



Rizzetta & Company

# Meadow Pointe IV Community Development District

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**Board of Supervisors' Meeting  
August 9, 2023**

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

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

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

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

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

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

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

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

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

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

August 2, 2023

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, August 9, 2023 at 5:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
- 4. BUSINESS ITEMS**
  - A.** Consideration of Proposal for Hog Removal.....Tab 1
  - B.** Consideration of CDD/MPV-A HOA Agreement.....Tab 2
  - C.** Discussion Regarding Waste Action Plan
  - D.** Discussion Regarding Sheriff's Deputy Contract.....Tab 3
  - E.** Consideration of Proposals for Pool Maintenance.....Tab 4
  - F.** Public Hearing on Fiscal Year 2023/2024 Final Budget
    1. Consideration of Resolution 2023-05, Adopting Fiscal Year 2023/2024 Final Budget.....Tab 5
  - G.** Public Hearing on Fiscal Year 2023/2024 Assessments
    1. Consideration of Resolution 2023-06, Levying O&M Assessments for Fiscal Year 2023/2024.....Tab 6
  - H.** Consideration of Resolution 2023-07, Setting the Meeting Schedule for Fiscal Year 2023/2024.....Tab 7
  - I.** Consideration of Resolution 2023-08, Re-designating a Secretary.....Tab 8
  - J.** Consideration of Arbitrage Engagement Renewals for 2007AB and 2004A.....Tab 9
- 2. STAFF REPORTS**
  - A.** Deputy Report
  - B.** District Engineer
    1. Update on HA5
    2. Update on Road Depression Review and Proposal for Repair.....Tab 10
  - C.** Aquatic Maintenance
    1. July Waterway Inspection.....Tab 11
  - D.** Landscape Inspection Services Manager
    1. July Field Inspection Report.....Tab 12
    2. Juniper Response to the Field Inspection Report.....Tab 13
    3. Juniper's Proposals for Landscape Items.....Tab 14
  - E.** Amenity Management
    1. Review of July Amenities Report.....Tab 15
  - F.** District Counsel
    1. Consideration of Agreement with Coastal Waste and Recycling (under separate cover)

<b>G.</b>	District Manager	
<b>1.</b>	Review of District Manager Report, Raid Log, and Monthly Financial Statement.....	Tab 16
<b>3.</b>	<b>BUSINESS ADMINISTRATION</b>	
<b>A.</b>	Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 14, 2023 (previously tabled).....	Tab 17
<b>B.</b>	Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 12, 2023.....	Tab 18
<b>C.</b>	Consideration of Operation and Maintenance Expenditures for June 2023.....	Tab 19
<b>4.</b>	<b>SUPERVISORS FORUM</b>	
<b>5.</b>	<b>ADJOURNMENT</b>	

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



# Proposal

## Meadow Pointe IV Community

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This proposal contains all details related to scope of work, pricing, and terms as requested for Meadow Pointe IV Community.

Prepared 7/26/2023

**Contact Information:**

Andrew Hazen  
Andrew.Hazen@thePorkDorks.com  
www.porkdorks.com  
(407) 534-3731

# What we do

## 1 Population Identification

**Proper evaluation of the total hog population and how many sounders (hog groups) are causing damages and risk to your business**

## 2 Behavior Mapping

**Tracking geographical and seasonal movement and trends**

## 3 Custom Made System

**A comprehensive system of professional traps, cameras, and feeders built for your property, business needs, and total hog population control**

## 4 Implementation

**System is rolled out immediately and is adjusted as needed. Monthly site visit and reports sent directly to you for progress and updates**

## 5 24/7 Monitoring

**Traps are monitored and triggered remotely to save other wildlife, train the hog population, and capture the biggest percentage of sounders**

# Pricing



Pricing is based off of evaluation completed on 7/26/2023. Preliminary observations indicate that we will need to create a system of:

- Custom traps
- Feeders
- 24/7 monitoring of traps (remotely triggered)
- Camera system implementation and analysis
- Rotation of resources and adaptation to trained hogs
- Full Maintenance of system
- Initial population indication
- Monthly progress reports
- Dispatch and removal of captured hogs
- Safe and effective procedures
- Detailed Monthly Reports

## Pricing Option

Up Front	Monthly
<b>\$15,000</b>	<b>\$1,500</b>

This is not a contract. On agreement of pricing and services, a contract will be drafted and an order form sent.





*The* Pork Dorks

# The Pork Dorks, inc.

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For any questions:

Andrew Hazen

[Andrew.Hazen@thePorkDorks.com](mailto:Andrew.Hazen@thePorkDorks.com)

(407) 534-3731

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

## **Tab 2**

# Common Area Property Maintenance License Agreement

This Common Area Property Maintenance License Agreement (this “**Agreement**”) is entered into as of October 1, 2023, by and between the **Meadow Pointe IV Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and the **Meadow Pointe IV-A Master Association, Inc.**, a Florida not-for-profit corporation (the “**Association**”).

## Background Information:

The District owns and operates various systems, facilities and infrastructure including, but not limited to, the amenity center, roadways, storm water ponds, hardscaping, landscaping, irrigation systems, common areas, and other improvements for the community.

Pursuant to the Master Declaration of Covenants, Conditions and Restrictions for Meadow Pointe IV-A, as recorded in the Official Records of Pasco County, Florida at Book 8695, Page 2893, as amended and supplemented from time to time (“**Declaration**”), the Association was formed for the purposes of owning, operating, and maintaining various improvements and facilities for a portion of the community, namely, the parcels known as Provence, Enclave, Meridian, and Windsor (together, the “**HOA Neighborhoods**”).

The landowners within the HOA Neighborhoods are served by both the Association and the District, they benefit from the improvements and services that the Association and District provide, and they will ultimately pay for the cost of the improvements and services, regardless of whether they are delivered by the Association or the District. The District and the Association entered into an Easement Agreement dated October 30, 2015 (the “**2015 Easement Agreement**”) with respect to division of the maintenance responsibilities of the common areas owned by the District in the HOA Neighborhoods as shown on plats of the HOA neighborhoods, the property appraiser’s website, or in deeds in favor of the District (together, the “**District Property**”). The parties now want to enter into this Agreement to clarify the responsibilities and to supersede the 2015 Easement Agreement.

## Operative Provisions:

For and in consideration of the sum valuable consideration, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

1. **Background Information.** The background information set forth above is incorporated into this Agreement by reference.
2. **Grant of Non-Exclusive License.** The District hereby grants in favor of the Association, and their agents and vendors, a non-exclusive license (“**License**”), for the limited purpose of permitting the Association to access and perform the HOA Services (defined below) on the applicable District Property.
3. **Association’s Responsibility.** The Association agrees to be responsible for the installation, operation, maintenance, repair and replacement (together, “**HOA Services**”) of the following described improvements and services on the District Property. All work will be performed in a neat and professional manner and shall be in accordance with industry standards.
  - a. Landscaping of all common areas inside the front gates to include plat book designated Landscape, Wall, & Drainage Area (L.W.D.A); Wall/Landscape Area; Open Space &

Common Area; Common & Landscape Area; Park or Park Site, and Drainage Area, to include pond banks. This does not include any portion of a designated Conservation Area, which is the responsibility of the CDD to maintain and periodically cutback.

- b. Irrigation of the common area responsibilities identified above, which are located inside the front gate. For repair or replacement of the control box, which controls the irrigation system inside and outside the front gates, costs will be split in half with the CDD.
- c. Interior walls and fences, e.g., dog park fences, which are not required by applicable engineering plans (Note: maintenance and replacement of Party Walls and Party Fences is subject to provisions of the Master Declaration of Covenants, Conditions, and Restrictions).
- d. Mail kiosk areas, including structure, stonework, trellis, parking pavers, electrical services (excluding operation of the mail kiosks which is responsibility of the U.S. Postal Service).
- e. Interior monuments and pavers, such as at cul-de-sacs.
- f. Utility costs for irrigation of neighborhood entranceways and interior common areas.
- g. Maintenance of wells and reclaimed water irrigation systems.
- h. Rust-prevention services for well-water used to irrigate neighborhood common areas.
- i. Boardwalk maintenance inside neighborhoods.
- j. Parks and common area landscape maintenance and enhancement within neighborhoods.
- k. Pressure washing of common areas inside the neighborhoods (includes common area sidewalks, gutters, curbs, monuments, mail kiosk trellis, mail kiosk parking area, and fences to include fences and retaining walls which are the structural responsibility of the District).
- l. Bulletin boards
- m. Dog waste stations

4. **Inspection, Correction, and Reporting of Incidents.** The Association shall conduct regular inspections of the District Property upon which they are performing HOA Services upon and correct any issues in accordance with this Agreement. The Association shall notify the District of any claims or incidents occurring on the District Property.

5. **District's Responsibilities.** The District shall remain responsible for the maintenance, repair and replacement of all other infrastructure and improvements that it owns, including, but not limited to the following improvements and services:

- a. Amenity Center (Clubhouse facilities) operations and maintenance.
- b. Roadways, to include asphalt roads designated in the plat book as Emergency Access, Pedestrian Access, and/or Utility Easement
- c. Stormwater systems
- d. Conservation areas, drainage areas, wetland conservation areas, wetland easement areas, and wetland mitigation areas
- e. Streetlights
- f. Security operations
- g. Coordination and payment of trash and recycling services
- h. Management of wildlife impacting common area properties
- i. Maintenance of bridges or culverts
- j. Meadow Pointe North Lift Station
- k. Walls and fences required by applicable engineering plans (e.g., retaining walls and related fencing, etc.)
- l. Entry gates and related call boxes and gate operators
- m. Entryway sign, stone, monuments, trellis, and fencing
- n. Perimeter walls and fences, to include any additional entry gates, stone, monuments, trellis, and fences



- o. Electrical services at entranceways
  - p. Sidewalks and other similar structures
  - q. Aquatic maintenance of all ponds, to include pond-related plants
  - r. Landscaping of the common areas along Meadow Pointe Boulevard and Oldwoods Avenue
  - s. Landscaping of all common areas from the neighborhood front gates outward toward Meadow Pointe Blvd or Oldwoods Ave
  - t. Irrigation services for all common areas outside the front gates
  - u. Up-Lighting of landscape common areas at the entryway
  - v. Landscaping (mowing) of pond banks and Drainage Areas external to the interior of the neighborhoods
  - w. Pressure washing of common area sidewalks, curbs, and gutters at neighborhood front entrances, from the vehicular and pedestrian gates to the tip of the neighborhood entrance/end of sidewalk.
  - x. Pressure wash neighborhood boundary privacy fencing that is exposed to Meadow Point Blvd and Oldwoods Ave
  - y. Holiday Decorations at neighborhood entranceways and at the Amenity Center
  - z. Administrative functions of the District to include debt/bond management
6. **No interference.** Neither party shall not directly or indirectly take any action to interfere with the responsibilities or services of the other party in any way.
7. **Damage.** In the event that the either party causes damage to any improvements maintained by the other party, they shall coordinate to diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition.
8. **Cost of HOA Services.** The Association will pay for all costs of the HOA Services through the collection of assessments within the HOA Neighborhoods.
9. **Intention to not Impose Certain Assessments, Fees, Charges.**
- a. The intention of this Agreement is that the District will not levy and impose operations and maintenance assessments, other assessments, fees, or charges on the landowners within the HOA Neighborhoods for any services the District provides to the other neighborhoods but not the HOA Neighborhoods by virtue of this Agreement (which essentially means if District elected to provide the “HOA Services” above to the other neighborhoods); any such costs is intended to be borne by other landowners within the District outside of the HOA Neighborhoods.
    - i. This section shall not apply to any District services that are needed to protect the immediate health, safety, or welfare of the District’s residents or District assets (for example, pressure washing a spot in any neighborhood to avoid a hazardous situation).
    - ii. To ensure that the District is not restricted in performing its obligations to the entire community, to the extent such obligations arise the District will document such expenses and incorporate them in the next fiscal year budget to credit the HOA Neighborhoods for such costs.
  - b. The District remains free to perform any and all services in one or more neighborhoods that are not included in the list of HOA Services.
10. **Events of Default.** Subject to the force majeure provisions below, any breach of the obligations in this Agreement which is not cured within 60 days after receipt of written notice thereof, will

constitute a default under this Agreement. In the event that any party is under a default the non-defaulting party's remedy is the right to seek specific performance of the defaulting party's obligations under this Agreement, terminate the Agreement with 10 days written notice, or take over the other party's responsibility for the defaulted performance and invoice them. The defaulting party shall reimburse the non-defaulting party within 20 days. In no event shall any party be entitled to seek or be awarded damages of any kind, including but not limited to special, consequential, or punitive damages.

11. **Force Majeure**. Any delay or failure in the performance by any party hereunder shall be excused if and to the extent caused by the occurrence of a Force Majeure. For purposes of this Agreement, Force Majeure shall mean an act of God, strikes, lockouts, act of public enemy, lightning, fire, storm, flood, governmental restraints or any other cause of delay beyond the reasonable control of the party claiming the applicability of the Force Majeure doctrine (financial inability is excepted).
12. **Term and Termination**. The Agreement commences on the date first written above and will continue until terminated by either party. Either party may elect to terminate this Agreement upon written notice given by April 15 with such termination to be effective as of January 1 of the following year.
13. **Relationship Between the Parties**. Nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Association and the District. The Association shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Association assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Association during the performance of services to the District.
14. **Permits, Approvals, and Compliance with Regulations**. The Association shall apply for and obtain, at its sole cost and expense, all necessary permits and permissions or consents from any easement holders or applicable governmental entities necessary to perform the HOA Services, prior to undertaking any work (including but not limited to ensuring that all HOA Services satisfy applicable "line-of-sight" standards). The District will cooperate and assist the Association with any paperwork required as the owner of the District Property. The Association or its vendors shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. Any fees or fines incurred or imposed due to the Association or its vendor's non-compliance shall be borne solely by the Association or its vendors.
15. **Liens and Claims**. The Association shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.
16. **Insurance**. The Association and its vendors shall maintain general commercial liability insurance in an aggregate amount not less than \$1,000,000.00, including, but not limited to, coverage for personal injury or death and real or personal property damage. The foregoing insurance shall name the District as an additional insured. All insurance premiums in connection with the above referenced insurance coverage shall be promptly paid and a certificate of insurance evidencing the

existence of same to the District shall be provided. Such certificate of insurance shall provide the applicable insurance coverage shall not be modified or cancelled without 30 days prior written notice the District.

17. **Indemnification.** The Association hereby indemnifies and holds the District and its agents and officers harmless from and against all claims, demands, liabilities, causes of action, suits, judgments, damages, fines and expenses (including attorneys' fees and costs) for (i) any injury to or death of any person, (ii) damage to or theft, destruction, loss, or loss of use of any property or inconvenience, (iii) any violation of any governmental law, ordinance, rule or regulation, arising from or related to use of the License, (iv) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement, or (v) any damage to improvements or structures located within any of the easements.
18. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.
19. **Attorneys' Fees.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
20. **No Title Search.** The parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
21. **Amendment.** Only the parties, or their respective successors or assigns, by mutual agreement may modify this Agreement. Such Amendment must be in writing and signed by the parties.
22. **No Third-Party Beneficiaries and No Public Dedication.** No person or entity shall be deemed a beneficiary of the terms of this Agreement. The License granted hereby, and other terms and conditions of this Agreement shall not constitute dedications to the public, and no member of the public shall have any rights hereunder.
23. **Public Records.** The Association understands and acknowledges that all documents of any kind relating to this Agreement may be subject to Chapter 119, Florida Statutes, Florida's Public Records law, and shall be treated as such by the Association in accordance with Florida law. As such, the District shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.
24. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Association represents that in entering into this Agreement, the Association has not been designated as a "scrutinized company" under the statute and, in the event that the Association is designated as a "scrutinized company", the Association shall immediately notify the District whereupon this Agreement may be terminated by the District.
25. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any

third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

26. **Counterparts.** This Agreement may be executed in one or more separate counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.
27. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
28. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the opportunity to seek independent counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
29. **Notice.** Whenever any party desires to give notice to the other party, notice must be given in writing by Certified Mail (Return Receipt Requested), a nationally recognized express transportation company, or email at the applicable address set forth in this section. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

**To the District:**  
c/o Rizzetta & Company  
3434 Colwell Avenue,  
Suite 200  
Tampa, FL 33514  
Attn: Darryl Adams  
[darryla@rizzetta.com](mailto:darryla@rizzetta.com)

**To the Association:**  
c/o Greenacre Properties  
4131 Gunn Highway,  
Tampa, FL 33618  
Attn: Laura Coleman  
[LColeman@Greenacre.com](mailto:LColeman@Greenacre.com)

30. **Entire Agreement.** This Agreement contains the entire agreement and no party is to rely upon any oral representations made by any other party. This Agreement shall supersede and subsume the 2015 Easement Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Meadow Pointe IV-A  
Master Association, Inc.**

**Meadow Pointe IV  
Community Development District**

\_\_\_\_\_  
George Lancos  
President

\_\_\_\_\_  
Michael Scanlon  
Chair of the Board of Supervisors

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# Common Area Property Maintenance License Agreement

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5. **District's Responsibilities.** The District shall remain responsible for the maintenance, repair and replacement of all other infrastructure and improvements that it owns, including, but not limited to the following improvements and services:

- a. Amenity Center (Clubhouse facilities) operations and maintenance.
- b. Roadways, to include asphalt roads designated in the plat book as Emergency Access, Pedestrian Access, and/or Utility Easement
- c. Stormwater systems
- d. Conservation areas, drainage areas, wetland conservation areas, wetland easement areas, and wetland mitigation areas
- e. Streetlights
- f. Security operations
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8. **Cost of HOA Services.** The Association will pay for all costs of the HOA Services through the collection of assessments within the HOA Neighborhoods.
9. **Intention to not Impose Certain Assessments, Fees, Charges.**
- a. The intention of this Agreement is that the District will not levy and impose operations and maintenance assessments, other assessments, fees, or charges on the landowners within the HOA Neighborhoods for any services the District provides to the other neighborhoods but not the HOA Neighborhoods by virtue of this Agreement (which essentially means if District elected to provide the “HOA Services” above to the other neighborhoods); any such costs is intended to be borne by other landowners within the District outside of the HOA Neighborhoods.
    - i. This section shall not apply to any District services that are needed to protect the immediate health, safety, or welfare of the District’s residents or District assets (for example, pressure washing a spot in any neighborhood to avoid a hazardous situation).
    - ii. To ensure that the District is not restricted in performing its obligations to the entire community, to the extent such obligations arise the District will document such expenses and incorporate them in the next fiscal year budget to credit the HOA Neighborhoods for such costs.
  - b. The District remains free to perform any and all services in one or more neighborhoods that are not included in the list of HOA Services.
10. **Events of Default.** Subject to the force majeure provisions below, any breach of the obligations in this Agreement which is not cured within 60 days after receipt of written notice thereof, will



constitute a default under this Agreement. In the event that any party is under a default the non-defaulting party's remedy is the right to seek specific performance of the defaulting party's obligations under this Agreement, terminate the Agreement with 10 days written notice, or take over the other party's responsibility for the defaulted performance and invoice them. The defaulting party shall reimburse the non-defaulting party within 20 days. In no event shall any party be entitled to seek or be awarded damages of any kind, including but not limited to special, consequential, or punitive damages.

11. **Force Majeure**. Any delay or failure in the performance by any party hereunder shall be excused if and to the extent caused by the occurrence of a Force Majeure. For purposes of this Agreement, Force Majeure shall mean an act of God, strikes, lockouts, act of public enemy, lightning, fire, storm, flood, governmental restraints or any other cause of delay beyond the reasonable control of the party claiming the applicability of the Force Majeure doctrine (financial inability is excepted).
12. **Term and Termination**. The Agreement commences on the date first written above and will continue until terminated by either party. Either party may elect to terminate this Agreement upon written notice given by April 15 with such termination to be effective as of January 1 of the following year.
13. **Relationship Between the Parties**. Nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Association and the District. The Association shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Association assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Association during the performance of services to the District.
14. **Permits, Approvals, and Compliance with Regulations**. The Association shall apply for and obtain, at its sole cost and expense, all necessary permits and permissions or consents from any easement holders or applicable governmental entities necessary to perform the HOA Services, prior to undertaking any work (including but not limited to ensuring that all HOA Services satisfy applicable "line-of-sight" standards). The District will cooperate and assist the Association with any paperwork required as the owner of the District Property. The Association or its vendors shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. Any fees or fines incurred or imposed due to the Association or its vendor's non-compliance shall be borne solely by the Association or its vendors.
15. **Liens and Claims**. The Association shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.
16. **Insurance**. The Association and its vendors shall maintain general commercial liability insurance in an aggregate amount not less than \$1,000,000.00, including, but not limited to, coverage for personal injury or death and real or personal property damage. The foregoing insurance shall name the District as an additional insured. All insurance premiums in connection with the above referenced insurance coverage shall be promptly paid and a certificate of insurance evidencing the

existence of same to the District shall be provided. Such certificate of insurance shall provide the applicable insurance coverage shall not be modified or cancelled without 30 days prior written notice the District.

17. **Indemnification.** The Association hereby indemnifies and holds the District and its agents and officers harmless from and against all claims, demands, liabilities, causes of action, suits, judgments, damages, fines and expenses (including attorneys' fees and costs) for (i) any injury to or death of any person, (ii) damage to or theft, destruction, loss, or loss of use of any property or inconvenience, (iii) any violation of any governmental law, ordinance, rule or regulation, arising from or related to use of the License, (iv) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement, or (v) any damage to improvements or structures located within any of the easements.
18. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.
19. **Attorneys' Fees.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
20. **No Title Search.** The parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
21. **Amendment.** Only the parties, or their respective successors or assigns, by mutual agreement may modify this Agreement. Such Amendment must be in writing and signed by the parties.
22. **No Third-Party Beneficiaries and No Public Dedication.** No person or entity shall be deemed a beneficiary of the terms of this Agreement. The License granted hereby, and other terms and conditions of this Agreement shall not constitute dedications to the public, and no member of the public shall have any rights hereunder.
23. **Public Records.** The Association understands and acknowledges that all documents of any kind relating to this Agreement may be subject to Chapter 119, Florida Statutes, Florida's Public Records law, and shall be treated as such by the Association in accordance with Florida law. As such, the District shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.
24. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Association represents that in entering into this Agreement, the Association has not been designated as a "scrutinized company" under the statute and, in the event that the Association is designated as a "scrutinized company", the Association shall immediately notify the District whereupon this Agreement may be terminated by the District.
25. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any

third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

26. **Counterparts.** This Agreement may be executed in one or more separate counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.
27. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
28. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the opportunity to seek independent counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
29. **Notice.** Whenever any party desires to give notice to the other party, notice must be given in writing by Certified Mail (Return Receipt Requested), a nationally recognized express transportation company, or email at the applicable address set forth in this section. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

**To the District:**

c/o Rizzetta &  
Company  
3434 Colwell Avenue,  
Suite 200  
Tampa, FL 33514  
Attn: Darryl Adams  
[darryla@rizzetta.com](mailto:darryla@rizzetta.com)

**To the Association:**

c/o Greenacre Properties  
4131 Gunn Highway,  
Tampa, Fl 33618  
Attn: Laura Coleman  
[LColeman@Greenacre.com](mailto:LColeman@Greenacre.com)

30. **Entire Agreement.** This Agreement contains the entire agreement and no party is to rely upon any oral representations made by any other party. This Agreement shall supersede and subsume the 2015 Easement Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Meadow Pointe IV-A  
Master Association, Inc.**

**Meadow Pointe IV  
Community Development District**

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George Lancos  
President

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Michael Scanlon  
Chair of the Board of Supervisors

## **Tab 3**

**Meadow Point IV  
Law Enforcement Budget  
Fiscal Year 2023-2024**

**Personal Services:**

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade C01)	31.92	2,210.00	70,548	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
<b>Total Salary:</b>			<b>70,548</b>	

<i>Benefits:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Holiday Pay	31.92	102.00	3,256	
FICA	7.65%		5,646	
Retirement	32.67%		24,112	
Group Health/Life Insurance	10,500.00		<u>10,500</u>	
<b>Total Benefits:</b>			<b>43,514</b>	

<b>Total Personal Services:</b>	<b>114,061</b>
---------------------------------	----------------

**Operating Expenses:**

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,020
Software Maintenance	330
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	3,710
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	525
Vehicle Insurance	775
Professional Liability Insurance	1,165
Uniform and Equip replacement	500
Ammo Estimate	1,320
Glock/Shotgun/Carbine w/accessories	422
Axon License/Maintenance - BWC & Taser w/battery pack, cartridges, warranty	3,100
Laptop	385
Mobile Radio for Vehicle	741
Hand Held Radio/Enhanced Charger/Battery	673

<b>Total Operating Expenses:</b>	<b>14,846</b>
----------------------------------	---------------

**Capital:**

Patrol vehicle (\$32,801 less residual value of \$2,000/5 years) Year 4	6,160
-------------------------------------------------------------------------	-------

<b>Total Capital:</b>	<b>6,160</b>
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**Total Estimate Sheriff's Office Costs - CONTRACT TOTAL** **135,068**

# Tab 4



FL Contractors License CPC1459240

## **COMMERCIAL POOL SERVICE AGREEMENT**

Meadow Point 4  
3902 Meadow Point Blvd  
Wesley Chapel, FL 33543

Date 3/25/2023

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

### **SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE**

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

**Your scheduled service days will be Mon-Wed-Fri. We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days to Tue-Thur-Sat during certain times of the year such as leaf and pollen season, rainy season or after named storms.**

**CUSTOMER** is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

**RATE for Commercial Service will be \$\_3285\_\_\_ per month for \_3\_ visits-per-week service. Beginning May 3rd 2023.**

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.

**PAYMENT:** Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Property Address: \_3902 Meadow Point Blvd, Wesley Chapel, Fl 33543\_\_

Email: \_\_mpivclub@live.com\_\_\_\_\_

Name: \_\_\_\_\_

Phone Number: \_813-973-3003\_\_\_\_\_

Signature: \_\_\_\_\_

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

Initial Tech: Bob Bowling, Days M-W-F, resort pool

Offered by;

**Robert Bowling**

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

3/25/2023

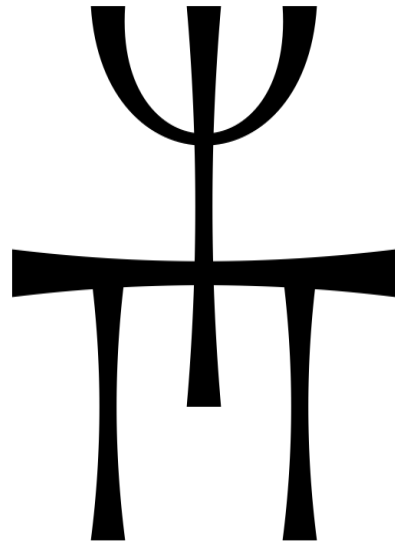


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# Meadow Pointe IV Pool Service Proposal

3/31/2023

## **Proteus Pool Service LLC**



Scott Masucci  
PROTEUS POOL SERVICE LLC



Proteus Pool Service LLC

ESTIMATE #039
DATE: 03/31/2023

"Why Not Take Your Weekends Back and Let Us Take Care of Your Pool"

P.O. Box 2329 Land O Lakes, Florida 34639
813-690-5770
proteuspools@gmail.com

EXPIRATION DATE 03/31/2023

TO Meadow Pointe IV CDD
3902 Meadow Pointe Boulevard
Wesley Chapel, Florida 33543
mpivclub@live.com
813-973-3003

Table with 4 columns: SALESPERSON, JOB, PAYMENT TERMS, DUE DATE. Row 1: Scott, Full Pool Service estimate for 162,000-gallon pool, Payment in full at end of each month, (blank).

Table with 4 columns: (blank), DESCRIPTION, (blank), LINE TOTAL. Rows include: Service is to be performed 3 times weekly, Check and balance water chemistry, Maintain Chemical distribution tanks and purge chemical injection lines weekly, Scrub side walls, steps, seats and beach access surfaces as required, Adjust water level as required, Empty pump baskets and clean gutters as required, Clean Tile and inspect pool and spa surfaces as required, Skim surface and remove debris on pool bottom as required, Clean, Backflush and inspect Filter as required Maintain DE separation tank filters, Inspect all equipment for proper operation daily, Vacuum as needed, Maintain ORP chemical injection systems, stennar pumps, tanks and lines each service. Summary row: Please note that this subtotal may be negotiable, Monthly Sub-total, 1245.00.

Disclaimer: All chemicals are included in service for normal operation of pool. In the event chemical usage becomes abnormal due to failure of the pool or equipment or wash out, Proteus pool Services retain the right to charge for said chemicals. In addition, all equipment repair is above and beyond monthly service charge with quotes being provided prior to any service. I am not capable of servicing some of the systems due to licensing restrictions in the state of Florida but work closely with local companies who have the infrastructure in place to handle all commercial pool pump and filtration system problems

Table with 2 columns: (blank), SALES TAX, TOTAL. Row 1: (blank), 0. Row 2: TOTAL, 1245.00.

Quotation prepared by: Scott C. Masucci President of Proteus Pool Services LLC

To accept this quotation, sign here and return: \_\_\_\_\_

# Tab 5

## RESOLUTION 2023-05

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Meadow Pointe IV Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Meadow Pointe IV Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ \_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund	\$ _____
Total Debt Service Funds	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 9, 2023.**

Attested By:

**Meadow Pointe IV  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Adopted Budget**

# **Exhibit A**





Rizzetta & Company

# Meadow Pointe IV Community Development District

[www.Meadowpointe4cdd.org](http://www.Meadowpointe4cdd.org)

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**Approved Proposed Budget  
for  
Fiscal Year  
2023/2024**

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Rizzetta & Company

**Approved Proposed Budget  
Meadow Pointe IV Community Development District  
General Fund  
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget For 2022/2023	Projected Budget Variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 20/21	Actual FY 21/22
1										
2	<b>REVENUES</b>									
3										
4	Interest Earnings									
5	Interest Earnings	\$ 6,669	\$ 6,669	\$ -	\$ 6,669	\$ -	\$ -		\$ 1,717	\$ -
6	Special Assessments									
7	Tax Roll*	\$ 1,491,800	\$ 1,491,800	\$ 1,480,326	\$ 11,474	\$ 1,668,880	\$ 188,554		\$ 1,212,325	\$ 1,348,407
8	Other Miscellaneous Revenue									
9	Miscellaneous	\$ 6,695	\$ 6,695	\$ -	\$ 6,695	\$ -	\$ -			
10										
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
12										
13	<b>TOTAL REVENUES</b>	<b>\$ 1,505,163</b>	<b>\$ 1,498,469</b>	<b>\$ 1,480,326</b>	<b>\$ 18,143</b>	<b>\$ 1,668,880</b>	<b>\$ 188,554</b>		<b>\$ 1,214,042</b>	<b>\$ 1,348,407</b>
14										
15	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,505,163</b>	<b>\$ 1,498,469</b>	<b>\$ 1,480,326</b>	<b>\$ 18,143</b>	<b>\$ 1,668,880</b>	<b>\$ 188,554</b>		<b>\$ 1,214,042</b>	<b>\$ 1,348,407</b>
16										
17	<b>EXPENDITURES - ADMINISTRATIVE</b>									
18										
19										
20	Legislative									
21	Supervisor Fees	\$ 11,800	\$ 15,733	\$ 15,000	\$ (733)	\$ 15,000	\$ -		\$ 15,800	\$ 12,600
22	Financial & Administrative									
23	Administrative Services	\$ 4,615	\$ 6,153	\$ 6,153	\$ (0)	\$ 6,153	\$ -	No increase	\$ 5,800	\$5,916
24	District Management	\$ 24,942	\$ 31,977	\$ 33,256	\$ 1,279	\$ 33,256	\$ -	No increase	\$ 31,569	\$33,058
25	District Engineer	\$ 18,436	\$ 24,581	\$ 16,500	\$ (8,081)	\$ 30,000	\$ 13,500	Board Advise	\$ 10,184	\$14,997
26	District Engineer Special Project	\$ -	\$ -	\$ -	\$ -	\$ 7,000	\$ 7,000	District Engineer Special Project-Map	\$ -	\$ -
27	Disclosure Report	\$ 6,100	\$ 6,100	\$ 7,000	\$ 900	\$ 7,000	\$ -		\$ 7,000	\$7,000
28	Trustees Fees	\$ 6,690	\$ 8,920	\$ 15,000	\$ 6,080	\$ 12,000	\$ (3,000)	21-\$14,652, 20-\$20,886, 19-\$16,621	\$ 14,652	\$3,772
29	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -		\$ 150	\$150
30	Assessment Roll	\$ 5,304	\$ 5,304	\$ 5,304	\$ -	\$ 5,304	\$ -		\$ 5,000	\$5,100
31	Financial & Revenue Collections	\$ 3,978	\$ 5,304	\$ 5,304	\$ -	\$ 5,304	\$ -	No increase	\$ 5,000	\$5,100
32	Accounting Services	\$ 16,708	\$ 22,277	\$ 22,277	\$ (0)	\$ 22,277	\$ -	No increase	\$ 21,000	\$21,420
33	Auditing Services	\$ -	\$ 4,975	\$ 4,975	\$ -	\$ 4,975	\$ -		\$ 4,975	\$4,975
34	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 2,000	\$ 1,000	\$ 2,000	\$ -		\$ 3,000	\$2,000
35	Public Officials Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,730	\$ 389	\$ 3,842	\$ 112	Estimated increase in Ins. 15% increase	\$ 2,960	\$3,108

**Approved Proposed Budget**  
**Meadow Pointe IV Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget For 2022/2023	Projected Budget Variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 20/21	Actual FY 21/22
36	Legal Advertising	\$ 424	\$ 565	\$ 1,000	\$ 435	\$ 1,000	\$ -		\$ 2,693	\$ 1,821
37	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -		\$ 826	\$ 1,554
38	Bank Fees	\$ 304	\$ 405	\$ 200	\$ (205)	\$ 200	\$ -		\$ 256	\$ 358
39	Dues, Licenses & Fees	\$ 455	\$ 607	\$ 550	\$ (57)	\$ 550	\$ -		\$ 905	\$ 1,055
40	Website Hosting, Maintenance, Backup (and Email)	\$ 2,053	\$ 2,737	\$ 3,000	\$ 263	\$ 3,000	\$ -	21-\$2738, 20-\$5,063, 19-\$1,200	\$ 2,738	\$ 2,738
41	Legal Counsel									
42	District Counsel	\$ 16,604	\$ 22,139	\$ 29,000	\$ 6,861	\$ 29,000	\$ -	2020-\$29,204, 2021-\$28,275	\$ 28,275	\$ 25,920
43										
44	<b>Administrative Subtotal</b>	<b>\$ 122,904</b>	<b>\$ 162,270</b>	<b>\$ 170,899</b>	<b>\$ 8,629</b>	<b>\$ 188,511</b>	<b>\$ 17,612</b>		<b>\$ 162,783</b>	<b>\$ 152,642</b>
45										
46	<b>EXPENDITURES - FIELD OPERATIONS</b>									
47										
48	Law Enforcement									
49	Deputy	\$ 98,210	\$ 130,947	\$ 119,000	\$ (11,947)	\$ 132,802	\$ 13,802	Next year's contract is \$132,802.	\$ 106,563	\$ 107,127
50	Electric Utility Services									
51	Utility Services	\$ 8,639	\$ 11,519	\$ 11,000	\$ (519)	\$ 11,000	\$ -	This isn't normal. The District normally pays \$900 per month which is around \$11,000 per year. There was big amount that hit on 10/31/22 for 7,181.03.	\$ 11,719	\$ 1,698
52	Utility - Clubhouse	\$ 10,738	\$ 14,317	\$ 12,000	\$ (2,317)	\$ 15,000	\$ 3,000	Per Board	\$ 11,201	\$ 11,235
53	Street Lights	\$ 67,998	\$ 90,664	\$ 70,000	\$ (20,664)	\$ 86,000	\$ 16,000	Per Board	\$ 74,792	\$ 75,539
54	Garbage/Solid Waste Control Services									
55	Garbage - Clubhouse	\$ 8,024	\$ 10,699	\$ 1,000	\$ (9,699)	\$ 1,000	\$ -	The Meadow Pointe North HOA is hitting this line item. We will get this changed.	\$ 840	\$ 1,045
56	Garbage - Meadow Pointe North Dumpster	\$ -	\$ -	\$ -	\$ -	\$ 10,320	\$ 10,320	Per Board	\$ -	\$ -
57	Solid Waste Assessment	\$ 1,337	\$ 1,337	\$ 2,000	\$ 663	\$ 1,500	\$ (500)		\$ 3,057	\$ 1,236
58	Garbage - Residential	\$ 124,941	\$ 166,588	\$ 149,370	\$ (17,218)	\$ 198,777	\$ 49,407	Cost of contract is for 19.58 per home. The District has 846 homes	\$ 82,973	\$ 86,950
59	Water-Sewer Combination Services									
60	Utility Services	\$ 9,109	\$ 12,145	\$ 20,000	\$ 7,855	\$ 15,000	\$ (5,000)	Board decision.	\$ 18,750	\$ 17,214
61	Stormwater Control						\$ -			
62	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	150k project that can be done over 4 years. Note through the capital reserve	\$ 4,255	\$ 1,872
63	Aquatics Contractor Services	\$ 41,104	\$ 54,805	\$ 54,620	\$ (185)	\$ 57,318	\$ 2,698	Per Contract by Doug	\$ 52,380	\$ 57,515
64	Stormwater Assessment	\$ 2,495	\$ 3,327	\$ 2,444	\$ (883)	\$ 2,444	\$ -	per DE	\$ 2,622	\$ 2,444
65	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000	Supervisor change-Added 5k for culver maintenance	\$ -	\$ -
66	Aquatic Planting	\$ 15,810	\$ 21,080	\$ 18,000	\$ (3,080)	\$ 15,000	\$ (3,000)	Project planting for ponds 19, 23, 24, and 83. Subject to change.	\$ -	\$ -
67	Other Physical Environment									
68	General Liability Insurance	\$ 3,948	\$ 3,948	\$ 4,408	\$ 460	\$ 4,540	\$ 132	Estimated increase in Ins. 15% increase	\$ 3,498	\$ 3,673
69	Property Insurance	\$ 21,469	\$ 21,469	\$ 23,204	\$ 1,735	\$ 32,204	\$ 9,000	Estimated increase in Ins. 50% increase	\$ 18,418	\$ 19,337
70	Entry & Walls Maintenance (Pressure Washing)	\$ -	\$ -	\$ 13,000	\$ 13,000	\$ 13,000	\$ -	"Common area maintenance"	\$ 10,617	\$ 10,905

**Approved Proposed Budget**  
**Meadow Pointe IV Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget For 2022/2023	Projected Budget Variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 20/21	Actual FY 21/22
71	Landscape Maintenance	\$ 196,073	\$ 261,431	\$ 270,148	\$ 8,717	\$ 210,000	\$ (60,148)	CDD/HOA agreement starts October 1, 2023	\$ 152,673	\$ 218,149
72	Landscape Maint. Haven Neighborhood	\$ -	\$ -	\$ -	\$ -	\$ 8,600	\$ 8,600	New Line item added by the Board	\$ -	\$ -
73	Landscape Maint. MP North Neighborhood	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 9,010	\$ 5,010	Per Board	\$ -	\$ -
74	Landscape Maint. Whinseton Neighborhood	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 9,010	\$ 4,010	Per Board	\$ -	\$ -
75	Landscape Maint. Parkmonte Neighborhood	\$ -	\$ -	\$ 5,102	\$ 5,102	\$ 6,960	\$ 1,858	Per Board	\$ -	\$ -
76	Landscape Maint. Shellwood Neighborhood	\$ -	\$ -	\$ 3,584	\$ 3,584	\$ 7,370	\$ 3,786	Per Board	\$ -	\$ -
77	Lift Station Maintenance	\$ 788	\$ 1,051	\$ 5,000	\$ 3,949	\$ 5,000	\$ -		\$ 6,111	\$ 2,387
78	Irrigation Repairs	\$ 7,892	\$ 10,523	\$ 8,000	\$ (2,523)	\$ 10,000	\$ 2,000	Increase by the Board	\$ 1,882	\$ 32,978
79	Well Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -			
80	Landscape Replacement Plants, Shrubs, Trees	\$ 550	\$ 733	\$ 25,000	\$ 24,267	\$ 25,000	\$ -		\$ 4,244	\$ 4,925
81	Landscape Annuals Color Rotation	\$ 7,864	\$ 10,485	\$ 3,600	\$ (6,885)	\$ 17,580	\$ 13,980	January Annuals = \$1875. Board approved	\$ 3,960	\$ 7,071
82	Landscape - Mulch	\$ 37,416	\$ 49,888	\$ 35,200	\$ (14,688)	\$ 45,000	\$ 9,800	Proposals for mulch at New Haven (\$2,600) & Windsor Buffer (\$2,600). Board approved	\$ -	\$ 29,275
83	Landscape Fertilization	\$ -	\$ -	\$ 16,500	\$ 16,500	\$ 16,500	\$ -		\$ 14,877	\$ 15,208
84	Landscaping -Conservation Cutbacks	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	New Line item-Board decides. Ask Jason to get proposal.	\$ -	\$ -
85	Landscape Pest Control	\$ -	\$ -	\$ 4,200	\$ 4,200	\$ 4,200	\$ -		\$ 3,745	\$ 2,051
86	Landscape Inspection Services	\$ 6,725	\$ 8,967	\$ 9,900	\$ 933	\$ 10,500	\$ 600	Increase by \$50 per month	\$ 8,700	\$ 8,700
87	Holiday Decorations @ Clubhouse	\$ 7,216	\$ 7,216	\$ 2,700	\$ (4,516)	\$ 2,700	\$ -	Per Board recommendation	\$ 2,491	\$ 14,239
88	Holiday Lights @ entrance	\$ -	\$ -	\$ 2,100	\$ 2,100	\$ 22,500	\$ 20,400	\$2500 Per neighborhood	\$ -	\$ -
89	Holiday Lights @ entrance of Shellwood Place	\$ -	\$ -	\$ 1,900	\$ 1,900	\$ -	\$ (1,900)		\$ -	\$ -
90	Holiday Lights @ entrance of Winsenton	\$ -	\$ -	\$ 2,170	\$ 2,170	\$ -	\$ (2,170)		\$ -	\$ -
91	Holiday Lights @ entrance of Meadow Pointe North	\$ -	\$ -	\$ 2,100	\$ 2,100	\$ -	\$ (2,100)		\$ -	\$ -
92	Gate & Street Facilities									
93	Gate Maintenance Contract	\$ -	\$ -	\$ 7,680	\$ 7,680	\$ 7,000	\$ (680)	Per Board recommendation	\$ 53,852	\$ -
94	Gate Repair	\$ 24,822	\$ 33,096	\$ 45,000	\$ 11,904	\$ 45,000	\$ -	Per Board recommendation	\$ -	\$ 29,042
95	Gate Phone/Internet	\$ 6,580	\$ 8,773	\$ 6,500	\$ (2,273)	\$ 6,500	\$ -	Southern Automated was in this line item. Investigate.	\$ 5,797	\$ 12,274
96	Roadway Repair & Maintenance	\$ 3,200	\$ 4,267	\$ 5,000	\$ 733	\$ 5,000	\$ -		\$ 925	\$ -
97	Street Sign Repair & Replacement	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -		\$ -	\$ 335
98	Sidewalk Repair & Maintenance	\$ 235	\$ 313	\$ 5,000	\$ 4,687	\$ 15,000	\$ 10,000	Drainage Issue	\$ 22,150	\$ 14,178
99	Streetsight Deposit Bond	\$ 5,320	\$ 7,093	\$ 7,094	\$ 1	\$ 7,094	\$ -	cost at one time.	\$ 7,095	\$ 7,095
100	Security Camera Maintenance/Replacement	\$ 525	\$ 700	\$ 1,000	\$ -	\$ 2,500	\$ 1,500	Per Board request	\$ 8,944	\$ 278
101	Gate/Clubhouse Service Contract	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	CRT \$1,820 per quarter with CRT. Total \$7,280.	\$ -	\$ -



**Approved Proposed Budget  
Meadow Pointe IV Community Development District  
Reserve Fund  
Fiscal Year 2023/2024**

	<b>Chart of Accounts Classification</b>	<b>Actual YTD through 06/30/23</b>	<b>Annual Budget for 2022/2023</b>	<b>Projected Budget variance for 2022/2023</b>	<b>Budget for 2023/2024</b>	<b>Budget Increase (Decrease) vs 2022/2023</b>	<b>Comments</b>
1							
2	<b>REVENUES</b>						
3							
4	Special Assessments						
6	Interest Earnings	\$ 19,523	\$ -	\$ 19,523	\$ -	\$ -	
7	Tax Roll*	\$ 211,424	\$ 150,000	\$ 61,424	\$ 350,000	\$ 200,000	Fully Funding for Captial Rerves-Currently 38%
8							
9	<b>TOTAL REVENUES</b>	<b>\$ 230,947</b>	<b>\$ 150,000</b>	<b>\$ 80,947</b>	<b>\$ 350,000</b>	<b>\$ 200,000</b>	
10							
12							
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 230,947</b>	<b>\$ 150,000</b>	<b>\$ 80,947</b>	<b>\$ 350,000</b>	<b>\$ 200,000</b>	
14							
15	<b>EXPENDITURES</b>						
16							
17	Contingency						
18	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	
19	Capital Reserves	\$ 134,585	\$ 150,000	\$ 15,415	\$ 350,000	\$ 200,000	
20	Road Reserves						
21							
22	<b>TOTAL EXPENDITURES</b>	<b>\$ 134,585</b>	<b>\$ 150,000</b>	<b>\$ 15,415</b>	<b>\$ 350,000</b>	<b>\$ 200,000</b>	

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
INTERNAL ROAD RESERVES**

Parcel ID/Name	Number of Lots	Estimated Total Costs	NET			Per Parcel Gross Yearly Costs	Per Parcel Net Yearly Costs	Monthly Net Costs
			Per Lot Yearly Costs	Per Lot Yearly Costs				
PARCEL J WHINSENTON	104	\$42,180.67	\$57.94	\$61.64		\$6,410.44	\$6,025.81	\$4.83
PARCEL K PARKMONTE	109	\$39,685.43	\$52.01	\$55.33		\$6,031.22	\$5,669.35	\$4.33
PARCEL M SHELLWOOD PLACE	115	\$41,123.31	\$51.08	\$54.35		\$6,249.74	\$5,874.76	\$4.26
PARCEL E & F Ph. 1 & 2 PROVENCE	125	\$64,541.58	\$73.76	\$78.47		\$9,808.75	\$9,220.23	\$6.15
PARCEL I MEADOW POINTE NORTH	62	\$25,204.20	\$81.30	\$86.49		\$5,362.60	\$5,040.84	\$6.78
PARCEL AA NORTH Ph. 1 & 2 WINDSOR	108	\$62,831.66	\$116.35	\$123.78		\$13,368.44	\$12,566.33	\$9.70
HAVEN Ph. 1 & 2	52	\$18,168.99	\$49.91	\$53.10		\$2,761.24	\$2,595.57	\$4.16
ENCLAVE	117	\$40,880.23	\$49.91	\$53.10		\$6,212.80	\$5,840.03	\$4.16
PARCEL AA SOUTH MERIDIAN	116	\$42,951.26	\$74.05	\$78.78		\$9,138.57	\$8,590.25	\$6.17
<b>Total</b>	<b>908</b>	<b>\$377,567.32</b>				<b>\$65,343.80</b>	<b>\$61,423.17</b>	
						Gross		
						Net		
						Variance		

\* Per lot yearly costs based on spreading the total costs over an additional 4 or 6 years following the FY 2017-2018 assessment

\* Inflation based on 1.5% increase per year



**Meadow Pointe IV Community Development District**  
**Debt Service**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2015	Series 2022A-1	Series 2022A-2	Series 2014A	Budget for 2023/2024
<b>REVENUES</b>					
Special Assessments					
Net Special Assessments <sup>(1)</sup>	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
<b>TOTAL REVENUES</b>	<b>\$177,208.73</b>	<b>\$110,633.18</b>	<b>\$175,541.10</b>	<b>\$105,750.00</b>	<b>\$569,133.01</b>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Debt Service Obligation	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
<b>Administrative Subtotal</b>	<b>\$177,208.73</b>	<b>\$110,633.18</b>	<b>\$175,541.10</b>	<b>\$105,750.00</b>	<b>\$569,133.01</b>
<b>TOTAL EXPENDITURES</b>	<b>\$177,208.73</b>	<b>\$110,633.18</b>	<b>\$175,541.10</b>	<b>\$105,750.00</b>	<b>\$569,133.01</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Pasco County Collection Costs (2%) and Early payment Discounts (4%)

6.00%

**Gross assessments**

**\$605,300.34**

**Notes:**

Tax Roll Collection Costs and Early Payment Discounts is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$2,080,303.02
Pasco County Collection Cost @	2%	\$44,261.77
Early Payment Discount @	4%	\$88,523.53
2023/2024 Total		<u>\$2,213,088.32</u>

2022/2023 O&M Budget	\$1,691,748.93
2023/2024 O&M Budget <sup>(1)</sup>	\$2,080,303.02

Total Difference	<u>\$388,554.09</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
<b><u>SF 50' - Whinsenton</u></b>				
Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,777.31	\$1,999.47	\$222.16	12.50%
Road Reserve	\$61.64	\$61.64	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
<b>Total</b>	<b>\$2,553.17</b>	<b>\$3,009.66</b>	<b>\$456.49</b>	<b>17.88%</b>
<b><u>SF 50' - Parkmonte</u></b>				
Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
Operations/Maintenance	\$1,774.26	\$1,975.24	\$200.98	11.33%
Road Reserve	\$55.33	\$55.33	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
<b>Total</b>	<b>\$2,543.81</b>	<b>\$2,979.12</b>	<b>\$435.31</b>	<b>17.11%</b>
<b><u>SF 60' - Shellwood Place</u></b>				
Series 2015 Debt Service	\$646.17	\$646.17	\$0.00	0.00%
Operations/Maintenance	\$1,754.70	\$1,975.49	\$220.79	12.58%
Road Reserve	\$54.35	\$54.35	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
<b>Total</b>	<b>\$2,630.96</b>	<b>\$3,086.08</b>	<b>\$455.12</b>	<b>17.30%</b>
<b><u>SF 55' - Provence</u></b>				
Series 2014A Debt Service	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance	\$1,703.97	\$1,907.31	\$203.34	11.93%
Road Reserve	\$78.47	\$78.47	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.33	133.34%
<b>Total</b>	<b>\$2,858.18</b>	<b>\$3,295.85</b>	<b>\$437.67</b>	<b>15.31%</b>
<b><u>TH - Meadow Pointe North</u></b>				
Series 2022A-1 Debt Service	\$419.34	\$419.34	\$0.00	0.00%
Operations/Maintenance	\$1,808.64	\$2,061.91	\$253.27	14.00%
Road Reserve	\$86.49	\$86.49	\$0.00	0.00%
Capital Reserve	\$175.74	\$410.07	\$234.32	133.33%
<b>Total</b>	<b>\$2,490.21</b>	<b>\$2,977.81</b>	<b>\$487.60</b>	<b>19.58%</b>
<b><u>SF 75' - Windsor</u></b>				
Series 2022A-1 Debt Service	\$856.97	\$856.97	\$0.00	0.00%

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

<b>2023/2024 O&amp;M Budget</b>		\$2,080,303.02
<b>Pasco County Collection Cost @</b>	<b>2%</b>	\$44,261.77
<b>Early Payment Discount @</b>	<b>4%</b>	\$88,523.53
<b>2023/2024 Total</b>		<b>\$2,213,088.32</b>

<b>2022/2023 O&amp;M Budget</b>	\$1,691,748.93
<b>2023/2024 O&amp;M Budget <sup>(1)</sup></b>	\$2,080,303.02

<b>Total Difference</b>	<b>\$388,554.09</b>
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	<b>PER UNIT ANNUAL ASSESSMENT</b>		<b>Proposed Increase / Decrease</b>	
	<b>2022/2023</b>	<b>2023/2024</b>	<b>\$</b>	<b>%</b>
<b>Operations/Maintenance</b>	\$1,703.97	\$1,907.31	\$203.34	11.93%
<b>Road Reserve</b>	\$123.78	\$123.78	\$0.00	0.00%
<b>Capital Reserve</b>	\$175.74	\$410.07	\$234.33	133.34%
<b>Total</b>	<b>\$2,860.46</b>	<b>\$3,298.13</b>	<b>\$437.67</b>	<b>15.30%</b>

**SF 70' - Enclave**

<b>Series 2022A-2 Debt Service</b>	\$804.89	\$804.89	\$0.00	0.00%
<b>Operations/Maintenance</b>	\$1,703.97	\$1,907.31	\$203.34	11.93%
<b>Road Reserve</b>	\$53.10	\$53.10	\$0.00	0.00%
<b>Capital Reserve</b>	\$175.74	\$410.07	\$234.33	133.34%
<b>Total</b>	<b>\$2,737.70</b>	<b>\$3,175.37</b>	<b>\$437.67</b>	<b>15.99%</b>

**TH - Haven**

<b>Series 2022A-2 Debt Service</b>	\$393.86	\$393.86	\$0.00	0.00%
<b>Operations/Maintenance</b>	\$1,703.97	\$2,083.25	\$379.28	22.26%
<b>Road Reserve</b>	\$53.10	\$53.10	\$0.00	0.00%
<b>Capital Reserve</b>	\$175.74	\$410.07	\$234.33	133.34%
<b>Total</b>	<b>\$2,326.67</b>	<b>\$2,940.28</b>	<b>\$613.61</b>	<b>26.37%</b>

**SF 65' - Meridian**

<b>Series 2022A-2 Debt Service</b>	\$644.02	\$644.02	\$0.00	0.00%
<b>Operations/Maintenance</b>	\$1,703.97	\$1,907.31	\$203.34	11.93%
<b>Road Reserve</b>	\$78.78	\$78.78	\$0.00	0.00%
<b>Capital Reserve</b>	\$175.74	\$410.07	\$234.33	133.34%
<b>Total</b>	<b>\$2,602.51</b>	<b>\$3,040.18</b>	<b>\$437.67</b>	<b>16.82%</b>

<sup>(1)</sup> Total represents General Fund Budget Expenses plus Capital Reserve and Road Reserve Budget Expenses.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

UNITS ASSESSED						TOTAL ADMIN. & FIELD BUDGET				TOTAL RESERVE BUDGET				TOTAL LANDSCAPE BUDGET <sup>(3)</sup>				PER UNIT ASSESSMENTS									
LOT SIZE	O&M	SERIES 2015 DEBT SERVICE <sup>(1)(2)</sup>	SERIES 2022A-1 DEBT SERVICE <sup>(2)</sup>	SERIES 2022A-2 DEBT SERVICE <sup>(2)</sup>	SERIES 2014A DEBT SERVICE <sup>(2)</sup>	\$1,627,929.85				\$350,000.00				\$40,950.00													
						TOTAL ADMIN/FIELD ASSESSMENT	TOTAL	% TOTAL	ADMIN/FIELD PER PARCEL	ADMIN/FIELD PER LOT	TOTAL RESERVE ASSESSMENT	TOTAL	% TOTAL	RESERVE PER PARCEL	RESERVE PER LOT	TOTAL LANDSCAPE ASSESSMENT	TOTAL	% TOTAL	LANDSCAPE PER PARCEL	LANDSCAPE PER LOT	O&M	ROAD RESERVE	CAPITAL RESERVE	SERIES 2015 DEBT SERVICE <sup>(2)</sup>	SERIES 2022A-1 DEBT SERVICE <sup>(2)</sup>	SERIES 2022A-2 DEBT SERVICE <sup>(2)</sup>	SERIES 2014A DEBT SERVICE <sup>(2)</sup>
SF 50 - Whinsenton	104	104				104.00	11.45%	\$198,360.56	\$1,907.31	104.00	11.45%	\$42,646.92	\$410.07	104.00	23.53%	\$9,585.11	\$92.16	\$1,999.47	\$61.64	\$410.07	\$538.48					\$3,009.66	
SF 50 - Parkmonte	109	109				109.00	12.00%	\$207,897.12	\$1,907.31	109.00	12.00%	\$44,697.25	\$410.07	109.00	24.66%	\$7,404.26	\$67.93	\$1,975.24	\$55.33	\$410.07	\$538.48					\$2,979.12	
SF 60 - Shellwood Place	115	114				115.00	12.67%	\$219,341.00	\$1,907.31	115.00	12.67%	\$47,157.65	\$410.07	115.00	26.02%	\$7,840.43	\$68.18	\$1,975.49	\$54.35	\$410.07	\$646.17					\$3,086.07	
SF 55 - Provence	125				125	125.00	13.77%	\$238,414.13	\$1,907.31	125.00	13.77%	\$51,258.32	\$410.07	0.00	0.00%	\$0.00	\$0.00	\$1,907.31	\$78.47	\$410.07				\$900.00	\$3,295.85		
TH - Meadow Pointe North	62		62			62.00	6.83%	\$118,253.41	\$1,907.31	62.00	6.83%	\$25,424.13	\$410.07	62.00	14.03%	\$9,585.11	\$154.60	\$2,061.91	\$86.49	\$410.07		\$419.34			\$2,977.81		
SF 75 - Windsor	108		107			108.00	11.89%	\$205,989.81	\$1,907.31	108.00	11.89%	\$44,287.19	\$410.07	0.00	0.00%	\$0.00	\$0.00	\$1,907.31	\$123.78	\$410.07		\$856.97			\$3,298.13		
SF 70 - Enclave	117			117		117.00	12.89%	\$223,155.63	\$1,907.31	117.00	12.89%	\$47,977.79	\$410.07	0.00	0.00%	\$0.00	\$0.00	\$1,907.31	\$53.10	\$410.07			\$804.89		\$3,175.37		
TH - Haven	52			47		52.00	5.73%	\$99,180.28	\$1,907.31	52.00	5.73%	\$21,323.46	\$410.07	52.00	11.76%	\$9,148.94	\$175.94	\$2,083.25	\$53.10	\$410.07			\$393.86		\$2,940.28		
SF 65 - Meridian	116			115		116.00	12.78%	\$221,248.32	\$1,907.31	116.00	12.78%	\$47,567.72	\$410.07	0.00	0.00%	\$0.00	\$0.00	\$1,907.31	\$78.78	\$410.07			\$644.02		\$3,040.18		
<b>908</b>						<b>908.00</b>	<b>100.00%</b>	<b>\$1,731,840.27</b>		<b>908.00</b>	<b>100.00%</b>	<b>\$372,340.43</b>		<b>442.00</b>	<b>100.00%</b>	<b>\$43,563.83</b>											

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%):

Net Revenue to be Collected:

(\$103,910.42)

(\$22,340.43)

(\$2,613.83)

\$1,627,929.85

\$350,000.00

\$40,950.00

<sup>(1)</sup> Reflects 1 (one) Series 2015 prepayment.

<sup>(2)</sup> Reflects the number of total lots with Series 2015, Series 2022A-1, Series 2022A-2, and Series 2014A debt outstanding after prepayments.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2015, Series 2022A-1, Series 2022A-2, and Series 2014A bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

<sup>(4)</sup> Annual assessment that will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

<sup>(5)</sup> As directed by the Board, certain lots are being assessed for subdivision specific decoration expenses.

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.



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**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

## EXPENDITURES - FIELD OPERATIONS:

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.



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**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Landscaping Inspection Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.



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**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment



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**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



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## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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# Tab 6

**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Meadow Pointe IV Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Pasco County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 9, 2023.**

Attested By:

**Meadow Pointe IV  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Budget**



# **Exhibit A**

# Tab 7

**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR THE FISCAL YEAR 2023/2024, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Meadow Pointe IV Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Regular meetings of the Board of Supervisors of the District for the Fiscal Year 2023/2024 shall be held as provided on the schedule attached as **Exhibit “A”**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 9TH DAY OF AUGUST 2023.**

ATTEST:

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

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

By:\_\_\_\_\_

Its:\_\_\_\_\_

**EXHIBIT “A”**  
**BOARD OF SUPERVISORS MEETING DATES**  
**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**

October 11, 2023

November 08, 2023 \*

December 13, 2023

January 10, 2024

February 14, 2024 \*

March 13, 2024

April 10, 2024

May 08, 2024 \*

June 12, 2024

July 10, 2024

August 14, 2024 \*

September 11, 2024

The meetings will convene at 10:00 a.m. (\* with the exception of the months of November, February, May and August when it will meet at 5:00 p.m.) at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543.

# Tab 8

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW  
POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
REDESIGNATING THE SECRETARY OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Meadow Pointe IV Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-04; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT:**

Section 1.     Scott Brizendine is appointed Secretary

Section 2.     This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 9TH DAY OF AUGUST, 2023.**

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

# Tab 9



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

July 13, 2023

Meadow Pointe IV Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Meadow Pointe IV Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Meadow Pointe IV Community Development District (Pasco County, Florida) \$3,005,000 Capital Improvement Revenue Bonds, Series 2007A and \$2,765,000 Capital Improvement Revenue Bonds, Series 2007B

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that



the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three annual bond years ending July 31, 2023, July 31, 2024, and July 31, 2025, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Meadow Pointe IV Community Development  
District

By: Linda L. Scott  
Linda L. Scott, CPA

By: \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date: \_\_\_\_\_

Blank



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

July 13, 2023

Meadow Pointe IV Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Meadow Pointe IV Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$6,005,000 Meadow Pointe IV Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2004A

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for

review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three annual bond years ending September 14, 2023, September 14, 2024, and September 14, 2025, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

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**ACCEPTANCE**

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Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Meadow Pointe IV Community Development  
District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

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

# Tab 10

# Stantec

## FIELD OBSERVATION REPORT

Date: May 4, 2023 Field Observation Report Number: 2023-4  
Project Name: Meadow Pointe 4 Road Depression Review  
Project Number: 238200386  
Stantec Representative (s): Braydon Woodcock  
Contractor: N/A  
County / Consultant / Developer Representatives on Site: N/A  
Weather Conditions:  Clear  Partly Cloudy  Heavy Clouds  Fog  
Rain:  None  Light  Heavy  Showers  
Soil Conditions:  Dry  Wet  Extremely Wet  
Effects of Weather on Major Work Items  None  <50% affected  >50% affected  No Work

### Description of Work Activity:

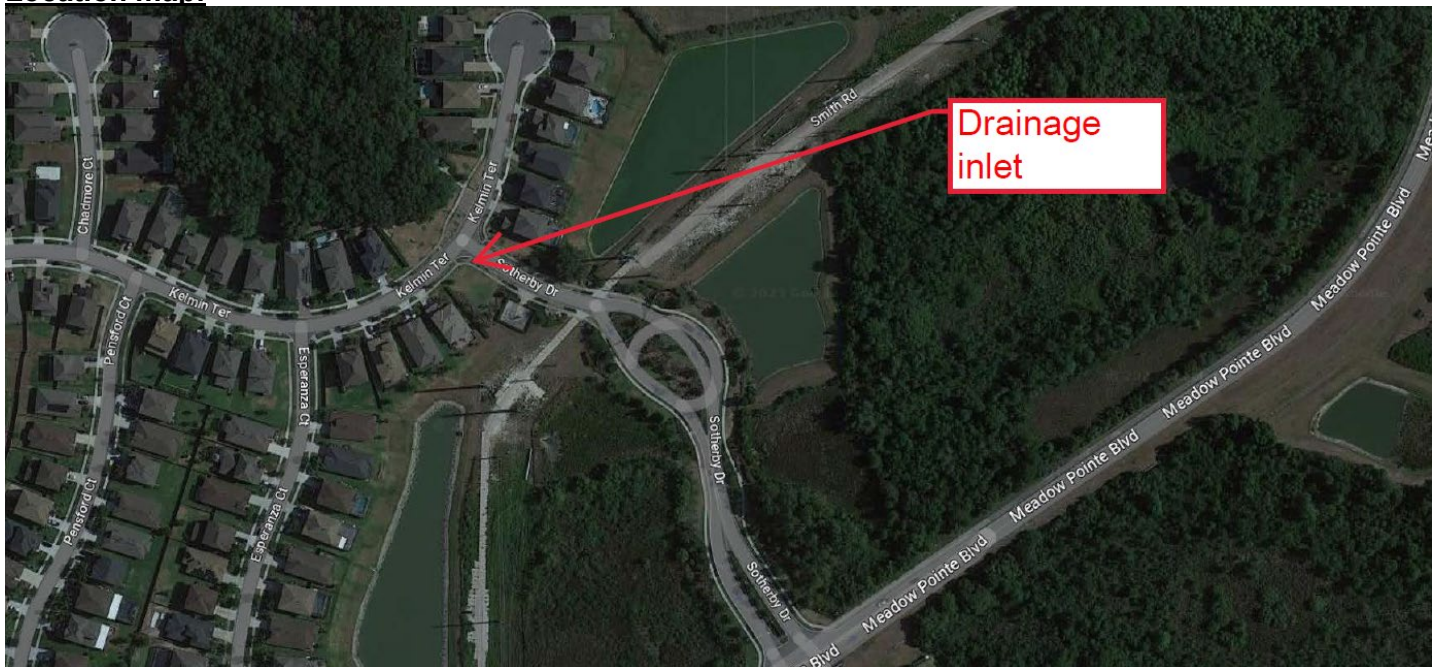
Location: (Street Names/MH#s, etc.) Sotherby Dr. and Kelmin Terrance Road Depression

General: During our onsite review we observed a depression next to an existing curb inlet. The existing curb is depressed approximately 2" and the pavement is also cracking and depressed. Generally, this is due to an issue with the pipe joint or the pipe connection to the existing inlet. Contractor to provide a proposal to dig down to the existing pipe and pipe connection to inlet to verify there is a separated joint or connection to the inlet. Restore the road using 18" of compacted crushed concrete and a minimum of 2" of asphalt, sod all disturbed areas.

If there is an issue with the pipe joint, install a concrete collar per FDOT standards and grout connection to existing inlet. Contractor to provide a separate line item to install concrete collar and grout pipe connection. Contractor to include removal and replacement of the cracked concrete sidewalk panel.

Report By: BTW

### Location map:





**Drainage inlet and cracked sidewalk: It appears to be a joint issue in the drainage pipe causing the depression in the road.**



**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

---

**PROPOSAL**

**Meadow Pointe IV CDD**

**Sotherby / Kelmin Road Repair**

**7/27/2023**

---

**Remediate depression in road at southeast corner of intersection  
of Sotherby Drive and Kelmin Terrace Road**

- remove 6' x 8' section of depressed asphalt roadway
- remove 10' section of settled curb
- excavate to expose pipe connections to inlet
- remove any loose/deteriorated grout work in structure
- re-grout all necessary openings with hydraulic cement
- construct concrete collars around exterior pipe connections, if needed
- replace missing material and re-compact road base
- re-construct asphalt pavement
- restore disturbed grass areas with sod to match existing

**TOTAL     \$6,800**

# Tab 11



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

---

**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

7/8/2023

**Prepared for:**

Meadow Pointe IV  
Community Development District

**Prepared by:**

Steven Roehm, Aquatic Tech  
Doug Agnew, Senior Environmental Consultant

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

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



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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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**Site Assessments**

**Pond 1**

**Comments:**

Site Looks Good

Utilized boat spot to spray invasive grasses growing on the waterside of the native beneficial plants.

Used the selective aquatic herbicide (TIGR) for treating invasive grasses in between the native aquatic plants.



**Pond 2**

**Comments:**

Treatment In Progress

Used the selective aquatic herbicide (TIGR) for treating invasive grasses in between the native aquatic plants.

The native aquatic plants are healthy and gradually growing.



**Site Assessments**

**Pond 3**

**Comments:**

Treatment In Progress

Used the selective aquatic herbicide (TIGR) for treating invasive grasses in between the native aquatic plants. The native aquatic plants are healthy and gradually growing.



**Pond 4**

**Comments:**

Site Looks Good

Water levels are now normal and pond is in excellent condition.





**Site Assessments**

**Pond 5**

**Comments:**

Site Looks Good

Utilized boat to spot spray invasive grasses growing in between the native aquatic plants.

Although limited in area covered, the native aquatic plants are healthy and gradually growing.



**Pond 6**

**Comments:**

Normal Growth Observed

Water levels are now normal. The invasive plant Yellow Nut Sedge has been targeted for treatment.

The native aquatic plants are healthy and gradually growing.



**Site Assessments**

**Pond 7**

**Comments:**

Site Looks Good

Water levels are now normal and pond is in excellent condition..

Although limited in area covered, the native aquatic plants are healthy and gradually growing.



**Pond 8**

**Comments:**

Site Looks Good

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses have been treated.



**Site Assessments**

**Pond 9**

**Comments:**

Site Looks Good

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses have been treated.



**Pond 10**

**Comments:**

Normal Growth Observed

Water levels are near normal and pond is in excellent condition. The shoreline invasive grasses have been treated on the exposed shoreline banks.





**Site Assessments**

**Pond 11**

**Comments:**

Site Looks Good

Water levels are now normal and pond is in excellent condition.

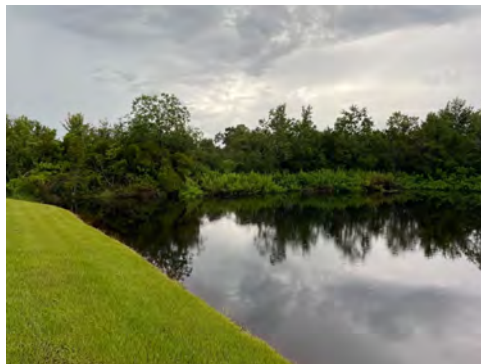


**Pond 12**

**Comments:**

Normal Growth Observed

Water levels are now normal and pond is in excellent condition. However, invasive Primrose is beginning to grow on pond shoreline bordering the wetland conservation area. Will treat with boat next visit in early August.



## Site Assessments

### Pond 13

#### Comments:

Site Looks Good

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses have been treated.



### Pond 14

#### Comments:

Site Looks Good

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses have been treated.



**Site Assessments**

**Pond 15**

**Comments:**

Site Looks Good

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses have been treated.

Although limited in area covered, the native aquatic plants are healthy and gradually growing.



**Pond 16**

**Comments:**

Normal Growth Observed

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses have been treated.

Trace amounts of invasive Primrose appears to be starting to grow along the pond shoreline bordering the wetland conservation area.. We will treat with boat in early August.





**Site Assessments**

**Pond 17**

**Comments:**

Site Looks Good

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses have been treated.



**Pond 18**

**Comments:**

Normal Growth Observed

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses have been treated.

There are selected areas occupied by the native floating aquatic plant Spatterdock. This native floating plant provides cover for fish and helps to absorb excessive Phosphorus and Nitrogen entering the pond from stormwater runoff.



## Site Assessments

### Pond 19

#### Comments:

Site Looks Good

This is one of the ponds that produces the most trash. Trash is being picked up regularly.

NOTE: Someone has removed signs at both sides of pond and threw them on the ground. Lori has been made aware of this.



### Pond 20

#### Comments:

Site Looks Good

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses within and around the native aquatic plant species have been treated.

Although limited in area covered, the native aquatic plants are healthy and gradually growing.



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## Site Assessments

### Pond 21

#### Comments:

Site Looks Good

Pond is in excellent condition. We are continuing to utilize pond dye applications to help control Planktonic Algae.



### Pond 22

#### Comments:

Site Looks Good

Boat utilized to spray pond shoreline bordering the wetland conservation area.

Invasive grasses are browning out and decomposing as a result of recent treatments.



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**Site Assessments**

**Pond 23**

**Comments:**

Site Looks Good

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses have been treated.



**Pond 24**

**Comments:**

Site Looks Good

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses have been treated.

Although very limited in area covered, the native aquatic plants are healthy and gradually growing.



## Site Assessments

### Pond 25

#### Comments:

Site Looks Good

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses have been treated.



### Pond 26

#### Comments:

Site Looks Good

Water levels are now normal and pond is in excellent condition. The shoreline invasive grasses within and around the native planted areas have been treated.

Although limited in area covered, the native aquatic plants are healthy and gradually growing.





## Site Assessments

### Pond 27

#### Comments:

Site Looks Good

Water levels are now near normal and pond is in excellent condition. The shoreline invasive grasses within and around the native planted areas have been treated.

Although limited in area covered, the native aquatic plants are healthy and gradually growing.



### Pond 28

#### Comments:

Normal Growth Observed

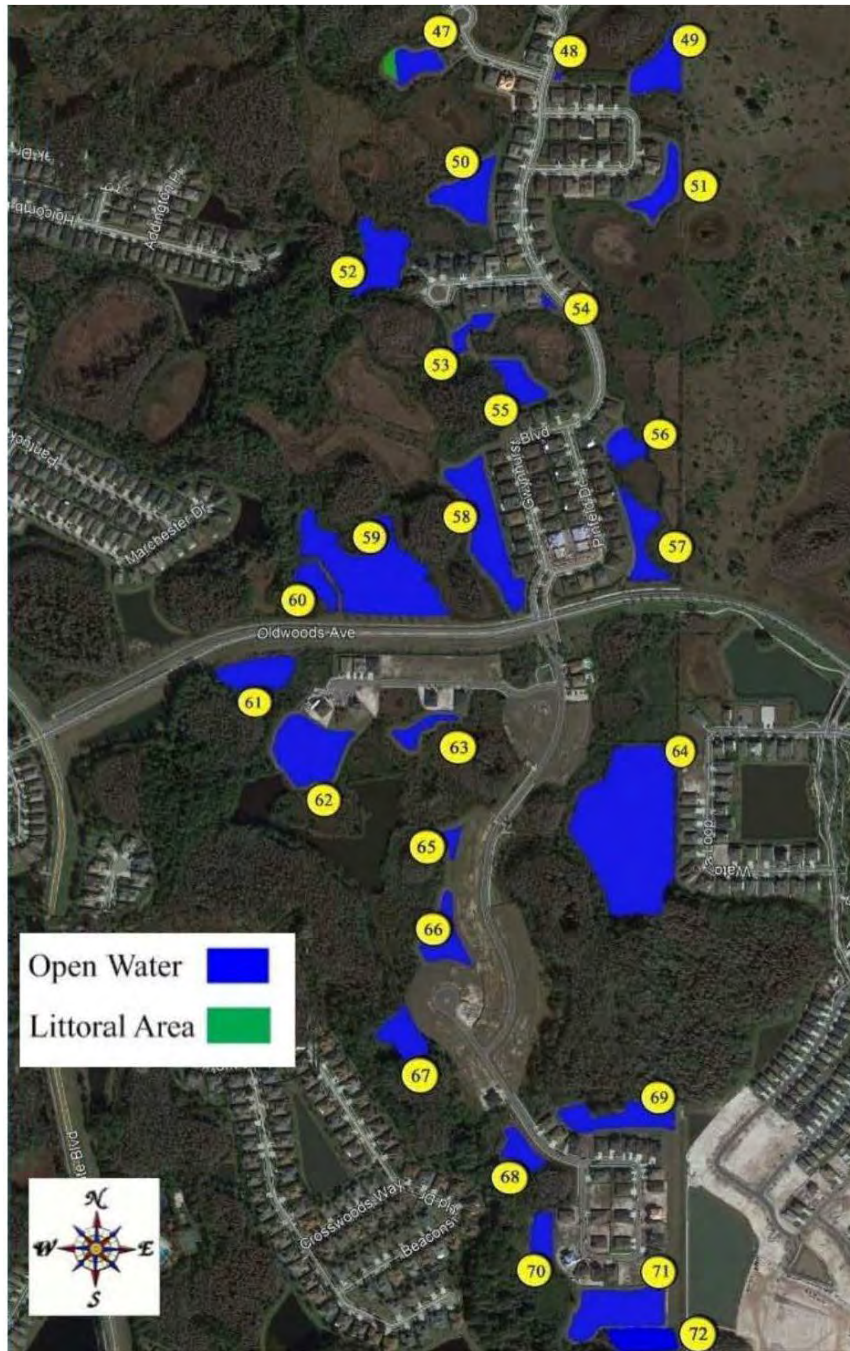
While the majority of the other ponds at MPIV CDD are at, or near, normal levels this pond is still below a normal water level.







**South Site Map**



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

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
 1-800-491-9621

# Tab 12

# MEADOW POINTE IV

## FIELD INSPECTION REPORT



July 27, 2023  
Rizzetta & Company  
Jason Liggett – Field Services Manager



Rizzetta & Company  
Professionals in Community Management



# Summary & Clubhouse

## General Updates, Recent & Upcoming Maintenance Events

- ❖ Complete red items on the report. .
- ❖ Throughout the district improve detailing. .

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 vines from the feijoa in the front of the clubhouse. Make sure crews are pulling from the base of the material.
2. Prune the ligustrum trees at the amenity center around the building.
3. Remove the dead seedpods in the Agapanthus to the south of the pool area along the fence.
4. In the same area as above make sure crews are aware of the loropetalum that needs trimming.
5. Eradicate the bed weeds in the bed on the inbound side of the amenity center in the driveway to the amenity center.
6. Make sure crews are trimming the variegated jasmine at the parkmonte entrance during trimming operations.
7. Remove the vines from the viburnum suspensum to the north of the parkmonte entrance on the west side of meadow pointe blvd.
8. Remove the grassy weeds growing in the viburnum suspensum to the north of the parkmonte entrance on meadow pointe blvd.
9. **Finish performing the rejuvenation prune in the grasses on Meadow Pointe Blvd.**
10. Lift the low hanging oak trees in the first common area as you enter the whinsenton community.(Pic 10)
11. Eradicate the crack weeds in the lift station common area on Whinsenton Drive.
12. Remove the fig from the electrical boxes on the backside of the whinsenton center entrance wall. (Pic 12 Next Page )
13. **During my inspection, the annuals at the Meadow Pointe North community are still in bad shape these need to be replaced under warranty.(Pic 13)**



# Meadow Pointe Boulevard



19. Treat the Agapanthus and desert roses with a fungicide at the Haven entrance.
20. Detail out the tall weeds throughout the beds at the haven entrance.
21. Cutback the Fakahathcee grass to the east of the haven entrance at the end of the fence and detail out the weeds from the beds.
22. Remove the vines from the Elaeagnus across from the Chauncy road intersection.
23. Clean up and detail out the center island bed on Juneberry Drive. Remove the tall weeds from the Juniper.(Pic 23)



14. Improve the soft edging throughout the Meadow Pointe North entrance.
15. Remove the vines growing in the metal railing fence to the north of Provence on Meadow Pointe Blvd.
16. Make sure crews are not messing hard edging throughout Meadow Pointe Blvd. it looked like mowing services were completed but an area was not hard edged.
17. Remove the tall weeds in the parsoni Juniper to the west of the Haven entrance at the end of the fence line.
18. Remove the dead buds from the Agapanthus at the haven entrance.

24. Cutback the flax Lillie's at the shellwood place entrance. Cut these down to the ground.
25. Remove the debris growing in the fences on Old wood Avenue.
26. Cutback the grasses along the meridian fence line on old woods ave. Eradicate bed weeds throughout this bed.



# Tab 13





**Proposal**

**Proposal No.:** 221716  
**Proposed Date:** 07/13/23

PROPERTY:	FOR:
Meadow Pointe IV CDD Jason Liggett 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	M.P IV Saint Augustine around club house

Juniper would like to propose to install all new Saint Augustine in areas that are irrigated by clubhouse entrance, tennis courts/volleyball courts, and left and right side of clubhouse.

Please see the Highlighted area in green we will sod.

Please see area near playground as an example of what the club house will look like once it is all done.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Plant Material</b>					<b>\$55,233.00</b>

Floratam Installed

49096.00 Sq. Ft.

\$1.13

\$55,233.00

**Total: \$55,233.00**

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 damaged 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 14



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

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



### **Operations/Maintenance July 2023**

**Outsmart Pest Control: 7/5/2023** Monthly Pest Control Service Inv #38051  
**\$60.00**

**Clean Sweep: 7/21/2023** Cleaning supplies. Inv #7462 **\$74.45**

#### **FIELD MAINTENANCE:**

**Advanced Aquatic** treated ponds on 7/1, 7/4, 7/8, 7/11, 7/17, 7/21, 7/25



Rizzetta & Company

## Gate Repairs by Southern Automated:

**Windsor:** Change out 8 gate hinges – job completed July 7, 2023

**Enclave:** Change out lower gate panels and hinges. Job in process.

**MP North: 7/18/2023** The call box and windshield reader were not opening the gate. Restored power to the system upon arrival. Tested all functions successfully. Likely lightning related. Ground wire from the call box had been cut from the ground rod. Reconnected. **Inv #13080 \$105.00**

**Whinsenton: 7/18/2023** The entrance gate only half-opened. Batteries depleted. Replaced brushes and batteries. Blew the carbon dust out of both motors. **Inv #13077 \$273.00**

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

Conducted 61 Directed Patrols of Villages

Issued 27 Parking Warnings

Conducted 14 Traffic Stops

**On 07/11/2023** we had 3 vehicles burglarized in the Shellwood Village, the suspects entered through the pedestrian gate located at the front of the community at or around 3:30 am. The two suspects concealed their identities with hoodies, gloves, and masks. A total of four vehicles were entered. Miscellaneous items, including a handgun, were removed. Fortunately, most of the burglaries were only attempts, because the vehicles were locked. At the time of this report no arrests have been made.

**On 07/20/2023** A male resident of Meadow Pointe 3 in Larkenheath Village exposed himself to a 9-year-old female while swimming in the community pool. Prior to this date, an investigation was under way by the Major Crimes division concerning a previous report of this person exposing sexual organs to a different 9-year-old female at the MP 3 pool. The male resident was arrested and trespassed from Meadow Pointe 3 amenities.

### Responded to calls for service:

2 Missing endangered adults

3 Runaway Juveniles under 12

5 Domestic Disputes

4 Juvenile Disturbances

2 Trespassing.

Regards, Budd



Rizzetta & Company



# Meadow Pointe IV Payment Log

7/1/2023 through 7/28/2023

Date	Purpose	Event Date	Chk #	Chk Amt	Rm Dep	Rm Amt	Card Amt
7/1/2023	2 tags 1 fob						\$49.00
7/1/2023	2 tags						\$24.00
7/1/2023	1 tag						\$12.00
7/3/2023	1 fob						\$25.00
7/3/2023	1 tag						\$12.00
7/4/2023	2 tags						\$24.00
7/4/2023	3 tags 1 fob						\$49.00
7/5/2023	1 fob						\$25.00
7/6/2023	1 tag						\$12.00
7/6/2023	1 tag						\$12.00
7/6/2023	Rm Rental	7/16/23				\$200.00	\$200.00
7/8/2023	1 tag						\$12.00
7/8/2023	Rm Rent & Dep	9/16/23			\$200.00	\$50.00	\$250.00
7/8/2023	Rm Rental	9/16/23				\$50.00	\$50.00
7/8/2023	2 tags						\$24.00
7/8/2023	Refund Rm Dep	7/8/23			-\$200.00		-\$200.00
7/11/2023	1 tag						\$12.00
7/11/2023	1 tag						\$12.00
7/11/2023	1 tag						\$12.00
7/11/2023	1 tag						\$12.00
7/13/2023	1 fob						\$25.00
7/13/2023	1 fob						\$25.00
7/14/2023	Rm Rent & Dep	12/2/23			\$200.00	\$50.00	\$250.00
7/15/2023	1 tag						\$12.00
7/15/2023	1 tag						\$12.00
7/16/2023	Rm Rent & Dep	8/12/23			\$200.00	\$50.00	\$250.00
7/17/2023	Refund Rm Dep	7/16/23			-\$200.00		-\$200.00
7/17/2023	Refund Rm Dep	7/15/23			-\$200.00		-\$200.00
7/17/2023	Refund Rm Dep	6/10/23			-\$200.00		-\$200.00
7/17/2023	2 tags						\$24.00
7/17/2023	1 tag						\$12.00
7/17/2023	1 tag						\$12.00



Rizzetta & Company

7/18/2023	1 tag						\$12.00
7/18/2023	Rm Rent & Dep	12/10/23			\$200.00	\$100.00	\$300.00
7/18/2023	2 tags						\$24.00
7/18/2023	1 tag						\$12.00
7/18/2023	2 tags						\$24.00
7/19/2023	2 tags 1 fob						\$49.00
7/19/2023	1 fob						\$25.00
7/20/2023	1 tag						\$12.00
7/21/2023	1 tag						\$12.00
7/21/2023	1 tag						\$12.00
7/21/2023	1 tag						\$12.00
7/23/2023	1 tag						\$12.00
7/24/2023	2 tags						\$24.00
7/24/2023	1 fob						\$25.00
7/25/2023	3 tags						\$36.00
7/25/2023	1 tag						\$12.00
7/26/2023	2 tags						\$24.00
7/26/2023	2 tags, 1 fob						\$49.00
7/27/2023	1 tag						\$12.00
7/28/2023	1 tag						\$12.00
7/28/2023	2 tags						\$24.00
					\$0.00	\$500.00	\$1,374.00

Respectfully submitted,

*Lori Stanger*  
Clubhouse Manager



# Tab 15



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** September 13, 2023, at 10:00am
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

**District  
Manager's  
Report**

August 9

**2023**

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<u>FINANCIAL SUMMARY</u>	<u>6/30/2023</u>
General Fund Cash & Investment Balance:	\$917,724
Reserve Fund Cash & Investment Balance:	\$915,397
Debt Service Fund & Investment Balance:	<u>\$447,624</u>
<b>Total Cash and Investment Balances:</b>	<b>\$2,280,745</b>
<b>General Fund Expense Variance: \$9,803</b>	<b>Under Budget</b>

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

#	Description	Type	Criticality	Status	Due Date	Owner
1	Duke Energy Project			Completed	NA	Jason Liggett
2	Street Tree Project			Permits got approved and the project started.	NA	Scott Page and District Manager
3	Fiscal Year 2022-2023 Budget			Adopted Budget will be approved in August.	Aug-23	District Manager
4	Pressure Washing			Completed	Feb-23	Clubhouse Manager
5	Erosions			Will be discussed at the August Meeting	Aug-23	District Engineer
6	HA5 Project			Updates will be provided at the August Meeting	Fiscal Year 2023	District Engineer
7	Volleyball Maintenance Proposal			Waiting on proposals.	Aug-23	Juniper
8	Volleyball Fence Proposal			The Board will decide if they will move forward at the next monthly meeting.	Fiscal Year 2023	Clubhouse Manager
9	Debris at Parkmonte			Completed	Mar-23	Juniper
10	Palm Installation Proposal			Completed	Jun-23	Field Analyst
11	Pot Hole Project			This was approved on February 8, 2023. District Engineer will provide an update at the next meeting	Aug-23	District Engineer
12	Juniper Surcharge Credit			Completed	Mar-23	District Manager
13	Juniper Landscaping Mowing Credit			Completed	Mar-23	District Manager
14	O'Neil Tree Removal near Tennis Court			Completed	Jul-23	District Manager
15	CDD/MPV-A HOA Agreement			The Board will discuss at the next meeting	Aug-23	Board of Supervisors
16	Trash Services			The Board approved Coastal Waste. Counsel is working on the agreement.	Aug-23	District Manager & District Counsel
17	A computer for the Clubhouse Manager			Completed	Jul-23	Clubhouse Manager
18	Sign Removal from CDD property			Juniper informed the Board they will remove for free in June 2023. There is one more	Aug-23	Juniper
19	Planting Plans for the next fiscal year			Doug is working on the proposal for the Board	Aug-23	Advance Aquatics
20	Sidewalk Project			Completed	Jul-23	District Engineer
21	Pond 50 Control Structure			Project was approved in July 2023.	Aug-23	District Engineer

**NOTE: Provide a description of the item**

OPTIONS	OPTIONS
RISK	LOW
ACTION	MEDIUM
ISSUE	HIGH
DECISION	CRITICAL

**NOTE: Provide the current status on the item**

**NOTE: Date the item should close**

**NOTE: Person directly responsible to address and close the item**



Rizzetta & Company

# Meadow Pointe IV Community Development District

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**Financial Statements  
(Unaudited)**

**June 30, 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 06/30/2023

(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	81,423	211,423	16,854	0	309,700	0	0
Investments	836,301	703,974	430,770	0	1,971,045	0	0
Accounts Receivable	0	0	167,944	0	167,944	0	0
Allowance for Uncollectible Accounts	0	0	(167,944)	0	(167,944)	0	0
Prepaid Expenses	13,379	0	0	0	13,379	0	0
Refundable Deposits	20,946	0	0	0	20,946	0	0
Due From Other	378,964	0	0	0	378,964	0	0
Fixed Assets	0	0	0	0	0	55,402,340	0
Amount Available in Debt Service	0	0	0	0	0	0	413,835
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,314,165
<b>Total Assets</b>	<b>1,331,013</b>	<b>915,397</b>	<b>447,624</b>	<b>0</b>	<b>2,694,034</b>	<b>55,402,340</b>	<b>5,728,000</b>
<b>Liabilities</b>							
Accrued Expenses	24,550	0	0	0	24,550	0	0
Other Current Liabilities	66	0	0	0	66	0	0
Due To Other	0	378,964	0	0	378,964	0	0
Debt Service Obligations-Current	0	0	33,789	0	33,789	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	5,728,000
Deposits Payable	1,300	0	0	0	1,300	0	0
<b>Total Liabilities</b>	<b>25,916</b>	<b>378,964</b>	<b>33,789</b>	<b>0</b>	<b>438,669</b>	<b>0</b>	<b>5,728,000</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	428,365	59,635	10,639,181	(9,005)	11,118,176	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,305,097</b>	<b>536,433</b>	<b>413,835</b>	<b>0</b>	<b>2,255,365</b>	<b>55,402,340</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,331,013</b>	<b>915,397</b>	<b>447,624</b>	<b>0</b>	<b>2,694,034</b>	<b>55,402,340</b>	<b>5,728,000</b>

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	6,669	(6,669)
Special Assessments				
Tax Roll	1,480,326	1,480,326	1,491,800	(11,474)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	6,695	(6,695)
<b>Total Revenues</b>	<b>1,480,326</b>	<b>1,480,326</b>	<b>1,505,164</b>	<b>(24,838)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	15,000	11,250	11,800	(550)
<b>Total Legislative</b>	<b>15,000</b>	<b>11,250</b>	<b>11,800</b>	<b>(550)</b>
Financial & Administrative				
Administrative Services	6,153	4,615	4,615	0
District Management	33,256	24,942	24,942	0
District Engineer	16,500	12,375	18,436	(6,061)
Disclosure Report	7,000	7,000	6,100	900
Trustees Fees	15,000	11,250	6,690	4,560
Assessment Roll	5,304	5,304	5,304	0
Financial & Revenue Collections	5,304	3,978	3,978	0
Tax Collector/Property Appraiser Fees	150	0	150	(150)
Accounting Services	22,277	16,708	16,708	0
Auditing Services	4,975	4,975	0	4,975
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	750	424	326
Miscellaneous Mailings	500	375	0	375
Bank Fees	200	150	304	(154)
Dues, Licenses & Fees	550	413	455	(43)
Website Hosting, Maintenance, Backup & Email	3,000	2,601	2,053	548
<b>Total Financial &amp; Administrative</b>	<b>126,899</b>	<b>101,165</b>	<b>94,499</b>	<b>6,666</b>
Legal Counsel				
District Counsel	29,000	21,750	16,604	5,146
<b>Total Legal Counsel</b>	<b>29,000</b>	<b>21,750</b>	<b>16,604</b>	<b>5,146</b>
Law Enforcement				
Off Duty Deputy	119,000	89,250	98,210	(8,959)

See Notes to Unaudited Financial Statements



**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	06/30/2023	06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	119,000	89,250	98,210	(8,959)
Electric Utility Services				
Utility Services	11,000	8,250	8,639	(390)
Utility - Recreation Facilities	12,000	9,000	10,738	(1,737)
Utility - Street Lights	70,000	52,500	67,998	(15,498)
Total Electric Utility Services	93,000	69,751	87,375	(17,625)
Garbage/Solid Waste Control Services				
Garbage - Residential	149,370	112,027	124,941	(12,914)
Solid Waste Assessment	2,000	2,000	1,337	663
Garbage - Recreation Facility	1,000	750	8,024	(7,274)
Total Garbage/Solid Waste Control Services	152,370	114,777	134,302	(19,525)
Water-Sewer Combination Services				
Utility Services	20,000	15,000	9,109	5,891
Total Water-Sewer Combination Services	20,000	15,000	9,109	5,891
Stormwater Control				
Aquatic Maintenance	54,620	40,965	41,104	(139)
Mitigation Area Monitoring & Maintenance	5,000	3,750	0	3,750
Stormwater Assessments	2,444	2,444	2,495	(51)
Aquatic Plant Replacement	18,000	13,500	15,810	(2,310)
Stormwater System Maintenance	5,000	3,750	0	3,750
Total Stormwater Control	85,064	64,409	59,409	5,000
Other Physical Environment				
Landscape Maintenance - Neighborhood Entrances	17,686	13,265	0	13,265
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	9,750	0	9,750
Landscape Maintenance	270,148	202,611	196,073	6,538
Irrigation Maintenance & Repair	8,000	6,000	7,892	(1,892)
Well Maintenance	2,000	1,500	0	1,500
Landscape - Fertilizer	16,500	12,375	0	12,375
Landscape Replacement Plants, Shrubs, Trees	25,000	18,750	550	18,200
Landscape Inspection Services	9,900	7,425	6,725	700
Landscape - Annuals/Flowers	3,600	2,700	7,864	(5,164)
Holiday Decorations	10,970	10,970	7,216	3,754
Landscape - Mulch	35,200	26,400	37,416	(11,016)
Lift Station Maintenance	5,000	3,750	788	2,963
Landscape - Pest Control	4,200	3,150	0	3,150
Total Other Physical Environment	448,816	346,258	289,941	56,317

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	06/30/2023	06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Road &amp; Street Facilities</b>				
Gate Phone	6,500	4,875	6,580	(1,705)
Street Light Deposit Bond	7,094	5,321	5,320	0
Gate Maintenance & Repair	52,680	39,510	24,822	14,689
Sidewalk Maintenance & Repair	5,000	3,750	235	3,515
Street Sign Repair & Replacement	1,000	750	0	750
Roadway Repair & Maintenance	5,000	3,750	3,200	550
Gate Cameras	1,000	750	525	225
<b>Total Road &amp; Street Facilities</b>	<b>78,274</b>	<b>58,706</b>	<b>40,682</b>	<b>18,024</b>
<b>Parks &amp; Recreation</b>				
Management Contract	183,338	137,503	141,177	(3,674)
Employee - Amenity Staff	22,500	16,875	0	16,875
Telephone, Internet, Cable	6,700	5,025	5,267	(241)
Equipment Maintenance & Repairs	5,000	3,750	456	3,294
Pest Control	625	469	540	(72)
Facility Supplies	10,000	7,500	4,771	2,729
Pool Service Contract	14,940	11,205	14,135	(2,930)
Maintenance & Repairs	20,000	15,000	45,640	(30,639)
Security System Monitoring Services & Maintenance	2,000	1,500	2,352	(853)
Pool Repair & Maintenance	1,300	975	220	756
Wildlife Management Services	14,500	10,875	10,980	(105)
Tennis/Athletic Court/Park Maintenance & Supplies	2,000	1,500	648	851
<b>Total Parks &amp; Recreation</b>	<b>282,903</b>	<b>212,178</b>	<b>226,186</b>	<b>(14,008)</b>
<b>Special Events</b>				
Special Events	5,000	3,750	3,832	(83)
<b>Total Special Events</b>	<b>5,000</b>	<b>3,750</b>	<b>3,832</b>	<b>(83)</b>
<b>Contingency</b>				
Miscellaneous Contingency	25,000	18,750	45,242	(26,492)
<b>Total Contingency</b>	<b>25,000</b>	<b>18,750</b>	<b>45,242</b>	<b>(26,492)</b>
<b>Total Expenditures</b>	<b>1,480,326</b>	<b>1,126,994</b>	<b>1,117,192</b>	<b>9,803</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>353,332</b>	<b>387,972</b>	<b>(34,640)</b>
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	727,860	(727,860)

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	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	(691,133)	691,133
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>40,393</u>	<u>(40,393)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>876,732</u>	<u>(876,732)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>353,332</u>	<u>1,305,097</u>	<u>(951,765)</u>

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	19,523	(19,523)
Special Assessments				
Tax Roll	150,000	150,000	211,424	(61,424)
<b>Total Revenues</b>	<u>150,000</u>	<u>150,000</u>	<u>230,947</u>	<u>(80,947)</u>
<b>Expenditures</b>				
Contingency				
Capital Outlay	150,000	150,000	134,585	15,416
Total Contingency	<u>150,000</u>	<u>150,000</u>	<u>134,585</u>	<u>15,416</u>
<b>Total Expenditures</b>	<u>150,000</u>	<u>150,000</u>	<u>134,585</u>	<u>15,416</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>96,362</u>	<u>(96,362)</u>
<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	(727,859)	727,859
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>(36,727)</u>	<u>36,727</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>476,798</u>	<u>(476,798)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>536,433</u>	<u>(536,433)</u>

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

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,350	(4,350)
Special Assessments				
Tax Roll	177,209	177,209	178,410	(1,201)
<b>Total Revenues</b>	<u>177,209</u>	<u>177,209</u>	<u>182,760</u>	<u>(5,551)</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	64,865	2,344
Principal	110,000	110,000	120,000	(10,000)
<b>Total Debt Service</b>	<u>177,209</u>	<u>177,209</u>	<u>184,865</u>	<u>(7,656)</u>
<b>Total Expenditures</b>	<u>177,209</u>	<u>177,209</u>	<u>196,746</u>	<u>(19,538)</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>(13,986)</u>	<u>13,986</u>
<b>Total Other Financing Sources(Uses)</b>				
Other Costs				
Debt Cancellation	0	0	387,256	(387,256)
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>622,858</u>	<u>(622,858)</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>129,843</u>	<u>(129,843)</u>

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	45	(45)
<b>Total Revenues</b>	<u>0</u>	<u>0</u>	<u>45</u>	<u>(45)</u>
<b>Expenditures</b>				
Financial & Administrative				
Trustees Fees	0	0	12,179	(12,179)
Total Financial & Administrative	<u>0</u>	<u>0</u>	<u>12,179</u>	<u>(12,179)</u>
<b>Total Expenditures</b>	<u>0</u>	<u>0</u>	<u>12,179</u>	<u>(12,179)</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>(12,134)</u>	<u>12,134</u>
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	9,066	(9,066)
Other Costs				
Debt Cancellation	0	0	2,938,360	(2,938,360)
Other Financing Sources (Uses)				
SPE Contribution	0	0	135,924	(135,924)
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>135,924</u>	<u>(135,924)</u>
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>3,083,350</u>	<u>(3,083,350)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>(3,071,216)</u>	<u>3,071,216</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	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)
Total Financial & Administrative	<u>0</u>	<u>0</u>	<u>12,477</u>	<u>(12,476)</u>
<b>Total Expenditures</b>	<u>0</u>	<u>0</u>	<u>12,477</u>	<u>(12,476)</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>(11,895)</u>	<u>11,895</u>
<b>Total Other Financing Sources(Uses)</b>				
Other Costs				
Debt Cancellation	0	0	4,864,649	(4,864,649)
Other Financing Sources (Uses)				
SPE Contribution	0	0	435,712	(435,712)
Total Other Financing Sources (Uses)	<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>5,300,361</u>	<u>(5,300,361)</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>0</u>	<u>0</u>



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

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	8,693	(8,693)
Special Assessments				
Tax Roll	391,924	391,924	394,582	(2,658)
<b>Total Revenues</b>	<u>391,924</u>	<u>391,924</u>	<u>403,275</u>	<u>(11,351)</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	153,864	10,272
Principal	227,789	227,789	227,788	0
<b>Total Debt Service</b>	<u>391,924</u>	<u>391,924</u>	<u>381,652</u>	<u>10,272</u>
<b>Total Expenditures</b>	<u>391,924</u>	<u>391,924</u>	<u>393,237</u>	<u>(1,312)</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>10,038</u>	<u>(10,038)</u>
<b>Total Other Financing Sources(Uses)</b>				
Other Costs				
Debt Cancellation	0	0	1,549,585	(1,549,585)
Other Financing Sources (Uses)				
SPE Contribution	0	0	111,004	(111,004)
<b>Total Other Financing Sources (Uses)</b>	<u>0</u>	<u>0</u>	<u>111,004</u>	<u>(111,004)</u>
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>1,660,589</u>	<u>(1,660,589)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>(1,386,634)</u>	<u>1,386,634</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>283,993</u>	<u>(283,993)</u>

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	61	(61)
Total Revenues	<u>0</u>	<u>0</u>	<u>61</u>	<u>(61)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>61</u>	<u>(61)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(9,066)	9,066
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(9,066)</u>	<u>9,066</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>9,005</u>	<u>(9,005)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

**Meadow Pointe IV CDD**

**Investment Summary**

**June 30, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2023</u>
The Bank of Tampa	Money Market Account	\$ 4,049
The Bank of Tampa ICS		
BMO Harris Bank N.A.	Money Market Account	129
First Horizon Trust Bank	Money Market Account	248,641
First-Citizens Bank & Trust Company	Money Market Account	232,929
FLCLASS Operating	Average Monthly Yield 5.2152%	350,553
	<b>Total General Fund Investments</b>	<b>\$ 836,301</b>
FLCLASS Asset Replacement	Average Monthly Yield 5.2152%	\$ 562,654
FLCLASS Road Reserve	Average Monthly Yield 5.2152%	141,320
	<b>Total Reserve Fund Investments</b>	<b>\$ 703,974</b>
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	\$ 133,785
US Bank Series 2014 Reserve A	First American Treasury Obligation Fund Class Z	110,555
US Bank Series 2014 Prepayment A	First American Treasury Obligation Fund Class Z	274
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	34,416
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	2,858
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	22,050
US Bank Series 2022 A-2 Revenue	First American Treasury Obligation Fund Class Y	39,511
	<b>Total Debt Service Fund Investments</b>	<b>\$ 430,770</b>

**Meadow Pointe IV Community Development District  
 Summary A/R Ledger  
 From 06/01/2023 to 06/30/2023**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>	
845, 2725	845-203	845 Debt Service Fund S2012/S2014/S2022	Wesley Chapel Lakes, Ltd.	AR00000477	12109	07/31/2022	167,943.60
<b>Sum for 845, 2725</b>							<b>167,943.60</b>
<b>Sum for 845</b>							<b>167,943.60</b>
<b>Sum Total</b>							<b>167,943.60</b>

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**  
**Notes to Unaudited Financial Statements**  
**June 30, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 06/30/2023.
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 on unexchanged Series 2014A Bond(s) for May 2023.

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

5. 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 16

**MINUTES OF MEETING**

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

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, June 14, 2023, at 10:03 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> <i>(via conference call)</i>
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:

Daryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lori Stanger	<b>Clubhouse Manager</b>
Jason Liggett	<b>Operations Manager</b>
Vivek Babbar	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
Angel Rivera	<b>Juniper Landscape</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Greg Woodcock	<b>District Engineer, Cardno</b>

Audience	<b>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 not on Agenda**

There were no audience comments at this time.



50 **FOURTH ORDER OF BUSINESS**

**Discussion Regarding Boundary  
Between MP IV and Woodcreek CDD in  
Windsor**

51  
52  
53  
54 A discussion was held regarding fencing between MP IV and Woodcreek CDD.  
55

On a motion from Mr. Page, seconded by Mr. Scanlon, with all in favor, the Board of Supervisors adopted a policy that Meadow Pointe IV CDD will not add to any existing perimeter fence or any fences for any reason, for the Meadow Pointe IV Community Development District, but that the responsible HOA may do so upon CDD approval of the HOA plan. The CDD will continue to maintain and replace, as necessary, existing fences which are the responsibility of the District.

56  
57 **FIFTH ORDER OF BUSINESS**

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

58  
59  
60 It was noted that the agreement is not ready for approval at this time. The Board  
61 asked that it be tabled until next month.  
62

63 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

64  
65 **A. Deputy Report**

66 Not Present.  
67

68 Ms. Stanger discussed the recent pool incident with the Board. The Board asked  
69 Ms. Stanger to update and publicize rules and actions to be taken regarding  
70 inappropriate behavior at clubhouse facilities. The Board asked that Management  
71 send a warning letter to the residents that were involved in the recent pool  
72 incident.  
73

74 **B. District Engineer**

75 **1. HA-5 Road Preservation Warranty Work Update**

76 Ms. Stewart and Mr. Babbar reviewed the HA-5 project. Ms. Stewart stated  
77 that she is waiting on the timeframe for when the HA-5 vendor can complete the  
78 warranty work.

79 Mr. Woodcock stated that he is working on a revised pavement planning cost  
80 report to submit to the Board.

81 **2. Consideration of Proposals for Paver Repairs at Provence Gate**

82 Mr. Woodcock is having difficulty finding a vendor to take on this small  
83 project. Mr. Page recommended a vendor who might do so.  
84

85 **3. Consideration of Proposals for Street Sign Repairs**

86 The Board tabled this item until further notice.  
87

88 **4. Miscellaneous Items**

89 Mr. Woodcock will examine the trestle above the exit gate at Provence, which  
90 shows signs of serious deterioration.  
91

92 Mr. Woodcock stated that repairs to Pond 79 will be done in July.

93

94 Mr. Woodcock is working with a vendor to repair the sidewalk at Firemoss Ln  
95 in Meridian, and to repair a sidewalk not properly draining on Gwynhurst Blvd  
96 in Windsor (near Pond 50).

97 **C. Aquatic Maintenance Report**

98 The Board reviewed the report, noting that there is some hog damage by pond  
99 #50. They asked that the trapper be notified. The Board asked that Staff also  
100 reach out to the trapper and ask him to provide the Board with the location of his  
101 traps and plans regarding the number of hogs in the community.

102

103 A request was made that Mr. Agnew provide the Board with a map and his outline  
104 relative to his aquatic plantings plan for fiscal year 2023/2024.

105

106 The Board reviewed the May landscape report and asked Management to get  
107 with Mr. Woodcock to verify who owns pond #91. If it is not Meadow Pointe IV,  
108 they would like Mr. Agnew to stop maintaining it.

109

110 *(Mr. Scanlon left the meeting at 11:44 a.m.)*

111

112 **D. Landscape Inspection Services**

113 **1. May Landscape Inspection Report**

114 Mr. Liggett presented his report to the Board.

115

116 **2. Juniper Response to the Landscape Inspection Report**

117 Mr. Rivera stated that he would remove the Union Park sign from District property  
118 at no charge.

119

120 **3. Update on Duke Energy Tree Install Program**

121 Mr. Liggett stated that the installation of the palm trees is complete and looks  
122 good and that this action is complete. The Board agreed that the CDD will trim  
123 the palms annually, and that owners on pond frontage lots are responsible to  
124 maintain the tree landscape beds as part of owners' responsibility to maintain  
125 landscaping to the edge of the pond bank.

126

127 **4. Update on Street Trees**

128 Mr. Page reported that all 76 of the new trees have been planted to replace the  
129 76 Oaks that were removed. Mr. Page asked Mr. Liggett to obtain proposals to  
130 sod the tree-rings where trees were removed.

131

132 The Board asked that Ms. Stanger send an email blast to Shellwood residents  
133 regarding the street trees. They also asked that the District Engineer work with  
134 the Haven HOA regarding the County's street tree requirements and report back  
135 to the Board.

136

137

138

139

On a motion from Mr. Page seconded by Mr. Scanlon, with all in favor, the Board approved moving forward with removal of all living Southern Live Oak trees within District Right-of-Ways in the neighborhoods of Windsor, Meridian, Enclave, Provence, and Haven, for the purpose of eliminating the current and future threat of damage to District infrastructure, and to use the current street tree vendor (O'Neill's) with a not-to-exceed amount of \$350,000 to come from the Reserve Account Each tree removed by the District will be replaced by the District with a species generally known not to cause root damage to infrastructure, for the Meadow Pointe IV Community Development District.

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149

**5. Update on Cleanup of Conservation Area Cutback**

The Board authorized District Management to pay the revised cutback invoice.

**E. Amenity Management**

Ms. Stanger reviewed her May Amenity Report. Mr. Page inquired about the test case in Meridian of removing lower gate panels and replacing them with pickets, to reduce windborne sail-effect damage. The consensus was that this is a success, and the same project can be done for the gates in Enclave.

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board of Supervisors approved the SASS proposal for gate repairs in Enclave, for the Meadow Pointe IV Community Development District.

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**F. District Counsel**

Mr. Babbar informed the Board that the proposals for waste pick-up will be on next month's agenda, and he will be providing the proposals.

**G. District Manager**

Mr. Adams reminded the Board that the next regular meeting will be held on July 12, 2023, at 10:00 a.m.

**1. Review of May DM Report and Financial.**

Mr. Adams presented his report and the financial statements to the Board. The Board asked that Duke Energy be removed from the agenda and agreed to just having motions on the minutes without comments being provided.

**2. Feedback on Meeting with County Commissioner**

Mr. Adams stated that he and Mr. Scanlon met with the Commissioner and will continue to work with him. The Commissioner will attend a CDD meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Budget Workshop held  
on May 1, 2023**

On a motion from Mr. Page, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the minutes of the budget workshop held on May 1, 2023, as amended, for the Meadow Pointe IV Community Development District.

172  
173

174 **EIGHTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
175 **of Supervisors Meeting held on May**  
176 **10, 2023**  
177

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board of Supervisors approved the minutes of the meeting held on May 10, 2023, as presented, for the Meadow Pointe IV Community Development District.

178 **NINTH ORDER OF BUSINESS** **Consideration of Revised Minutes of**  
179 **the Board of Supervisors' Regular**  
180 **Meeting held on April 12, 2023**  
181  
182

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board of Supervisors approved the minutes of the meeting held on April 12, 2023 as discussed, for the Meadow Pointe IV Community Development District.

183 **TENTH ORDER OF BUSINESS** **Consideration Operations &**  
184 **Maintenance Expenditures for May**  
185 **2023**  
186  
187

188 The Board tabled this item as the report wasn't included in the agenda.  
189

190 **ELEVENTH ORDER OF BUSINESS** **Supervisor Forum**  
191

192 Ms. Sholl asked that the District Engineer provide feedback on his recent report.  
193

194 **TWELFTH ORDER OF BUSINESS** **End of Meeting Audience Comments**  
195

196 Mr. Greene, an owner in Provence, requested the CDD to replace his street-tree  
197 which was damaged/removed due to tropical storm winds. He added that the  
198 MPIV-A HOA is requiring the owner to replace the tree and owner expense, but  
199 Mr. Greene believes the CDD should replace his street-tree as it does other trees  
200 in the community. Board members explained that the CDD program is limited to  
201 replacing existing/living Southern Live Oak trees which currently present a threat  
202 to CDD infrastructure such as sidewalks and roads, and that the CDD is not paying  
203 to remove or replace other trees not currently presenting such a threat.  
204

205 Ms. McNeil asked that a discussion on the street tree policy be on next month's  
206 agenda and that it be included in the next newsletter.  
207

208 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**  
209

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board of Supervisors adjourned the meeting at 1:20 pm. for the Meadow Pointe IV Community Development District.

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211  
212  
213 \_\_\_\_\_  
**Assistant Secretary**

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

# **Exhibit A**

**Meadow Point IV  
Law Enforcement Budget  
Fiscal Year 2023-2024**

**Personal Services:**

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade C01)	31.92	2,210.00	70,548	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
<b>Total Salary:</b>			<b>70,548</b>	

<i>Benefits:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Holiday Pay	31.92	102.00	3,256	
FICA	7.65%		5,646	
Retirement	32.67%		24,112	
Group Health/Life Insurance	10,500.00		<u>10,500</u>	
<b>Total Benefits:</b>			<b>43,514</b>	

<b>Total Personal Services:</b>	<b>114,061</b>
---------------------------------	----------------

**Operating Expenses:**

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,020
Software Maintenance	330
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	3,710
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	525
Vehicle Insurance	775
Professional Liability Insurance	1,165
Uniform and Equip replacement	500
Ammo Estimate	1,320
Glock/Shotgun/Carbine w/accessories	422
Axon License/Maintenance - BWC & Taser w/battery pack, cartridges, warranty	3,100
Laptop	385
Mobile Radio for Vehicle	741
Hand Held Radio/Enhanced Charger/Battery	673

<b>Total Operating Expenses:</b>	<b>14,846</b>
----------------------------------	---------------

**Capital:**

Patrol vehicle (\$32,801 less residual value of \$2,000/5 years) Year 4	6,160
-------------------------------------------------------------------------	-------

<b>Total Capital:</b>	<b>6,160</b>
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<b>Total Estimate Sheriff's Office Costs - CONTRACT TOTAL</b>	<b>135,068</b>
---------------------------------------------------------------	----------------

# Tab 17

**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, July 12, 2023, at 10:03 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:

Daryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lori Stanger	<b>Clubhouse Manager</b>
Jason Liggett	<b>Operations Manager</b>
Vivek Babbar	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
Angel Rivera	<b>Juniper Landscape</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Greg Woodcock	<b>District Engineer, Stantec</b>
Doug Agnew	<b>Representative, Advanced Aquatics</b>
Mitchell Bower	<b>Representative, Coastal Waste &amp; Recycling</b>
Deputy Buddy	<b>Community Officer</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 not on Agenda**



51 Audience comments were entertained regarding concerns with the condition of  
52 Pond #17.

53  
54 **FOURTH ORDER OF BUSINESS** **Update on CDD/MPV-A HOA**  
55 **Agreement**  
56

57 Mr. Babbar recommended this be put on the agenda before the meeting as it should  
58 be a public hearing discussion. He will send the agreement to the Board for review.

59  
60 **FIFTH ORDER OF BUSINESS** **Discussion Regarding Street Tree**  
61 **Policy**  
62

63 It was noted that the street trees in Shellwood are done. The District Manager and  
64 District Engineer will work together regarding compliance with the County's street tree  
65 requirements.

66  
67 **SIXTH ORDER OF BUSINESS** **Staff Reports**  
68

69 **A. Deputy Report**

70 Deputy Buddy provided an update on recent incidents. The Board asked that an  
71 article be placed in the newsletter regarding street parking and an email blast sent  
72 out today regarding the waste.

73  
74 It was noted that it is time to renew the contract for services. District Management  
75 will include it on the next agenda.

76  
77 **B. District Engineer**

78 **1. HA-5 Road Preservation Warranty Work Update**

On a motion from Mr. Lancos, seconded by Mr. Scanlon, with all in favor, the Board approved moving forward with the HA5 work with a not-to-exceed amount of \$180,523, providing funds are available, for the Meadow Pointe IV Community Development District.

79  
80 **2. Proposal for Pond 50 Control Structure**

On a motion from Ms. McNeil, seconded by Ms. Scholl, with all in favor, the Board approved a not-to-exceed amount of \$4,250 for the Pond 50 Control Structure, for the Meadow Pointe IV Community Development District.

81  
82 **3. Miscellaneous Items**

83 Mr. Woodcock stated that the sidewalk repairs have been completed and the  
84 sign repairs are on hold pending receipt of a 50% deposit.

85 **C. Aquatic Maintenance Report**

86 Mr. Agnew reviewed the report, noting concerns with ponds #64 & #91 and  
87 access issues.

88  
89 A request was made to send Jerry the Hogger a performance notice and do  
90 include providing a monthly report as a requirement for the RFP (would like three  
91 proposals).

92 **D. Landscape Inspection Services**

93 **1. May Landscape Inspection Report**

94 Mr. Liggett presented his report to the Board, noting that Juniper will be providing  
95 a proposal to repair the damage from the vehicle that drove into the water. He  
96 also noted that he will meet with a sod vendor next week for Shellwood.

97  
98 **E. Amenity Management**

99 Ms. Stanger reviewed her May Amenity Report.

100  
101 **F. District Counsel**

102 The Board gave Mr. Babbar authorization to work with Coastal Waste & Recycling  
103 on an agreement for waste services. It should be ready to include on next month's  
104 agenda.

105  
106 **G. District Manager**

107 Mr. Adams reminded the Board that the next regular meeting will be held on  
108 August 9, 2023, at 5:00 p.m.

109  
110 **1. Review of May DM Report and Financial.**

111 Mr. Adams presented his report and the financial statements to the Board and led  
112 discussions on various topics.

113  
114 **SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Budget Workshop held  
on June 14, 2023**

115  
116  
117 This item was tabled.

118  
119 **EIGHTH ORDER OF BUSINESS**

**Consideration Operations &  
Maintenance Expenditures for April  
and May 2023**

120  
121  
122  
123 

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board of Supervisors ratified the operation and maintenance expenditures for April 2023 (\$127,779.93), for the Meadow Pointe IV Community Development District.
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

124  
125 

On a motion from Ms. McNeil, seconded by Mr. Lancos, the Board of Supervisors ratified the operation and maintenance expenditures for May 2023 (\$164,169,61), for the Meadow Pointe IV Community Development District.
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

126  
127 **NINTH ORDER OF BUSINESS**

**Supervisor Forum**

128  
129  
130  
131  
132  
133  
134  
135 Mr. Page asked about the license plate cameras.

136  
137

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. McNeil, seconded by Mr. Scanlon, the Board of Supervisors adjourned the meeting at 12:29 pm. for the Meadow Pointe IV Community Development District.

138  
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\_\_\_\_\_  
**Assistant Secretary**

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

DRAFT

# Tab 18



**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

3434 Colwell Ave, Suite 200, Tampa, FL 33614 - 813-994-1001  
Meadowpointe4cdd.org

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$218,741.44**

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

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	100362	10549671	Monthly Aquatic Maintenance 06/23	\$ 4,604.00
Airite Air Conditioning, Inc.	100343	A-20280	Preventative Maintenance 02/23-04/23	\$ 280.00
Airite Air Conditioning, Inc.	100343	A-21725	Refrigerant Maintenance 05/23	\$ 280.00
Airite Air Conditioning, Inc.	100343	F-21876	Preventative Maintenance 05/23	\$ 550.65
Airite Air Conditioning, Inc.	100343	F-21877	Refrigerant Maintenance 05/23	\$ 1,127.74
Brian C Svoboda	100366	6202023	Maintenance & Repairs 06/23	\$ 190.00
Charter Communications	ACH	1316058060923	31187 Sotherby Dr, Wesley Chapel 06/23	\$ 107.97
Charter Communications	ACH	1316728052123	3525 Bellmeade CT 05/23	\$ 99.93
Clean Sweep Supply Co., Inc.	100344	6989	Supplies 05/23	\$ 151.35
Florida Department of Health in Pasco County	100341	51-BID-6456482	Swimming Pool Permit 05/23 51-60-00688	\$ 280.00
Florida Department of Revenue	ACH	61-8015577602-5 Sales Tax 05/23	61-8015577602-5 Sales Tax 05/23	\$ 60.65
Frontier Florida, LLC	ACH	813-973-3003-101308-5 05/23	Clubhouse Internet 05/23	\$ 391.12
Frontier Florida, LLC	ACH	813-994-0164-071921-5 05/23	Gate Phone 05/23	\$ 60.99
Frontier Florida, LLC	ACH	813-994-1603-072021-5 06/23	Gate Phone 06/23	\$ 60.99
Frontier Florida, LLC	ACH	AUTOPAY 813-994-1915-011921-5 05/23	Shellwood Sub Division Gate Phone 05/23	\$ 70.99

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	ACH	813-994-4607-042922-5 06/23	Windsor Internet 06/23	\$ 54.99
Frontier Florida, LLC	ACH	813-994-4726-101321-5 05/23	Gate Phone 05/23	\$ 60.99
Frontier Florida, LLC	ACH	813-994-6437-121521-5 05/23	Gate Phone 05/23	\$ 60.99
George Lancos	100350	AUTOPAY GL061423	Board of Supervisors Meeting 06/14/23	\$ 200.00
Gladiator Pressure Cleaning, Inc.	100345	21720	Pressure Cleaning 03/23	\$ 12,020.00
Jennifer L. Sholl	100351	JS061423	Board of Supervisors Meeting 06/14/23	\$ 200.00
Jerry Richardson Trapper	100367	1771	Hog Removal Services 06/23	\$ 1,200.00
Juniper Landscaping of Florida, LLC	100346	214773	Debris Cleanup 05/23	\$ 608.31
Juniper Landscaping of Florida, LLC	100363	216223	Provence Tree Install 05/23	\$ 57,824.88
Juniper Landscaping of Florida, LLC	100364	217392	Maintenance Contract 06/23	\$ 20,854.34
Juniper Landscaping of Florida, LLC	100364	218176	Irrigation Repair & Supplies 06/23	\$ 282.71
Juniper Landscaping of Florida, LLC	100364	218177	Irrigation Repair & Supplies 06/23	\$ 82.74
Juniper Landscaping of Florida, LLC	100368	218474	Q2 Annuals 06/23	\$ 1,875.00
Megan McNeil	100352	MM061423	Board of Supervisors Meeting 06/14/23	\$ 200.00
Michael J Scanlon	100353	MS061423	Board of Supervisors Meeting 06/14/23	\$ 200.00

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
O'Neil's Tree Service	100360	20252	Tree Installation 06/23	\$ 34,200.00
Outsmart Pest Management, Inc.	100354	37665	Monthly Pest Control Services 06/23	\$ 60.00
Pasco County Property Appraiser	100342	050223 - 845	Property Appraiser Annual Fee 06/23	\$ 150.00
Pasco County Utilities	100369	18604871	3902 Meadow Pointe Blvd 06/23	\$ 267.25
Pasco Sheriff's Office	100370	AR001903	Law Enforcement Services 06/23	\$ 9,911.91
Rizzetta & Company, Inc.	100340	INV0000080774	District Management Fees 06/23	\$ 6,445.58
Rizzetta & Company, Inc.	100349	INV0000080831	Amenity Management & Personnel Reimbursement 06/23	\$ 8,367.01
Rizzetta & Company, Inc.	100359	INV0000080780	Cell Phone & Auto Mileage 05/23	\$ 191.70
Rizzetta & Company, Inc.	100365	INV0000081294	Personnel Reimbursement 06/23	\$ 6,382.09
Romaner Graphics	100347	21613	Playground Maintenance & Repair 04/23	\$ 1,725.00
Rust Off, LLC.	100355	40102	Rust Prevention - Monthly Maintenance 06/23	\$ 195.00
Scott W Page	100356	SP061423	Board of Supervisors Meeting 06/14/23	\$ 200.00
Site Masters of Florida, LLC	100371	062523-6	Repaired Roadway Whinsenton 06/23	\$ 3,200.00
Southern Automated Access Services, LLC	100348	12894	Gate Repairs Windsor 05/23	\$ 105.00
Southern Automated Access Services, LLC	100348	12925	CAPXL Cloud 06/23 Provence	\$ 75.50



## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	100348	12926	CAPXL Cloud 06/23 Shellwood	\$ 75.50
Southern Automated Access Services, LLC	100348	12927	CAPXL Cloud 06/23 MP North	\$ 75.50
Southern Automated Access Services, LLC	100372	12962	Gate Repairs Windsor 06/23	\$ 4,945.42
Southern Automated Access Services, LLC	100372	12986	813-809-1937 - Cell Phone Usage 06/23	\$ 53.95
Southern Automated Access Services, LLC	100372	13002	WHINSENTON- Cell Phone Usage 06/23	\$ 43.95
Southern Automated Access Services, LLC	100372	13004	PARKMONTE- Cell Phone Usage 06/23	\$ 43.95
Southern Automated Access Services, LLC	100372	13006	813-576-9368 Cell Phone Usage 06/23	\$ 53.95
Southern Automated Access Services, LLC	100372	13007	MERIDAN - Cell Phone Usage 06/23	\$ 53.95
Southern Automated Access Services, LLC	100372	13027	Gate Repairs Enclave 06/23	\$ 133.00
Straley Robin Vericker	100357	23228	Legal Services 05/23	\$ 2,934.00
TECO	ACH	221006228235 05/23	Oldwoods Ave, Wesley Chapel 05/23	\$ 1,608.56
U.S. Bank	100361	6935723	Trustee Fee Series 2022 A-2 05/01/23-04/30/24	\$ 2,963.13
U.S. Bank	100361	6937402	Trustee Fee Series S2022 A-1 05/01/23-04/30/24	\$ 4,040.63
U.S. Bank	100361	6937503	Trustee Fee Series 2015 05/01/23-04/30/24	\$ 3,771.25
U.S. Water Services Corporation	100358	SI73148	Monthly Lift Station Inspection 06/23	\$ 90.09

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Connections of Florida	ACH	1429010W426	Waste Disposal Rec Center 07/23	\$ 77.00
Waste Connections of Florida	ACH	1429157W426	Waste Disposal North HOA 07/23	\$ 973.80
Waste Connections of Florida	ACH	6805413W425	Waste Disposal Services 05/23	\$ 13,747.50
Withlacoochee River Electric Cooperative, Inc.	ACH	2185385 05/23	Public Lighting 05/23	\$ 249.67
Withlacoochee River Electric Cooperative, Inc.	ACH	Monthly Summary 05/23 Autopay 845	Electric Services 05/23	\$ <u>7,289.27</u>
<b>Report Total</b>				<b>\$ <u>218,741.44</u></b>

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

6/1/2023
10549671
\$4,604.00

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company, Inc. 2700 South Falkenburg Rd, Suite 2745 Riverview, FL 33578

Due Date
Net 30
7/1/2023

Monthly Lake Maintenance Per Signed Contract.  
\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE  
PERFORMED\*\*\*

4,604.00

**RECEIVED**  
5/25/2023

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

\$4,604.00



# Invoice

## Airite Air Conditioning

5321 West Crenshaw St,  
Tampa, FL 33634  
(813) 886-2591  
billing@airiteair.com

Invoice Date:	<b>02/17/2023</b>
Invoice No:	<b>A-20280</b>
Due Date:	<b>03/19/2023</b>
Sales Rep:	
Customer PO:	
Work Order No.	<b>WO-6338</b>

### Bill To Address

**Meadow Pointe Iv Clubhouse Ccd**

3902 Meadow Point Blvd.,  
Attn: Accounts Payable,  
Wesley Chapel, FL 33543

### Site Address

**Meadow Pointe Iv Clubhouse Ccd**

3902 Meadow Point Blvd.,  
Attn: Accounts Payable,  
Wesley Chapel, FL 33543

Description	Qty	Price (\$)	Amount (\$)
Preventative Maintenance Billing	1.00	280.00	280.00
For the period of February 2023 through April 2023.	1.00	0.00	0.00

Sub Total	<b>\$280.00</b>
Tax ( 0.0000 % )	\$0.00
Total	<b>\$280.00</b>

### Message

PAYMENT IS DUE THIRTY DAYS FROM INVOICE DATE. AIRITE COMPLIES WITH THE U.S. CLEAN AIR ACT ON CFC's.



# Invoice

## Airite Air Conditioning

5321 West Crenshaw St,  
Tampa, FL 33634  
(813) 886-2591  
Billing@airiteair.com

Invoice Date:	<b>05/05/2023</b>
Invoice No:	<b>A-21725</b>
Due Date:	<b>06/04/2023</b>
Sales Rep:	
Customer PO:	
Work Order No.	<b>WO-7849</b>

### Bill To Address

**Meadow Pointe Iv Clubhouse Ccd**  
3902 Meadow Point Blvd.,  
Attn: Accounts Payable,  
Wesley Chapel, FL 33543

### Site Address

**Meadow Pointe Iv Clubhouse Ccd**  
3902 Meadow Point Blvd.,  
Attn: Accounts Payable,  
Wesley Chapel, FL 33543

Description	Qty	Price (\$)	Amount (\$)
Preventative Maintenance Billing	1.00	280.00	280.00
For the period of May 2023 through August 2023.	1.00	0.00	0.00
Change filters, cleaned pans, drains lines, checked connections, system operations. Found refrigerant leak in unit number 2. And unit number 1 a little low on refrigerant.	1.00	0.00	0.00

Sub Total	<b>\$280.00</b>
Tax ( 0.0000 % )	\$0.00
Total	<b>\$280.00</b>

### Message



PAYMENT IS DUE THIRTY DAYS FROM INVOICE DATE. AIRITE COMPLIES WITH THE U.S. CLEAN AIR ACT ON CFC's.



# Invoice

## Airite Air Conditioning

5321 West Crenshaw St,  
Tampa, FL 33634  
(813) 886-2591  
Billing@airiteair.com

Invoice Date:	<b>05/05/2023</b>
Invoice No:	<b>F-21876</b>
Due Date:	<b>06/04/2023</b>
Sales Rep:	
Customer PO:	
Work Order No.	<b>WO-8002</b>

### Bill To Address

**Meadow Pointe Iv Clubhouse Ccd**  
3902 Meadow Point Blvd.,  
Attn: Accounts Payable,  
Wesley Chapel, FL 33543

### Site Address

**Meadow Pointe Iv Clubhouse Ccd**  
3902 Meadow Point Blvd.,  
Attn: Accounts Payable,  
Wesley Chapel, FL 33543

Description	Qty	Price (\$)	Amount (\$)
Drier Liquid	1.00	29.31	29.31
Labor R/T	3.75	110.00	412.50
Consumables charge consist of lubricants, degreasers, electrical wire, fasteners and any other miscellaneous parts and supplies not itemized on your work order.	1.00	25.00	25.00
Fuel Charge	1.00	10.00	10.00
Pipe Insulation 1-1/8x1/2	6.00	4.07	24.42
Filter Drier 3/8ODF	1.00	49.42	49.42
<b>Equipment ID: CU 2 - Trane - M/N: 2TTA3060A3000AA - S/N: 8292W6M4F</b>			
Unit # 2- Found refrigerant leak on suction line filter drier. Removed filter drier and straight piped. Installed liquid line filter drier. Pumped down refrigerant into condenser. Leak test good, 500 micron. Unit cooling fine at this time. 62/225	1.00	0.00	0.00

Sub Total	<b>\$550.65</b>
Tax ( 7.5000 % )	\$0.00
Total	<b>\$550.65</b>

### Message



PAYMENT IS DUE THIRTY DAYS FROM INVOICE DATE. AIRITE COMPLIES WITH THE U.S. CLEAN AIR ACT ON CFC's.



# Invoice

## Airite Air Conditioning

5321 West Crenshaw St,  
Tampa, FL 33634  
(813) 886-2591  
Billing@airiteair.com

Invoice Date:	<b>05/05/2023</b>
Invoice No:	<b>F-21877</b>
Due Date:	<b>06/04/2023</b>
Sales Rep:	
Customer PO:	
Work Order No.	<b>WO-8003</b>

### Bill To Address

**Meadow Pointe Iv Clubhouse Ccd**  
3902 Meadow Point Blvd.,  
Attn: Accounts Payable,  
Wesley Chapel, FL 33543

### Site Address

**Meadow Pointe Iv Clubhouse Ccd**  
3902 Meadow Point Blvd.,  
Attn: Accounts Payable,  
Wesley Chapel, FL 33543

Description	Qty	Price (\$)	Amount (\$)
Contact Name: Raul Anaya Issue Reported: T/M Repairs Unit #1 add refrigerant and dye approved by Laurie			
Leak Stop W/ Dye	1.00	160.00	160.00
Labor R/T	3.00	110.00	330.00
Fuel Charge	1.00	10.00	10.00
Consumables charge consist of lubricants, degreasers, electrical wire, fasteners and any other miscellaneous parts and supplies not itemized on your work order.	1.00	25.00	25.00
H/W Med Stat Guard Clear	2.00	115.57	231.14
Easyseal Direct Inject + dye	1.00	142.40	142.40
<b>Equipment ID: CU 1 - Trane - M/N: 2TTA3060A3000AA - S/N: 82450CM4F</b>			
Unit # 1 is low on refrigerant. Added R22 and dye + leak stop. System cooling fine at this time. 62/230. Also, installed locking covers for 2 thermostats . Looked at main office, room would need second supply drop if wanted space cooler . Dampened airflow in gym to make conference area cooler . If still an issue, need to return with flow hood to get CFM readings to make adjustments.	1.00	0.00	0.00
REFRIGERANT R22	2.00	114.60	229.20

Sub Total	<b>\$1,127.74</b>
Tax ( 7.5000 % )	\$0.00
Total	<b>\$1,127.74</b>

### Message



PAYMENT IS DUE THIRTY DAYS FROM INVOICE DATE. AIRITE COMPLIES WITH THE U.S. CLEAN AIR ACT ON CFC's.

# Invoice

Attention:	Lori Stanger	Project Title:	MPIV Faucet , Light Resure, Bulb
Title:	ATTENTION	Lori Stanger	6/20/2023
Company Name:	MP IV CDD	P.O. Number:	6202023
Address:	3434 Colwell Ave Suite 200	Invoice Number:	6202023
City, State Zip Code:	Tampa, FL 33614	Term:	
Date:	6/20/23		

Description	Quantity	Unit Price	Cost
Hang Light Fixture by Pool with parts needed	1	\$75.00	\$75.00
Install Customer Supplied Faucet for sink in clubhouse with Parts needed	1	\$90.00	\$90.00
Bulb Change out	1	\$25.00	\$25.00
			\$0.00
			\$0.00
		Subtotal	\$190.00
	Tax		\$0.00
<b>Total</b>			<b>\$190.00</b>

**RECEIVED**  
6/21/2023

Make Checks Payable to :

**Brian Svoboda**

c/o JAC

7331 Pulteney Drive

Wesley Chapel Florida, 33545





No added taxes or hidden fees

Add Voice.  
**SAVE BIG.**

**BUSINESS VOICE**

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/mo. per line when bundled for 1 yr.\*

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- + 35+ FREE advanced calling features
- + Keep your existing phone number and equipment

Save over \$350<sup>^</sup>



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for 1 year when you buy Business Voice\*

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**VISIT [spectrum.com/business](https://spectrum.com/business)**

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. \*\$29.99 Voice offer includes Voice service only for 12 months & incl. one business phone line w/ unlimited local & long distance w/ in the U.S., Puerto Rico, & Canada plus 2,000 long-distance minutes to Mexico. Limited time offer. Offer not available in all areas. Includes phone taxes, charges and fees. Other telephone services may have corresponding taxes and rates. +Free mobile offer is for 1 mobile unlimited line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires a bundled purchase of Business Internet and Business Voice. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Free Unlimited line must be ordered at same time as Business Internet and Business Voice purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. \*Savings claim based on retail price for Spectrum Mobile in the first 12 months. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo, offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

BAP-VM2305  
SA4NF00Q



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8337 1300 NO RP 09 06102023 NNNNNNNN 01 992107

MPIVCDD  
31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

833713001131605800107979

Account Number:  
Security Code:

MPIVCDD  
8337 13 001 1316058



Contact Us

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

8337 1300 NO RP 09 06102023 NNNNNNNN 01 992107



Taxes  
and fees  
included

Add Mobile.  
**SAVE  
BIG.**

Save over \$350<sup>^</sup>



EXCLUSIVE NEW OFFER

**SPECTRUM MOBILE  
UNLIMITED DATA PLAN**

**\$ 29<sup>99</sup>**  
/mo. per  
line with  
Internet\*

- + Nationwide 5G<sup>+</sup> coverage
- + Unlimited data, talk, and text

Get a second

**MOBILE UNLIMITED  
LINE FREE**

for 1 year when you buy one mobile line\*



**CALL 1-866-994-6744**



VISIT [spectrum.com/business](https://spectrum.com/business)

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Devices excluded from offer. \*Unlimited Data Offer: Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Smartwatch does not qualify as a line. Unlimited: Reduced speeds after 20 GB of usage per line. ^Free Unlimited line reflected with up to 12 months credit on bill statement; standard rates apply after promo period. Requires purchase of new Mobile Unlimited line; limited to one free Unlimited line per account; standard Mobile rates apply if purchased Unlimited line canceled or downgraded. Free Unlimited line must be ordered at same time as purchased line, and cannot be applied to existing lines on customer account. Offer cannot be combined with other mobile service promotions. SPECTRUM MOBILE: Per line activation fee, Spectrum Business Internet and Auto Pay required. Other restrictions apply. Visit [spectrum.com/mobile/plans](https://spectrum.com/mobile/plans) for details. UNLIMITED: Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. =To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. ^Savings claim based on retail price for Spectrum Mobile in the first 12 months. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo, offers not avail, in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit Business.Spectrum.com/optout. ©2023 Charter Communications, Inc.



June 9, 2023  
Invoice Number: 1316058060923  
Account Number: **8337 13 001 1316058**  
Security Code:  
Service At: 31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543-6605

**Auto Pay Notice**

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

**NEWS AND INFORMATION**

**NEW!** Stay connected in more places and save when you buy one voice line and get a mobile unlimited line **FREE** for 1 year! Call [1-888-845-5149](tel:1-888-845-5149) to get started.

**Summary** *Service from 06/09/23 through 07/08/23  
details on following pages*

Previous Balance	92.97
Payments Received -Thank You!	-92.97
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	107.97
Current Charges	\$107.97
<i>YOUR AUTO PAY WILL BE PROCESSED 06/26/23</i>	
<b>Total Due by Auto Pay</b>	<b>\$107.97</b>



**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8337 1300 NO RP 09 06102023 NNNNNNNN 01 992107

MPIVCDD  
31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

June 9, 2023

**MPIVCDD**

Invoice Number: 1316058060923  
Account Number: 8337 13 001 1316058  
Service At: 31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543-6605

**Total Due by Auto Pay \$107.97**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833713001131605800107979



Invoice Number: 1316058060923
Account Number: 8337 13 001 1316058
Security Code: MPIVCDD

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

8337 1300 NO RP 09 06102023 NNNNNNNN 01 992107

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (92.97), EFT Payment (05/26, -92.97), and Remaining Balance (\$0.00).

Payments received after 06/09/23 will appear on your next bill.

Service from 06/09/23 through 07/08/23

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Spectrum Business Internet (129.99), Promotional Discount (-50.00), Security Suite (0.00), Domain Name (0.00), Vanity Email (0.00), Static IP 1 (19.99), and Business WiFi (7.99). Total: \$107.97.

Spectrum Business™ Internet Total \$107.97

Current Charges \$107.97

Total Due by Auto Pay \$107.97

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.).

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm



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







No added taxes or hidden fees

Add Voice.  
**SAVE BIG.**

Save over \$350<sup>^</sup>

**BUSINESS VOICE**

**\$29<sup>99</sup>**  
/mo. per line when bundled for 1 yr.\*

- + Unlimited local and long-distance calling
- + **35+ FREE** advanced calling features
- + Keep your existing phone number and equipment



Get one  
**FREE MOBILE UNLIMITED LINE**  
for 1 year when you buy Business Voice\*

**CALL 1-877-708-1075**  
 VISIT [spectrum.com/business](http://spectrum.com/business)

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. \*\$29.99 Voice offer includes Voice service only for 12 months & incl. one business phone line w/ unlimited local & long distance w/ in the U.S., Puerto Rico, & Canada plus 2,000 long-distance minutes to Mexico. Limited time offer. Offer not available in all areas. Includes phone taxes, charges and fees. Other telephone services may have corresponding taxes and rates. +Free mobile offer is for 1 mobile unlimited line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires a bundled purchase of Business Internet and Business Voice. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Free Unlimited line must be ordered at same time as Business Internet and Business Voice purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. <sup>^</sup>Savings claim based on retail price for Spectrum Mobile in the first 12 months. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

BAP-VM2305  
SA4NF00U



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8337 1300 NO RP 21 05222023 NNNNNNNN 01 982918

MEADOW POINTE 4 CDD  
3525 BELLMEADE CT  
WESLEY CHAPEL FL 33543-2731

833713001131672800099937

Account Number:  
Security Code:

MEADOW POINTE 4 CDD  
8337 13 001 1316728



Contact Us

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

8337 1300 NO RP 21 05222023 NNNNNNNN 01 982918



Taxes  
and fees  
included

Add Mobile.  
**SAVE  
BIG.**

Save over \$350<sup>^</sup>



EXCLUSIVE NEW OFFER

**SPECTRUM MOBILE  
UNLIMITED DATA PLAN**

**\$29<sup>99</sup>**  
/mo. per  
line with  
Internet\*

- + Nationwide 5G<sup>+</sup> coverage
- + Unlimited data, talk, and text

Get a second

**MOBILE UNLIMITED  
LINE FREE**

for 1 year when you buy one mobile line\*



**CALL 1-844-868-1302**



**VISIT [spectrum.com/business](https://spectrum.com/business)**

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Devices excluded from offer. \*Unlimited Data Offer: Offer valid for new customers adding lines or for current mobile customers adding Unlimited lines to existing service. Smartwatch does not qualify as a line. Unlimited: Reduced speeds after 20 GB of usage per line. ^Free Unlimited line reflected with up to 12 months credit on bill statement; standard rates apply after promo period. Requires purchase of new Mobile Unlimited line; limited to one free Unlimited line per account; standard Mobile rates apply if purchased Unlimited line canceled or downgraded. Free Unlimited line must be ordered at same time as purchased line, and cannot be applied to existing lines on customer account. Offer cannot be combined with other mobile service promotions. SPECTRUM MOBILE: Per line activation fee, Spectrum Business Internet and Auto Pay required. Other restrictions apply. Visit [spectrum.com/mobile/plans](https://spectrum.com/mobile/plans) for details. UNLIMITED: Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. =To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. ^Savings claim based on retail price for Spectrum Mobile in the first 12 months. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo, offers not avail, in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit [Business.Spectrum.com/optout](https://Business.Spectrum.com/optout). ©2023 Charter Communications, Inc.



May 21, 2023  
Invoice Number: 1316728052123  
Account Number: **8337 13 001 1316728**  
Security Code:  
Service At: 3525 BELLMEADE CT  
WESLEY CHAPEL FL 33543-2731

**Auto Pay Notice**

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

**Summary** *Service from 05/21/23 through 06/20/23  
details on following pages*

Previous Balance	99.93
Payments Received -Thank You!	-99.93
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	19.99
Spectrum Business™ Internet	77.97
Taxes, Fees and Charges	1.97
Current Charges	\$99.93
<i>YOUR AUTO PAY WILL BE PROCESSED 06/07/23</i>	
<b>Total Due by Auto Pay</b>	<b>\$99.93</b>

**NEWS AND INFORMATION**

**IMPORTANT BILLING UPDATE.** Your current Promotional Discount is about to expire. As a valued customer, we are pleased to provide you with a new Promotional Discount off of our standard rates. The new Promotional Discount will be effective with your next statement.

**IMPORTANT NOTICE ABOUT YOUR ACCOUNT:** Effective 05/04/2023, updates were made to our billing system. As a result of this update, you have received a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to [www.SpectrumBusiness.net/](http://www.SpectrumBusiness.net/) and create a username.

**Please keep your new account number accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.**

For more information, visit [www.SpectrumBusiness.net/support/category/my-account](http://www.SpectrumBusiness.net/support/category/my-account) or call **1-800-314-7195**.

**NEW!** Stay connected in more places and save when you buy one voice line and get a mobile unlimited line **FREE** for 1 year! Call **1-844-308-5773** to get started.

**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8337 1300 NO RP 21 05222023 NNNNNNNN 01 982918

MEADOW POINTE 4 CDD  
3525 BELLMEADE CT  
WESLEY CHAPEL FL 33543-2731

May 21, 2023

**MEADOW POINTE 4 CDD**

Invoice Number: 1316728052123  
Account Number: 8337 13 001 1316728  
Service At: 3525 BELLMEADE CT  
WESLEY CHAPEL FL 33543-2731

**Total Due by Auto Pay** **\$99.93**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833713001131672800099937







MEADOW POINTE 4 CDD
Invoice Number: 1316728052123
Account Number: 8337 13 001 1316728
Security Code:

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

8337 1300 NO RP 21 05222023 NNNNNNNN 01 982918

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (99.93), EFT Payment (05/07, -99.93), and Remaining Balance (\$0.00).

Payments received after 05/21/23 will appear on your next bill.

Service from 05/21/23 through 06/20/23

Spectrum Business™ TV

Table with 2 columns: Description, Amount. Rows include Spectrum Business TV Essentials (24.99), Promotional Discount (-5.00), and total (\$19.99).

Spectrum Business™ TV Total \$19.99

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Spectrum Business Internet (129.99), Promotional Discount (-80.00), Business WiFi (7.99), Security Suite (0.00), Domain Name (0.00), Vanity Email (0.00), Static IP 1 (19.99), and total (\$77.97).

Spectrum Business™ Internet Total \$77.97

Taxes, Fees and Charges

Table with 2 columns: Description, Amount. Rows include Communications Services Tax (1.97) and Taxes, Fees and Charges Total (\$1.97).

Current Charges \$99.93

Total Due by Auto Pay \$99.93

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.



Continued on the next page...

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm



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







Invoice Number: 1316728052123  
Account Number: 8337 13 001 1316728  
Security Code:

MEADOW POINTE 4 CDD

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

Or, call us at 1-866-519-1263

8337 1300 NO RP 21 05222023 NNNNNNNN 01 982918

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

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call 1-855-707-7328 or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, call 1-877-276-7432 or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).



May 21, 2023

Invoice Number: 1316728052123  
Account Number:: 8337 13 001 1316728  
Security Code:

Meadow Pointe 4 Cdd



**Contact Us**

Visit us at [SpectrumBusiness.net](https://www.spectrumbusiness.net)  
Or, call us at 1-866-519-1263

8337 1300 NO RP 21 05222023 NNNNNNNN 01 982918



**Clean Sweep Supply Co., INC.**

206 E Waters Ave  
Tampa, FL 33604 US  
+1 8139329564  
patrick@cleansweepsupply.biz



**INVOICE**

BILL TO  
MEADOW POINTE COMMUNITY IV  
MEADOW POINTE COMMUNITY IV  
3902 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543

INVOICE # 6989      DATE 05/19/2023      TERMS Net 30      DUE DATE 06/18/2023

SHIP DATE  
05/25/2023

SKU	DESCRIPTION	QTY	RATE	AMOUNT
HT400011	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	3	30.50	91.50T
1525-5	Urinal Floor Z-Mat Deodorized Fresh Scent Black 6each/carton	1	59.85	59.85T

---

SUBTOTAL 151.35  
TAX 0.00  
TOTAL 151.35

---

BALANCE DUE **\$151.35**

**RECEIVED**  
05/30/2023



**Florida Department of Health  
in Pasco County  
Notification of Fees Due**



**51-BID-6456482**

Permit Number  
**51-60-00688**

Fee Amount: \$280.00  
Previous Balance: \$0.00  
**Total Amount Due: \$280.00**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Payment Due Date: 06/30/2023 or Upon Receipt

Mail To: Meadow Pointe IV Comm Dev District  
5844 Old Pasco Road  
Wesley Chapel, FL 33544

RECEIVED  
MAY 15 2023

**RECEIVED**  
5/15/2023

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:** Pool Volume: 162,000 gallons  
Name: Meadow Pointe IV Community Center Pool Bathing Load: 180  
Location: 3902 Meadow Pointe Boulevard Flow Rate: 900  
Wesley Chapel, FL 33543

**Owner Information:**  
Name: Meadow Pointe IV Comm Dev District  
Address: 5844 Old Pasco Road  
(Mailing) Wesley Chapel, FL 33544  
Home Phone: (813) 973-3003 Work Phone: (813) 973-3003

**Please go online to pay fee at:**  
**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**  
Permit Number: 51-60-00688 Bill ID: 51-BID-6456482  
Billing Questions call DOH-Pasco at: (727) 841-4425  
If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health in Pasco County  
5640 Main Street  
New Port Richey, FL 34652

Signature \_\_\_\_\_ Date \_\_\_\_\_

[Please RETURN invoice with your payment]

Batch Billing ID:66977

**PERMIT HOLDERS CAN NOW**

**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Florida Sales and Use Tax Return

DR-15EZ  
R. 01/20

Reporting Period

MAY 2023

HD/PM DATE:

□□/□□/□□

Certificate Number: 61-8015577602-5

Surtax Rate: .0100

Name  
Address  
City/ST  
ZIP

**Meadow Pointe IV CDD**  
**3434 Colwell Ave Suite 200**  
**Tampa, FL 33614**

Location/Mailing Address Changes:

New Location Address: \_\_\_\_\_

Telephone Number: ( ) \_\_\_\_\_

New Mailing Address: \_\_\_\_\_

FLORIDA DEPARTMENT OF REVENUE  
5050 W TENNESSEE ST  
TALLAHASSEE FL 32399-0120

Amount Due From Line 9  
On Reverse Side □□□□60.65

Due:  
Late After:

9100 0 20239999 0001003043 2 4999999999 0000 5

	DOLLARS				CENTS
1. Gross Sales (Do not include tax)	□	□	□	866	35
2. Exempt Sales (Include these in Gross Sales, Line 1)	□	□	□		
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)	□	□	□	866	35
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	□	□	□	60	65
5. Less Lawful Deductions	□	□	□		
6. Less DOR Credit Memo	□	□	□		
7. Net Tax Due	□	□	□	60	65
8. Less Collection Allowance or Plus Penalty and Interest	□	□	□		
9. Amount Due With Return (Enter this amount on front)	□	□	□	60	65

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer: *Frances Carroll* Date: 06/15/23 Telephone #: 813-944-1001  
Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX □□□□□□.□□  
B. Total Discretionary Sales Surtax Due □□□□8.66

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.



**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	<b>6/20/23</b>
Billing Date	5/25/23
Account Number	813-973-3003-101308-5
PIN	
Previous Balance	390.12
Payments Received Thru 5/19/23	-390.12
Thank you for your payment!	
Balance Forward	.00
New Charges	391.12
<b>Total Amount Due</b>	<b>\$391.12</b>





**ANYTIME,  
ANYWHERE  
SUPPORT**



Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.



[frontier.com/resources/myfrontier-mobile-app](http://frontier.com/resources/myfrontier-mobile-app)

**WAYS TO PAY YOUR BILL**


 [frontier.com/signupforautopay](http://frontier.com/signupforautopay)

 **800-801-6652**

**MyFrontier app**

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

6790 0007 NO RP 25 05252023 YNNNNNNN 01 003082 0012

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



**You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or MyFrontier mobile app.**



Date of Bill  
Account Number

5/25/23  
813-973-3003-101308-5

# NEXT-GENERATION BUSINESS COMMUNICATIONS

Easy-to-manage HD phone system  
One simple app for phone, video, messaging, SMS and fax  
Includes video meetings at no added cost\*

Frontier® + RingCentral starting at

# \$24.99

/mo. when bundled with Frontier Fiber

\*Standard package

[business.frontier.com/unified-communications](https://business.frontier.com/unified-communications)



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter) or chat at [frontier.com/chat](https://frontier.com/chat). Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929.

### PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

### IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at [frontier.com/internetdisclosures](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://frontier.com/tariffs) or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes ([frontier.com/terms/arbitration](https://frontier.com/terms/arbitration)). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at [frontier.com/privacy](https://frontier.com/privacy).

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**



Date of Bill
Account Number

5/25/23
813-973-3003-101308-5

CURRENT BILLING SUMMARY

Local Service from 05/25/23 to 06/24/23

Table with columns: Qty Description, 813/973-3003.0, Charge. Includes sections for Basic Charges, Non Basic Charges, and Video.

CIRCUIT ID DETAIL

10/KQXA/509509/ /VZFL

Detail of Frontier Charges

Toll charged to 813/973-3003

Detail of Frontier Com of America Charges

Toll charged to 813/973-3003

Legend Call Types:

DD - Day

Caller Summary Report

Table with columns: Calls, Minutes, Amount. Rows for Main Number and Customer Summary.

Caller Summary Report

Table with columns: Calls, Minutes, Amount. Rows for Intra-Lata, Interstate, Intrastate, and Customer Summary.

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities.

Effective June 25, 2023, Frontier will charge a \$50.00 Equipment Restocking Fee per account to recover some of the expense of arranging and returning to inventory Frontier provided CommScope and Sagemcom routers when Internet is disconnected.

We are increasing the Road Recovery Surcharge by \$1.00 starting this month. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies.

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email Video.Closed.Captioning@ftr.com

For up-to-date channel information please visit: http://frontier.com/channelupdates

If your unresolved complaint involves FiberOptic TV, an additional contact may be under Local Franchise Authority.

Local Franchise Authority - FiberOptic TV Your FCC Community ID is: FL1308









**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	<b>6/12/23</b>
Billing Date	5/19/23
Account Number	813-994-0164-071921-5
PIN	
Previous Balance	60.99
Payments Received Thru 5/15/23	-60.99
Thank you for your payment!	
Balance Forward	.00
New Charges	60.99
<b>Total Amount Due</b>	<b>\$60.99</b>





**ANYTIME,  
ANYWHERE  
SUPPORT**



Our new MyFrontier® app makes it easy to manage your account, make a payment, track your orders and get support on the go.



[frontier.com/resources/myfrontier-mobile-app](http://frontier.com/resources/myfrontier-mobile-app)

**WAYS TO PAY YOUR BILL**


 [frontier.com/signupforautopay](http://frontier.com/signupforautopay)

 **800-801-6652**

**MyFrontier app**

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

6790 0007 NO RP 19 05192023 NNNNNNNN 01 004382 0015

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



**You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or MyFrontier mobile app.**



Date of Bill  
Account Number

5/19/23  
813-994-0164-071921-5

# NEXT-GENERATION BUSINESS COMMUNICATIONS

Easy-to-manage HD phone system  
One simple app for phone, video,  
messaging, SMS and fax  
Includes video meetings at no  
added cost\*

Frontier® + RingCentral starting at

# \$24.99

/mo. when bundled with Frontier Fiber

[business.frontier.com/unified-communications](https://business.frontier.com/unified-communications)

\*Standard package



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter) or chat at [frontier.com/chat](https://frontier.com/chat). Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929.

## PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

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## IMPORTANT CONSUMER MESSAGES

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**Date of Bill**  
**Account Number**

**5/19/23**  
**813-994-0164-071921-5**

**CURRENT BILLING SUMMARY**

Local Service from 05/19/23 to 06/18/23

Qty Description	813/994-0164.0	Charge
<b>Non Basic Charges</b>		
Business FiberOptic Internet 100/100M		55.99
\$10.00 Discount through 07/18/23		
1 Usable Static IP Address		5.00
<b>Total Non Basic Charges</b>		<b>60.99</b>
<b>TOTAL</b>		<b>60.99</b>







**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	<b>6/13/23</b>
Billing Date	5/20/23
Account Number	813-994-1603-072021-5
PIN	
Previous Balance	60.99
Payments Received Thru 5/15/23	-60.99
Thank you for your payment!	
Balance Forward	.00
New Charges	60.99
<b>Total Amount Due</b>	<b>\$60.99</b>





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**Date of Bill**  
**Account Number**

**5/20/23**  
**813-994-1603-072021-5**

**CURRENT BILLING SUMMARY**

Local Service from 05/20/23 to 06/19/23

Qty Description	813/994-1603.0	Charge
<b>Non Basic Charges</b>		
Business FiberOptic Internet 100/100M		55.99
\$10.00 Discount through 07/19/23		
1 Usable Static IP Address		5.00
<b>Total Non Basic Charges</b>		<b>60.99</b>
<b>TOTAL</b>		<b>60.99</b>









**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	<b>6/12/23</b>
Billing Date	5/19/23
Account Number	813-994-1915-011921-5
PIN	
Previous Balance	70.99
Payments Received Thru 5/15/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
<b>Total Amount Due</b>	<b>\$70.99</b>





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Date of Bill  
Account Number

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813-994-1915-011921-5

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**Date of Bill**  
**Account Number**

**5/19/23**  
**813-994-1915-011921-5**

**CURRENT BILLING SUMMARY**

Local Service from 05/19/23 to 06/18/23

Qty Description	813/994-1915.0	Charge
<b>Non Basic Charges</b>		
Business FiberOptic Internet 100/100M		65.99
1 Usable Static IP Address		5.00
<b>Total Non Basic Charges</b>		<b>70.99</b>
<b>TOTAL</b>		<b>70.99</b>







WINDSOR MPIV CDD

RECEIVED JUN - 5 2023

Page 1 of 4

Your Monthly Invoice

Account Summary **BY:** ..... 6/26/23  
 New Charges Due Date 6/01/23  
 Billing Date 813-994-4607-042922-5  
 Account Number  
 PIN  
 Previous Balance 54.99  
 Payments Received Thru 5/25/23 -54.99  
 Thank you for your payment!  
 Balance Forward .00  
 New Charges 54.99  
**Total Amount Due \$54.99**

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Date of Bill

6/01/23

Account Number

813-994-4607-042922-5

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Date of Bill  
Account Number

6/01/23  
813-994-4607-042922-5

**CURRENT BILLING SUMMARY**

Local Service from 06/01/23 to 06/30/23

Qty Description 813/994-4607.0

**Non Basic Charges**

Business Fiber Internet 300/300M	49.99
Price Guarantee through 04/28/24	
1 Usable Static IP Address	5.00
Price Guarantee through 04/28/24	

Total Non Basic Charges 54.99

**TOTAL 54.99**

**CUSTOMER TALK**

Effective June 25, 2023, Frontier will charge a \$50.00 Equipment Restocking Fee per account to recover some of the expense of arranging and returning to inventory Frontier provided CommScope and Sagemcom routers when Internet is disconnected, including logistics, shipping, and refurbishing costs. Charges for non-returned equipment will continue to apply. We are also removing the \$9.99 per account disconnect fee.









**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	<b>6/06/23</b>
Billing Date	5/13/23
Account Number	813-994-4726-101321-5
PIN	
Previous Balance	60.99
Payments Received Thru 5/08/23	-60.99
Thank you for your payment!	
Balance Forward	.00
New Charges	60.99
<b>Total Amount Due</b>	<b>\$60.99</b>





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Date of Bill  
Account Number

5/13/23  
813-994-4726-101321-5

**CURRENT BILLING SUMMARY**

Local Service from 05/13/23 to 06/12/23

Qty Description 813/994-4726.0

**Non Basic Charges**

Business Fiber Internet 300/300M

\$10.00 Discount through 10/12/23

1 Usable Static IP Address

**Total Non Basic Charges**

**TOTAL 60.99**

Charge  
55.99  
5.00  
60.99

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$60.99 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.







Your Monthly Invoice

Account Summary

<b>New Charges Due Date</b>	<b>6/16/23</b>
Billing Date	5/23/23
Account Number	813-994-6437-121521-5
PIN	
Previous Balance	60.99
Payments Received Thru 5/17/23	-60.99
Thank you for your payment!	
Balance Forward	.00
New Charges	60.99
<b>Total Amount Due</b>	<b>\$60.99</b>





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**IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**



**Date of Bill**  
**Account Number**

**5/23/23**  
**813-994-6437-121521-5**

**CURRENT BILLING SUMMARY**

Local Service from 05/23/23 to 06/22/23

**Qty Description** **813/994-6437.0**

**Non Basic Charges**

Business FiberOptic Internet 100/100M

\$10.00 Discount through 07/22/23

1 Usable Static IP Address

**Total Non Basic Charges**

**TOTAL 60.99**

**Charge**

55.99

5.00

**60.99**

**CUSTOMER TALK**

Effective June 25, 2023, Frontier will charge a \$50.00 Equipment Restocking Fee per account to recover some of the expense of arranging and returning to inventory Frontier provided CommScope and Sagemcom routers when Internet is disconnected, including logistics, shipping, and refurbishing costs. Charges for non-returned equipment will continue to apply. We are also removing the \$9.99 per account disconnect fee.







**Meadow Pointe IV CDD Meeting**

Meeting Date: 6/14/2023

**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Megan McNeil	Yes
Liane Sholl	Yes
George Lancos	Yes
Scott Page	Yes
Michael Scanlon	Yes
(*) Does not get paid	

**NOTE: Supervisors are only paid if checked.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:03
Meeting End Time:	1:20
Total Meeting Time:	3:17

Time Over (3) Hours:

Total at \$ 175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

**RECEIVED**  
6/16/2023

DM Signature: David Adam



# Gladiator Pressure Cleaning

P.O. Box 26574  
 Tampa, FL 33623  
 Ph: (800) 270-9411 - Fax: (813) 607-6625  
 www.gladiatorpressurecleaning.com  
 Email: service@gladiatorpc.com



# Invoice

<b>Invoice #</b>
21720
<b>Date</b>
3/14/2023
<b>Due Date</b>
3/29/2023

<b>Bill To</b>
MPIV CDD 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543

<b>P.O. Number</b>
<b>Terms</b>
Net 15

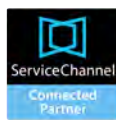


@Gladiatorpc



@Gladiatorpc1

Item	Service Date	Description	Qty	Rate	Amount
Community		Provided pressure cleaning services to the Meadow Pointe IV communities.			0.00
Clubhouse	2/13/2023	Pressure cleaned sidewalks, curbing, pool deck (including furniture, pergola and columns), pool house, tennis courts, and basketball court in the clubhouse area.	1	2,750.00	2,750.00
Wall / Fence	2/13/2023	Meadow Pointe Blvd: 1.- Pressure cleaned both sides of split rail PVC fence along Meadow Pointe Blvd (approximately 2400 ft long) near Smith rd. 2.- Pressure cleaned fence at pump station and wall.	1	2,250.00	2,250.00
Sidewalk and com...	2/13/2023	Provence: 1.- Pressure cleaned sidewalks at and around entrance. 2.- Pressure cleaned curbing at entrance and any signs or monuments	1	1,335.00	1,335.00
Wall / Fence	2/13/2023	Meadow Point North: Pressure cleaned both sides of fence, sidewalks, columns, entryway structure, and curbing at entrance.	1	945.00	945.00
Sidewalk and com...	2/13/2023	Whinsenton Place: 1.- Pressure cleaned sidewalks at and around entrance, including sidewalks from inside gate to stop sign. 2.- Pressure cleaned curbing at entrance and any signs, columns or monuments.	1	625.00	625.00
Sidewalk and com...	2/13/2023	3.- Pressure cleaned fence at pump station. 4.- Pressure cleaned fence inside gates before 31117 Whinsenton Parkmonte: 1.- Pressure cleaned sidewalks at and around entrance, including sidewalks from inside gate to stop sign. 2.- Pressure cleaned curbing at entrance and any signs, columns or monuments	1	525.00	525.00
Sidewalk and com...	2/13/2023	Shellwood Place: 1.- Pressure cleaned sidewalks at and around entrance, including sidewalks from inside gate to stop sign. 2.- Pressure cleaned curbing at entrance and any signs, columns or monuments	1	475.00	475.00
Sidewalk and com...	2/13/2023	Enclave: 1.- Pressure cleaned sidewalks at and around entrance. 2.- Pressure cleaned curbing at entrance and any signs or monuments	1	425.00	425.00
For Internal use ONLY		Thank you for giving us the opportunity to serve you.	<b>Total</b>		
			<b>Payment</b>		



<b>Balance</b>
----------------



# Gladiator Pressure Cleaning

P.O. Box 26574  
 Tampa, FL 33623  
 Ph: (800) 270-9411 - Fax: (813) 607-6625  
 www.gladiatorpressurecleaning.com  
 Email: service@gladiatorpc.com



# Invoice

<b>Invoice #</b>	21720
<b>Date</b>	3/14/2023
<b>Due Date</b>	3/29/2023

<b>Bill To</b>
MPIV CDD 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543

<b>P.O. Number</b>	
<b>Terms</b>	Net 15



@Gladiatorpc

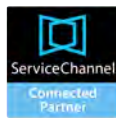


@Gladiatorpc1

Item	Service Date	Description	Qty	Rate	Amount
Sidewalk and com...	2/13/2023	Meridian: 1.- Pressure cleaned sidewalks at and around entrance.	1	425.00	425.00
Sidewalk and com...	2/13/2023	Windsor: 1.- Pressure cleaned sidewalks at and around entrance.	1	455.00	455.00
Wall / Fence	2/13/2023	2.- Pressure cleaned curbing at entrance and any signs or monuments	1	725.00	725.00
Sidewalk and com...	2/13/2023	Pressure clean walls and PVC fence along Meadow Pointe Blvd.	1	725.00	725.00
Sidewalk and com...	2/13/2023	At the entrance to the Meridian and Windsor Communities: Treated rust stained sidewalks and street gutters with a mild acid solution to remove rust stains.	1	360.00	360.00
Wall / Fence	2/2/2023	The Haven: 1.- Pressure cleaned common area sidewalks, common area curbing, street gutters, islands, and storm drains outside and up to the gates of the Complex.	1	0.00	0.00
		Outside Meridian and Windsor: Pressure cleaned front side of PVC fencing of each community			
		Work was done on 02/02/2023, then from 02/13/2023 through 02/23/2023			

For Internal use ONLY	Thank you for giving us the opportunity to serve you.	<b>Total</b>	\$12,020.00
		<b>Payment</b>	\$0.00

<b>Balance</b>	\$12,020.00
----------------	-------------



State Wildlife Trapper  
2103 w rio vista ave  
Tampa, FL 33603 US  
trapperjerry@gmail.com



# INVOICE

## BILL TO

Meadow Pointe IV Community  
Development District  
Meadow Point IV CDD  
3902 Meadow Pointe Blvd  
Wesley Chapel, FL 335435700  
USA

INVOICE # 1771  
DATE 06/17/2023  
DUE DATE 07/02/2023  
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>Hog removal service @ \$1200.00 monthly:State Wildlife Service</b> Service for June 2023	1	1,200.00	1,200.00

4 Cameras/1 Trap currently in use.

LTD: Hogs Removed: 281  
YTD: Hogs Removed: 19  
MTD: Hogs Removed: 7

### Note:

We are using every means possible in order to eliminate the hog population in your area.

**RECEIVED**  
6/19/2023

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

A late fee of 15% late fee will be applied if not paid within 10 days from date.

If you have any questions concerning this invoice, please contact:  
Jerry Richardson, Phone 813-390-9578; email -  
trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing.  
Termination fees may apply.

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	<b>\$1,200.00</b>

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 214773

<b>Bill To</b>
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
05/25/23	6/9/2023
<b>Account Owner</b>	<b>PO#</b>
Angel Rivera	

Item	Amount
<b>#207930 - Debris on district fence</b>	<b>\$608.31</b>
<i>Plant Material - 05/25/2023</i>	

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



**Grand Total**                      **\$608.31**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,054.11	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 216223

<b>Bill To</b>
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
05/31/23	6/15/2023
<b>Account Owner</b>	<b>PO#</b>
Angel Rivera	

Item	Amount
<b>#188719 - Provence Tree Install Proposal</b>	<b>\$57,824.88</b>
<i>North Pond - 05/25/2023</i>	

Grand Total **\$57,824.88**



1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$58,433.19	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.



**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 217392

<b>Bill To</b>
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
06/01/23	6/16/2023
<b>Account Owner</b>	<b>PO#</b>
Angel Rivera	

Item	Amount
<b>#174314 - Meadow Pointe IV - 2022/2023 Maintenance Contract June 2023</b>	<b>\$20,854.34</b>

**General Landscape Maintenance Services - \$18,767.00**



Note:

Original Price \$13,833

1. Addendum - Common area b/t Fairhill Dr. & Foxwood Blvd. added effective March 1, 2022 (\$380 per month)
2. Addendum - New Haven Townhome added effective April 1, 2022 (\$3407 per month)
3. Addendum - Windsor and Meridian Extended Areas added effective July 1, 2022 (\$777 per month)
4. Addendum - Viburnum Hedge Meridian added effective July 1, 2022 (\$370 per month)
5. **MEADOW POINTE NORTH** General Landscape Maintenance \$1281/mo. \$15,372 yr.
6. **WHINSENTON** General Landscape Maintenance \$656/mo. \$7,872 yr.
7. **PARKMONTE** General Landscape Maintenance \$265/mo. \$3,180 yr.
8. **SHELLWOOD** General Landscape Maintenance \$164/mo. \$1,968 yr.

**Irrigation Maintenance Services - \$961.00**

Original Price \$750.00

1. Addendum - New Haven Townhome added effective April 1, 2022 (\$100 per month)
2. Addendum - Windsor and Meridian Extended Areas added effective July 1, 2022 (\$74 per month)
3. Addendum - Viburnum Hedge Meridian added effective July 1, 2022 (\$37 per month)
4. **MEADOW POINTE NORTH** Irrigation \$/75mo \$900 yr.
5. **WHINSENTON** Irrigation \$/56mo \$432 yr.
6. **PARKMONTE** Irrigation \$23/mo. \$360 yr.
7. **SHELLWOOD** Irrigation \$12/mo. \$144 yr.

Thank you for allowing us to serve you.



**PEST CONTROL**

**MEADOW POINTE NORTH**

- 1 Fertilization \$109/mo. \$1308 yr.
- 2. Pest Control AS-REQUIRED \$144 yr.

**WHINSENTON**

- 1. Fertilization \$56/mo. \$672 yr.
- 2. Pest Control AS-REQUIRED \$96 yr.

**PARKMONTE**

- 1. Fertilization \$23/mo. \$276 yr.
- 2. Pest Control AS-REQUIRED \$36 yr.

**SHELLWOOD**

- 1. Fertilization \$14 mo. \$168 yr.
- 2. Pest Control AS-REQUIRED \$24 yr.

**Grand Total**                            
**\$20,854.34**

<b>1-30 Days</b>	<b>31-60 Days (Past Due)</b>	<b>61-90 Days (Past Due)</b>	<b>91-120 Days (Past Due)</b>	<b>121+ Days (Past Due)</b>
\$79,287.53	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
 PO Box 628395  
 Orlando FL 32862-8395



Invoice 218176

<b>Bill To</b>
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
06/15/23	6/30/2023
<b>Account Owner</b>	<b>PO#</b>
Angel Rivera	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#221654 - 3614 Juneberry</b>				<b>\$282.71</b>
<i>Control Components - 06/14/2023</i>				
Fittings - up to 1"	6.00EA	\$2.86	\$17.14	
irrigation repair	3.00HR	\$75.00	\$225.00	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	20.00EA	\$2.03	\$40.57	

**Grand Total \$282.71**



1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$79,044.67	\$608.31	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 218177

<b>Bill To</b>
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
06/15/23	6/30/2023
<b>Account Owner</b>	<b>PO#</b>
Angel Rivera	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#221665 - 3519 Fortinggale repair</b>				<b>\$82.74</b>
<i>Control Components - 06/14/2023</i>				
Fittings - up to 1"	2.00EA	\$2.86	\$5.71	
Irrigation repair	1.00HR	\$75.00	\$75.00	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	1.00EA	\$2.03	\$2.03	

**Grand Total** \$82.74

**RECEIVED**  
6/15/2023

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$79,044.67	\$608.31	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 218474

<b>Bill To</b>
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
06/19/23	7/4/2023
<b>Account Owner</b>	<b>PO#</b>
Angel Rivera	

Item	Amount
<b>#214604 - Q2 Annuals for June</b>	<b>\$1,875.00</b>
<i>Plant Material - 06/15/2023</i>	

**Grand Total      \$1,875.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,240.45	\$79,287.53	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

**RECEIVED**  
6/19/2023

Thank you for allowing us to serve you.



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

Invoice #20252

Date: 06/05/2023

From: Apollo O'Neil

Invoice For

Meadow Pointe IV (MPIV) CDD

3092 Meadow Pointe Blvd  
Wesley Chapel, FL 34653

Location

3902 Meadow Pointe Blvd  
Wesley Chapel, FL 33543

Customer Contact

main: 703-304-3978  
[darryla@rizzetta.com](mailto:darryla@rizzetta.com), [page.mp4cdd@outlook.com](mailto:page.mp4cdd@outlook.com)

Shellwood Removals and Installations

Terms

Due Upon Completion

ITEM DESCRIPTION	UNIT PRICE	QUANTITY	AMOUNT
------------------	------------	----------	--------

5) Tree Installation - **READ THIS WHOLE LINE ITEM. INSTRUCTION FOR ESTABLISHMENT AND IRRIGATION ARE AT THE BOTTOM.	\$ 450.00	76	\$ 34,200.00
------------------------------------------------------------------------------------------------------------------------	-----------	----	--------------

Delivery, proper installation, and staking of approximately 76 trees in Shellwood. The cost will be 34200.00

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 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



# O'Neil's Tree Service

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.

6) Miscellaneous -	\$ 0.00	1	\$ 0.00
The cost of the project for the Shellwood community removals and tree installations for this cost per the original contract from 9/9/22			

All balances not paid by the due date are subject to late fees. Please mail checks to the above address. Please use the contact information below for inquiries about this invoice.

SUBTOTAL	\$ 34,200.00
SALES TAX	\$ 0.00
<b>INVOICE TOTAL</b>	<b>\$ 34,200.00</b>

## Signature

x

Date:



Please sign here to accept the terms and conditions

### Assigned To

Carson Smith      Philip Runyan  
 Office: 727-599-7548      Mobile: 7274854513  
[carson@oneilstreeservice.com](mailto:carson@oneilstreeservice.com)      [p13runyan@yahoo.com](mailto:p13runyan@yahoo.com)

### Sales Reps

Apollo O'Neil  
 Office: (727) 599-7548  
 Mobile: (727) 608-3530  
[apollo@oneilstreeservice.com](mailto:apollo@oneilstreeservice.com)

# 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**





Outsmart Pest Management  
 4814 Parkway Blvd  
 Land O Lakes, FL 34639  
 813-973-1814

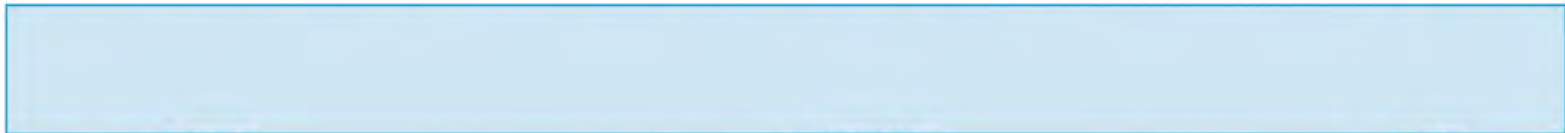
## Service Slip/Invoice

<b>INVOICE:</b>	37665
<b>DATE:</b>	6/7/2023
<b>ORDER:</b>	37665

**Bill To:** [1410]  
 Meadow Pointe 4 C.D.D.  
 3434 Colwell Ave  
 Suite 200  
 Tampa, FL 33614-8390

**Work Location:** [1410] 813-991-6391  
 Meadow Pointe 4 C.D.D.  
 3902 Meadow Pointe Blvd  
 Wesley Chapel, FL 33543-5700

Work Date	Time	Target Pest	Technician	Time In
6/7/2023	02:27 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/7/2023		



Service	Description	Price
MONTHLY PEST	Monthly Pest Control	\$60.00
Treated interior, exterior perimeter, entry points for Pest Control service Thank you for letting us serve you		<b>SUBTOTAL</b> \$60.00 <b>TAX</b> \$0.00 <b>AMT. PAID</b> \$0.00 <b>TOTAL</b> \$60.00
		<b>PRIOR BAL</b> \$0.00 <b>AMOUNT DUE</b> <span style="color: red; font-weight: bold;">\$60.00</span>

RECEIVED

6/9/2023

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

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

PLEASE PAY FROM THIS INVOICE

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 WORKWAVE 800-702-0301  
 LFSS



# Mike Wells

## Property Appraiser

Proudly Serving Pasco County, Florida

Mr. Scott Brizendine  
Rizzetta & Company, Inc.

May 2, 2023

Dear Mr. Brizendine:

Listed below is the Non-Ad Valorem Calendar for Bexley Wesley Chapel, Concord Station, Connerton West, Connerton East, Copperspring, Country Walk, Del Webb Bexley, Hidden Creek North, Lake Padgett Estates ISD, Lakeside, Long Lake Reserve, Meadow Pointe III, Meadow Pointe IV, Mitchell Ranch, Riverwood Estates, Seven Oaks, Summit View, Talavera, The Groves, The Preserve at Wilderness Lake, The Verandahs, Water's Edge, Wesbridge, Wiregrass, Wiregrass II, and Deerbrook Development Districts.

### Non-Ad Valorem Calendar

- |                                                           |                    |
|-----------------------------------------------------------|--------------------|
| • Annual Fees Due (\$150 each district) *                 | June 1, 2023       |
| • Preliminary Certification and Certificate deadline date | July 21, 2023      |
| • Final Certification and Certificate deadline date       | September 22, 2023 |

**Please note:** All CDD payments must be postmarked by **June 1<sup>st</sup>** in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1<sup>st</sup> will be returned and the CDD will **NOT** be included on the notice. Please send all payments to PO Box 401, Dade City, FL 33526-0401.

**\*Note: This notification will serve as your invoice for payment.**

Enclosed for your use is the "Certificate to Non-Ad Valorem Assessment Roll" DR-408A form. All future correspondence will be sent via email rather than USPS mail.

If you have any questions, please contact Gayle Pavek at extension 4493 or you may reach her at [gpavek@pascopa.com](mailto:gpavek@pascopa.com).

Respectfully,

Mike Wells  
Pasco County Property Appraiser  
352-521-4437  
[mwells@pascopa.com](mailto:mwells@pascopa.com)  
MW/gp

PLEASE MAIL ALL CORRESPONDENCE TO: PASCO COUNTY PROPERTY APPRAISER - PO BOX 401, DADE CITY, FLORIDA 33526-0401

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY  
TELEPHONE: 727-847-8151  
FAX: 727-847-8013

EAST PASCO GOVERNMENT CENTER  
14236 6TH STREET, SUITE 101  
DADE CITY, FL 33523-3408  
TELEPHONE: 352-521-4433  
FAX: 352-521-4411

CENTRAL PASCO PROFESSIONAL CENTER  
LAND O' LAKES  
TELEPHONE: 813-929-2780  
FAX: 813-929-2784



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

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

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

1 1 1  
 17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**

Bill Number: 18604871

Billing Date: 6/20/2023

Billing Period: 5/9/2023 to 6/8/2023

Account #	Customer #
0514195	01034859
<b>Please use the 15-digit number below when making a payment through your bank</b>	
051419501034859	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	5/9/2023	7204	6/8/2023	7226	30	22

Usage History

Month	Usage
June 2023	22
May 2023	40
April 2023	39
March 2023	68
February 2023	95
January 2023	128
December 2022	81
November 2022	78
October 2022	99
September 2022	93
August 2022	96
July 2022	122

Transactions

Previous Bill	495.50
Payment 05/26/23	-495.50 CR
<b>Past Due</b>	0.00
<b>Current Transactions</b>	
Water	
Water Base Charge	20.93
Water Tier 1	13.0 Thousand Gals X \$2.04 = 26.52
Water Tier 2	9.0 Thousand Gals X \$3.24 = 29.16
Sewer	
Sewer Base Charge	48.08
Sewer Charges	22.0 Thousand Gals X \$6.48 = 142.56
<b>Total Current Transactions</b>	267.25

**TOTAL BALANCE DUE \$267.25**

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at [bit.ly/PascoRegionalCCR](http://bit.ly/PascoRegionalCCR). To request a paper copy, please call (813) 929-2733.

\*Past due balance is delinquent and subject to further fees and immediate disconnect.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasympay.pascocountyfl.net](http://pascoeasympay.pascocountyfl.net)

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

Account # 0514195  
 Customer # 01034859  
 Past Due 0.00  
 Current Transactions 267.25

<b>Total Balance Due</b>	<b>\$267.25</b>
<b>Due Date</b>	<b>7/7/2023</b>

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

MEADOW POINTE IV CDD  
 3434 COLWELL AVENUE STE 200  
 TAMPA FL 33614

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



Pasco Sheriff's Office  
F.I.R.S.T.

# INVOICE

Customer Number: C00255  
 Invoice Number: AR001903  
 Invoice Date: 06/06/23  
 Terms: DUE UPON RECEIPT

To: MEADOW PT IV CDD - 845  
 3434 COLWEL AVE, SUITE 200  
 TAMPA, FL 33614

Date	Description	Amount
06/06/23	JUN23 #9	9,911.91
<b>Total Due</b>		9,911.91

**RECEIVED**  
6/20/2023

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

Please make checks payable to:



Pasco Sheriff's Office  
F.I.R.S.T.  
20101 Central Blvd.  
Land O' Lakes, FL 34637

Customer Number: C00255  
 Invoice Number: AR001903  
 Invoice Date: 06/06/23  
 Total Amount Due \$ 9,911.91

Total Payment \$ \_\_\_\_\_

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

**Invoice**

Date	Invoice #
6/1/2023	INV0000080774

**Bill To:**

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

Services for the month of	Terms	Client Number
June	Upon Receipt	00845

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,856.42	\$1,856.42
Administrative Services	1.00	\$512.75	\$512.75
Financial & Revenue Collections	1.00	\$442.00	\$442.00
Landscape Consulting Services	1.00	\$825.00	\$825.00
Management Services	1.00	\$2,771.33	\$2,771.33
Website Compliance & Management	1.00	\$100.00	\$100.00
Management Services - Credit for late fees	(1.00)	\$61.92	(\$61.92)
		<b>RECEIVED</b> 6/2/2023	
		<b>Subtotal</b>	\$6,445.58
		<b>Total</b>	\$6,445.58

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

**Invoice**

Date	Invoice #
6/9/2023	INV0000080831

**Bill To:**

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,875.00	\$1,875.00
Personnel Reimbursement	1.00	\$6,492.01	\$6,492.01
<b>Subtotal</b>			\$8,367.01
<b>Total</b>			\$8,367.01

**RECEIVED**  
 6/9/2023

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

**Invoice**

Date	Invoice #
5/31/2023	INV0000080780

**Bill To:**

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

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	39.30	\$1.00	\$39.30
Auto Mileage & Travel	52.40	\$1.00	\$52.40
<b>Subtotal</b>			\$191.70
<b>Total</b>			\$191.70

**RECEIVED**  
 6/9/2023

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

**Invoice**

Date	Invoice #
6/23/2023	INV0000081294

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,382.09	\$6,382.09
<b>Subtotal</b>			\$6,382.09
<b>Total</b>			\$6,382.09

**RECEIVED**  
 6/23/2023





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

INVOICE # 21613

TO: \_\_\_\_\_  
COMPANY NAME: Meadow Pointe IV  
DATE: 4/9/23

Mortar base of playground gate post	\$225.00
Crushed rock base and leveling sand	\$150.00
(4) trips to complete work	\$1,350.00

RECEIVED  
5/25/2023

TOTAL: \$1,725.00

Thank You,

**RUST- OFF, LLC**  
**PO Box 470730**  
**Lake Monroe, FL 32747**

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

# Invoice

Date	Invoice #
6/15/2023	40102

Bill To

MEADOW POINTE FOUR CDD  
 C/O RIZZETTA & COMPANY  
 9428 CAMDEN FIELD PARKWAY  
 RIVERVIEW FL 33578

Ship To

MEADOW POINTE FOR CDD

P.O. No.

Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE ( SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)	1	195.00	195.00
			<b>Subtotal</b>	\$195.00
			<b>Sales Tax (7.5%)</b>	\$0.00
			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$195.00

**RECEIVED**  
 6/14/2023

Site Masters of Florida, LLC  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
(813)917-9567

---

INVOICE  
#062523-6

To: Meadow Point IV CDD  
5844 Old Pasco Road  
Wesley Chapel, FL 33544

Date: June 25, 2023

Repaired roadway deficiency on inbound  
lane at entrance to Whinsenton village.

RECEIVED  
6/26/2023

**TOTAL DUE      \$ 3,200**



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
5/30/2023	12894

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Tampa, FL 33614

Job Name	Terms
WINDSOR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	<p>Report that the directory will not dial residents. Display is illegible and will not adjust very well. Power cycled circuit board and was able to dial a resident and the clubhouse.</p> <p>As this board went out of warranty in 2015, I will quote replacing the board as well as a CAPXLV.</p> <p>Hourly Tech Charge</p>	105.00	5/30/2023	105.00

**RECEIVED**  
5/31/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$105.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$105.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/2/2023	12925

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Tampa, FL 33614

Job Name	Terms
PROVENCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JUNE This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50

**RECEIVED**  
6/2/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$75.50
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$75.50



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/2/2023	12926

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Tampa, FL 33614

Job Name	Terms
SHELLWOOD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JUNE			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50

**RECEIVED**  
6/2/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$75.50
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$75.50



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/2/2023	12927

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Tampa, FL 33614

Job Name	Terms
MP NORTH	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JUNE			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50

**RECEIVED**  
6/2/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$75.50
<p>Southern Automated Access Services, Inc. is not responsible for any of the following:            Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.            Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.            Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$75.50



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/16/2023	12962

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Tampa, FL 33614

Job Name	Terms
WINDSOR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	WINDSOR		6/16/2023	
	This estimate is to replace the existing tele entry with a new Liftmaster CAPXL touchscreen entry.			
	All performing properly.			
1	LIFTMASTER CAPXL touch scree tele entry unit.	4,420.42		4,420.42
5	Hourly Tech Charge	105.00		525.00

**RECEIVED**  
6/19/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$4,945.42
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$4,945.42





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/20/2023	12986

Bill To
Meadow Pointe IV CDD ENCLAVE AT MP 5844 Old Pasco Road, Suite 100 Wesley Chapel, Fl 33544

Job Name	Terms
CELL USAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 813 809 1937	53.95	6/16/2023	53.95

**RECEIVED**  
6/20/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$53.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$53.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/20/2023	13002

Bill To
Meadow Pointe IV CDD WHINSENTON 5844 Old Pasco Road, Suite 100 Wesley Chapel, Fl 33544

Job Name	Terms
CELL USAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 813 468 5761	43.95	6/16/2023	43.95

**RECEIVED**  
6/20/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$43.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$43.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/20/2023	13004

Bill To
Meadow Pointe IV CDD PARKMONTE 5844 Old Pasco Road, Suite 100 Wesley Chapel, Fl 33544

Job Name	Terms
CELL USAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage Phone number 813 428 1696	43.95	6/16/2023	43.95

**RECEIVED**  
6/20/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$43.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$43.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/20/2023	13006

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Tampa, FL 33614

Job Name	Terms
HAVEN	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage for phone number 813-576-9368	53.95		53.95

**RECEIVED**  
6/20/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$53.95
<p>Southern Automated Access Services, Inc. is not responsible for any of the following:            Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.            Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.            Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$53.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/20/2023	13007

<b>Bill To</b>
Meadow Pointe IV CDD MERIDIAN 5844 Old Pasco Road, Suite 100 Wesley Chapel, Fl 33544

Job Name	Terms
CELL USAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 813 482 6396	53.95	6/16/2023	53.95

**RECEIVED**  
6/20/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$53.95
<p>Southern Automated Access Services, Inc. is not responsible for any of the following:            Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.            Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.            Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$53.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/22/2023	13027

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Tampa, FL 33614

Job Name	Terms
ENCLAVE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Exit gate island side panel swinging freely. Entrance curb side will not open.			
	The clutch key was broken in the exit island side operator. Replaced and adjusted limit cam.			
	The thermal overload switch was tripped on the entrance curb side operator.			
	Both issues likely caused by high winds.			
	All performing properly at this time.			
1	Viking F-1 clutch key	28.00		28.00
1	Hourly Tech Charge	105.00		105.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$133.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$133.00



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
c/o Rizzetta & Company  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

June 13, 2023

Client: 001010

Matter: 000001

Invoice #: 23228

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through May 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/24/2023	VKB	REVIEW AND REVISE QUARTERLY REPORT DISCLOSURE FOR BONDS.	0.3	\$91.50
4/25/2023	VKB	REVIEW EMAIL FROM STAFF ACCOUNTANT; REVIEW FINANCIAL STATEMENTS.	0.2	\$61.00
4/25/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.2	\$35.00
5/1/2023	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION.	0.2	\$61.00
5/1/2023	MS	FINALIZE AND PROCESS RESOLUTION APPROVING BUDGET AND SETTING PUBLIC HEARING FOR FY 23/24.	0.2	\$35.00
5/4/2023	VKB	REVIEW AND REPLY TO EMAILS FROM M. SCANLON AND D. ADAMS RE: WYNDFIELDS FENCE UPDATE.	0.3	\$91.50
5/8/2023	VKB	CONFERENCE WITH MP1 AND MP2 ATTORNEYS RE: JOINT WASTE AND RECYCLING SERVICES RFP.	0.2	\$61.00
5/9/2023	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
5/10/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	4.9	\$1,494.50
5/11/2023	MS	DRAFT PUBLICATION NOTICES FOR 23/24 BUDGET HEARING; DRAFT MAILED NOTICE LETTER FOR 23/24 BUDGET INCREASE.	1.9	\$332.50
5/12/2023	VKB	REVIEW EMAIL FROM D. ADAMS; REVIEW APPROVED PROPOSED BUDGET.	0.2	\$61.00

**SERVICES**

Date	Person	Description of Services	Hours	Amount
5/12/2023	VKB	REVIEW AND REVISE SOLICITATION OF PROPOSALS FOR WASTE AND RECYCLING PICK UP SERVICES.	0.7	\$213.50
5/15/2023	VKB	REVIEW AND REVISE MAILED NOTICE LETTER AND NEWSPAPER NOTICES FOR PUBLIC HEARING ON O/M BUDGET AND ASSESSMENTS.	0.9	\$274.50
Total Professional Services			10.6	\$2,934.00

Total Services	\$2,934.00
Total Disbursements	\$0.00
Total Current Charges	\$2,934.00
Previous Balance	\$1,763.20
Less Payments	(\$1,763.20)
<b>PAY THIS AMOUNT</b>	<b>\$2,934.00</b>



*Please Include Invoice Number on all Correspondence*





MEADOW POINTE IV CDD  
OLDWOODS AVE  
WESLEY CHAPEL, FL 33543-0000

Statement Date: May 19, 2023


<b>Amount Due:</b>	<b>\$1,608.56</b>
<b>Due Date:</b>	June 09, 2023
<b>Account #:</b>	221006228235

**DO NOT PAY. Your account will be drafted on June 09, 2023**

### Account Summary

<b>Current Service Period:</b> April 15, 2023 - May 15, 2023	
Previous Amount Due	\$1,608.56
Payment(s) Received Since Last Statement	-\$1,608.56
<b>Current Month's Charges</b>	<b>\$1,608.56</b>
<b>Amount Due by June 09, 2023</b>	<b>\$1,608.56</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.



**DOWNED IS DANGEROUS!**


If you see a downed power line, move a safe distance away and call 911. Visit [TampaElectric.com/Safety](http://TampaElectric.com/Safety) for more safety tips.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

**Account #:** 221006228235  
**Due Date:** June 09, 2023

 **Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$1,608.56</b>
<b>Payment Amount:</b>	\$ _____

650149372433

Your account will be drafted on June 09, 2023

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



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

**Account #: 221006228235**  
**Statement Date: May 19, 2023**  
**Charges Due: June 09, 2023**

**Service Period:** Apr 15, 2023 - May 15, 2023

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	1233 kWh @ \$0.03511/kWh	\$43.29
Fixture & Maintenance Charge	32 Fixtures	\$479.99
Lighting Pole / Wire	32 Poles	\$889.28
Lighting Fuel Charge	1233 kWh @ \$0.05169/kWh	\$63.73
Storm Protection Charge	1233 kWh @ \$0.01466/kWh	\$18.08
Clean Energy Transition Mechanism	1233 kWh @ \$0.00036/kWh	\$0.44
Storm Surcharge	1233 kWh @ \$0.00326/kWh	\$4.02
Florida Gross Receipt Tax		\$3.32
State Tax		\$106.41
<b>Lighting Charges</b>		<b>\$1,608.56</b>

**Total Current Month's Charges**

**\$1,608.56**

## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Be prepared this storm season.** Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

**Help for those with special needs.** Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](http://FloridaDisaster.org) to learn more.

**More clean energy to you.** Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [TampaElectric.com/SolarSavingsForYou](http://TampaElectric.com/SolarSavingsForYou). Our diverse fuel mix for the 12-month period ending Mar.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**  
 866-832-6249

### Residential Customer Care:

813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

**Account #: 221006228235**  
**Statement Date: May 19, 2023**  
**Charges Due: June 09, 2023**

2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.

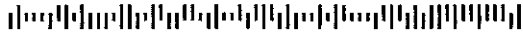


MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

RECEIVED  
JUN - 5 2013

BY: .....

6935723



000002360 02 SP 106481747250465 P

MEADOW POINTE IV CDD  
C/O RIZZETTA & COMPANY INC  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614





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

Invoice Number: 6935723  
Account Number: 273459000  
Invoice Date: 05/25/2023  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

MEADOW POINTE IV CDD  
C/O RIZZETTA & COMPANY INC  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614

MEADOW POINTE IV COMMUNITYDEVELOPMENT DISTRICT CAPITALIMPROVEMENT  
REVENUEREFUNDING BONDSERIES, 2022A-2REVENUE FUND

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

STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE \$2,963.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOW POINTE IV COMMUNITYDEVELOPMENT  
DISTRICT CAPITALIMPROVEMENT  
REVENUEREFUNDING BONDSERIES,  
2022A-2REVENUE FUND

Invoice Number: 6935723  
Account Number: 273459000  
Current Due: \$2,963.13  
  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 273459000  
Invoice # 6935723  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





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

Invoice Number: 6935723  
 Invoice Date: 05/25/2023  
 Account Number: 273459000  
 Direct Inquiries To: LEANNE DUFFY  
 Phone: 407-835-3807

MEADOW POINTE IV COMMUNITY DEVELOPMENT  
 DISTRICT CAPITAL IMPROVEMENT  
 REVENUE REFUNDING BOND SERIES,  
 2022A-2 REVENUE FUND

Accounts Included 273459000      273459001      273459002      273459003  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,750.00	100.00%	\$2,750.00
<b>Subtotal Administration Fees - In Advance 05/01/2023 - 04/30/2024</b>				<b>\$2,750.00</b>
Incidental Expenses 05/01/2023 to 04/30/2024	2,750.00	0.0775		\$213.13
<b>Subtotal Incidental Expenses</b>				<b>\$213.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$2,963.13</b>





MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

6937402



000002955 02 SP 106481747251060 P

MEADOW POINTE IV CDD  
C/O RIZZETTA & COMPANY INC  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614





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

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

6937402  
226420000  
05/25/2023  
LEANNE DUFFY  
407-835-3807

**RECEIVED**  
JUN - 5 2023

BY: .....

MEADOW POINTE IV CDD  
C/O RIZZETTA & COMPANY INC  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE  
REFUNDING BOND SERIES, 2022A-1 REVENUE FUND

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

**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOW POINTE IV COMMUNITY DEVELOPMENT  
DISTRICT CAPITAL IMPROVEMENT REVENUE  
REFUNDING BOND SERIES, 2022A-1 REVENUE FUND

Invoice Number: 6937402  
Account Number: 226420000  
Current Due: \$4,040.63  
  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 226420000  
Invoice # 6937402  
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690







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

Invoice Number: 6937402  
 Invoice Date: 05/25/2023  
 Account Number: 226420000  
 Direct Inquiries To: LEANNE DUFFY  
 Phone: 407-835-3807

MEADOW POINTE IV COMMUNITY DEVELOPMENT  
 DISTRICT CAPITAL IMPROVEMENT REVENUE  
 REFUNDING BOND SERIES, 2022A-1 REVENUE FUND

Accounts Included 226420000 226420001 226420002 226420003  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 05/01/2023 - 04/30/2024</b>				<b>\$3,750.00</b>
Incidental Expenses 05/01/2023 to 04/30/2024	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

RECEIVED  
JUN - 5 2023  
BY: .....

6937503



000003037 02 SP 106481747251142 P

MEADOW POINTE IV CDD  
C/O RIZZETTA & COMPANY INC  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614





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

Invoice Number: 6937503  
Account Number: 262988000  
Invoice Date: 05/25/2023  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

MEADOW POINTE IV CDD  
C/O RIZZETTA & COMPANY INC  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614

MP IV CDD 2015

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

STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE \$3,771.25

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MP IV CDD 2015

Invoice Number: 6937503  
Account Number: 262988000  
Current Due: \$3,771.25  
  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 262988000  
Invoice # 6937503  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





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

Invoice Number: 6937503  
 Invoice Date: 05/25/2023  
 Account Number: 262988000  
 Direct Inquiries To: LEANNE DUFFY  
 Phone: 407-835-3807

MP IV CDD 2015

Accounts Included 262988000      262988001      262988002      262988003      262988004  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,500.00	100.00%	\$3,500.00
<b>Subtotal Administration Fees - In Advance 05/01/2023 - 04/30/2024</b>				<b>\$3,500.00</b>
Incidental Expenses 05/01/2023 to 04/30/2024	3,500.00	0.0775		\$271.25
<b>Subtotal Incidental Expenses</b>				<b>\$271.25</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$3,771.25</b>





4939 CROSS BAYOU BOULEVARD  
NEW PORT RICHEY, FL 34652

# INVOICE

Page: 1

Invoice Number: SI73148  
Invoice Date: 6/1/2023  
Due Date: 7/1/2023

Bill To: Meadow Pointe IV, CDD  
3434 Colwell Ave., Ste 200  
Tampa, FL 33614

All pricing anticipates payment by check or ACH. Due to additional cost incurred, services paid by credit card will require an additional 5% processing fee.

Job Number: J02185  
Job Description: Meadow Pointe IV, CDD

Customer ID: C00588  
P.O. Number:  
WA:

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
6/1/2023	Monthly Lift Station Inspection	2001	1	Each	90.09	90.09

Phone: (727) 848-8292 Ext. 219  
Toll Free: (866) 753-8292 Ext. 219  
Email: ar@uswatercorp.net

**Subtotal:** 90.09  
**Total Sales Tax:** 0.00  


---

**Total USD:** 90.09  
**Adjustments:** 0.00  


---

**Amount Due:** 90.09



# U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

## MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadowpointe 4 DATE: 5/19/23  
 MODEL OF PUMPS: \_\_\_\_\_ HP: 5  
 POWER: A/C VOLTS: 230 PHASE: 3  
 PUMPS AMPS: #1 L1 18.8 L2 19.6 L3 19.2  
 #2 L1 12.5 L2 15.3 L3 14.7  
 RESISTANCE: #1 L1 & L2 0 L2 & L3 0 L1 & L3 0  
 #2 L1 & L2 0 L2 & L3 0 L1 & L3 0  
 PUMP GROUND: #1 100 #2 200 ETM #1 03156.7 ETM #2 02849.0  
 CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) \_\_\_\_\_

CONTROL PANEL:	CONDITION OF PANEL BOX:
ALTERNATION <u>Ok</u>	PAINT <u>Ok</u>
ALARM HORN <u>Ok</u>	HASP <u>Ok</u>
ALARM LIGHT <u>Ok</u>	HINGES <u>Ok</u>
FLOAT SYSTEM #1 <u>Ok</u>	STAND <u>Ok</u>
#2 _____	LOCK <u>Ok</u>
#3 _____	
#4 _____	

OTHER PANEL PROBLEMS \_\_\_\_\_

WET WELL:	DRY WELL:
SIZE PIPING <u>2in.</u>	SIZE PIPING <u>4in.</u>
TYPE <u>Good</u>	TYPE <u>Ductile</u>
COND. PIPE <u>PVC</u>	COND. PIPE <u>Ok</u>
GREASE ON WALL <u>None</u>	GREASE ON WALL <u>N/A</u>
GREASE FLOATING <u>Heavy</u>	GREASE FLOATING _____
HATCH COVER <u>Good</u>	HATCH COVER _____
HINGES <u>Good</u>	HINGES _____ <u>N/A</u>

CONDITION AROUND LIFT STATION: (WEEDS, TRASH, OTHER) Good

WORK THAT NEEDS TO BE DONE: \_\_\_\_\_

CC: OWNER \_\_\_\_\_ Signature & Date [Signature] 5/19/23







WASTE CONNECTIONS OF FLORIDA  
 PASCO HAULING EAST  
 20719 US HIGHWAY 301  
 DADE CITY, FL 33523-6665  
 DISTRICT NO. 6426

ACCOUNT NO. 6426-016055  
 INVOICE NO. 1429010W426  
 STATEMENT DATE 06/20/23  
 DUE DATE 06/25/23  
 BILLING PERIOD 11-11

MEADOW POINT IV CDD  
 3434 COLWELL AVE STE 200  
 TAMPA, FL 33614

FOR ASSISTANCE CALL  
 Customer Service (352) 583-4204  
 One Time Payments (800) 457-1379

**INVOICE STATEMENT**

Date	Description	Amount
	Contract No: 20475 Service Location Acct #016055-0001	MEADOW POINT IV CDD REC CENTER 3902 MEADOW POINT BLVD WESLEY CH
06/20/23	BASIC SERVICE CHARGE 7/1/2023-7/31/2023 1.00 6.00YD	\$ 77.00
	<b>Invoice Total</b>	<b>\$ 77.00</b>
	<b>Account Balance</b>	<b>\$ 77.00</b>

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at [myaccount.wcicustomer.com](http://myaccount.wcicustomer.com).

*\*\*\*\*To avoid late fees, payment must be posted to your account within 30 days of your invoice date.\*\*\*\*  
 Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.*

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

**RECEIVED**  
6/21/2023

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA  
 PASCO HAULING EAST  
 20719 US HIGHWAY 301  
 DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-016055  
 INVOICE NO. 1429010W426  
 STATEMENT DATE 06/20/23  
 DUE DATE 06/25/23  
 PAY THIS AMOUNT 77.00

WRITE AMOUNT PAID	\$
-------------------------	----

MEADOW POINT IV CDD  
 3434 COLWELL AVE STE 200  
 TAMPA, FL 33614

MAIL PAYMENT TO:  
 WASTE CONNECTIONS OF FLORIDA  
 PASCO HAULING EAST  
 20719 US HIGHWAY 301  
 DADE CITY, FL 33523-6665





WASTE CONNECTIONS OF FLORIDA  
 PASCO HAULING EAST  
 20719 US HIGHWAY 301  
 DADE CITY, FL 33523-6665  
 DISTRICT NO. 6426

ACCOUNT NO. 6426-022299  
 INVOICE NO. 1429157W426  
 STATEMENT DATE 06/20/23  
 DUE DATE 06/25/23  
 BILLING PERIOD 11-11

MEADOW POINT IV CDD  
 3434 COLWELL AVE STE 200  
 TAMPA, FL 33614

FOR ASSISTANCE CALL  
 Customer Service (352) 583-4204  
 One Time Payments (800) 457-1379

**INVOICE STATEMENT**

Date	Description	Amount
	Contract No: 27612 Service Location Acct #022299-0001	MEADOW POINTE NORTH HOA 4467 FENNWOOD CT WESLEY CHAPEL,
06/20/23	FUEL SURCHARGE 1.00 SC70287075	\$ 2.98
06/20/23	FUEL SURCHARGE 1.00 SC70287725	\$ 163.48
06/20/23	ENVIRONMENTAL SURCHARGE 1.00 SC70287074	\$ 1.31
06/20/23	ENVIRONMENTAL SURCHARGE 1.00 SC70287724	\$ 72.08
06/20/23	BASIC SERVICE CHARGE 1.00 8.00YD	\$ 720.82
	7/1/2023-7/31/2023	
06/20/23	BASIC CONTAINER CHARGE 1.00 8.00YD	\$ 13.13
	7/1/2023-7/31/2023	
	<b>Invoice Total</b>	<b>\$ 973.80</b>
	<b>Account Balance</b>	<b>\$ 973.80</b>

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

\*\*\*\*To avoid late fees, payment must be posted to your account within 30 days of your invoice date.\*\*\*\*  
 Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.



Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA  
 PASCO HAULING EAST  
 20719 US HIGHWAY 301  
 DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-022299  
 INVOICE NO. 1429157W426  
 STATEMENT DATE 06/20/23  
 DUE DATE 06/25/23  
 PAY THIS AMOUNT 973.80

WRITE AMOUNT PAID	\$
-------------------------	----

MEADOW POINT IV CDD  
 3434 COLWELL AVE STE 200  
 TAMPA, FL 33614

MAIL PAYMENT TO:  
 WASTE CONNECTIONS OF FLORIDA  
 PASCO HAULING EAST  
 20719 US HIGHWAY 301  
 DADE CITY, FL 33523-6665





WASTE CONNECTIONS OF FLORIDA  
 PASCO HAULING  
 6800 OSTEEN ROAD  
 NEW PORT RICHEY, FL 34653-3667  
 DISTRICT NO. 6425

ACCOUNT NO. 6425-013932  
 INVOICE NO. 6805413W425  
 STATEMENT DATE 05/31/23  
 DUE DATE 06/06/23  
 BILLING PERIOD //--

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

FOR ASSISTANCE CALL  
 Customer Service (727) 847-9100  
 Fax (727) 841-8539  
 One Time Payments (800) 457-1379

**INVOICE STATEMENT**

Date	Description	Amount
	<b>Contract No: ALL SITES</b>	
	<b>Service Location</b>	
	<b>Acct #013932-0001</b>	
	<b>MEADOW POINTE IV CDD</b>	
	<b>MEADOW POINTE IV WESLEY CHAPEL,</b>	
05/31/23	BASIC SERVICE CHARGE 1.00 0.50YD	\$ 13,747.50
	5/1/2023-5/31/2023	
	<b>Invoice Total</b>	<b>\$ 13,747.50</b>
	<b>Account Balance</b>	<b>\$ 13,747.50</b>

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

\*\*\*\*To avoid late fees, payment must be posted to your account within 30 days of your invoice date. \*\*\*\*  
 Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA  
 PASCO HAULING  
 6800 OSTEEN ROAD  
 NEW PORT RICHEY, FL 34653-3667

ACCOUNT NO. 6425-013932  
 INVOICE NO. 6805413W425  
 STATEMENT DATE 05/31/23  
 DUE DATE 06/06/23  
**PAY THIS AMOUNT 13,747.50**

<b>WRITE AMOUNT PAID</b>	<b>\$</b>
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MEADOW POINTE IV CDD  
 3434 COLWELL AVE STE 200  
 TAMPA, FL 33614

**MAIL PAYMENT TO:**  
 WASTE CONNECTIONS OF FLORIDA  
 PASCO HAULING  
 6800 OSTEEN ROAD  
 NEW PORT RICHEY, FL 34653-3667

Account Number **2185385** Cycle **06**  
 Meter Number  
 Customer Number 10252971  
 Customer Name **MEADOW POINTE IV CDD  
 HILDA SERRATO**

Bill Date **06/09/2023**  
 Amount Due **249.67**  
 Current Charges Due **06/30/2023**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address **PUBLIC LIGHTING**  
 Service Classification **Public Lighting**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				

**Previous Balance** 249.67  
**Payment** 249.67CR  
**Balance Forward** 0.00

**Light Energy Charge** 2.31  
**Light Support Charge** 4.07  
**Light Maintenance Charge** 54.89  
**Light Fixture Charge** 67.98  
**Light Fuel Adj 209 KWH @ 0.03500** 7.32  
**Poles (QTY 11)** 112.75  
**FL Gross Receipts Tax** 0.35

**Total Current Charges** 249.67  
**Total Due** **E.F.T.** 249.67

Lights/Poles Type/Qty Type/Qty  
 210 11 955 11

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 06/23/2023.

Comparative Usage Information  
 Average kWh  
 Period Days Per Day

**BILLS ARE DUE WHEN RENDERED**  
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.



**2185385** OP06  
 MEADOW POINTE IV CDD  
 HILDA SERRATO  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after **06/23/2023**  
**TOTAL CHARGES DUE** 249.67  
**DO NOT PAY**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

**Customer Name**  
MEADOW POINTE IV CDD

**Customer Number**  
10252971

**Bill Date**  
06/09/2023

JUN 14 2023

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1418211				PL	53100-4307		0.00	5,212.22	5,212.22
1418215		05/04	06/06	GS	0		0.00	40.16	40.16
1418216		05/04	06/06	GS	138		0.00	52.21	52.21
1418217		05/04	06/06	GS	140		0.00	52.39	52.39
1418218		05/04	06/06	GS	2607		0.00	267.89	267.89
1418220		05/04	06/06	GS	132		0.00	51.69	51.69
1418221		05/04	06/06	LP	13496	53100-4304 26	0.00	1,074.41	1,074.41
1418223		05/04	06/06	GS	462		0.00	80.52	80.52
1418224		05/04	06/06	GS	164		0.00	54.49	54.49
1418225		05/04	06/06	GS	740		0.00	104.81	104.81
1418227		05/04	06/06	GS	186		0.00	56.41	56.41
1418228		05/04	06/06	GS	59		0.00	45.32	45.32
1418229		05/04	06/06	GS	219		0.00	59.30	59.30
1418230		05/04	06/06	GS	15		0.00	41.48	41.48
1418231		05/04	06/06	GS	11		0.00	41.13	41.13
2187625		05/04	06/06	GS	168		0.00	54.84	54.84
<b>Subtotal:</b>					18537	26	0.00	7,289.27	7,289.27

53100-4307 \$5212.22  
53100-4304 \$1074.41  
53100-4301 \$1002.64

DO NOT PAY - Total amount will be electronically transferred on 06/23/2023.

