total Expenditures</b>                                | <b>0</b>                  | <b>0</b>              | <b>59,429</b>              | <b>(59,429)</b>  |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <b>0</b>                  | <b>0</b>              | <b>(59,384)</b>            | <b>59,384</b>    |
| <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)        |
| <b>Total Other Financing Sources (Uses)</b>              | <b>0</b>                  | <b>0</b>              | <b>135,924</b>             | <b>(135,924)</b> |
| <b>Total Other Financing Sources(Uses)</b>               | <b>0</b>                  | <b>0</b>              | <b>144,990</b>             | <b>(144,990)</b> |
| <b>Fund Balance, Beginning of Period</b>                 | <b>0</b>                  | <b>0</b>              | <b>(3,071,216)</b>         | <b>3,071,216</b> |
| <b>Total Fund Balance, End of Period</b>                 | <b>0</b>                  | <b>0</b>              | <b>(2,985,610)</b>         | <b>2,985,610</b> |

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

|  | Year Ending<br>09/30/2023 | Through<br>02/28/2023 | Year To Date<br>02/28/2023 |                  |
|--|---------------------------|-----------------------|----------------------------|------------------|
|  | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance     |
| <b>Revenues</b>  |                           |                       |                            |                  |
| Interest Earnings  |                           |                       |                            |                  |
| Interest Earnings  | 0                         | 0                     | 582                        | (582)            |
| <b>Total Revenues</b>                                    | <u>0</u>                  | <u>0</u>              | <u>582</u>                 | <u>(582)</u>     |
| <b>Expenditures</b>                                      |                           |                       |                            |                  |
| Financial & Administrative                               |                           |                       |                            |                  |
| Trustees Fees  | 0                         | 0                     | 12,477                     | (12,476)         |
| <b>Total Financial &amp; Administrative</b>              | <u>0</u>                  | <u>0</u>              | <u>12,477</u>              | <u>(12,476)</u>  |
| Debt Service   |                           |                       |                            |                  |
| Interest   | 0                         | 0                     | 178,930                    | (178,930)        |
| <b>Total Debt Service</b>                                | <u>0</u>                  | <u>0</u>              | <u>178,930</u>             | <u>(178,930)</u> |
| <b>Total Expenditures</b>                                | <u>0</u>                  | <u>0</u>              | <u>191,407</u>             | <u>(191,406)</u> |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <u>0</u>                  | <u>0</u>              | <u>(190,825)</u>           | <u>190,825</u>   |
| <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>              | <u>0</u>                  | <u>0</u>              | <u>435,712</u>             | <u>(435,712)</u> |
| <b>Total Other Financing Sources(Uses)</b>               | <u>0</u>                  | <u>0</u>              | <u>435,712</u>             | <u>(435,712)</u> |
| <b>Fund Balance, Beginning of Period</b>                 | <u>0</u>                  | <u>0</u>              | <u>(5,288,466)</u>         | <u>5,288,466</u> |
| <b>Total Fund Balance, End of Period</b>                 | <u>0</u>                  | <u>0</u>              | <u>(5,043,579)</u>         | <u>5,043,579</u> |

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

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

|  | Year Ending<br>09/30/2023 | Through<br>02/28/2023 | Year To Date<br>02/28/2023 |                  |
|--|---------------------------|-----------------------|----------------------------|------------------|
|  | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance     |
| <b>Revenues</b>  |                           |                       |                            |                  |
| Interest Earnings  |                           |                       |                            |                  |
| Interest Earnings  | 0                         | 0                     | 3,003                      | (3,003)          |
| Special Assessments                                      |                           |                       |                            |                  |
| Tax Roll   | 391,924                   | 391,924               | 393,469                    | (1,545)          |
| <b>Total Revenues</b>                                    | <u>391,924</u>            | <u>391,924</u>        | <u>396,472</u>             | <u>(4,548)</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                    | 48,616           |
| 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>276,405</u>   |
| <b>Total Expenditures</b>                                | <u>391,924</u>            | <u>391,924</u>        | <u>127,104</u>             | <u>264,821</u>   |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <u>0</u>                  | <u>0</u>              | <u>269,368</u>             | <u>(269,368)</u> |
| <b>Total Other Financing Sources(Uses)</b>               |                           |                       |                            |                  |
| Other Financing Sources (Uses)                           |                           |                       |                            |                  |
| SPE Contribution   | 0                         | 0                     | 111,005                    | (111,005)        |
| <b>Total Other Financing Sources (Uses)</b>              | <u>0</u>                  | <u>0</u>              | <u>111,005</u>             | <u>(111,005)</u> |
| <b>Total Other Financing Sources(Uses)</b>               | <u>0</u>                  | <u>0</u>              | <u>111,005</u>             | <u>(111,005)</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>(1,006,262)</u>         | <u>1,006,262</u> |

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

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

|  | Year Ending<br>09/30/2023 | Through<br>02/28/2023 | Year To Date<br>02/28/2023 |                  |
|--|---------------------------|-----------------------|----------------------------|------------------|
|  | Annual Budget             | YTD Budget            | YTD Actual                 | YTD Variance     |
| <b>Revenues</b>  |                           |                       |                            |                  |
| Interest Earnings  |                           |                       |                            |                  |
| Interest Earnings  | 0                         | 0                     | 3,003                      | (3,003)          |
| Special Assessments                                      |                           |                       |                            |                  |
| Tax Roll   | 391,924                   | 391,924               | 393,469                    | (1,545)          |
| <b>Total Revenues</b>                                    | <u>391,924</u>            | <u>391,924</u>        | <u>396,472</u>             | <u>(4,548)</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                    | 48,616           |
| 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>276,405</u>   |
| <b>Total Expenditures</b>                                | <u>391,924</u>            | <u>391,924</u>        | <u>127,104</u>             | <u>264,821</u>   |
| <b>Total Excess of Revenues Over(Under) Expenditures</b> | <u>0</u>                  | <u>0</u>              | <u>269,368</u>             | <u>(269,368)</u> |
| <b>Total Other Financing Sources(Uses)</b>               |                           |                       |                            |                  |
| Other Financing Sources (Uses)                           |                           |                       |                            |                  |
| SPE Contribution   | 0                         | 0                     | 111,005                    | (111,005)        |
| <b>Total Other Financing Sources (Uses)</b>              | <u>0</u>                  | <u>0</u>              | <u>111,005</u>             | <u>(111,005)</u> |
| <b>Total Other Financing Sources(Uses)</b>               | <u>0</u>                  | <u>0</u>              | <u>111,005</u>             | <u>(111,005)</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>(1,006,262)</u>         | <u>1,006,262</u> |



**Meadow Pointe IV CDD**

**Investment Summary**

**February 28, 2023**

| <u>Account</u>                                  | <u>Investment</u>                               | <u>Balance as of</u><br><u>February 28, 2023</u> |
|---|---|--|
| The Bank of Tampa                               | Money Market Account                            | \$ 4,026   |
| The Bank of Tampa ICS                           |   |  |
| First Republic Bank                             | Money Market Account                            | 1  |
| NexBank   | Money Market Account                            | 196,834  |
| The Huntington National Bank                    | Money Market Account                            | 32,750   |
| TriState Capital Bank                           | Money Market Account                            | 248,731  |
|   | <b>Total General Fund Investments</b>           | <b>\$ 482,342</b>                                |
| FLCLASS Asset Replacement                       | Average Monthly Yield 4.7269%                   | \$ 553,257                                       |
| FLCLASS Road Reserve                            | Average Monthly Yield 4.7269%                   | 138,959  |
|   | Subtotal  | 692,216  |
| The Bank of Tampa ICS Asset Replacement Reserve |   |  |
| Merchants Bank of Indiana                       | Money Market Account                            | 248,732  |
| The Huntington National Bank                    | Money Market Account                            | 154,276  |
|   | Subtotal  | 403,008  |
| The Bank of Tampa ICS Road Replacement Reserve  |   |  |
| First Republic Bank                             | Money Market Account                            | 163  |
| NexBank   | Money Market Account                            | 51,888   |
| The Huntington National Bank                    | Money Market Account                            | 28,943   |
|   | Subtotal  | 80,994   |
|   | <b>Total Reserve Fund Investments</b>           | <b>\$ 1,176,218</b>                              |
| US Bank Series 2014 Revenue                     | First American Treasury Obligation Fund Class Z | 58,578   |
| US Bank Series 2014 Reserve A                   | First American Treasury Obligation Fund Class Z | 108,884  |
| US Bank Series 2014 Prepayment A                | First American Treasury Obligation Fund Class Z | 270  |
| US Bank Series 2015 Revenue                     | First American Treasury Obligation Fund Class Z | 993  |
| US Bank Series 2015 Prepayment                  | First American Treasury Obligation Fund Class Z | 12,858   |
| 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 | 7,926  |
| US Bank Series 2022 A-2 Revenue                 | First American Treasury Obligation Fund Class Y | 12,783   |
|   | <b>Total Debt Service Fund Investments</b>      | <b>\$ 289,613</b>                                |

**Meadow Pointe IV Community Development District  
Summary A/R Ledger  
From 02/01/2023 to 02/28/2023**

| Fund ID                  | Fund Name                               | Customer name              | Document num-ber | Date created | Balance Due       | AR Account |
|--------------------------|---|----------------------------|------------------|--------------|-------------------|------------|
| <b>845, 2720</b>         |   |                            |                  |              |                   |            |
| 845-001                  | 845 General Fund                        | Pasco County Tax Collector | AR00000436       | 10/01/2022   | 61,499.33         | 12110      |
| <b>Sum for 845, 2720</b> |   |                            |                  |              | <b>61,499.33</b>  |            |
| <b>845, 2722</b>         |   |                            |                  |              |                   |            |
| 845-200                  | 845 Debt Service Fund S2004 & S2015     | Pasco County Tax Collector | AR00000436       | 10/01/2022   | 6,441.97          | 12110      |
| <b>Sum for 845, 2722</b> |   |                            |                  |              | <b>6,441.97</b>   |            |
| <b>845, 2725</b>         |   |                            |                  |              |                   |            |
| 845-203                  | 845 Debt Service Fund S2012/S2014/S2022 | Pasco County Tax Collector | AR00000436       | 10/01/2022   | 6,381.37          | 12110      |
| 845-203                  | 845 Debt Service Fund S2012/S2014/S2022 | Pasco County Tax Collector | AR00000436       | 10/01/2022   | 4,021.80          | 12110      |
| 845-203                  | 845 Debt Service Fund S2012/S2014/S2022 | Pasco County Tax Collector | AR00000436       | 10/01/2022   | 3,844.28          | 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>182,191.05</b> |            |
| <b>Sum for 845</b>       |   |                            |                  |              | <b>250,132.35</b> |            |
| <b>Sum Total</b>         |   |                            |                  |              | <b>250,132.35</b> |            |

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District  
Summary A/P Ledger  
From 02/1/2023 to 02/28/2023**

| <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         | 02/25/2023             | ADT Security Services, Inc.                 | 307149137 02/23                   | Security Services 02/23                                  | 161.72             |
| 845 General Fund         | 02/20/2023             | Airite Air Conditioning, Inc.               | F-20672                           | Refrigerant Maintenance 02/23                            | 1,139.64           |
| 845 General Fund         | 02/01/2023             | Chester Merry Custom Woodworking            | 012523                            | Custom Wood Backdrop Display Construction 01/23          | 240.00             |
| 845 General Fund         | 02/21/2023             | Florida Leak Locators, Inc.                 | 12175054                          | Pool Repairs 02/23                                       | 1,700.00           |
| 845 General Fund         | 01/01/2023             | Frontier Florida, LLC                       | 813-994-4607-042922-5 01.23       | Windsor Internet 01/23                                   | 69.81              |
| 845 General Fund         | 02/01/2023             | Frontier Florida, LLC                       | 813-994-4731-080621-5 12/23 - 845 | Enclave Sub Division Fiber Optic Internet 01/23          | 60.99              |
| 845 General Fund         | 02/13/2023             | Frontier Florida, LLC                       | 813-994-4726-101321-5 02/23       | Parkmont Internet 02/23                                  | 66.91              |
| 845 General Fund         | 02/06/2023             | Frontier Florida, LLC                       | 813-994-4731-080621-5 02/23       | Enclave Sub Division Fiber Optic Internet 02/23          | 77.04              |
| 845 General Fund         | 01/30/2023             | Frontier Florida, LLC                       | 81399447310806215 01.23           | Enclave Sub Division Internet 01/23                      | 75.90              |
| 845 General Fund         | 02/24/2023             | Meadow Pointe IV-A Master Association, Inc. | MP IV HOA 022423                  | HOA Reimbursement 01/23                                  | 1,394.66           |
| 845 General Fund         | 02/08/2023             | Megan McNeil                                | McM020823                         | Board of Supervisors Meeting 02/23                       | 200.00             |
| 845 General Fund         | 02/01/2023             | Outsmart Pest Management, Inc.              | 35991                             | Monthly Pest Services 01/23                              | 60.00              |
| 845 General Fund         | 02/01/2023             | Pasco County Utilities                      | 17868479                          | #0514195 - 3902 Meadow Pointe Blvd 01/23                 | 1,836.62           |
| 845 General Fund         | 02/17/2023             | Pasco County Utilities                      | 17998427                          | #0514195 - 3902 Meadow Pointe Blvd 02/23                 | 1,333.70           |
| 845 General Fund         | 02/01/2023             | Romaner Graphics                            | 21367                             | Playground Hurricane Preparation 09/23                   | 200.00             |
| 845 General Fund         | 02/20/2023             | Site Masters of Florida, LLC                | 022023-3                          | Edendale Pond Slope Erosion Repair 02/23                 | 10,000.00          |
| 845 General Fund         | 02/22/2023             | Southern Automated Access Services, LLC     | 12473                             | Cellular Usage 813 482 6396 02/23 Meridian               | 53.95              |
| 845 General Fund         | 02/22/2023             | Southern Automated Access Services, LLC     | 12450                             | Phone number 813 428 3537 02/23 Windsor                  | 53.95              |
| 845 General Fund         | 02/22/2023             | Southern Automated Access Services, LLC     | 12451                             | Phone number 813 809 1937 02/23 Enclave at MP            | 53.95              |
| 845 General Fund         | 02/22/2023             | Southern Automated Access Services, LLC     | 12470                             | Cellular Usage Phone number 813 428 1696 02/23 Parkmonte | 43.95              |
| 845 General Fund         | 02/22/2023             | Southern Automated Access Services, LLC     | 12472                             | Cellular Usage 813-576-9368 02/23                        | 43.95              |
| 845 General Fund         | 02/22/2023             | Southern Automated Access Services, LLC     | 12468                             | Phone number 813 468 5761 02/23 Whin-senton              | 53.95              |
| 845 General Fund         | 02/22/2023             | Times Publishing Company                    | 0000273580                        | Legal Advertising 02/22/23                               | 95.20              |
| 845 General Fund         | 02/24/2023             | United Building Maintenance, Inc.           | UBM 022423                        | Floor Cleaning & Polishing 02/23                         | 300.00             |
| 845 General Fund         | 12/31/2022             | Waste Connections of Florida                | 1310518W426 12.22                 | Waste Disposal 12/22                                     | 929.12             |
| 845 General Fund         | 02/01/2023             | Waste Connections of Florida                | 6570150W425                       | Waste Disposal 01/23                                     | 13,747.50          |
| <b>Sum for 845, 2720</b> |                        |   |                                   |  | <b>33,992.51</b>   |
| <b>Sum for 845</b>       |                        |   |                                   |  | <b>33,992.51</b>   |
| <b>Sum Total</b>         |                        |   |                                   |  | <b>33,992.51</b>   |

**Meadow Pointe IV Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/28/2023.
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 7



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Estimate

| Date      | Estimate# |
|-----------|-----------|
| 3/15/2023 | 1812      |

| Name / Address  |
|---|
| Meadow Pointe IV CDD<br>3434 Colwell Ave<br>Tampa, FL 33614 |

| Description   | Qty | Cost         | Total      |
|---|-----|--------------|------------|
| <p>This estimate is to remove one double gate from the exit lane and make modifications to the existing gates.</p> <p>Remove the lower solid plate and add pickets in that area.</p> <p>Replace all four hinges while gate is down. re-install, touch up paint.</p> |     | 5,235.00     | 5,235.00   |
| <p>50% down will be required upon acceptance of quote.<br/>Quote is valid for 30 days.</p>  |     | <b>Total</b> | \$5,235.00 |

Please sign and return if acceptable

Signature

| Phone #      |
|--------------|
| 813-714-1430 |

| E-mail              |
|---------------------|
| saasgates@gmail.com |



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Estimate

|           |           |
|-----------|-----------|
| Date      | Estimate# |
| 3/21/2023 | 1813      |

|   |
|---|
| Name / Address  |
| Meadow Pointe IV CDD<br>3434 Colwell Ave<br>Tampa, FL 33614 |

| Description   | Qty | Cost         | Total      |
|---|-----|--------------|------------|
| <p>This estimate is to remove both double gate from the entrance and exit lanes and make modifications to the existing gates.</p> <p>Remove the lower solid plate and add pickets in that area.</p> <p>Replace all eight hinges while gates are down. re-install, touch up paint.</p> |     | 9,574.00     | 9,574.00   |
| <p>50% down will be required upon acceptance of quote.<br/>Quote is valid for 30 days.</p>  |     | <b>Total</b> | \$9,574.00 |

Please sign and return if acceptable

Signature

|              |
|--------------|
| Phone #      |
| 813-714-1430 |

|                     |
|---------------------|
| E-mail              |
| saasgates@gmail.com |

# Tab 8





WASTE CONNECTIONS, INC.  
*Connect with the Future*

April 3, 2023

Darryl Adams  
Meadow Pointe IV  
c/o Rizzetta & Company  
5844 Old Pasco Road, Ste 100  
Wesley Chapel, FL 33544

First and foremost, I would like to thank you for allowing Waste Connections, the opportunity to submit the following proposal. Waste Connections and I truly appreciate your business.

***Why a Partnership with Waste Connections?***

Waste Connections believes in building our business one customer at a time, a philosophy that has made Waste Connections the leader in providing solid waste collection and disposal services in Canada and the United States.

***Superior Customer Service***

At Waste Connections, everything we do is designed to build a partnership with you. We listen to your concerns and design solutions specifically to fit your needs. Even after the Service Agreement is signed, we continually ask for your input on how we can better improve our services. We want to keep you as a long-term, satisfied customer – and we know the only way to do that is to make sure that you are getting the excellent service and the attention you deserve.

My specific recommendation for you has been designed to address your needs and deliver the benefits you want. The details of my recommendation are outlined on the following pages. I have broken down your cost, so you know exactly what you are paying for. Should you have any questions or concerns, please do not hesitate to contact me on my cell at (727) 647-3931.

Sincerely,

Diane McElvenny  
Territory Manager  
Waste Connections  
Mobile: 727-647-3931  
Diane.McElvenny@waste.connections.com



WASTE CONNECTIONS, INC.  
*Connect with the Future*

## Pricing Summary

### MEADOW POINTE IV CDD

| SERVICES   | FREQUENCY   | MONTHLY per home       |
|--|---|------------------------|
| Trash service with 96-gallon toter on wheels<br>(Able to hold 4-6 bags of trash) | 2 x a week<br>(Tues / Fri)  | \$19.58                |
| Recycling  | Once a week<br>On Wednesday   | Included above rate    |
| Yard waste   | Once a week   | Included in above rate |
| Bulk Items   | Residents would be allowed 3 bulk picks within the year (acceptable items only) |                        |

**\*\*\*ANNUAL CPI INCREASES NOT TO EXCEED 7%\*\*\*\*\***

**\*\*\*THE AGREEMENT WILL BE FOR FIVE (5) YEARS WITH AN AUTO-RENEWAL OF FIVE (5) YEARS.\*\*\***

**RESIDENTS WOULD ONLY PLACE THE CONTAINER WE PROVIDE SINCE THIS WILL BE AN AUTOMATED ROUTE- (TRUCK WILL HAVE ARM TO PICK UP CAN, EMPTY, AND PLACE BACK)**

**\*\*FOR BULK ITEMS (AFTER 3 PICK UPS), RESIDENTS WOULD CALL AND PAY FOR THE ITEMS.**

**\*\*\*\*IF TOTER NEEDS TO BE REPLACED (normal wear and tear, we will replace at no cost), if residents damage, it would be a replacement cost of \$50.00 per toter.\*\*\*\***

#### Our Statement of Operating Values

We strive to assure complete safety of our employees, our customers and the public in all of our operations. Protection from accident or injury is paramount in all we do.

***We provide our customers with the best possible service in a courteous, effective manner, showing respect for those we are fortunate to serve.***

# Tab 9

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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 workshop meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, March 1, 2023 at 9:00 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>                         |
| Josh Burton  | <b>Juniper Landscape</b>                         |
| Angel Rivera | <b>Juniper Landscape</b>                         |
| Audience     | <b>Not Present</b>                               |

**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 - Items on Agenda**

There were no audience comments presented at this time.

**FOURTH ORDER OF BUSINESS**

**Discussion of CDD/MPV-A HOA  
Landscape Agreement**

Purpose of the workshop was to review options and develop a sense of the Board on division of landscape responsibilities between the CDD and the MPIV-A HOA (Enclave, Meridian, Provence, and Windsor).

The Board reviewed analysis presented by the MPIV-A Board of Directors related to five likely courses of action (COA). MPIV-A Directors recommended COA 1 or COA 2.

Supervisors developed a consensus to plan and budget toward COA 3, which was presented as follows:

- Concept: MPIV-A HOA maintains all landscaping within the gates to their neighborhoods; CDD maintains all landscaping exterior to the MPIV-A front gates, as the CDD currently does for the five other CDD neighborhoods.

- Major Operational Impacts:

-- Simplifies CDD tracking of costs for each neighborhood entryway, as owners in all 9 neighborhoods would be assessed toward the total cost for all entryway landscaping.

-- MPIV-A adds responsibility to mow pond banks, presenting a neater appearance, by having one vendor mow the area weekly, instead of two vendors mowing on different days.

- Major Financial Impacts:

-- Increased cost for CDD to add responsibility to maintain entranceway at four additional neighborhoods. Reduced cost for MPIV-A HOA.

-- Increased cost for MPIV-A to add responsibility to maintain pond banks inside the front gates. Reduced cost for CDD.

-- MPIV-A owners would pay 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 & Oldwoods Ave, and for Conservation Area cutbacks.

-- MPIV-A owners add cost to mow pond banks within the 4 neighborhoods.

-- Owners in Shellwood Place, Parkmonte, Whinsenton, Meadow Pointe North, and the Haven are to pay the CDD actual and total costs to mow/landscape any interior portion, to include pond banks and contiguous drainage areas. MPIV-A owners are not to be assessed for such expenses, since they are paying the total cost for the interior of their individual neighborhoods.

Separately, a majority of Supervisors coalesced around the idea for the CDD to assume responsibilities for all holiday decorations at the entranceway, as the CDD currently does for five of the nine neighborhoods. MPIV-A HOA would transfer this responsibility for its four neighborhoods to the CDD.

102 Mr. Lancos said the MPIV-A HOA will review the CDD's proposed changes,  
103 provided that these changes be planned for a one-year trial basis and with an initial review  
104 after six months of implementation, starting 1 Oct 2023. Once an agreement is reached,  
105 Mr. Babbar will prepare a revised comprehensive agreement to replace the Easement  
106 Agreement approved in Oct 2015. The Board appointed Mr. Scanlon as lead for this project  
107 for the CDD and Ms. Cindy Milne will represent the MPIV-A HOA for discussions with the  
108 CDD.

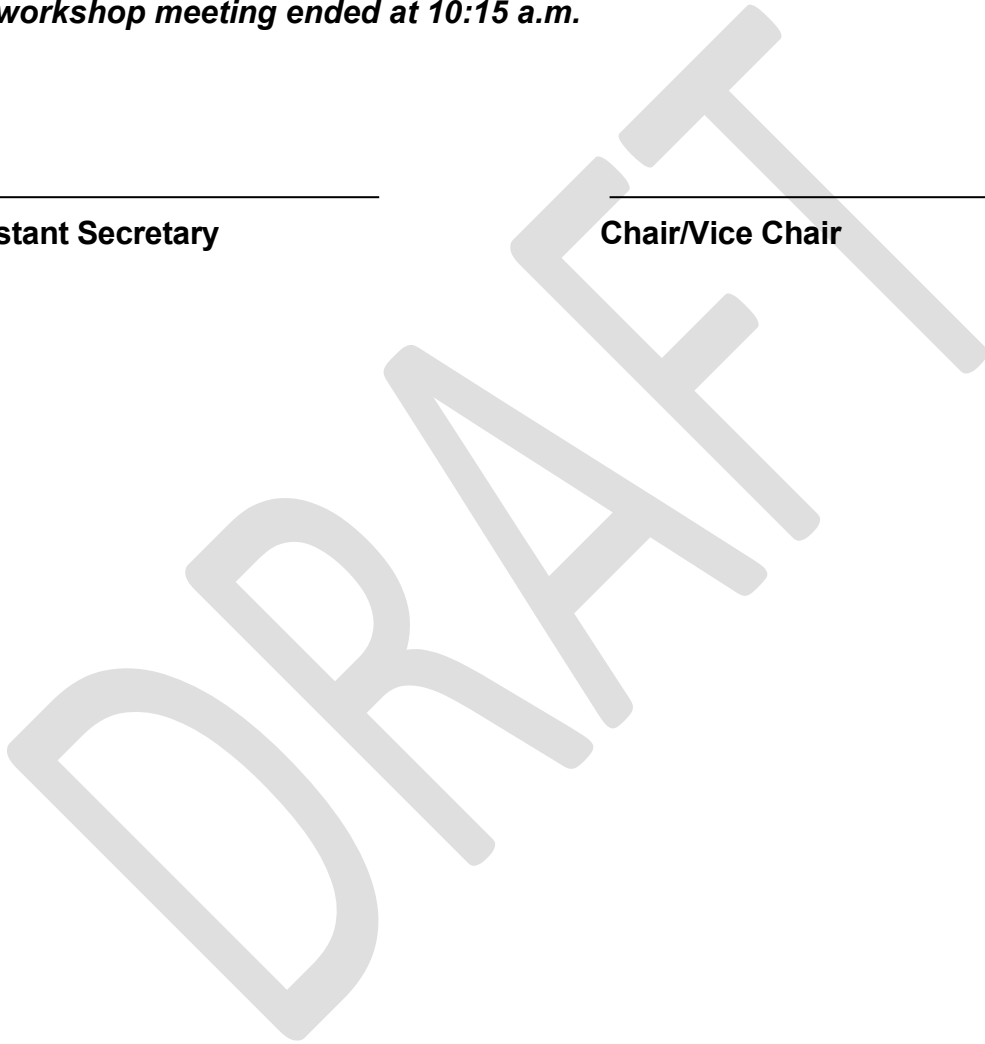
109  
110 This will be discussed at future regular meetings.

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113 ***The workshop meeting ended at 10:15 a.m.***

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119 **Assistant Secretary**

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119 **Chair/Vice Chair**

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# Tab 10

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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, March 8, 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> |

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 Field 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. 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**

Ms. Ivonne Molina, 31725 Fairhill Ct (Enclave) expressed concern about cracked street gutters and sidewalk not draining in front of her house. Mr. Page added that there are many similar problems in Enclave. Mr. Woodcock got the residents' information and will inspect the area of concern.



**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Deputy Report**

Deputy Krarpal provided updates to the Board and discussed several issues, to include motorcycle speeding, illegal parking on District roadways, and the need for residents to be careful as to when and where a resident agrees to meet someone to conclude a deal made on social media.

**B. Amenity Management**

Ms. Stanger will provide a proposal to Mr. Adams for the removal of lower gate panel and hinge replacements at one of the Meridian gates. This will be executed outside of the meeting and will be ratified at the next regular meeting. Ms. Stanger also will obtain a proposal to remove the lower panel for the other gate at Meridian and the two gates at Enclave, which causes a sail-effect during high winds.

Ms. Sholl noted that the Shellwood gates are open. Ms. Stanger is working to get it fixed.

Mr. Page asked about stone repairs to the Provence call box, apparently damaged by a vehicle making contact with the structure. Ms. Stanger is having Romannier Graphics provide an estimate to repair.

**C. Aquatic Maintenance Report**

Mr. Agnew presented his report to the Board, which noted, in part, that hogs are active at Pond 50 in Windsor.

The Board requested Mr. Adams inform the hog trapper and to add that the Board expects more detailed reports, e.g., where and when hogs were captured, instead of simply providing the number of hogs captured monthly.

It was noted that the erosion work on Pond 36 has not been completed. Mr. Woodcock will inspect the area and discuss it with Mr. Agnew.

**D. Landscape Inspection Services**

**1. February Landscape Inspection Report**

Mr. Liggett presented the report to the Board.

Mr. Liggett and the Board did not support an unsolicited \$18,251 proposal from Juniper to re-landscape around the tennis courts, instead prioritizing a need to replace existing weeds (originally Bahia sod) along the entranceway to the clubhouse and near the tennis courts with St. Augustine sod; irrigation would have to be installed. Mr. Liggett and Mr. Rivera will work together on this proposal for the Board to add for the next budget year.

Mr. Liggett is meeting with the vendor (Syte) that was hired for the conservation area cutback project. The Board does not want this vendor to be paid until all repairs and cleanup has been completed.

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101 Mr. Liggett noted that Duke Energy informed him that they have completed  
102 the installation of the noise reduction elements on the powerlines in Provence.

103  
104 Noting that the grass has grown very quickly in Feb and March, while  
105 landscaping is still on an every-other-month mowing schedule, Mr. Scanlon  
106 recommended an adjustment in the fall to start the bi-weekly mowing a little  
107 earlier, so next spring the weekly mowing would resume earlier.

108  
109 **Duke Energy Landscape Project** Mr. Rivera presented a proposal for the  
110 Provence Tree install in the amount of \$57,824.88. This proposal is less than  
111 the \$60,000 proposal submitted by Red Tree Landscaping last month. After  
112 a brief discussion, the Board agreed to approve this proposal.

113  
114 On a motion from Ms. McNeil, seconded by Mr. Page, the Board of Supervisors approved  
115 the Provence Tree Install Proposal totaling \$57,824.88, for the Meadow Pointe IV  
116 Community Development District.

114  
115 **2. Consideration of Parkmonte Debris Clean Up Proposal**

116 Mr. Adams previously approved an \$883.91 proposal by Juniper to cleanup a  
117 portion of the conservation area between homes on Landdrum Drive  
118 (Parkmonte). Mr. Page requested Mr. Adams work with the appropriate HOA  
119 to have them identify the responsible parties and to help ensure this does not  
120 recur. Mr. Scanlon asked the Deputy to contact residents adjacent/near the  
121 area to identify those illegally dumped debris into a Conservation Area.

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124 **3. Consideration of the Oak Tree Removal Near the Tennis Court**

125 Mr. Page will seek a proposal from O'Neil's Tree Service, which hopefully  
126 could be executed when oak trees are removed from Shellwood.

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129 **4. Update on Shellwood Street Trees**

130 Mr. Page informed that O'Neil's Tree Service continues to work with the  
131 County to obtain permits to execute the plan.

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133 **E. District Counsel**

134 The Board had a brief discussion about the MPIV-A HOA/ CDD Agreement. Mr.  
135 Page is to send revised draft language to Mr. Babbar for his review.

136  
137 **F. District Engineer**

138 The Board held a discussion regarding access to Pond 64. The Union Park Board  
139 of Supervisors agreed to allow Meadow Pointe IV access to Pond 64.

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141 On a motion from Mr. Scanlon, seconded by Ms. Sholl, the Board of Supervisors approved  
Clearcut to complete the clearing path to pond 64 from the Union Park side of the pond,  
for the Meadow Pointe IV Community Development District.

142           The Board discussed repairs required on Firemoss Ln in Meridian, for a  
143           depression adjacent an inlet structure.

On a motion from Mr. Scanlon, seconded by Ms. Sholl, the Board of Supervisors approved Site Master to repair the culvert for \$1600 and Precision to complete the sidewalk repairs not to exceed \$2,400 for the Meadow Pointe IV Community Development District.

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146           In response to a resident's complaint that the water was low in Pond 28, the Board  
147           and Mr. Woodcock discussed and agreed that the pond is fine and that no action  
148           is necessary at this time.

149  
150           Mr. Woodcock and Ms. Stewart are going to work together on getting street sign  
151           proposals. Ms. Stewart will send Mr. Woodcock a copy of the HA5 schedule.

152  
153           Regarding MPIV CDD time and money spent on the issue of flooding in Meridian  
154           from the development at Wynfields South, Mr. Woodcock will send the total  
155           monetary cost caused by the developer to recoup that money.

156  
157           Regarding the Audience Comment at the beginning of the meeting, Mr. Page  
158           asked about anticipated costs to make necessary repairs. Mr. Woodcock  
159           estimated \$1,200 be budgeted for each sidewalk repair.

160  
161           **G. District Manager**

162           Mr. Adams presented his report to the board.

163  
164           Mr. Page thanked Mr. Adams for working with Union Park and Lennar to remove  
165           the old and decrepit signs at MP Blvd and SR56. Mr. Adams advised that Lennar  
166           has abandoned the Cal-Atlantic sign; thus, he asked Juniper for a proposal to  
167           remove.

168  
169           Mr. Page thanked Mr. Adams for responding to concerns from owners about non-  
170           residents trespassing from the Wynfields South development into Windsor. The  
171           Developer informed Mr. Adams that a privacy fence between the two  
172           neighborhoods will be installed in early April.

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174           Mr. Adams reminded the Board that the next regular meeting will be held on April  
175           12, 2023, at 10:00 a.m. and reminded them that their budget workshop meeting  
176           is scheduled for March 20, 2023 at 9:00 a.m.

177  
178           **FIFTH ORDER OF BUSINESS**

**Update on CDD/MPV-A HOA Agreement**

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181           The Board summarized results of the 1 March Workshop.

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183           **SIXTH ORDER OF BUSINESS**

**Consideration of Revised Minutes of the Board of Supervisors Regular Meeting held on February 8, 2023**

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# Tab 11

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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 budget workshop meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, March 20, 2023 at 9:03 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>                               |
| Doug Agnew    | <b>Advanced Aquatics</b>                               |
| Greg Woodcock | <b>District Engineer, Cardno (via conference call)</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 - Items on Agenda**

Mr. Elizabeth Pickette, owner in Windsor, urged the Board to fund the Reserve Account as recommended by its specialist, to ensure the District is able to make capital repairs and improvements when necessary.

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**FOURTH ORDER OF BUSINESS**

**Discussion of FY 2023-2024 Budget**

The Board discussed the Reserve Fund, highlighting that the recent Reserve Study found the District to be at a 38% level of what is required to be considered fully funded. The Board recognized that as the District’s infrastructure ages, greater demands to draw from the Reserve Fund is occurring. There was a sense of the Board to fully fund the Reserves going forward, starting with the next budget cycle, as recommended by the Study.

The Board conducted a line-by-line review of the entire FY 2023-2024 Budget.

The Board asked Mr. Woodcock to measure road distance in each neighborhood to ensure that the prorated Road Reserve assessments per neighborhood are accurate.

Mr. Woodcock informed the Board that it would cost an additional \$7,000 for an updated maintenance map. The Board advised that this should not be undertaken until we are sure of any adjustments with the HOA(s).

The Board would like to add an extra line item under District Engineer for “Special Projects”.

The Board asked Mr. Adams to reach out to Mr. Babbar about legal advertising. They would like to know if posting the ads on the website would be sufficient.

The Board would like Mr. Adams to reach out to Country Walk CDD to see if they would be willing to go into agreement with Deputy services to save on costs.

Mr. Agnew from Advanced Aquatics recommended having a budget of \$15,000 for aquatic planting. He also informed the Board on a proposed increase to the Aquatics contract to \$57,318 for FY 2023-2024.

The Board would like the landscaping vendor to provide a proposal for maintaining the landscaping outside of the gates for all 9 neighborhoods, to include irrigation, fertilization, and annuals.

The Board would like the landscape vendor to provide a proposal for the cost to perform all landscaping inside the gates of Shellwood Place, Parkmonte, Whinsenton, Meadow Pointe North, and the Haven (since MPIV-A HOA will provide similar services for its neighborhoods in Enclave, Meridian, Provence, and Windsor.)

The Board would like Mr. Liggett to get a proposal for annual conservation cutback services.

The Board agreed to change their second budget workshop meeting to May 1, 2023 at 9:00 a.m.

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**FIFTH ORDER OF BUSINESS**

**Adjournment**

The budget workshop meeting ended at 11:15 a.m.

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**Assistant Secretary**

---

**Chair/Vice Chair**

DRAFT



# Tab 12



**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

3434 Colwell Ave, Suite 200, Tampa, FL 33614 - 813-994-1001

Meadowpointe4cdd.org

**Operations and Maintenance Expenditures  
February 2023  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:                                 **\$   122,487.58**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

\_\_\_\_\_ **MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT** \_\_\_\_\_

|                 |                      |                   |                   |                   |                         |
|-----------------|----------------------|-------------------|-------------------|-------------------|-------------------------|
| Liane Sholl     | Megan McNeil         | Scott Page        | Michael Scanlon   | Susan A. Fischer  | Darryl Adams            |
| <i>Chairman</i> | <i>Vice Chairman</i> | <i>Supervisor</i> | <i>Supervisor</i> | <i>Supervisor</i> | <i>District Manager</i> |

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

February 1, 2023 Through February 28, 2023

| <u>Vendor Name</u>              | <u>Check Number</u> | <u>Invoice Number</u>             | <u>Invoice Description</u>              | <u>Invoice Amount</u> |
|---------------------------------|---------------------|-----------------------------------|---|-----------------------|
| ADT Security Services, Inc.     | 100234              | 970347994                         | Service 02/13/23-05/12/23               | \$ 161.72             |
| Advanced Aquatic Services, Inc. | 100199              | 10547658                          | Monthly Aquatic Maintenance 01/23       | \$ 4,604.00           |
| Advanced Aquatic Services, Inc. | 100215              | 10548066                          | Monthly Aquatic Maintenance 02/23       | \$ 4,604.00           |
| Charter Communications          | ACH                 | 097406101012223 AUTOPAY           | 3525 Bellmeade CT 01/21/23-02/20/23     | \$ 99.93              |
| Charter Communications          | ACH                 | 0057637021023 AUTOPAY             | 31187 Sotherby Drive 02/09/23-03/08/23  | \$ 92.97              |
| CRT Services Inc.               | 100216              | 20230128-R-0001                   | Monthly & Quarterly Maintenance 01/23   | \$ 1,820.00           |
| DCSI, Inc.                      | 100200              | 30314                             | Gate Key Fobs 01/23                     | \$ 525.00             |
| Florida Department of Revenue   | ACH                 | 61-8015577602-6 01/23 AUTOPAY     | Sales Tax 01/23                         | \$ 63.00              |
| Florida Leak Locators, Inc.     | 100217              | 12174314                          | Service Call 01/23                      | \$ 1,500.00           |
| Frontier Florida, LLC           | ACH                 | 813-973-3003-101308-5 01/23 - 845 | Internet 01/23                          | \$ 318.37             |
| Frontier Florida, LLC           | ACH                 | 813-994-1603-072021-5 02/23       | Whinsenton Sub Division Internet 02/23  | \$ 75.90              |
| Frontier Florida, LLC           | ACH                 | 813-994-1915-011921-5 01/23 - 845 | Shellwood Sub Division Gate Phone 01/23 | \$ 85.90              |

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|-------------------------------------|---------------------|-----------------------------|---------------------------------------|-----------------------|
| Frontier Florida, LLC               | ACH                 | 813-994-4607-042922-5 02/23 | Windsor Internet 02/23                | \$ 54.99              |
| Frontier Florida, LLC               | ACH                 | 813-994-4726-101321-5 01.23 | Parkmont Internet 01/23               | \$ 69.99              |
| Frontier Florida, LLC               | ACH                 | 813-994-6437-121521-5 01.23 | Internet 01/23                        | \$ 60.99              |
| Frontier Florida, LLC               | ACH                 | 813-994-6437-121521-5 02/23 | Internet 02/23                        | \$ 60.99              |
| George Lancos                       | 100201              | GL011123                    | Board of Supervisors Meeting 01/11/23 | \$ 200.00             |
| George Lancos                       | 100236              | GL020823                    | Board of Supervisors Meeting 02/08/23 | \$ 200.00             |
| Innersync Studio, Ltd               | 100202              | 20988                       | Quarterly Website Services 01/23      | \$ 384.38             |
| Jennifer L. Sholl                   | 100203              | LS011123                    | Board of Supervisors Meeting 01/11/23 | \$ 200.00             |
| Jennifer L. Sholl                   | 100219              | JLS020823                   | Board of Supervisors Meeting 02/08/23 | \$ 200.00             |
| Jerry Richardson Trapper            | 100204              | 1720                        | Monthly Hog Removal Services 01/23    | \$ 1,200.00           |
| Jerry Richardson Trapper            | 100220              | 1731                        | Monthly Hog Removal Services 02/23    | \$ 1,200.00           |
| Juniper Landscaping of Florida, LLC | 100221              | 197416                      | Maintenance Contract 02/23            | \$ 21,300.54          |
| Meadow Pointe IV CDD                | DC 020623           | DC 020623                   | Debit Card Replenishment              | \$ 611.77             |

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|--------------------------------|---------------------|-----------------------|---|-----------------------|
| Megan McNeil                   | 100205              | MM011123              | Board of Supervisors Meeting 01/11/23                 | \$ 200.00             |
| Michael J Scanlon              | 100222              | MS020823              | Board of Supervisors Meeting 02/08/23                 | \$ 200.00             |
| Outsmart Pest Management, Inc. | 100223              | 36287                 | Monthly Pest Control Services 02/23                   | \$ 60.00              |
| Pasco County Sheriff's Office  | 100206              | AR001810              | JAN23 #4  | \$ 9,911.92           |
| Pasco Sheriff's Office         | 100224              | AR001831              | Security Services 02/23                               | \$ 9,911.92           |
| Rizzetta & Company, Inc.       | 100214              | INV0000074915         | Annual Dissemination Services 02/23                   | \$ 6,000.00           |
| Rizzetta & Company, Inc.       | 100211              | INV0000074948         | Cell Phone/Mileage 12/22                              | \$ 208.44             |
| Rizzetta & Company, Inc.       | 100198              | INV0000075366         | District Management Fees 01/23                        | \$ 6,507.50           |
| Rizzetta & Company, Inc.       | 100210              | INV0000075856         | Amenity Management & Personnel<br>Reimbursement 02/23 | \$ 8,576.16           |
| Rizzetta & Company, Inc.       | 100212              | INV0000075882         | Cell Phone/Mileage/EE Recruiting 01/23                | \$ 228.87             |
| Rizzetta & Company, Inc.       | 100213              | INV0000077293         | Personnel Reimbursement 02/23                         | \$ 6,266.12           |
| Romaner Graphics               | 100207              | 21160                 | Road Maintenance 05/22                                | \$ 235.00             |

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|--|---------------------|-----------------------|--|-----------------------|
| Rust Off, LLC.                             | 100225              | 38577                 | Rust Prevention - Monthly Maintenance<br>02/23 | \$ 195.00             |
| Scott W Page                               | 100226              | SP020823              | Board of Supervisors Meeting 02/08/23          | \$ 200.00             |
| Southern Automated Access<br>Services, LLC | 100227              | 11641                 | Gate Maintenance Haven 08/22                   | \$ 105.00             |
| Southern Automated Access<br>Services, LLC | 100227              | 11642                 | Service Call MP North 08/22                    | \$ 105.00             |
| Southern Automated Access<br>Services, LLC | 100227              | 11785                 | Gate Maintenance/Storm Preparation 09/22       | \$ 131.25             |
| Southern Automated Access<br>Services, LLC | 100228              | 12362                 | Gate Maintenance Parkmonte 01/23               | \$ 105.00             |
| Southern Automated Access<br>Services, LLC | 100228              | 12366                 | Gate Maintenance MP North 01/23                | \$ 105.00             |
| Southern Automated Access<br>Services, LLC | 100228              | 12369                 | Gate Maintenance 01/23                         | \$ 125.00             |
| Southern Automated Access<br>Services, LLC | 100229              | 12385                 | CAPXL Cloud Fee - Provence 02/23               | \$ 75.50              |
| Southern Automated Access<br>Services, LLC | 100229              | 12386                 | CAPXL Cloud Fee - Shellwood 02/23              | \$ 75.50              |
| Southern Automated Access<br>Services, LLC | 100229              | 12387                 | CAPXL Cloud Fee - MP North 02/23               | \$ 75.50              |
| Southern Automated Access<br>Services, LLC | 100229              | 12423                 | Service Call 02/23                             | \$ 105.00             |

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|-----------------------------------|---------------------|---------------------------|--|-----------------------|
| Stantec Consulting Services, Inc. | 100230              | 2041252                   | Engineering Services 02/23                 | \$ 5,196.91           |
| Straley Robin Vericker            | 100231              | 22669                     | General Legal Services 12/19/22 - 01/11/23 | \$ 706.50             |
| Suncoast Pool Service, Inc.       | 100232              | 8942                      | Pool Supplies Maintenance 01/23            | \$ 1,500.00           |
| Suncoast Pool Service, Inc.       | 100233              | 9039                      | Pool Supplies Maintenance 02/23            | \$ 1,500.00           |
| TECO                              | ACH                 | 221006228235 6/11         | Oldwoods Ave 12/22                         | \$ 1,599.52           |
| Times Publishing Company          | 100208              | 267294                    | Legal Advertising 01/23                    | \$ 133.60             |
| U.S. Water Services Corporation   | 100209              | SI63557                   | Monthly Lift Station Inspection 01/23      | \$ 86.21              |
| U.S. Water Services Corporation   | 100235              | 5165798                   | Monthly Lift Station Inspection 02/23      | \$ 86.21              |
| Waste Connections of Florida      | ACH                 | 1330043W426 01/23 AUTOPAY | Waste Disposal Recreation Center 01/23     | \$ 77.00              |
| Waste Connections of Florida      | ACH                 | 1349737W426 02/23 AUTOPAY | Waste Disposal North HOA 02/23             | \$ 885.34             |
| Waste Connections of Florida      | ACH                 | 6512358W425 12.22         | Waste Disposal 12/22                       | \$ 13,747.50          |
| Waste Connections of Florida      | ACH                 | 6628543W425 03/23 AUTOPAY | Waste Disposal Bellmeade Court 03/23       | \$ 134.48             |

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|--|---------------------|-----------------------------|-------------------------------------|-----------------------------|
| Withlacoochee River Electric Cooperative, Inc. | ACH                 | WREC 2185385 01/23 Auto Pay | Public Lighting 01/23               | \$ 251.29                   |
| Withlacoochee River Electric Cooperative, Inc. | ACH                 | Summary 01/23 AUTOPAY       | ATT00028002--WREC Summary 01.23.pdf | <u>\$ 7,179.90</u>          |
| <b>Report Total</b>                            |                     |                             |                                     | <b><u>\$ 122,487.58</u></b> |