



Rizzetta & Company

Meadow Pointe IV Community Development District

Board of Supervisors' Meeting September 13, 2023

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

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.

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

September 5, 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, September 13, 2023 at 10:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
- 4. BUSINESS ITEMS**
 - A. Update Regarding Waste Action Plan
 - B. Consideration of Proposals for Pool MaintenanceTab 1
 - C. Discussion Regarding Revised CDD/HOA Agreement
- 5. STAFF REPORTS**
 - A. Deputy Report
 - B. District Engineer
 1. Update on HA5
 2. Discussion Regarding Erosion and ProposalsTab 2
 - C. Aquatic Maintenance
 1. August Waterway InspectionTab 3
 - D. Landscape Inspection Services Manager
 1. August Field Inspection Report.....Tab 4
 2. Juniper Response to the Field Inspection Report
(Under Separate Cover)
 3. Juniper's Proposals for Landscape Items.....Tab 5
 - E. Amenity Management
 1. Review of August Amenities ReportTab 6
 - F. District Counsel
 1. Consideration of Agreement with Coastal Waste
and RecyclingTab 7
 - G. District Manager
 1. Review of May District Manager Report, Raid Log, and
Monthly Financial StatementTab 8
 2. Presentation of 2nd Quarter Website AuditTab 9
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on August 9, 2023.....Tab 10
 - B. Consideration of Operation and Maintenance
Expenditures for August 2023.....Tab 11
- 7. SUPERVISORS FORUM**
- 8. ADJOURNMENT**

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

Sincerely,

Daryl Adams

Daryl Adams
District Manager

Tab 1

Tab 2

3-26-2023 e/m From Rob Bowling COOPER POOLS

Hello Lori,

Thank you for the opportunity to quote services for Meadow Point 3.

Please see attached service agreement quote. I have predated the start date as May 3rd, but we can edit that to be whatever date needed. All I need is a 2 day notice.

Please bear in mind, we specialize in commercial pools and my service quote is what it takes to truly run a pool your size. Before saying I am too high, please take the time to research your supplemental bills from your current company and review any other quotes you may receive, as you will likely find that their quotes are service plus chemicals that will include chlorine, acid, stabilizer, sodium bicarb, calcium and enzymes, all as separate billing. These items are built in to our pricing.

Our service includes all standard operating chemicals, only specialty treatments are extra. Our service agreements are baselined for the entire year, allowing you to properly budget your pools operating costs. The only "surprise" you should ever encounter is a part of the operating equipment goes down, never a fluctuation of monthly service cost.

During my site visit I found some things that need attention;

1. I have reached out to DOH and find out when the recert is due on all of your main drain covers. Main drains are to be replaced ever 5 years by DOH standards.
2. shower pull chain/rope is missing, there must be a pull device available for a child to reach.
3. clamshell lid supports missing or not functional. In respect to all involved, this item is currently a national backorder since October of 2022. All service companies are in need of this item at this time.
4. the auto fill device has been broken off and is laying in the clamshell. Current water level is right at min level required.
5. one vac cap is missing (DOH requirement)
6. The handrail leading down to the steps has signs of electrical bonding issues. This only happens 1 of 2 ways. A) an electrical strike, but this would have also blown out motors at the same time. B) a bonding wire has become loose or corroded. This is a complicated fix that requires the pool to be drained below anchor point and the anchor removed and the bonding wire reattached.
7. signs of improper use of metal removers. You have excessive staining remaining on skimming gutters as well the stainless-steel ladder rungs are severely discolored.
8. One Shepards hook pole is not DOH compliant. This pole must be a 16ft straight pole. You currently have a 2-piece pole
9. calcium level is 100 ppm below recommended level
10. stabilizer is below readable level on wet test.

***all items above that need repair or replacement will be quoted out at your request.

Cooper Pools is your one stop pool service. We are state licensed contractors. All of our pool Technicians are individually state CPO certified and constantly trained. We offer pool resurfacing, deck remodeling, equipment replacement and upgrades and in-house leak detection and repairs.

The owner of Cooper Pools sits on both the local and state safety council, driving our techs to higher standards. We work closely with the Department of Health on all matters that pertain to the safe operation of your community pools.

Thanks again for the opportunity to quote your community pool.

Thank you,

Robert "Bob" Bowling

VP of Operations

Cooper Pools Inc.

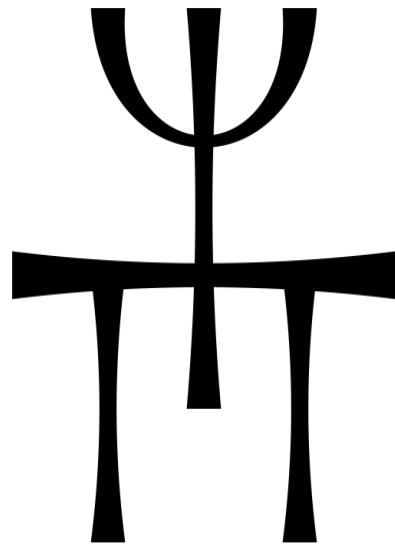
O: 844-766-5256

C: 813-484-5257

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

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Scott	Full Pool Service estimate for 162,000-gallon pool	Payment in full at end of each month	

	DESCRIPTION		LINE TOTAL
	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		
	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

SALES TAX 0

TOTAL 1245.00

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

To accept this quotation, sign here and return: _____





COMMERCIAL SWIMMING POOL SERVICE AGREEMENT

To:

Meadow Pointe IV

C/O Lori Stranger – Property Mgr.

From:

A-Quality Pool Service

August 4, 2023

COMMERCIAL SWIMMING POOL SERVICE PROPOSAL

A-Quality Pool Service

Dennis Kutzan - President/Owner

Brian Svoboda – Field Director

Charlene Kutzan – Business Manager

1246 Highwood Place

Wesley Chapel, FL. 33543

CPC# 1457935

813-453-5988 ph

813-936-4852 fax

Submitted to:

Meadow Pointe IV

3902 Meadow Pointe Blvd.

Wesley Chapel, FL 33453

Includes:

Company Background

Proposed Services

Price Quotation

Contact information

CPO certificate (available on request)

Insurance Coverage (available on request)

Commercial Pool Service Agreement

Statement of Confidentiality

The information contained in this proposal is intended only for the above mentioned client. No part of this document may be shared, transmitted, copied or otherwise disbursed to any other entity or individual. By accepting this document you assume responsibility to ensure its confidentiality.



A-Quality Pool Service, a Division of CHAR-DEN Worldwide Inc. • 1246 Highwood Place, Wesley Chapel, FL 33543 • 813-453-5988PH • 813-936-4852FX



Summary – Company Background:

We are pleased to submit our proposal and would like to thank you for considering A-Quality Pool Service.

A-QUALITY POOL SERVICE is a swimming pool service and maintenance company with a reputation for professionalism, reliability and providing excellence in service. The business is over twenty years old and operates in Tampa, Florida for Hillsborough, Polk and Pasco counties, serving both residential and commercial accounts. Our team has extensive experience in maintaining commercial pools. You can rely on us for all your pool needs from professional maintenance to updating equipment, remodeling and much more.

A-QUALITY POOL SERVICE was formed in 1985 and is currently owned and operated by Dennis Kutzan. The Company is a DBA of CHAR-DEN WORLDWIDE INC. and is a Florida based business with its address at 1246 Highwood Place, Wesley Chapel, FLORIDA 33543.

A-QUALITY POOL SERVICE encompasses three distinct activities:

1. Monthly Pool Service Maintenance
2. Repairs, Chemical & Equipment Sales/Rental
3. Pool Re-Finishes



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Proposed Service:

Subject pool is one oversized outdoor, un-heated commercial pool at approximately 162,000 gallons, with 2 sets of circular DE filter grids inside separate vaults with 2, 7.5 HP 3-phase pumps. The pool is surrounded by trees and foliage.

Our objective is to provide you with the best in commercial swimming pool maintenance. This includes the following services:

Regular pool service

- Chemical testing and water balancing for single pool using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is already included in your monthly service rate.
- Record each visit in logbook
- All repair issues over \$300 will be communicated to the management company for approval.
All repairs under \$300 will be performed and billed accordingly



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- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.
- Repair parts, equipment, extra clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits are extra. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company

Non-scheduled visits (Service calls to diagnose and recommend problem solutions outside of normal cleaning and water treatment operation.)

- Weekdays - \$145
- Weekends and Holidays - \$195

Cancellation by either the Management Company or A-Quality Pool Service will require a written 30 day notice.



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Why Choose A-Quality Pool Service:

- **Benefits** – Experienced, Professional and Reliable. We are a local company teamed by responsible, trained personnel doing a professional job that you can rely upon.
- **Competitive Advantages** – A small company with a personal touch. We have an excellent reputation in the Community for being responsive and doing great work. We are personable and responsible, and readily accessible.
- **Partnerships** – We are a one-stop shop for all pool needs and have partnerships with gas and electrical contractors when needed
- **Qualifications** – CPC State Repair License and CPO Certified with all Workers Compensation and Liability insurances. We are fully licensed to work on your pool equipment.
- **Guarantees** – We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

Quotation for Service:

1. Service frequency:

- o 3 times per week, MWF Year-round

Note: Modifications may be needed due to weather conditions

Costs:

- Flat fee of \$3300 per month – invoiced the 1st of each month, with 20-day terms
- Guarantees: We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

We appreciate the opportunity to earn your business and look forward to working with you. If you have additional questions, please do not hesitate to call.

Sincerely,

Dennis Kutzan

Dennis Kutzan
President/Owner
A-Quality Pool Service
1246 Highwood Place
Wesley Chapel, FL. 33543



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Commercial Pool Service Agreement

This Agreement for Commercial Pool Service is for Meadow Pointe IV with pool located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. A-Quality Pool Service (Contractor) will provide the following services at a flat rate of \$3300 per month effective: _____.

Subject pool is one oversized outdoor, un-heated commercial pool at approximately 162,000 gallons, with 2 sets of circular DE filter grids inside separate vaults with 2, 7.5 HP 3-phase pumps. The pool is surrounded by trees and foliage.

Services to include:

- Chemical testing and water balancing for single and wading pools using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is included in your monthly rate
- Record each visit in logbook
- All repair issues over \$300 will be communicated to the management company for approval. All repairs under \$300 will be performed and bill accordingly



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- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.
- Other miscellaneous fees are not included in the monthly service rate. Such fees include but are not limited to repair parts, equipment, economic adjustments, extra prep/clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company
- **Service frequency:**
 - 3 times per week Year-round;
 - Note: Modifications may be needed due to weather conditions
- **Non-scheduled visits** (Service calls requested outside of normal scheduled days)
 - Weekdays - \$145 Weekends and Holidays - \$195


Invoicing

- 1st of each month with 20-day terms; ○ Repairs due upon completion
- 5% Late Fee (Service susceptible to suspension if payments are not received timely)

- Meadow Pointe IV agree to maintain proper cleanliness and drainage of the pool deck and pool equipment (vak pak) area including blowing of leaves, power-washing deck to remove mold, and/or bird droppings, and cutting/spraying of weeds or bushes and insects to allow for easy access and safety while working on equipment. The property also agrees to make best efforts in providing timely approval on necessary repairs for proper functionality of the pool.
- Cancellation by either the Management Company or A-Quality Pool Service will require a written 30-day notice.

Authorized Signature - Property

Date

PRINT 

08/04/2023



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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

e/m from Charlene at A Quality Pools 8-8-2023 mpivclub@live.com

Hi Lori –

Thank you for allowing us to bid on your community pool! Please review the attached and advise of any questions and/or edits.

During our site visit we noticed the following:

1. Liquid chemical feeders are present but no ORP – highly recommended for this size pool. Rental option is available
2. The chemical tank for acid is not chemical compliant – needs to be swapped out
3. The filters currently need a deep cleaning
4. Pool finish in bad shape – understand that a resurface by pool works scheduled for next spring

Tab 3

Tab 4

Meadow Pointe IV Belmoral Erosion Proposal Summary
Proposal Summary
Updated 8-8-2023



Contractor	Contact	Proposal Amount	Notes
Sitemasters	Tim Cooney	\$22,400	
Finn Outdoor	Robb	\$19,300	

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

PROPOSAL

Meadow Point IV CDD

Balmoral Pond Slope Erosion Repair

8/1/2023

Remediate erosion of pond slope behind 4240 Balmoral Court.

- area of repair is roughly 160' x 8' of exposed slope
from edge of grass to water level
- eroded area will be graded smooth
- area will be covered with a woven geo-fabric (edges toed-in)
- geofabric will be covered with an 18" thick layer of limestone rip-rap

TOTAL \$22,400

Finn Outdoor
730 20th Ave N
Saint Petersburg, FL 33704 US
(813)957-6075
robb@finnoutdoor.com



Estimate

ADDRESS

Meadow Pointe CDD

ESTIMATE # 1937

DATE 08/02/2023

ACTIVITY	QTY	RATE	AMOUNT
Erosion/Pond Bank Restoration 4240 Balmoral and surroundings -- Restore approximately 160 linear feet of pond bank with imported fill, erosion control geotextile, rip rap, and sod for any disturbed areas. Limestone rip rap to extend from current water line to high water line (approx 6-8 feet).	1	19,300.00	19,300.00
TOTAL			\$19,300.00

Accepted By

Accepted Date



Stantec staff visited Meadow Pointe IV to review a report of pond bank erosion on July 13th 2023 to review previously reported erosion of the west pond bank. Refer to the location map below for additional location information. Erosion was observed on the west pond bank. The erosion is concentrated to the areas between the houses due to channelization of stormwater runoff. We would recommend installation of rip rap to eliminate erosion of the pond bank. Repair shall be per the rip rap repair detail included in this report.

Greg Woodcock

Project Engineer

Cardno Now Stantec

(352) 777-0183

Greg.Woodcock@Cardno.com

Location Map



Photo showing pond bank erosion



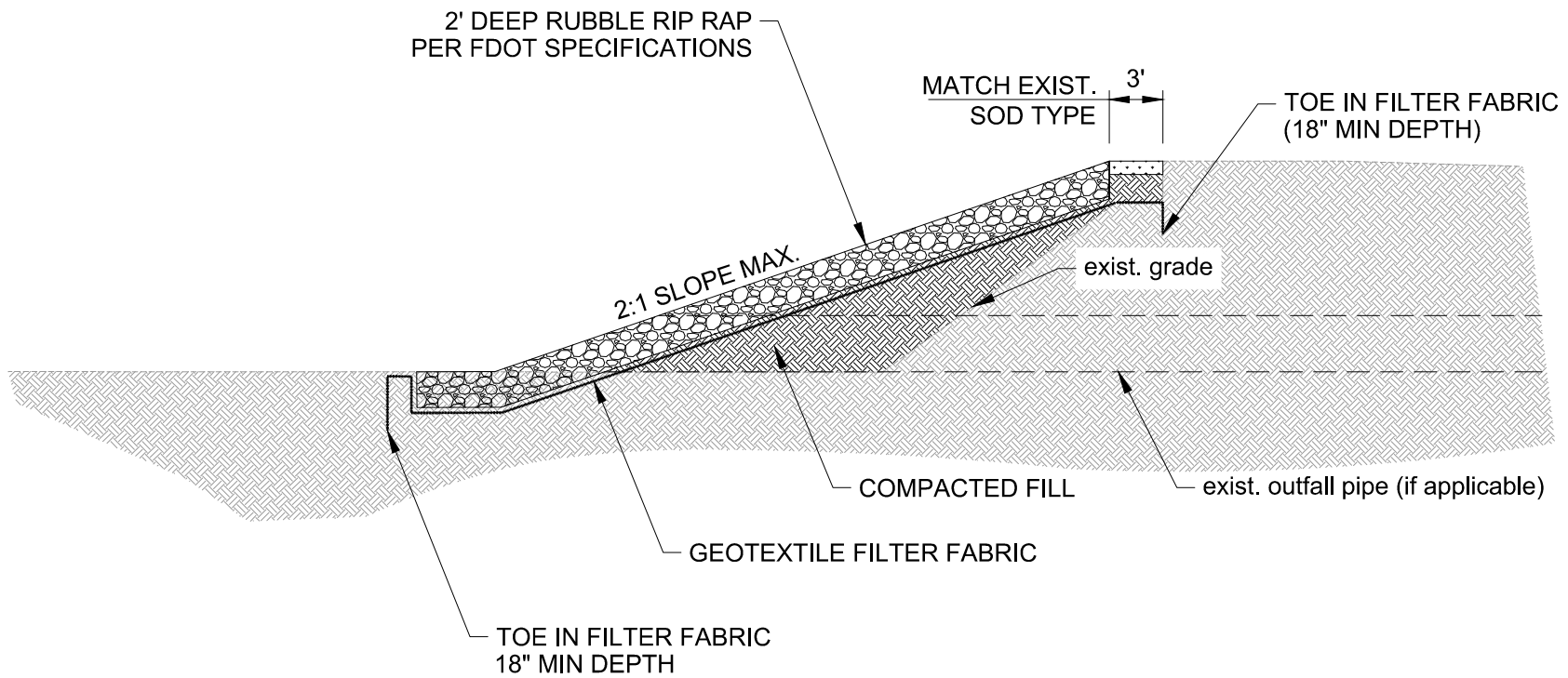
Photo of pond bank erosion between houses.





Photo showing the overall condition of the pond bank. Approximate exposed pond bank is 350 feet.





RIP RAP RESTORATION DETAIL
N.T.S.

Tab 5



Meadow Pointe IV Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

8/15/2023

Prepared for:

Meadow Pointe IV
Community Development District

Prepared by:

Stephen Roehm, Aquatic Tech
Doug Agnew, Senior Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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



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www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



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www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621

Site Assessments

Pond 29

Comments:

Treatment In Progress

Reoccurring Planktonic algae observed and treated. In addition, blue pond dye has been applied to help minimize future blooms



Pond 30

Comments:

Normal Growth Observed

Continued Torpedograss (invasive aquatic grass species) treatments.

We noticed a substantial amount of grass growing on a portion of the pond bank well above the normal water level. (please see photos).



Site Assessments

Pond 31

Comments:

Site Looks Good

As of 8/15/23, pond level is still very low. We will continue treatment with pre-emergent aquatic herbicide on exposed pond shoreline area.



Pond 32

Comments:

Site Looks Good

Trace amount of algae observed and treated.



Site Assessments

Pond 33

Comments:

Normal Growth Observed

Minimal algae present and treated.

A large amount of beer cans are being discarded into pond. We removed this trash and will continue to do so.



Pond 34

Comments:

Treatment In Progress

Reoccurring Planktonic algae observed and treated. In addition, blue pond dye has been applied to help minimize future blooms.



Site Assessments

Pond 35

Comments:

Treatment In Progress

Planktonic algae observed and treated. In addition, blue pond dye has been applied to help minimize future blooms.



Pond 36

Comments:

Site Looks Good

Pond levels are typically very low on this site.

Recently treated for algae. In addition, blue pond dye has been applied to help minimize future blooms.



Site Assessments

Pond 37

Comments:

Site Looks Good

Native aquatic plant growth observed.



Pond 38

Comments:

Treatment In Progress

Planktonic algae observed and treated.

As of 8/15/23, pond levels have dropped.

Very healthy amount of native aquatic plant growth observed.



Site Assessments

Pond 39

Comments:

Site Looks Good

Trace amount of algae observed and treated.



Pond 40

Comments:

Requires Attention

Limnophila is present in pond.

Systemic aquatic herbicide was applied in August to target this aquatic weed.



Site Assessments

Pond 41

Comments:

Site Looks Good

Continue treatment of exposed shoreline areas with pre-emergent aquatic herbicide.



Pond 47

Comments:

Site Looks Good

Minimal amounts of native aquatic plant growth observed.



Site Assessments

Pond 48

Comments:

Site Looks Good

Trace amount of algae treated in August.



Pond 49

Comments:

Treatment In Progress

Algae and grasses treated in August.



Site Assessments

Pond 50

Comments:

Site Looks Good

Trace amount of algae treated in August.



Pond 51

Comments:

Site Looks Good

Trace amount of algae treated in August. Observed grass clippings in the shallow shoreline area along a portion of the pond.

Minimal amounts of native aquatic plant growth observed.



Site Assessments

Pond 52

Comments:

Treatment In Progress

Planktonic algae present. Treatment in progress.



Pond 53

Comments:

Site Looks Good

We will be utilizing Metafloc in this pond in September.

Metafloc is a Biological Clarifier with mesophilic microorganisms and select stimulants that cycles out Nitrogen & Phosphorus compounds, lowers Ammonia and clarifies the water.



Site Assessments

Pond 54

Comments:

Site Looks Good

Native aquatic plants continue to thrive. Spot treatment of invasive grasses within and around the native plants takes place to prevent intrusion of these invasive grasses.

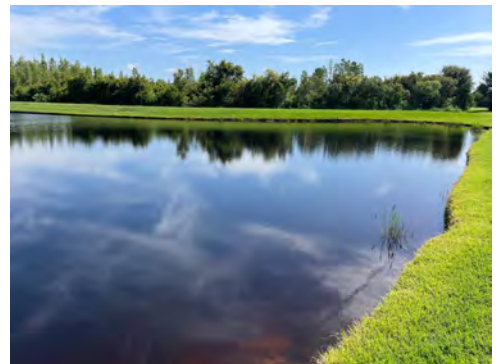
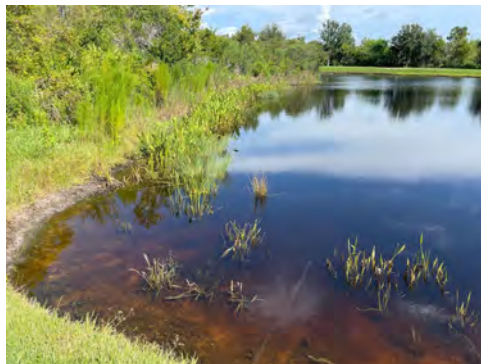


Pond 55

Comments:

Site Looks Good

Pond levels up. We will continue our focus on targeting invasive shoreline grasses.



Site Assessments

Pond 56

Comments:

Site Looks Good

Recently utilized customized boat in this pond to treat invasive grasses and other invasive plant species.



Pond 57

Comments:

Site Looks Good

Trash picked up in August.

Very healthy and robust amount of native aquatic plant growth observed.



Site Assessments

Pond 58

Comments:

Treatment In Progress

In early August a large algae treatment was performed and decreased the amount of algae significantly.

Blue Pond Dye was also added to this lake to help maintain control of algae.



Pond 59

Comments:

Site Looks Good

Treated invasive aquatic grasses in late July utilizing one of our customized treatment boats.

In mid August, we touched up any remnants of these shoreline invasive aquatic grasses via ATV treatment.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621

Site Assessments

Pond 60

Comments:

Site Looks Good

Treated Planktonic algae in late July utilizing one of our customized treatment boats. Planktonic algae no longer present as of 8/15/23.



Pond 61

Comments:

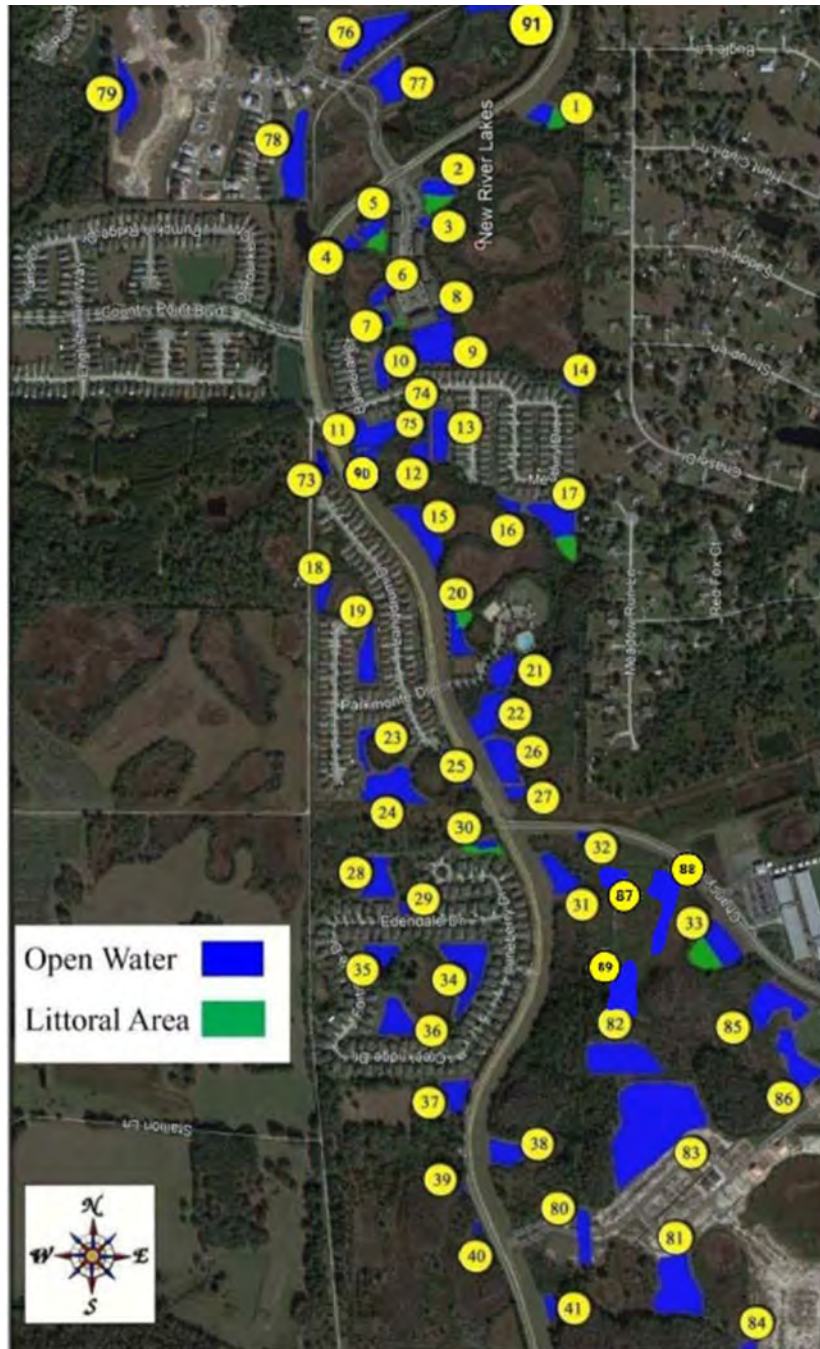
Normal Growth Observed

Grasses and other invasive plant species treated via ATV.

Appears to be a noticeable amount of brush located on a portion of the pond bank area well above the normal water level.



North Site Map

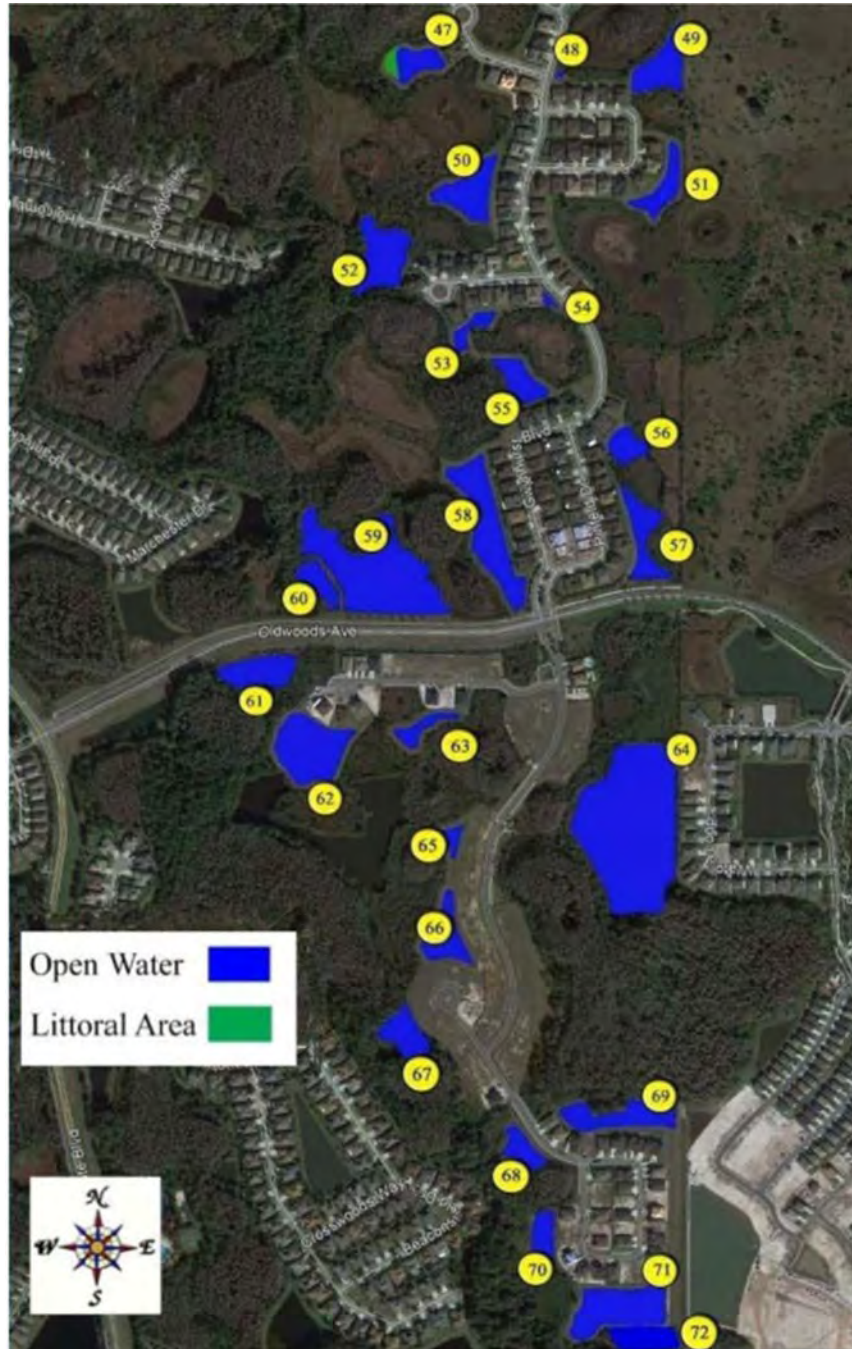


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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
 1-800-491-9621

South Site Map



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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

Tab 6

MEADOW POINTE IV

FIELD INSPECTION REPORT



August 28, 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. Treat the bed weeds in the beds on the roadway up to the amenity center on the inbound side. Make sure these beds are being soft edged. (Pic 1)



9. We still have a lot of oak trees that are below the 10 feet spec height in the whinsenton frontage that need to be addressed. This needs to be monitored by juniper.

10. Eradicate the bed weeds on the outbound side of the whinsenton entrance.

11. Finish performing the rejuvenation prune in the grasses on Meadow Pointe Blvd.

12. Lift the low hanging oak trees in the first common area as you enter the whinsenton community.(Pic 12)



2. Eradicate the bed weeds around the tennis court.
3. Improve the vigor in the annuals at the parkmonte entrance. We really didn't get the pop out of this rotation that was to be expected.
4. Diagnose and treat the decline in the ligustrum tree on the backside of the parkmonte entrance in the center island.
5. Remove the saint Augustine runners form the outbound side of the park monte entrance.

13. Remove the fig from the electrical boxes on the backside of the whinsenton center entrance wall. (Pic 12 Next Page)

Meadow Pointe Boulevard



Entrance. These can be cut to the ground.

19. Make sure all ponds are being string trimmed and mowed on a weekly basis. Report any areas that crews were not able to mow.

14. Lift the low hanging oak tree branches at the Edenbrock cull d sac inside of whinsenton .

15. Eradicate the weeds along the fence to the north of the whinsenton entrance. Remove the vines in the same area this is across from the country walk entrance.

16. Remove the sucker growth from the base of the oak trees and lift the trees on Meadow pointe North on the east side before meadow pointe north.(Pic 16)



17. Remove the magnolia branches that were thrown over the fence before the shellwood place entrance on the west side of Meadow Pointe Blvd.

18. Cutback the flax lilies at the shellwood place

Tab 7



Proposal

Proposal No.: 201235

Proposed Date: 02/15/23

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

Dead silver thorn and declining silver thorn





Declining gold mounds Below



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

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

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

Snow in summer Jasmine



Blueberry Flax lily



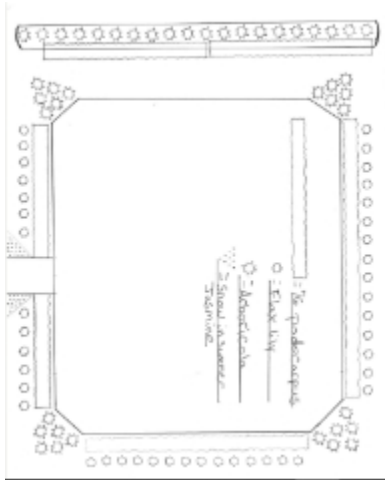
Podocarpus



Arboricola



Drawing of plant material



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

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 8



MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543



Operations/Maintenance August 2023

Outsmart Pest Control: 8/3/2023 Monthly Pest Control Service Inv #38376
\$60.00

Airite A/C: 8/16/2023 Preventive Maintenance performed for two units.
Inv# A-22944 \$280.00

Clean Sweep: 8/25/2023 Cleaning supplies (backorder) Inv #7488 \$17.85



Rizzetta & Company

FIELD MAINTENANCE:

Advanced Aquatic treated ponds on 8/1, 8/4, 8/8, 8/11, 8/15, 8/18, 8/22, 8/25, 8/29, 8/31

Gate Repairs by Southern Automated

Provence 8/8/2023 Photo eyes need replaced. Inv #13182 \$105.00

Enclave 8/8/2023 Install two gate posts for storm security. Inv #13180 \$357.50
8/15/2023 Shadow Loop locked up. Reset and adjust sensitivity and frequency.

Inv # 13259 \$105.00

Meridian 8/8/2023 Install one gate post for storm security Inv #13181 \$205.00

ALL GATES: 8/31 Preparation for storm Idalia (pull electrical harnesses)

Inv #13352 \$183.75

Staff Safety Training 8/5/2023 at the Clubhouse from 2pm-5pm. Safety policies and protocols were reviewed with all staff members, including Incident Reports, hurricane procedures, fire, bomb threats, chemical safety, ladder safety, etc. Staff members signed, acknowledging they completed the training.

“Summer’s Over” Pool Party 8/19 2023: We had a very nice turnout for the party – approximately 75 people attended the festivities. We had a DJ playing music, games and food for the residents to enjoy. Thank you to Michael and George and their wives for spending some time with us. See pictures below.

August 2023 **Monthly Deputy’s Report for Meadow Pointe IV**

Conducted 76 Directed Patrols throughout Villages

Issued 21 Parking Warnings, spoke with multiple residents concerning street parking.

Responded to 6 Trespassing on CDD grounds concerning fishing, spoke with resident Mark Khan about trespassing coming from the new community east of his location. He has concerns with the ability of citizens to cross into his community through unfenced areas. He advised he will bring this up at next Homeowners association meeting or CDD meeting.

Responded to the following calls for service:

3 Child Abuse investigations



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2 Suspicious vehicles

3 unwanted guests(solicitors)

2 Welfare Checks

4 traffic violators

On 08/29/2023 through 08/30/2023 I responded to West Pasco to take part in Water Rescue missions from Hurricane Idalia as a Deployable Emergency Response Team member.

Meadow Pointe IV Payment Log

8/1/2023 through 8/31/2023

Date	Purpose	Event Date	Chk #	Chk Amt	Rm Dep	Rm Amt	Card Amt
8/2/2023	1 tag						\$12.00
8/4/2023	2 tags						\$24.00
8/4/2023	1 fob						\$25.00
8/5/2023	Day Pass						\$10.00
8/5/2023	1 tag						\$12.00
8/5/2023	2 tags						\$24.00
8/7/2023	1 tag						\$12.00
8/9/2023	Rm Rent & Dep	9/10/23			\$200.00	\$50.00	\$250.00
8/10/2023	1 tag						\$12.00
8/10/2023	1 tag						\$12.00
8/12/2023	1 tag						\$12.00
8/12/2023	Rm Rent & Dep	8/15/23			\$200.00	\$50.00	\$250.00
8/12/2023	1 tag						\$12.00
8/12/2023	Rm Dep Refund	8/12/23			\$200.00	-	-\$200.00
8/13/2023	1 fob						\$25.00
8/15/2023	1 tag 1 fob						\$37.00
8/16/2023	Rm Dep Refund	8/15/23			\$200.00	-	-\$200.00
8/16/2023	Rm Dep Refund	7/22/23			\$200.00	-	-\$200.00
8/19/2023	Rm Rent & Dep	9/3/23			\$200.00	\$100.00	\$300.00
8/19/2023	1 tag						\$12.00



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8/19/2023	Rm Rent & Dep	10/14/23			\$200.00	\$100.00	\$300.00
8/19/2023	Rm Dep Refund	8/19/23			\$200.00		-\$200.00
8/20/2023	1 tag						\$12.00
8/20/2023	1 tag						\$12.00
8/21/2023	1 tag						\$12.00
8/22/2023	1 fob						\$25.00
8/24/2023	1 tag						\$12.00
8/25/2023	1 tag						\$12.00
8/25/2023	1 tag						\$12.00
8/26/2023	2 fobs						\$50.00
8/28/2023	1 tag						\$12.00
8/28/2023	Rm Rent & Dep	12/16/23			\$200.00	\$100.00	\$300.00
8/31/2023	2 tags						\$24.00
8/31/2023	1 tag						\$12.00
		TOTALS			\$200.00	\$400.00	\$1,036.00



Rizzetta & Company



Rizzetta & Company

Professionals in Community Management



Respectfully submitted,

Lori Stanger
Clubhouse Manager



Tab 9

Residential Waste and Recycling Pick Up Services Agreement

This Residential Waste and Recycling Pick Up Services Agreement (this “**Agreement**”) is entered into as of October 1, 2023 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 **Coastal Waste & Recycling, Inc.**, a Delaware limited liability company authorized to transact business in the State of Florida (the “**Contractor**”).

Background Information:

The District has the authority to provide or contract for waste and recycling pick up services on behalf of the residents and homes within the District’s community and desires to retain an independent contractor to provide such services on a regular basis. There are 9 neighborhoods and a total of 908 homes within the boundaries of this District. However, they have a commercial waste agreement for the Meadow Pointe North neighborhood and that is excluded from the Scope of Services. The neighborhoods and homes described below are the ones that need to be serviced:

	Neighborhood	# of Homes
1	Enclave	117
2	Haven	52
3	Meridian	116
4	Parkmonte	109
5	Provence	125
6	Shellwood Place	115
7	Whinseton	104
8	Windsor	108
Total		846

The Contractor represents that it has any and all required approvals and licenses and is qualified to provide such services. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.

2. **Scope of Services.**
 - a. For the homes identified above, Contractor agrees to make twice weekly (Mondays and Thursdays) curbside collection of garbage and once a week (Wednesdays) curbside collection of recycling and transport and dispose of such garbage and recycling at the appropriate off-site facility.
 - b. Trash and Recycling carts will be provided by Contractor, which shall retain ownership

- of the carts following conclusion of the Term (defined below).
- c. Collection services for commercial properties within the boundaries of the District are not included or subject to the terms of this Agreement.
 - d. Further information can be found on the attached **Exhibit "A"**.
3. **Prohibited Waste.** Waste which shall not be picked up by Contractor includes bio-hazardous, biochemical or biological waste, other contractor-generated waste, hazardous waste, sludge, automobile and automobile parts, boats, including boat parts and trailers, internal combustion engines, lead acid batteries, used oil, yard trash which is four feet or more than 50 lbs., or any other solid waste for which there is no legally permitted disposal or storage facility within Pasco County. Notwithstanding the foregoing, the Contractor acknowledges that the District has no ability to control the waste that may be generated by residents within the District. Accordingly, the foregoing limitation upon the types of waste to be collected and disposed of pursuant to this Agreement shall not be construed to create any liability or responsibility on the part of the District. Contractor shall be solely responsible for the ensuring that its customers comply with the terms hereof relative to prohibited waste.
4. **Manner of Performance and Care of the Property.**
- a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. The Contractor will properly maintain its vehicles and utilize its best efforts to prevent any type of oil leaks to the best of its ability. If any such leaks occur, the Contractor shall clean and restore the District property within 5 business days.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 5 business days. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for actual costs to repair or replace the damage.
5. **Compensation.** The District agrees to compensate the Contractor for the work described above in the amounts described on the attached **Exhibit "A"**.
6. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.
7. **Term.** The term of this Agreement shall be for five (5) years from the date of this Agreement ("Initial Term"). At the end of the Initial Term, the Agreement will automatically terminate, unless the parties renegotiate for a longer-term agreement ("Renewal Term") and, in such case, Contractor will notify the District of any proposed increases 60 days prior to the conclusion of the Initial Term so that the District has the opportunity to budget for increases for its upcoming fiscal year.

8. **Termination.** After the Initial Term, either party may terminate this Agreement without cause with 90 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
9. **Default.** If the Contractor defaults on any of its obligations (i.e., Service issues – missed pickups, etc.), the District must provide written notice to the Contractor and provide the Contractor 10 calendar days to correct the issue. If the issue is not corrected, then the District may elect to terminate the Agreement for cause with 30 days written notice to the Contractor. Each party further specifically reserves all rights available under the law or equity should there be a material default by the other party which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.
10. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer- employee relationship between the Contractor and the District. The Contractor 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 Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
11. **Compliance with Governmental Regulations.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
12. **Contractor's Responsibility of Employees and Subcontractors.** The Contractor shall be fully responsible for all acts or omissions of its employees, if any, at the site, its subcontractors and their employees and other persons doing work under any request of Contractor. The Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety. The Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under the Agreement as well as members of the public that may come into contact with the Contractor. The Contractor shall comply with all OSHA standards. The Contractor shall always take precautions to protect any persons and property affected by Contractor's work.

13. Insurance. The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such insurance policy may not be canceled without a 30- day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

14. Indemnification. Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney’s fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

15. Limitations on Government Liability. The District is entering into this Agreement solely as an accommodation to the residents of the District. Except for the District’s obligation to pay the Contractor, nothing contained herein shall be construed to impose any duties, obligations, responsibilities or liabilities upon the District. 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.

16. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

17. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

18. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

19. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33514.

20. **Governing Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in Pasco County, Florida.

- 21. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 22. No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.
- 23. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 24. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 25. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 26. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 27. Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:

Meadow Pointe IV CDD
c/o Rizzetta and Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33514
Attn: Darryl Adams
DarrylA@Rizzetta.com

To the Contractor:

Coastal Waste & Recycling, Inc.
2481 NW 2nd Avenue, Suite 200
Boca Raton, FL 33431
Attn: Brendon Pantano, CEO
bpantano@coastalwasteinc.com

- 28. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 29. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 30. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives.

Coastal Waste & Recycling, Inc.

**Meadow Pointe IV
Community Development District**

Name: Brendon Pantano
Title: Chief Executive Officer

Name:
Title: Chair of the Board of Supervisors

**Official Proposal Form for
Solicitation of Proposals for Waste & Recycling Pick Up Services**

Name of Proposer: Coastal Waste & Recycling, Inc.

In accordance with the solicitation of proposals issued by the Meadow Pointe I-IV CDDs the undersigned proposes to provide all work necessary to perform the scope of services as described in the SFP Package and any addenda.

Proposer submits that it can perform the work described above for each CDD at the following price:

Year 1: \$ 14.92 per home/month.

Year 4: \$ 17.27 per home/month.

Year 2: \$ 15.66 per home/month.

Year 5: \$ 18.14 per home/month.

Year 3: \$ 16.45 per home/month.

Proposer, thoroughly reviewed all components of the SFP Package and has a thorough understanding of the work required and all laws, regulations and other factors affecting performance of the work, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with each CDD.

Name of Authorized Signatory of Proposer: Matthew Brown

Title of Authorized Signatory of Proposer: Director of Business Operations

Signature of Authorized Signatory of Proposer: 



MEADOW POINTE IV

ADDITIONAL SERVICES & INFORMATION

- 1) Services Provided** – Coastal Waste & Recycling will provide the following services:
 - a) 96G 2x/wk curbside pickup
 - b) 64G 1x/wk curbside pickup

- 2) Explanation of Services Provided**
 - a) Trash and Recycling carts will be provided by Coastal Waste & Recycling
 - i) Coastal Waste & Recycling are required to pick up all waste that is not prohibited from households that has been placed at the curbside. Non-containerized waste or yard waste shall not be collected by Coastal Waste & Recycling. However, during high volume periods such as Christmas, Coastal Waste & Recycling agrees to collect non-containerized materials. Homeowners can arrange to have items outside containers picked up by call the office 24 hours before scheduled service.

- 3) Additional Services Provided**
 - a) Additional carts may be provided at an additional cost of \$5/month paid for by the homeowner.
 - b) Bulk Pickup- bulk pickup services will be provided on a monthly basis at an additional cost of \$1/month per unit and includes first 2 cubic yards of bulk materials
 - c) 20y Roll-Off container provided to Meadow Pointe IV 2x/year complimentary.
 - i) Spring Cleanup – Delivery 2nd week of April with Removal 4th week of April
 - ii) Christmas Cleanup – Delivery 1st week of January with Removal 3rd week of January
 - iii) Preferred Roll-Off Pricing for Meadow Pointe CDD residents
 - d) Meadow Pointe IV community center will be provided 4 carts complimentary.

Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 11, 2023, at 10:00am
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024

**District
Manager's
Report**

September 13

2023

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<u>FINANCIAL SUMMARY</u>	<u>7/31/2023</u>
General Fund Cash & Investment Balance:	\$1,129,101
Reserve Fund Cash & Investment Balance:	\$589,604
Debt Service Fund & Investment Balance:	<u>\$449,475</u>
Total Cash and Investment Balances:	\$2,168,180
General Fund Expense Variance: \$2,341	Under Budget

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 September Meeting	Sep-23	District Engineer
6	HA5 Project			Updates will be provided at the September Meeting	Fiscal Year 2023	District Engineer
7	Volleyball Maintenance Proposal			Waiting on proposals.	Sep-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	Sep-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	Sep-23	Board of Supervisors
16	Trash Services			The Board approved Coastal Waste. The Contract has been completed and the Chair has to execute.	Sep-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 sign that needs to be removed.	Sep-23	Juniper
19	Planting Plans for the next fiscal year			Doug is working on the proposal for the Board	Sep-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
22	Holiday Decorations			Will be discussed at the September Meeting	Sep-23	Clubhouse Manager
23	Pool Proposals			Will be discussed at the September Meeting	Sep-23	Clubhouse Manager
24	Hog Services			Waiting on more proposals	Oct-23	District Manager
25	Congressman Invite			Waiting on the Congressman to provide us a date for when he can attend. He was provide with the meeting schedule of the next fiscal year.	Oct-23	District Manager

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

**Financial Statements
(Unaudited)**

July 31, 2023

Prepared by: Rizzetta & Company, Inc.

meadowpointe4cdd.org
rizzetta.com

Meadow Pointe IV Community Development District

Balance Sheet

As of 07/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	290,297	(117,541)	16,854	0	189,610	0	0
Investments	838,804	707,145	432,621	0	1,978,570	0	0
Accounts Receivable	0	0	167,943	0	167,944	0	0
Allowance for Uncollectible Accounts	0	0	(167,943)	0	(167,944)	0	0
Prepaid Expenses	11,606	0	0	0	11,606	0	0
Refundable Deposits	20,946	0	0	0	20,945	0	0
Fixed Assets	0	0	0	0	0	55,402,340	0
Amount Available in Debt Service	0	0	0	0	0	0	415,686
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,312,314
Total Assets	1,161,653	589,604	449,475	0	2,200,731	55,402,340	5,728,000
Liabilities							
Accounts Payable	3,005	0	0	0	3,005	0	0
Accrued Expenses	24,800	0	0	0	24,800	0	0
Other Current Liabilities	96	0	0	0	96	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
Total Liabilities	29,201	0	33,789	0	62,990	0	5,728,000
Fund Equity & Other Credits							
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	255,720	112,806	10,641,032	(9,005)	11,000,553	0	0
Total Fund Equity & Other Credits	1,132,452	589,604	415,686	0	2,137,742	55,402,340	0
Total Liabilities & Fund Equity	1,161,653	589,604	449,475	0	2,200,731	55,402,340	5,728,000

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,173	(9,173)
Special Assessments				
Tax Roll	1,480,326	1,480,326	1,491,800	(11,474)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	8,066	(8,066)
Total Revenues	1,480,326	1,480,326	1,509,039	(28,713)
Expenditures				
Legislative				
Supervisor Fees	15,000	12,500	12,800	(300)
Total Legislative	15,000	12,500	12,800	(300)
Financial & Administrative				
Administrative Services	6,153	5,128	5,127	0
District Management	33,256	27,713	27,714	0
District Engineer	16,500	13,750	18,436	(4,686)
Disclosure Report	7,000	7,000	6,100	900
Trustees Fees	15,000	12,500	6,690	5,810
Assessment Roll	5,304	5,304	5,304	0
Financial & Revenue Collections	5,304	4,420	4,420	0
Tax Collector/Property Appraiser Fees	150	150	150	0
Accounting Services	22,277	18,564	18,564	1
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	833	1,598	(764)
Miscellaneous Mailings	500	417	1,121	(705)
Bank Fees	200	167	369	(202)
Dues, Licenses & Fees	550	458	455	3
Website Hosting, Maintenance, Backup & Email	3,000	2,734	2,538	197
Total Financial & Administrative	126,899	109,843	102,926	6,918
Legal Counsel				
District Counsel	29,000	24,167	19,354	4,812
Total Legal Counsel	29,000	24,167	19,354	4,812
Law Enforcement				
Off Duty Deputy	119,000	99,167	108,122	(8,955)

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	07/31/2023	07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	119,000	99,167	108,122	(8,955)
Electric Utility Services				
Utility Services	11,000	9,166	9,772	(605)
Utility - Recreation Facilities	12,000	10,000	11,840	(1,841)
Utility - Street Lights	70,000	58,333	75,071	(16,738)
Total Electric Utility Services	93,000	77,500	96,683	(19,184)
Garbage/Solid Waste Control Services				
Garbage - Residential	149,370	124,475	138,689	(14,213)
Solid Waste Assessment	2,000	2,000	1,337	663
Garbage - Recreation Facility	1,000	833	9,069	(8,235)
Total Garbage/Solid Waste Control Services	152,370	127,308	149,095	(21,785)
Water-Sewer Combination Services				
Utility Services	20,000	16,667	9,444	7,222
Total Water-Sewer Combination Services	20,000	16,667	9,444	7,222
Stormwater Control				
Aquatic Maintenance	54,620	45,517	45,708	(191)
Mitigation Area Monitoring & Maintenance	5,000	4,166	0	4,167
Stormwater Assessments	2,444	2,444	2,495	(51)
Aquatic Plant Replacement	18,000	15,000	15,810	(810)
Stormwater System Maintenance	5,000	4,167	0	4,167
Total Stormwater Control	85,064	71,294	64,013	7,281
Other Physical Environment				
Landscape Maintenance - Neighborhood Entrances	17,686	14,738	0	14,739
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	10,833	0	10,833
Landscape Maintenance	270,148	225,124	217,134	7,990
Irrigation Maintenance & Repair	8,000	6,667	8,291	(1,625)
Well Maintenance	2,000	1,666	0	1,667
Landscape - Fertilizer	16,500	13,750	0	13,750
Landscape Replacement Plants, Shrubs, Trees	25,000	20,833	25,050	(4,217)
Landscape Inspection Services	9,900	8,250	7,550	700
Landscape - Annuals/Flowers	3,600	3,000	7,864	(4,864)
Holiday Decorations	10,970	10,970	7,216	3,754
Landscape - Mulch	35,200	29,333	37,416	(8,083)
Lift Station Maintenance	5,000	4,167	878	3,290
Landscape - Pest Control	4,200	3,500	0	3,500
Total Other Physical Environment	448,816	380,444	336,816	43,629

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	07/31/2023	07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Road & Street Facilities				
Gate Phone	6,500	5,417	7,427	(2,012)
Street Light Deposit Bond	7,094	7,094	7,094	0
Gate Maintenance & Repair	52,680	43,900	25,200	18,701
Sidewalk Maintenance & Repair	5,000	4,167	4,985	(818)
Street Sign Repair & Replacement	1,000	833	0	833
Roadway Repair & Maintenance	5,000	4,167	3,200	967
Gate Cameras	1,000	833	525	308
Total Road & Street Facilities	78,274	66,411	48,431	17,979
Parks & Recreation				
Management Contract	22,500	18,750	18,750	0
Employee - Amenity Staff	183,338	152,782	138,238	14,544
Telephone, Internet, Cable	6,700	5,583	5,719	(135)
Equipment Maintenance & Repairs	5,000	4,167	1,777	2,389
Pest Control	625	521	600	(79)
Facility Supplies	10,000	8,333	5,120	3,214
Pool Service Contract	14,940	12,450	14,925	(2,475)
Maintenance & Repairs	20,000	16,667	46,071	(29,404)
Security System Monitoring Services & Maintenance	2,000	1,666	2,514	(847)
Pool Repair & Maintenance	1,300	1,084	220	863
Wildlife Management Services	14,500	12,083	12,180	(96)
Tennis/Athletic Court/Park Maintenance & Supplies	2,000	1,667	648	1,018
Total Parks & Recreation	282,903	235,753	246,761	(11,008)
Special Events				
Special Events	5,000	4,167	4,025	141
Total Special Events	5,000	4,167	4,025	141
Contingency				
Miscellaneous Contingency	25,000	20,833	45,242	(24,408)
Total Contingency	25,000	20,833	45,242	(24,408)
Total Expenditures	1,480,326	1,246,054	1,243,712	2,341
Total Excess of Revenues Over(Under) Expenditures	0	234,272	265,327	(31,055)
Total Other Financing Sources(Uses)				
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 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	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	(741,133)	741,133
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(9,607)</u>	<u>9,607</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>234,272</u>	<u>1,132,452</u>	<u>(898,180)</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	22,694	(22,694)
Special Assessments				
Tax Roll	150,000	150,000	211,424	(61,424)
Total Revenues	<u>150,000</u>	<u>150,000</u>	<u>234,118</u>	<u>(84,118)</u>
Expenditures				
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>
Total Expenditures	<u>150,000</u>	<u>150,000</u>	<u>134,585</u>	<u>15,416</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>99,533</u>	<u>(99,533)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	741,132	(741,132)
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(727,859)	727,859
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>13,273</u>	<u>(13,273)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>476,798</u>	<u>(476,798)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>589,604</u>	<u>(589,604)</u>

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

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,859	(4,859)
Special Assessments				
Tax Roll	177,209	177,209	178,411	(1,202)
Total Revenues	<u>177,209</u>	<u>177,209</u>	<u>183,270</u>	<u>(6,061)</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	0	11,882	(11,881)
Total Financial & Administrative	<u>0</u>	<u>0</u>	<u>11,882</u>	<u>(11,881)</u>
Debt Service				
Interest	67,209	67,209	64,865	2,343
Principal	110,000	110,000	120,000	(10,000)
Total Debt Service	<u>177,209</u>	<u>177,209</u>	<u>184,865</u>	<u>(7,657)</u>
Total Expenditures	<u>177,209</u>	<u>177,209</u>	<u>196,747</u>	<u>(19,538)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(13,477)</u>	<u>13,477</u>
Total Other Financing Sources(Uses)				
Other Costs				
Debt Cancellation	0	0	387,257	(387,257)
Other Financing Sources (Uses)				
SPE Contribution	0	0	235,601	(235,601)
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>235,601</u>	<u>(235,601)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>622,858</u>	<u>(622,858)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(479,029)</u>	<u>479,029</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>130,352</u>	<u>(130,352)</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	45	(45)
Total Revenues	<u>0</u>	<u>0</u>	<u>45</u>	<u>(45)</u>
Expenditures				
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>
Total Expenditures	<u>0</u>	<u>0</u>	<u>12,179</u>	<u>(12,179)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(12,134)</u>	<u>12,134</u>
Total Other Financing Sources(Uses)				
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>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>3,083,350</u>	<u>(3,083,350)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(3,071,216)</u>	<u>3,071,216</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	582	(582)
Total Revenues	<u>0</u>	<u>0</u>	<u>582</u>	<u>(582)</u>
Expenditures				
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>
Total Expenditures	<u>0</u>	<u>0</u>	<u>12,477</u>	<u>(12,476)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(11,895)</u>	<u>11,895</u>
Total Other Financing Sources(Uses)				
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>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>5,300,361</u>	<u>(5,300,361)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(5,288,466)</u>	<u>5,288,466</u>
Total Fund Balance, End of Period	<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 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,034	(10,034)
Special Assessments				
Tax Roll	391,924	391,924	394,582	(2,658)
Total Revenues	<u>391,924</u>	<u>391,924</u>	<u>404,616</u>	<u>(12,692)</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	0	11,584	(11,584)
Total Financial & Administrative	<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
Total Debt Service	<u>391,924</u>	<u>391,924</u>	<u>381,652</u>	<u>10,272</u>
Total Expenditures	<u>391,924</u>	<u>391,924</u>	<u>393,237</u>	<u>(1,312)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>11,379</u>	<u>(11,379)</u>
Total Other Financing Sources(Uses)				
Other Costs				
Debt Cancellation	0	0	1,549,585	(1,549,585)
Other Financing Sources (Uses)				
SPE Contribution	0	0	111,005	(111,005)
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>111,005</u>	<u>(111,005)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>1,660,590</u>	<u>(1,660,590)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(1,386,635)</u>	<u>1,386,635</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>285,334</u>	<u>(285,334)</u>

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 07/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 07/31/2023	Year To Date 07/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	61	(61)
Total Revenues	<u>0</u>	<u>0</u>	<u>61</u>	<u>(61)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>61</u>	<u>(61)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(9,066)	9,066
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(9,066)</u>	<u>9,066</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>9,005</u>	<u>(9,005)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Meadow Pointe IV CDD

Investment Summary

July 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2023</u>
The Bank of Tampa	Money Market Account	\$ 4,052
The Bank of Tampa ICS		
First Horizon Trust Bank	Money Market Account	248,825
First-Citizens Bank & Trust Company	Money Market Account	233,795
FLCLASS Operating	Average Monthly Yield 5.2925%	352,132
	Total General Fund Investments	\$ 838,804
FLCLASS Asset Replacement	Average Monthly Yield 5.2925%	\$ 565,188
FLCLASS Road Reserve	Average Monthly Yield 5.2925%	141,957
	Total Reserve Fund Investments	\$ 707,145
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	\$ 134,435
US Bank Series 2014 Reserve A	First American Treasury Obligation Fund Class Z	111,007
US Bank Series 2014 Prepayment A	First American Treasury Obligation Fund Class Z	275
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	34,926
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	22,135
US Bank Series 2022 A-2 Revenue	First American Treasury Obligation Fund Class Y	39,664
	Total Debt Service Fund Investments	\$ 432,621

**Meadow Pointe IV Community Development District
Summary A/R Ledger
From 07/01/2023 to 07/31/2023**

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

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District
Summary A/P Ledger
From 07/1/2023 to 07/31/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845, 2720	845 General Fund	07/25/2023	ADT Security Services, Inc.	307149137	Security Services 08/23 - 11/23	161.72
	845 General Fund	07/31/2023	Rizzetta & Company, Inc.	INV0000082344	Cell Phone & Auto Mileage 07/23	152.41
	845 General Fund	07/15/2023	Rust Off, LLC.	40500	Rust Prevention - Monthly Maintenance 07/23	195.00
	845 General Fund	07/01/2023	Scott W Page	061323 Page	Landscape Maintenance- Water Bags 06/23	205.88
	845 General Fund	07/01/2023	Suncoast Pool Service, Inc.	9470	Pool Supplies Maintenance 07/23	1,145.00
	845 General Fund	07/01/2023	Suncoast Pool Service, Inc.	9305	Pool Supplies Maintenance 05/23	1,145.00
	Sum for 845, 2720					3,005.01
	Sum for 845					3,005.01
	Sum Total					3,005.01

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.
4. Debt Service Obligations – Current, represents accrued principal 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 11



Quarterly Compliance Audit Report

Meadow Pointe IV

Date: August 2023 - 2nd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

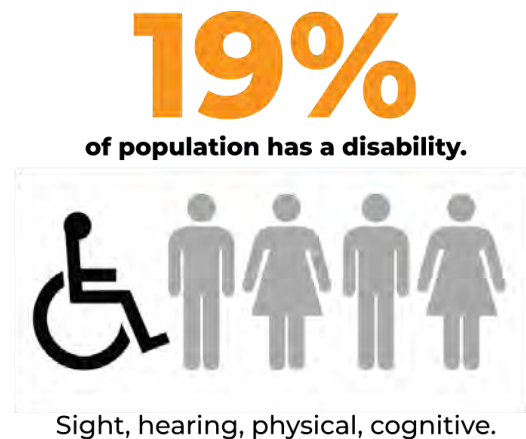
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

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

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

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

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

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

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

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

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 12

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, August 9, 2023, at 5:00 p.m.** at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Michael Scanlon	Board Supervisor, Chairman
Megan McNeil	Board Supervisor, Vice Chairman
George Lancos	Board Supervisor, Assistant Secretary
Scott Page	Board Supervisor, Assistant Secretary

Also present were:

Liane Sholl	Board Supervisor, Assistant Secretary (via conference call)
Greg Woodcock	District Engineer, Stantec
Daryl Adams	District Manager, Rizzetta & Company, Inc.
Lori Stanger	Clubhouse Manager
Jason Liggett	Operations Manager
Vivek Babbar	District Counsel, Straley, Robin, & Vericker
Doug Agnew	Representative, Advanced Aquatics (via conference call)
Josh Burton	Representative, Juniper Landscape
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

Audience Comments - Items not on Agenda

Dan Hamsler requested access to put an AC unit on the district easement enclave. Address provided: 31443 Driscoll Dr.

On a motion from Mr. Page, seconded by Mr. Scanlon, with all in favor, the Board approved Mr. Daniel Hamsler to put the AC unit on the easement, for the Meadow Pointe IV Community Development District.

A resident raised concern about the intersection of Wetwillow blocking the view. Mr. Liggett will provide a proposal.

A resident raised concerns about the palm trees and a rut. Mr. Liggett will provide a proposal for sod from Juniper, to be added to the erosion proposal for the next meeting agenda.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Hog Removal

The Board requested Mr. Adams to ask the hog company to reduce the price to \$14,400 and ask for references.

FIFTH ORDER OF BUSINESS

Consideration of CDD/MPV-A HOA Agreement

Mr. Page made a motion, and Mr. Lancos seconded it. Ms. Sholl, Mr. Scanlon, and Ms. McNeil opposed, and the motion failed 2-3.

On a motion from Ms. McNeil, seconded by Mr. Scanlon, with all in favor, the Board approved the CDD/MPV-A HOA agreement taking out Section 9 and having a termination date and giving notice by May 15 with termination to be effective as of January 1 of the following year, for the Meadow Pointe IV Community Development District.

The updated CDD/MPV-A HOA agreement is to be put on the next meeting's agenda.

SIXTH ORDER OF BUSINESS

Discussion Regarding Waste Action Plan

A brief discussion was held regarding the Waste Action Plan.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Sheriff's Deputy Contract

The Sheriff's deputy will honor the original proposal.

EIGHTH ORDER OF BUSINESS

Consideration of the Proposals for Pool Maintenance

This item was tabled pending additional proposals.

NINTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2023/2024 Final Budget and Levying
Assessments**

On a Motion by Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board of Supervisors opened the Public Hearing on Fiscal Year 2023/2024 Final Budget and Assessments, for the Meadow Pointe IV Community Development District.

The Board requested a breakdown of assessments and descriptions to be included in the resident letters in next year's final budget meeting. They would also like the current year's assessments, next year's, and the difference.

On a Motion by Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board of Supervisors closed the Public Hearing on Fiscal Year 2023/2024 Final Budget and Assessments, for the Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05,
Adopting Fiscal Year 2023/2024 Final
Budget**

On a motion from Mr. Scanlon, seconded by Mr. Lancos, with all in favor, the Board approved Resolution 2023-05 Adopting Fiscal Year 2023/2024 Final Budget, for the Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06,
Levying O&M Assessments for Fiscal
Year 2023/2024.**

On a motion from Ms. McNeil, seconded by Mr. Scanlon, with all in favor, the Board approved Resolution 2023-06, Levying O&M Assessments for Fiscal Year 2023/2024, for the Meadow Pointe IV Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07,
Setting the Meeting Schedule for Fiscal
Year 2023/2024**

The Board requested that their January 10th meeting be held at night and their February 14th to be held in the morning.

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved Resolution 2023-07, Setting the Meeting Schedule for Fiscal Year 2023/2024 as amended, for the Meadow Pointe IV Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08,
Re-designating a Secretary**

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved Resolution 2023-08, Re-designating a Secretary Scott Brizendine, for the Meadow Pointe IV Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Arbitrage
Engagement Renewals for 2007AB and
2004A**

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved the Arbitrage Engagement Renewals for 2007AB and 2004A, for the Meadow Pointe IV Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Deputy Report

No report.

A brief discussion was held regarding the warnings and tickets. The Board requested that Mr. Adams contact Buddy about the matter.

B. District Engineer

1. Update on HA5

The Board requested Mr. Adams to check on plans to recoup funds from the developer. The expected amount to be approximately \$9,000. The District Manager will work with the District Counsel on the matter.

The Board requested a discussion on erosion be on next month's meeting agenda. Mr. Woodcock will prepare proposals.

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved the depression project for \$6,800 funded by Reserves-Provence, for the Meadow Pointe IV Community Development District.

On a motion from Mr. Lancos, seconded by Ms. McNeil, with all in favor, the Board approved the repair to the skimmer on Pond 17 for \$4,500, for the Meadow Pointe IV Community Development District.

On a motion from Mr. Page, seconded by Ms. McNeil, with all in favor, the Board approved Stantec's change order in the amount of \$9,000, for the Meadow Pointe IV Community Development District.

2. Update on Road Depression Review and Proposal for Repair

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved the repair of the road depression using funds from the reserves, for the Meadow Pointe IV Community Development District.

C. Aquatic Maintenance Report

1. July Waterway Inspection Report

The Board didn't have any concerns about the Aquatic's report.

D. Landscape Inspection Services Manager

1. July Landscape Inspection Report

The Board expressed frustration with Juniper's performance and requested improvements. Mr. Liggett communicated concerns to Juniper about their performance.

Mr. Page stated that permits were pending for the street trees in the four communities.

Mr. Liggett is working on sod proposals for 8750 Yellowstone.

2. Juniper's Proposals for Landscape Items

No proposals were presented.

E. Amenity Management

1. Review of July Amenities Report

Ms. Stranger reviewed her July Amenity Report.

F. District Counsel

1. Consideration of Agreement with Coastal Waste and Recycling

Mr. Babbar stated that he is still working on the agreement and will send it to the Board once completed.

G. District Manager

Mr. Adams reminded the Board that the next regular meeting will be held on September 9, 2023, at 10:00 a.m.

1. Review of District Manager Report, Raid Log, and Monthly Financial Statement

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

SIXTEENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 14, 2023 (previously tabled)

The Board requested only to have motions and directives on the minutes going forward.

On a motion from Ms. McNeil, seconded by Mr. Lancos, with all in favor, the Board approved Minutes of the Board of Supervisors' Regular Meeting held on June 14, 2023 as presented, for the Meadow Pointe IV Community Development District.
--

SEVENTEENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 12, 2023

It was stated that Ms. Stoll's name was spelled wrong on line #80.

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

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for June
2023**

On a motion from Mr. Lancos, seconded by Ms. McNeil, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2023 (\$218,741.44), for the Meadow Pointe IV Community Development District.

NINETEENTH ORDER OF BUSINESS

Supervisors Forum

The Board requested the removal of Susan Fisher from Operation and Maintenance and adding Mr. Lancos.

Mr. Lancos raised concerns regarding a broken fence on Parkmonte. Mr. Lancos asked Mr. Adams to see who owns this fence and if the District owns it to have it repaired.

Mr. Page raised concerns about signs removed from Pond 19 in Parkmonte. Mr. Page requested this incident be added to the newsletter and the signs put back up.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Lancos, seconded by Ms. McNeil, the Board of Supervisors adjourned the meeting at 7:54pm. for the Meadow Pointe IV Community Development District.

Assistant Secretary

Chair/Vice Chair

Tab 13



**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

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

Meadowpointe4cdd.org

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

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

The total items being presented: **\$123,082.82**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

Liane Sholl
Chairman

Megan McNeil
Vice Chairman

Scott Page
Supervisor

Michael Scanlon
Supervisor

George Lancos
Supervisor

Darryl Adams
District Manager

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100381	10550187	Monthly Aquatic Maintenance 07/23	\$ 4,604.00
Charter Communications	EFT	1316058070923	31187 Sotherby Dr, Wesley Chapel 07/23	\$ 107.97
Charter Communications	EFT	1316728062123	3525 Bellmeade CT 07/23	\$ 129.93
Clean Sweep Supply Co., Inc.	100400	7462	Supplies 07/23	\$ 74.45
CRT Services Inc.	100376	20230250	Laptop 07/23	\$ 1,320.99
Florida Department of Revenue	EFT	61-8015577602-5 06/23	Sales Tax 06/23	\$ 65.83
Frontier Florida, LLC	EFT	813-973-3003-101308-5 07/23	Clubhouse Internet 07/23	\$ 391.12
Frontier Florida, LLC	EFT	813-994-0164-071921-5 06/23	Meridia 06/23	\$ 60.99
Frontier Florida, LLC	EFT	813-994-1603-072021-5 06/23	Whinsenton Sub Division Gate Phone 06/23	\$ 60.99
Frontier Florida, LLC	EFT	813-994-1915-011921-5 06/23	Shellwood Sub Division Gate Phone 06/23	\$ 70.99
Frontier Florida, LLC	EFT	813-994-4607-042922-5 07/23	Windsor Internet 07/23	\$ 54.99
Frontier Florida, LLC	EFT	813-994-4726-101321-5 06/23 Autopay	Internet 06/23	\$ 60.99
Frontier Florida, LLC	EFT	813-994-4731-080621-5 06/23 Autopay	Enclave Sub Division Fiber Optic Internet 06/23	\$ 60.99
Frontier Florida, LLC	EFT	813-994-6437-121521-5 07/23	Gate Phone 07/23	\$ 60.99
George Lancos	100389	GL071223	Board of Supervisors Meeting 07/12/23	\$ 200.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gladiator Pressure Cleaning, Inc.	100390	22085	Tree Maintenance 07/23	\$ 1,000.00
Innersync Studio, Ltd	100382	21405	Quarterly Website Services 07/23	\$ 384.38
Jennifer L. Sholl	100391	JS071223	Board of Supervisors Meeting 07/12/23	\$ 200.00
Jerry Richardson Trapper	100377	1781	Hog Removal Services 07/23	\$ 1,200.00
Juniper Landscaping of Florida, LLC	100383	221453	Maintenance Contract 07/23	\$ 20,854.35
Mainscape, Inc.	100378	1289188	Irrigation Services 06/23	\$ 400.00
Megan McNeil	100392	MN0711223	Board of Supervisors Meeting 07/12/23	\$ 200.00
Michael J Scanlon	100393	MS071223	Board of Supervisors Meeting 07/12/23	\$ 200.00
Meadow Pointe IV CDD	DC071223	DC071223	Debit Card Replenishment	\$ 791.97
Outsmart Pest Management, Inc.	100384	38051	Monthly Pest Control Services 07/23	\$ 60.00
Pasco County Utilities	100399	18783626	3902 Meadow Pointe Blvd 07/23	\$ 335.32
Pasco Sheriff's Office	100379	AR001921	Law Enforcement Services 07/23	\$ 9,911.91
Rizzetta & Company, Inc.	100373	INV0000081417	District Management Fees 07/23	\$ 6,507.50
Rizzetta & Company, Inc.	100374	INV0000081540	Mass Mailings 07/23	\$ 1,121.42
Rizzetta & Company, Inc.	100375	INV0000081462	Cell Phone & Auto Mileage 06/23	\$ 217.25

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100380	INV0000082149	Personnel Reimbursement 07/23	\$ 6,831.64
Rizzetta & Company, Inc.	100396	INV0000081484	Amenity Management & Personnel Reimbursement 07/07/23	\$ 8,609.56
Scott W Page	100394	SP071223	Board of Supervisors Meeting 07/12/23	\$ 200.00
Site Masters of Florida, LLC	100385	071823-3	Repaired Sidewalk Whinsenton 07/23	\$ 4,750.00
Southern Automated Access Services, LLC	100386	13077	Gate Repairs Whinsenton 07/23	\$ 273.00
Southern Automated Access Services, LLC	100401	13080	Gate Repairs MP North 07/23	\$ 105.00
Southern Automated Access Services, LLC	100401	13117	813-809-1937 - Cell Phone Usage 07/23	\$ 53.95
Southern Automated Access Services, LLC	100401	13133	WHINSENTON- Cell Phone Usage 07/23	\$ 43.95
Southern Automated Access Services, LLC	100401	13135	PARKMONTE- Cell Phone Usage 07/23	\$ 43.95
Southern Automated Access Services, LLC	100401	13137	Haven Cell Phone Usage 07/23	\$ 43.95
Southern Automated Access Services, LLC	100401	13138	MERIDAN - Cell Phone Usage 07/23	\$ 53.95
Straley Robin Vericker	100402	23376	Legal Services 07/23	\$ 2,501.00
Syte Land Management	100397	1351	Conservation Cut Back 01/23	\$ 23,500.00
TECO	EFT	221006228235 6/23	Account # 221006228235 Oldwoods Ave 06/23	\$ 1,608.56

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	100387	0000288223 07/12/23	Account#107010 Legal Advertising 07/23	\$ 1,049.50
Times Publishing Company	100395	0000288224 07/19/23	Account#107010 Legal Advertising 07/23	\$ 124.00
U.S. Water Services Corporation	100388	SI75504	Monthly Lift Station Inspection 07/23	\$ 90.09
Waste Connections of Florida	EFT	1449459W426	Waste Disposal Rec Center 08/23	\$ 77.00
Waste Connections of Florida	EFT	1449605W426	Waste Disposal North HOA 08/23	\$ 967.12
Waste Connections of Florida	EFT	6865286W425	Waste Disposal Services 06/23	\$ 13,747.50
Withlacoochee River Electric Cooperative, Inc.	EFT	2185385 6/23	Public Lighting 06/23	\$ 249.67
Withlacoochee River Electric Cooperative, Inc.	EFT	10252971 Summary 06/23	Electric Services 06/23	<u>\$ 7,450.11</u>
Total Report				<u>\$ 123,082.82</u>

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

7/1/2023
10550187
\$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
7/31/2023

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

4,604.00

RECEIVED
6/23/2023

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

\$4,604.00

July 9, 2023
Invoice Number: 1316058070923
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
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 07/09/23 through 08/08/23
details on following pages*

Previous Balance	107.97
Payments Received -Thank You!	-107.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	107.97
Current Charges	\$107.97
<i>YOUR AUTO PAY WILL BE PROCESSED 07/26/23</i>	
Total Due by Auto Pay	\$107.97



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 07102023 NNNNNNNN 01 993223

MPIVCDD
31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

July 9, 2023

MPIVCDD

Invoice Number: 1316058070923
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: 1316058070923
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 07102023 NNNNNNNN 01 993223

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (107.97), EFT Payment (06/26, -107.97), and Remaining Balance (\$0.00).

Payments received after 07/09/23 will appear on your next bill.

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

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.



Account Number:
Security Code:

MPIVCDD
8337 13 001 1316058



Contact Us

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

8337 1300 NO RP 09 07102023 NNNNNNNN 01 993223



Taxes
and fees
included

Add Mobile.
**SAVE
BIG.**

Save over \$350[^]



EXCLUSIVE NEW OFFER

SPECTRUM MOBILE
UNLIMITED DATA PLAN

\$ 29⁹⁹
/mo. per
line with
Internet*

- + Nationwide 5G⁺ 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

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 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.



Account Number:
Security Code:

MPIVCDD
8337 13 001 1316058



Contact Us

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

8337 1300 NO RP 09 07102023 NNNNNNNN 01 993223





No added taxes or hidden fees

Add Voice.
SAVE BIG.

Save over \$350[^]

BUSINESS VOICE

\$29⁹⁹
/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

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
SA4NF00U



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1300 NO RP 21 06222023 NNNNNNNN 01 982899

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

833713001131672800129932

Account Number:
Security Code:

MEADOW POINTE 4 CDD
8337 13 001 1316728



Contact Us

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

8337 1300 NO RP 21 06222023 NNNNNNNN 01 982899



Taxes
and fees
included

Add Mobile.
**SAVE
BIG.**

Save over \$350[^]



EXCLUSIVE NEW OFFER

**SPECTRUM MOBILE
UNLIMITED DATA PLAN**

\$29⁹⁹
/mo. per
line with
Internet*

- + Nationwide 5G⁺ 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

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 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 21, 2023
Invoice Number: 1316728062123
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
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 **1-844-308-5773** to get started.

Summary *Service from 06/21/23 through 07/20/23 details on following pages*

Previous Balance	99.93
Payments Received -Thank You!	-99.93
Remaining Balance	\$0.00
Spectrum Business™ TV	19.99
Spectrum Business™ Internet	107.97
Taxes, Fees and Charges	1.97
Current Charges	\$129.93
<i>YOUR AUTO PAY WILL BE PROCESSED 07/07/23</i>	
Total Due by Auto Pay	\$129.93



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 06222023 NNNNNNNN 01 982899

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

June 21, 2023
MEADOW POINTE 4 CDD

Invoice Number: 1316728062123
Account Number: 8337 13 001 1316728
Service At: 3525 BELLMEADE CT
WESLEY CHAPEL FL 33543-2731

Total Due by Auto Pay **\$129.93**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

MEADOW POINTE 4 CDD
 Invoice Number: 1316728062123
 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 06222023 NNNNNNNN 01 982899

Charge Details

Previous Balance		99.93
EFT Payment	06/07	-99.93
Remaining Balance		\$0.00

Payments received after 06/21/23 will appear on your next bill.

Service from 06/21/23 through 07/20/23

Spectrum Business™ TV

Spectrum Business TV		24.99
Essentials		
Promotional Discount		-5.00
		\$19.99

Spectrum Business™ TV Total \$19.99

Spectrum Business™ Internet

Spectrum Business		129.99
Internet		
Promotional Discount		-50.00
Business WiFi		7.99
Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
Static IP 1		19.99
		\$107.97

Spectrum Business™ Internet Total \$107.97

Taxes, Fees and Charges

Communications Services Tax		1.97
Taxes, Fees and Charges Total		\$1.97
Current Charges		\$129.93
Total Due by Auto Pay		\$129.93

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: 1316728062123
Account Number: 8337 13 001 1316728
Security Code:

MEADOW POINTE 4 CDD

Contact Us

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

8337 1300 NO RP 21 06222023 NNNNNNNN 01 982899

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.

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.



Invoice Number: 1316728062123
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 06222023 NNNNNNNN 01 982899



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 #	DATE	TERMS	DUE DATE
7462	07/21/2023	Net 30	08/20/2023

SKU	DESCRIPTION	QTY	RATE	AMOUNT
HT400011	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	1	30.50	30.50T
410102	Heavenly Soft Hardwound Towel 8"x800' White 410102	1	43.95	43.95T
EVPFM4002	Vinyl Glove Powder Free Medium box /10/case EVPFM	3		0.00T

SUBTOTAL	74.45
TAX	0.00
TOTAL	74.45
<hr/>	
BALANCE DUE	\$74.45





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

Invoice #20230250

Issue date
Jul 3, 2023

Laptop for Staff

We appreciate your business.

Customer

Meadow Pointe IV CCD
Meadow Pointe IV CCD
mpivclub@live.com
813-973-3003
3902Meadow Pointe Blvd.
Wesley Chapel, FL 33543

Invoice Details

PDF created July 3, 2023
\$1,320.99

Payment

Due July 17, 2023
\$1,320.99

Items	Quantity	Price	Amount
Outside Equipment <i>HP 2023 Business Laptop 15.6" Screen. I5 processor, 32GB RAM, 1TB SSD, Backlit keyboard, WiFi, Webcam, Windows 11 Pro.</i>	1	\$945.99	\$945.99
Outside Service Call <i>Installation, setup and delivery of laptop.</i>	3.00 hr	\$125.00/hr	\$375.00
Subtotal			\$1,320.99
501c Tax Exemption			\$0.00
Non-Taxable			\$0.00

Total Due

\$1,320.99

RECEIVED
7/10/2023



Pay online

To pay your invoice go to <https://squareup.com/u/o120QXwz>
Or open the camera on your mobile device and place the QR code in the camera's view.

Florida Sales and Use Tax Return

DR-15EZ
R. 01/20

Reporting Period

JUN 2023

HD/PM DATE:

Certificate Number: 61-8015577602-5

Surtax Rate: .0100

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

6 5 . 8 3

Due:
Late After:

9100 0 20239999 0001003043 2 4999999999 0000 5

	DOLLARS				CENTS
1. Gross Sales (Do not include tax)			9	4	0 . 1 9
2. Exempt Sales (Include these in Gross Sales, Line 1)					•
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)			9	4	0 . 1 9
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)			6	5	• 8 3
5. Less Lawful Deductions					•
6. Less DOR Credit Memo					•
7. Net Tax Due			6	5	• 8 3
8. Less Collection Allowance or Plus Penalty and Interest					•
9. Amount Due With Return (Enter this amount on front)			6	5	• 8 3

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

Signature of Taxpayer _____ Date _____ Telephone # _____
Frances Carroll 07/11/23 813-944-1001
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 9 4 0

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.



RECEIVED

JUN - 2 2023

Your Monthly Invoice

Account Summary

New Charges Due Date

6/20/23

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

Total Amount Due

\$391.12



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Date of Bill
Account Number

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

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

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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.

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

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.







Your Monthly Invoice

Account Summary

New Charges Due Date	7/13/23
Billing Date	6/19/23
Account Number	813-994-0164-071921-5
PIN	
Previous Balance	60.99
Payments Received Thru 6/12/23	-60.99
Thank you for your payment!	
Balance Forward	.00
New Charges	60.99
Total Amount Due	\$60.99





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 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390



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Date of Bill
Account Number

6/19/23
813-994-0164-071921-5

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

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Date of Bill
Account Number

6/19/23
813-994-0164-071921-5

CURRENT BILLING SUMMARY

Local Service from 06/19/23 to 07/18/23

Qty Description **813/994-0164.0**

Non Basic Charges

Business FiberOptic Internet 100/100M

\$10.00 Discount through 07/18/23

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.



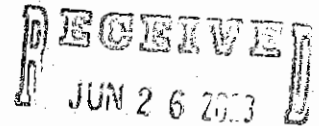




Your Monthly Invoice

Account Summary

New Charges Due Date	7/14/23
Billing Date	6/20/23
Account Number	813-994-1603-072021-5
PIN	
Previous Balance	60.99
Payments Received Thru 6/13/23	-60.99
Thank you for your payment!	
Balance Forward	.00
New Charges	60.99
Total Amount Due	\$60.99





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Date of Bill
Account Number

6/20/23
813-994-1603-072021-5

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Date of Bill
Account Number

6/20/23
813-994-1603-072021-5

CURRENT BILLING SUMMARY

Local Service from 06/20/23 to 07/19/23 813/994-1603.0

Qty Description

Non Basic Charges

Business FiberOptic Internet 100/100M

\$10.00 Discount through 07/19/23

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.







Your Monthly Invoice

Account Summary

New Charges Due Date	7/13/23
Billing Date	6/19/23
Account Number	813-994-1915-011921-5
PIN	
Previous Balance	70.99
Payments Received Thru 6/12/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99





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Date of Bill
Account Number

6/19/23
813-994-1915-011921-5

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Date of Bill
Account Number

6/19/23
813-994-1915-011921-5

CURRENT BILLING SUMMARY

Local Service from 06/19/23 to 07/18/23
Qty Description **813/994-1915.0**
Non Basic Charges
Business FiberOptic Internet 100/100M
1 Usable Static IP Address
Total Non Basic Charges
TOTAL 70.99

Charge
65.99
5.00
70.99

CUSTOMER TALK

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WINDSOR MPIV CDD

RECEIVED Page 1 of 4

JUL - 7 2023

Your Monthly Invoice

Account Summary

New Charges Due Date	7/25/23
Billing Date	7/01/23
Account Number	813-994-4607-042922-5
PIN	
Previous Balance	54.99
Payments Received Thru 6/26/23	-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
Account Number

7/01/23
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Date of Bill
Account Number

7/01/23
813-994-4607-042922-5

CURRENT BILLING SUMMARY

Local Service from 07/01/23 to 07/31/23

Qty Description	813/994-4607.0	Charge
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







Your Monthly Invoice

Account Summary

New Charges Due Date	7/07/23
Billing Date	6/13/23
Account Number	813-994-4726-101321-5
PIN	
Previous Balance	60.99
Payments Received Thru 6/06/23	-60.99
Thank you for your payment!	
Balance Forward	.00
New Charges	60.99
Total Amount Due	\$60.99





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Date of Bill
Account Number

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IMPORTANT CONSUMER MESSAGES

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SERVICE TERMS

Visit frontier.com/terms, 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). **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.

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

6/13/23
813-994-4726-101321-5

CURRENT BILLING SUMMARY

Local Service from 06/13/23 to 07/12/23

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.

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

New Charges Due Date	6/30/23
Billing Date	6/06/23
Account Number	813-994-4731-080621-5
PIN	
Previous Balance	60.99
Payments Received Thru 5/30/23	-60.99
Thank you for your payment!	
Balance Forward	.00
New Charges	60.99
Total Amount Due	\$60.99





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 **800-801-6652**

MyFrontier app


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

6790 0007 NO RP 06 06062023 NNNNNNNN 01 000686 0002

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



You are all set with Auto Pay! To review your account, go to frontier.com or MyFrontier mobile app.



Date of Bill
Account Number

6/06/23
813-994-4731-080621-5

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
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Frontier® + RingCentral starting at

\$24.99

/mo. when bundled with Frontier Fiber

business.frontier.com/unified-communications

*Standard package



For help: Customer Service at frontier.com/helpcenter or chat at 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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Date of Bill
Account Number

6/06/23
813-994-4731-080621-5

CURRENT BILLING SUMMARY

Local Service from 06/06/23 to 07/05/23

Qty Description **813/994-4731.0**

Non Basic Charges

Business FiberOptic Internet 100/100M

\$10.00 Discount through 08/05/23

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.







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JUN 30 2023

MEADOW POINTE IV COMMUNITY

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	7/17/23
Billing Date	6/23/23
Account Number	813-994-6437-121521-5
PIN	
Previous Balance	60.99
Payments Received Thru 6/16/23	-60.99
Thank you for your payment!	
Balance Forward	.00
New Charges	60.99
Total Amount Due	\$60.99



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YOUR
BILL**



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

6790 0007 NO RP 23 06252023 NNNNNNNN 01 000776 0003

MEADOW POINTE IV COMMUNITY
DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



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Date of Bill

6/23/23

Account Number

813-994-6437-121521-5

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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

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Date of Bill

6/23/23

Account Number

813-994-6437-121521-5

CURRENT BILLING SUMMARY

Local Service from 06/23/23 to 07/22/23

Qty Description	813/994-6437.0	Charge
Non Basic Charges		
Business FiberOptic Internet 100/100M		55.99
\$10.00 Discount through 07/22/23		
1 Usable Static IP Address		5.00
Total Non Basic Charges		60.99
TOTAL		60.99







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

Bill To
MPIV CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614


 @Gladiatorpc1

 Like us on Facebook
 @Gladiatorpc

Location Cleaned
MPIV CDD 3902 Meadow Pointe Blvd. Wesley Chapel, FL 33543 Attn: Laurie Stanger

P.O. #

Invoice #	22085
Date	7/10/2023
Terms	Net 15
Due Date	7/25/2023

Item	Service Date	Description	Qty	Rate	Amount
Other Areas	6/14/2023	Filled "tree gator" water bags next to the 7 newly planted trees in different locations within the Shellwood Community of Meadow Pointe. 2 bags per tree. Gladiator filled all 14 bags 2 x week for 4 weeks at \$125 per visit Work was done the following days: 06/14/2023, 06/16/2023, 06/21/2023, 06/23/2023, 06/27/2023, 06/28/2023, 07/04/2023 and 07/06/2023	8	125.00	1,000.00
For Internal use ONLY		Thank you for giving us the opportunity to serve you.	Total		\$1,000.00
			Payments		\$0.00



Balance	\$1,000.00
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innersync
P.O. Box 18723
Fairfield, OH 45018-0723

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INVOICE

BILL TO

Meadow Point IV CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 21405

DATE 07/01/2023

DUE DATE 07/16/2023

TERMS Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38

Quarterly service

BALANCE DUE

\$384.38

RECEIVED
7/3/2023

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 # 1781
DATE 07/17/2023
DUE DATE 08/01/2023
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Hog removal service @ \$1200.00 monthly:State Wildlife Service Service for July 2023	1	1,200.00	1,200.00

4 Cameras/1 Trap currently in use.

LTD: Hogs Removed: 283
YTD: Hogs Removed: 21
MTD: Hogs Removed: 2

Note:

We are using every means possible in order to eliminate the hog population in your area. Hog traps are placed in remote areas throughout the property. There has been a lot of activity west of Meadow Point Blvd. that borders Wiregrass Ranch,

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 **\$1,200.00**

RECEIVED
7/17/2023

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 221453

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company 5844 Old Pasco Road Suite 100 Wesley Chapel, FL 33544

Date	Due Date
07/01/23	7/16/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#174314 - Meadow Pointe IV - 2022/2023 Maintenance Contract July 2023	\$20,854.35

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 \$20,854.35

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$20,854.35	\$1,875.00	\$0.00	\$0.00	(\$992.88)

**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.



Mail payments to:

Mainscape
 13418 Britton Park Road
 Fishers, IN 46038
 (800) 481-0096
 FAX (317) 577-3161
 www.mainscape.com

Invoice Information

Invoice Number 1289188
Payment Due 7/27/2023
Invoice Date 6/27/2023
Terms Net 30 Days
Contract ID 67816
Work Order ID 1633374



Billing Address

Meadow Point IV CDD
 c/o RIZZETTA AND COMPANY
 8529 SOUTH PARK CIRCLE, SUITE 330
 Orlando, FL 32819

Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
IRRIGATION SERVICES		\$400.00	\$0.00	\$400.00

TERMS: 2% per month will be charged on past due accounts. Any cost, including reasonable attorneys fees, incurred in the collection of this contract are to be paid by the purchaser.

Please remit top portion of invoice with payment



13418 Britton Park Road
 Fishers, IN 46038
 (800) 481-0096
 FAX (317) 577-3161
 www.mainscape.com

Invoice Number 1289188
Payment Due 7/27/2023
Invoice Date 6/27/2023
Terms Net 30 Days
Complete Date 6/12/2023

Billing Address

Meadow Point IV CDD
 c/o RIZZETTA AND COMPANY
 8529 SOUTH PARK CIRCLE, SUITE 330
 Orlando, FL 32819

Service Location

Meadow Point IV CDD
 WESLEY CHAPEL, FL 33543

Invoice Detail

Description	PO#	Invoice Amount
IRRIGATION SERVICES		\$400.00
Shellwood - Repair 1/2" pvc lines and add bubblers to newly installed trees on the following addresses: 3446 Juneberry - Repaired a broken 1/2" line and added a bubbler for a new tree 3442 Juneberry - Repaired a broken 1/2" line and added a bubbler for a new treet 3512 Juneberry - Repaired a broken 1/2" line and added a bubbler for a new treet 3536 Juneberry - Repaired two broken 1/2" lines and added a bubbler for a new tree		
	NonTaxable Sales	\$400.00
	Taxable Sales	\$0.00
	Tax Amount	\$0.00
	Invoice Amount Due	\$400.00

Questions or concerns about your bill, please contact Customer Service at **1-800-481-0096** or email customerservice@mainscape.com.
 Feel free to pay your invoice online at www.mainscape.com. Fees may apply.

Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions. See <http://www.mainscape.com/termsandconditions>

Meadow Pointe IV CDD

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>GL Code</u>	<u>Amount</u>
06/05/23	Home Depot	Clubhouse Faucet	57200-4647	(203.97)
06/05/23	Sam's Club	Clubhouse Supplies	57200-4619	(11.94)
06/08/23	Dollar Tree	Father's Day Event	57400-4775	(41.46)
06/09/23	Amazon	Father's Day Event	57400-4775	(11.76)
06/12/23	Amazon	Boundary Line Stakes	57200-4755	(9.99)
06/12/23	Sam's Club	Clubhouse Supplies	57200-4619	(39.92)
06/15/23	Walmart	Father's Day Event	57400-4775	(46.10)
06/15/23	Amazon	Father's Day Event	57400-4775	(27.81)
06/16/23	Amazon	American Flag	57400-4775	(24.99)
06/16/23	Amazon	Boundary Line Stakes	57200-4755	(13.90)
06/20/23	Sam's Club	Father's Day Event	57400-4775	(73.08)
06/20/23	Winn-Dixie	Clubhouse Supplies	57200-4619	(7.98)
06/21/23	Sam's Club	Clubhouse Supplies	57200-4619	(73.59)
06/26/23	Walmart	Clubhouse Supplies	57200-4619	(110.16)
06/27/23	Amazon	Clubhouse Supplies	57200-4619	(53.50)
06/29/23	MailChimp	Monthly Subscription	57200-4619	(60.00)
06/28/23	Amazon	Return Halogen Bulbs	57200-4619	18.18

Total Amount to Replenish

\$ (791.97)

Darryl Adams

7-11-23

District Manager

Date

MP Kitchen faucet



How does
get more done.

32715 FILL AND BLVD
WESLEY CHAPEL, FL 33545 (813) 788-1642

8929 00002 24915 06/03/23 03:21 PM
SALE CASHIER ASHLEY

026508354612 REVELS SINGLE -A- 199.00N
REVELS P/D KITCHEN FAUCET SS
070257632125 AIM N FLAME -A- 4.97N
SCRIPTO AIM N FLAME 11 LIGHTER

SUBTOTAL 203.97
SALES TAX 0.00
TAX EXEMPT
TOTAL \$203.97
XXXXXXXXXXXX1186 DEBIT
USDS \$203.97
AUTH CODE 001978
Chip Read Verified By PIN
ATD A0000000980840 US DEBIT

8929 06/03/23 03:21 PM



8929 02 24915 06/03/2023 5329

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 09/01/2023

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User ID: H88 59048 50121
PASSWORD: 23303 50119

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

MP Water



6-3-2023

sam's club

Self Checkout

06-03-23 CLUB MANAGER JASON LEE
1 813 929 7010
04052 9093

1 50193 AM WATER 1.25 M
1 56194 AM WATER 1.25 M
1 61934 AM WATER 1.25 M
SUB TOTAL 11.94
DEBIT ITEM 11.94
TRANSR DUE 9.00

11.94 PAY FROM PRIMARY
TOTAL PURCHASE
US DEBIT **** * 1186 1 0
NETWORK ID 0050 APPR CODE 014607

US DEBIT
ATD A0000000980840 \$11.94
AAC 294ED6F85F277AFF
*Pin Verified
TERMINAL # 21732453

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ITEMS SOLD 3

TCN 3209 6207 0796 4209 4265



P.1

MP Event
Father's Day
DOLLAR TREE

Store# 3983 (813) 345-3151
6147 Wesley Grove Blvd.
Wesley Chapel FL 33544-5307

DESCRIPTION	QTY	PRICE	TOTAL
YARD BALLOON 12IN 12CT	1	1.25	1.25
CLEAR TAPES/4INX/50IN 2PK TRAY	1	1.25	1.25
CLEAR TAPES/4INX/50IN 2PK TRAY	1	1.25	1.25
CLEAR TAPES/4INX/50IN 2PK TRAY	1	1.25	1.25
GENERIC PAPER STRAWS 180CT CS	1	1.25	1.25
GENERIC PAPER STRAWS 180CT CS	1	1.25	1.25
GENERIC PAPER STRAWS 180CT CS	1	1.25	1.25
GENERIC PAPER STRAWS 180CT CS	1	1.25	1.25
LOOTBAG RAINBOW CS	1	1.25	1.25
TOOTHPICK ASTO CLIP PBH CS	1	1.25	1.25
TOOTHPICK ASTO CLIP PBH CS	1	1.25	1.25
BLEN 20CT LATEX 12IN ASTO	1	1.25	1.25
STAR BALLOON 12IN 12CT	1	1.25	1.25
STAR BALLOON 12IN 12CT	1	1.25	1.25
STAR BALLOON 12IN 12CT	1	1.25	1.25
STAR BALLOON 12IN 12CT	1	1.25	1.25
STAR BALLOON 12IN 12CT	1	1.25	1.25
STAR BALLOON 12IN 12CT	1	1.25	1.25
STAR BALLOON 12IN 12CT	1	1.25	1.25
BLEN 20CT LATEX 12IN ASTO	1	1.25	1.25
BLEN 20CT LATEX 12IN ASTO	1	1.25	1.25
BLEN 20CT LATEX 12IN ASTO	1	1.25	1.25
SMALL TRAY 30CT	1	1.25	1.25
SMALL TRAY 30CT	1	1.25	1.25
SMALL TRAY 30CT	1	1.25	1.25
TABLECOVER ROYAL BLUE 54X84 P	1	1.25	1.25
TABLECOVER ROYAL BLUE 54X84 P	1	1.25	1.25
TABLECOVER ROYAL BLUE 54X84 P	1	1.25	1.25
AD BULK FELT SEN QLVY ELST 20CT	1	1.25	1.25
AD BULK FELT SEN QLVY ELST 20CT	1	1.25	1.25
AD BULK FELT SEN QLVY ELST 20CT	1	1.25	1.25
AD BULK FELT SEN QLVY ELST 20CT	1	1.25	1.25

Sub Total \$38.75
SALES TAX \$2.71
Total \$41.46
US DEBIT \$41.46
*****1186 Approved
Purchase Chip
Auth/Trans Number: 068894 618482
Chip Card AID: A0000000980840

\$41.46

Now SHOP ON-LINE AT DOLLARTREE.COM

We will gladly exchange any unopened item
with original receipt. We do not offer refunds.

6448 03983 01 001 27360808 6/07/23 15:40
Sales Associate: jacquelyn

6-7-23

amazon.com

p. 6

Details for Order #111-9870974-7599443

Print this page for your records.

Order Placed: June 7, 2023

Amazon.com order number: 111-9870974-7599443

Order Total: \$11.76

Fathers Day
Event

Not Yet Shipped

Items Ordered

1 of: *Avezano Happy Father's Day Backdrop Love Dad Fathers Day Photography Background Thanks Daddy Festival Family Party Photo Booth Props, 7x5ft*
Sold by: Mehofoto Backdrop ([seller profile](#))

Price

\$10.99

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 1186

Item(s) Subtotal: \$10.99

Shipping & Handling: \$0.00

Total before tax: \$10.99

Estimated tax to be collected: \$0.77

Grand Total: \$11.76 ✓

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

To view the status of your order, return to [Order Summary](#).

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amazon.com

p.4

Final Details for Order #111-7899911-0932269

Print this page for your records.

Order Placed: June 7, 2023

Amazon.com order number: 111-7899911-0932269

Order Total: \$9.99

Shipped on June 9, 2023

Items Ordered

1 of: *AAGUT 16 Pack Garden Landscape Staples 6 Inch Soaker Hose Stakes 11 Gauge Drip Line Irrigation Stakes Water Hose Hooks Galvanized Lawn U Pins Sod Nails for Chicken Wire, Drip Tubing, Dog Fence*

Price

\$9.99

Sold by: OuYi ([seller profile](#))
Supplied by: OuYi ([seller profile](#))

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 1186

Item(s) Subtotal: \$9.99

Shipping & Handling: \$0.00

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

Total before tax: \$9.99

Estimated tax to be collected: \$0.00

Grand Total: \$9.99

Credit Card transactions

Visa ending in 1186: June 9, 2023: \$9.99

To view the status of your order, return to [Order Summary](#).

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MP Water Coffee



sam's club

Self Checkout

CLUB MANAGER JASON LEE
(813) 929 - 7010

06/09/23 14:59 0966 04852 095 9095

ALS

E	980010669	MMDONUT100CF	27.98	M
E	561914	MM WATER	3.98	M
E	561914	MM WATER	3.98	M
E	561914	MM WATER	3.98	M
SUBTOTAL			39.92	

TOTAL 39.92
VISA TEND 39.92

US DEBIT *****1186 1 0
 APPROVAL # 015775
 AID A0000000980840
 AAC ECEE52CA52822851
 TERMINAL # 22296510
 *NO SIGNATURE REQUIRED
 CHANGE DUE 0.00

New! Free shipping for Plus members.
Learn more: samsclub.com/freeshipping
Visit samsclub.com to see your savings

ITEMS SOLD 4

TC# 7233 1774 0241 3194 9546



*** MEMBER COPY ***

MP Thankcards, Kitchen

Winn-Dixie

It's a Winn Win

31100 CORTEZ BLVD, BROOKSVILLE, FL
 Store (352) 799-7700 Pharmacy (352) 754-5154
 06/16/23 8:14pm 0652 004 50
 Store Manager: DON
 Your Cashier: GEORGE



QTY	Res	You Pay
2	HALLMARK ITEM	\$4.00 \$2.00 T
You save (\$2.00)		
	BOWLS	\$6.49 \$5.49 T
You save (\$1.00)		

Total number of items sold = 3

Subtotal	\$7.49
Tax	\$0.49
Total due	\$7.98
Debit total	\$7.98

DEBIT *****1186
 APPROVAL CODE 092055 SEQ #: 46335
 AID A0000000980840
 Change \$0.00

Winn-Dixie rewards (ending in 1121)

rewards savings	Coupon savings	Total savings
\$3.00	\$0	\$3.00

Points summary*:

Base earned	Bonus earned	Total balance
4	0	61

 Worth \$0.61 in FREE groceries
 *May not include pending points activity

Every 100 points = \$1 in FREE groceries.
Terms apply. See WinnDixie.com for details.

Thank you for shopping your local Winn-Dixie!

p.2

MP

Water Kitchen Supplies Clean Supplies

sam's club

Self Checkout

CLUB MANAGER JASON LEE
(813) 929 - 7010

06/20/23 10:59 0473 04852 096 9096

ALS

990073644	SUFFFFR	17.68	I
E	561914 MM WATER	3.98	M
E	561914 MM WATER	3.98	M
E	561914 MM WATER	3.98	M
980076472	MM PLATE	17.78	I
980304595	PINE-SOE LM	10.98	I
980304995	PINE-SOE LM	10.98	I
SUBTOTAL		69.56	
TAX 1	7.000 %	4.03	
TOTAL		73.59	
DEBIT TEND		73.59	
CHANGE DUE		0.00	

EFF DEBIT PAY FROM PRIMARY
 73.59 TOTAL PURCHASE
 US DEBIT *****1186 1 0
 NETWORK ID: 0056 APPR CODE 046472

US DEBIT
 AID A0000000980840
 AAC 920CERBF3FB19AB3
 *Pin Verified
 TERMINAL # 21723126

New! Free shipping for Plus members.
Learn more: samsclub.com/freeshipping
Visit samsclub.com to see your savings

ITEMS SOLD 7

TC# 8907 7006 9537 8344 2681



amazon.com

p.5

Details for Order #111-1609260-0325052

Print this page for your records.

Order Placed June 7, 2023

Amazon.com order number: 111-1609260-0325052

Order Total: \$27.81

Father's Day Event

Not Yet Shipped

Items Ordered

1 of: EUDAX 300 PCS 30mmx8mm Plastic Roll 2mm Dia Shaft Toys Wheel and 2mmx100mm STEM Shaft Round Rod Axles for DIY Toy RC Car Truck Boat Helicopter Model Part Building Projects (Black)

Sold by: EUDAX (seller profile)

Condition: New

Price

\$25.99

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 1186

Item(s) Subtotal: \$25.99

Shipping & Handling: \$0.00

Total before tax: \$25.99

Estimated tax to be collected: \$1.82

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

Grand Total: \$27.81

To view the status of your order, return to [Order Summary](#).

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p. 9

Details for Order #111-8342281-5309001

Print this page for your records.

Order Placed: June 13, 2023

Amazon.com order number: 111-8342281-5309001

Order Total: \$24.99

Not Yet Shipped

Items Ordered

Price

1 of: *The Top 4x6 ft American Flag for Outside, Deluxe Made USA Flag, Longest Lasting, Heavy Duty 420D Nylon, Embroidered Stars, Sewn Stripes, Brass Grommets, The Best US Outdoor Flags* \$24.99
 Sold by: DANF FLAG ([seller profile](#))

Condition: New

Shipping Address:

L Stanger MPIV CDD
 3902 MEADOW POINTE BLVD
 WESLEY CHAPEL, FL 33543-5700
 United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 1186

Item(s) Subtotal: \$24.99
 Shipping & Handling: \$0.00

Billing address

Lori Stanger
 5844 OLD PASCO RD
 WESLEY CHAPEL, FL 33544-4010
 United States

 Total before tax: \$24.99
 Estimated tax to be collected: \$0.00

Grand Total: \$24.99

To view the status of your order, return to [Order Summary](#).

amazon.com

p.10

Final Details for Order #111-8835396-6217001

Print this page for your records.

Order Placed: June 15, 2023

Amazon.com order number: 111-8835396-6217001

Order Total: \$13.90

Shipped on June 15, 2023

Items Ordered

1 of: UPMCT 12 Inch Galvanized Garden Landscape Staples Stakes, 25 50 100 PCS Anti-Rust Garden Staples U-Shaped Landscape Pins for Secure Lawn Fabric (25, 12 Inch)

Price

\$12.99

Sold by: wejiankeji (seller profile) | Product question? Ask Seller
Supplied by: wejiankeji (seller profile)

Condition: New

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 1186

Item(s) Subtotal: \$12.99

Shipping & Handling: \$0.00

Total before tax: \$12.99

Estimated tax to be collected: \$0.91

Grand Total: \$13.90

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544-4010
United States

Credit Card transactions

Visa ending in 1186: June 15, 2023: \$13.90

To view the status of your order, return to [Order Summary](#).

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MP water housekeeping
tools-Equip

Give us feedback @ survey.walmart.com
Thank you! ID # 75.KKWS16FWS



813-262-2100 Mr: ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL, FL 33543

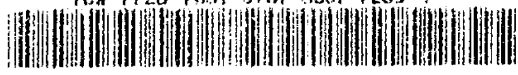
ST# 03410	OP# 006677	TR# 15	TR# 03631
GV .5L WATER	007874227909	F	5.36 0
GV .5L WATER	007874227909	F	5.36 0
GV .5L WATER	007874227909	F	5.36 0
DCK 40YD MAX	007535332516		7.84 0
FELT OMI 160	007452396190		7.97 0
FELT OMI 160	007452396190		7.97 0
CABLE TIE	071315329410		7.68 0
CABLE TIE	071315329412		7.68 0
DOORSTOPS 8PK	007452342177		5.98 0
CIR CLEANER	007829131002		5.20 0
BUNGEI CORD	695766070027		3.13 0
BUNGEI CORD	695766070026		2.27 0
VELCRO TIES	007566791590		5.46 0
AEROSOL	003700097799		5.48 0
FACE TISSUE	007874235279		6.54 0
HAND SOAP	019434605616		3.52 0
MS 9 HV FA	409419200147		16.88 0

SUBTOTAL	110.16
TOTAL	110.16
DEBIT TEND	110.16
CHANGE DUE	0.00

LEFT DEBIT PAY FROM PRIMARY
110.16 TOTAL PURCHASE
US DEBIT **** * 1186 1 0
REF # 317500658180
NETWORK ID: 0056 APPR CODE 000917
US DEBIT
ATD A0000000980040
AAC 6888422506495471
*Pin Verified
TERMINAL # 2810365

06/24/23 11:38:36
ITEMS SOLD 17

TCN 7728 7851 0767 3607 7269 4



Walmart



Become a member
Scan for free 30-day trial

06/24/23 11:38:47

amazon.com

11

Details for Order #111-9378710-9203450

Print this page for your records.

Order Placed: June 23, 2023

Amazon.com order number: 111-9378710-9203450

Order Total: \$53.50

Not Yet Shipped

Items Ordered

2 of: *Fresh Products Wave 3D*, Virtually eliminates urine splash, 30-Day Use, Easy Installation, Beneficial Bacteria, Consistent Fragrance -- Cotton Blossom, Blue, Made In USA, 10pk Urinal Screens

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Price

\$25.00

Shipping Address:

L Stanger MPIV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 1186

Item(s) Subtotal: \$50.00

Shipping & Handling: \$0.00

Billing address

Lori Stanger
5844 OLD PASCO RD
WESLEY CHAPEL, FL 33544 4010
United States

Total before tax: \$50.00

Estimated tax to be collected: \$3.50

Grand Total: \$53.50

To view the status of your order, return to [Order Summary](#).

P.13

Mailchimp Receipt

MC18660766

Issued to

Lori Stanger
Meadow Pointe IV CDD
mpivclub@live.com
Office phone: 8139733003
3434 Colwell Ave.
Tampa, FL 33614
Tax ID: 858012657785C8

Issued by

Mailchimp
c/o The Rocket Science
Group, LLC
675 Ponce de Leon Ave NE
Suite 5000
Atlanta, GA 30308
www.mailchimp.com
Tax ID: US EIN 58-2554149

Details

Order # MC18660766
Date Paid: Jun 28, 2023 3:20
am New York

Billing statement

Standard plan
2,500 contacts

\$60.00

Paid via Visa ending in 1186 which expires
08/2026
on June 28, 2023

\$60.00 ✓

Balance as of June 28, 2023

\$0.00

If a refund is required, it will be issued in the purchase currency for the amount of the original charge. Sales Tax was not applied to this purchase.

Looking for our W-9?

Amazon

P.12

Order Details

Refund on 6-27-23
1 pk of bulbs

Ordered on May 26, 2023 Order# 111-2866041-9435404

[View or Print invoice](#)

Shipping Address

L Stanger MPH CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700
United States

Payment Method

VISA **** 1186

Order Summary

Item(s) Subtotal	\$33.98
Shipping & Handling	\$0.00
Total before tax:	\$33.98
Estimated tax to be collected	\$2.38
Grand Total:	\$36.36
Refund Total	\$18.18

-\$18.18

See all items in order

Refunded

Your return is complete. Your refund has been issued. What's left to do is to send

Refund for this return \$18.18 ✓



20 Medium Base LED Bulbs (A19) 75 Watt Halogen Equivalent 2700K Daylight White CRI95+ 14.5mm Dia. Base (E17) 12 in. Long (4.7 in. High)
Condition: New
Sold by: Suka Trading Company

Condition: New
 Buy it again

View return/refund status

- Leave seller feedback
- Write a product review
- Archive order

Delivered May 27, 2023

Your package was delivered. It was handed directly to a resident.



20 MEDIUM Base LED Bulbs (A19) 75 Watt Halogen Equivalent 2700K Daylight White CRI95+ 14.5mm Dia. Base (E17) 12 in. Long (4.7 in. High)
Condition: New
Sold by: Suka Trading Company
Return window closed on Jun 26, 2023

Condition: New
 Buy it again

Track package

- Leave seller feedback
- Write a product review
- Archive order



Outsmart Pest Management
 4814 Parkway Blvd
 Land O Lakes, FL 34639
 813-973-1814

Service Slip/Invoice

INVOICE: 38051
DATE: 7/5/2023
ORDER: 38051

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
7/5/2023	02:19 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/5/2023		

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

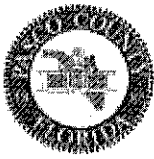
SUBTOTAL	\$60.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$60.00
<hr/>	
PRIOR BAL	\$0.00
AMOUNT DUE	\$60.00

RECEIVED
 7/6/2023

* 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



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

LAND O' LAKES
 NEW PORT RICHEY
 DADE CITY

(813) 235-6012
 (727) 847-8131
 (352) 521-4285

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

RECEIVED

JUL 24 2023

3090 1 1
 17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**

Bill Number: 18783626

Billing Date: 7/21/2023

Billing Period: 6/8/2023 to 7/10/2023

Account #	Customer #
0514195	01034859
Please use the 15-digit number below when making a payment through your bank.	
051419501034859	

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	6/8/2023	7226	7/10/2023	7254	32	28

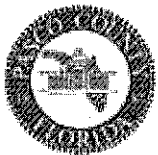
Usage History

Month	Usage
July 2023	28
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

Transactions

Previous Bill	267.25
Payment 07/07/23	-267.25 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	20.93
Water Tier 1	13.0 Thousand Gals X \$2.04 = 26.52
Water Tier 2	12.0 Thousand Gals X \$3.24 = 38.88
Water Tier 3	3.0 Thousand Gals X \$6.49 = 19.47
Sewer	
Sewer Base Charge	48.08
Sewer Charges	28.0 Thousand Gals X \$6.48 = 181.44
Total Current Transactions	335.32
TOTAL BALANCE DUE	\$335.32

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	0514195
Customer #	01034859
Balance Forward	0.00
Current Transactions	335.32

Total Balance Due	\$335.32
Due Date	8/7/2023

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

010348594051419591878362690000335322



Pasco Sheriff's Office

INVOICE

Customer Number: C00255
Invoice Number: AR001921
Invoice Date: 07/07/23
Terms: DUE UPON RECEIPT

To: MEADOW PT IV CDD - 845
3434 COLWEL AVE, SUITE 200
TAMPA, FL 33614

Date	Description	Amount
07/07/23	JUL23 #10	9,911.91
Total Due		9,911.91

RECEIVED
7/13/2023

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00255
Invoice Number: AR001921
Invoice Date: 07/07/23
Total Amount Due \$ 9,911.91



Pasco Sheriff's Office
20101 Central Blvd.
Land O' Lakes, FL 34637

Total Payment \$ _____

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

Invoice

Date	Invoice #
7/1/2023	INV0000081417

Bill To:

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

Services for the month of	Terms	Client Number
July	Upon Receipt	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
Subtotal			\$6,507.50
Total			\$6,507.50

RECEIVED
 6/26/2023

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

Invoice

Date	Invoice #
7/12/2023	INV0000081540

Bill To:

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

Services for the month of	Terms	Client Number
July	Upon Receipt	00845

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$1,121.42	\$1,121.42
Subtotal			\$1,121.42
Total			\$1,121.42

RECEIVED
 7/12/2023

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

Invoice

Date	Invoice #
6/30/2023	INV0000081462

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
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	19.00	\$1.00	\$19.00
Auto Mileage & Travel	98.25	\$1.00	\$98.25
Subtotal			\$217.25
Total			\$217.25

RECEIVED
 7/10/2023

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

Invoice

Date	Invoice #
7/21/2023	INV0000082149

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,831.64	\$6,831.64
Subtotal			\$6,831.64
Total			\$6,831.64

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

Invoice

Date	Invoice #
7/7/2023	INV0000081484

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,875.00	\$1,875.00
Personnel Reimbursement	1.00	\$6,734.56	\$6,734.56
Subtotal			\$8,609.56
Total			\$8,609.56

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
#071823-3

To: Meadow Point IV CDD
5844 Old Pasco Road
Wesley Chapel, FL 33544

Date: July 18, 2023

Repaired underdrain connection to curb inlet and replaced
broken sidewalks w/ADA mats on Firemoss Lane

TOTAL DUE \$ 4,750

RECEIVED
7/19/2023



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/18/2023	13077

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Tampa, FL 33614

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	ENTRANCE gate only half opened. Determined the brushes were worn in the island side operator. Batteries were depleted as well.		7/18/2023	
	Replaced brushes and batteries. Blew the carbon dust out of both motors. All performing properly at this time.			
1	Hourly Tech Charge	105.00		105.00
2	12 Volt 7 AH battery	46.50		93.00
1	Viking DC motor brushes.(pair)	75.00		75.00

RECEIVED
7/19/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$273.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	Payments/Credits	\$0.00
	Balance Due	\$273.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/19/2023	13080

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
1	Report that the call box and windshield reader was not opening 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. All performing properly at this time. Hourly Tech Charge	105.00	7/18/2023	105.00

RECEIVED
7/20/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$105.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	Payments/Credits	\$0.00
	Balance Due	\$105.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/25/2023	13117

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	7/21/2023	53.95

RECEIVED
07/25/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$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.	Payments/Credits	\$0.00
	Balance Due	\$53.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/25/2023	13133

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	7/21/2023	43.95

RECEIVED
07/25/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$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.	Payments/Credits	\$0.00
	Balance Due	\$43.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/25/2023	13135

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	7/21/2023	43.95

RECEIVED
07/25/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$43.95
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$43.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/25/2023	13137

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	43.95		43.95

RECEIVED
07/25/2023

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <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>	Total	\$43.95
	Payments/Credits	\$0.00
	Balance Due	\$43.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/25/2023	13138

Bill To
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	7/21/2023	53.95

RECEIVED
07/25/2023

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$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>	Payments/Credits	\$0.00
	Balance Due	\$53.95

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

July 25, 2023

Client: 001010

Matter: 000001

Invoice #: 23376

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/17/2023	VKB	REVIEW EMAIL FROM STAFF ACCOUNTANT; REVIEW FINANCIAL STATEMENTS.	0.2	\$61.00
5/26/2023	VKB	REVIEW AND REPLY TO EMAIL FROM D. WENCK RE: JOINT WASTE SFP.	0.2	\$61.00
6/13/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
6/13/2023	VKB	REVISE AGREEMENT WITH IV-A HOA; DRAFT EMAIL RE: SAME.	0.7	\$213.50
6/14/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	4.8	\$1,464.00
7/11/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING; DRAFT LICENSE AGREEMENT WITH UNION PARK CDD FOR ACCESS TO CDD POND.	1.9	\$579.50
Total Professional Services			8.2	\$2,501.00

July 25, 2023
Client: 001010
Matter: 000001
Invoice #: 23376

Page: 2

Total Services	\$2,501.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,501.00
Previous Balance		\$2,934.00
<i>Less Payments</i>		<i>(\$2,934.00)</i>
PAY THIS AMOUNT		\$2,501.00

RECEIVED
07/25/2023

Please Include Invoice Number on all Correspondence

SYTE LAND MANAGEMENT

1704 E Pollock Rd
Lakeland, FL 33813 US
(863) 397-0242
harris@sytework.com



INVOICE

BILL TO
Meadow Pointe IV - Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

INVOICE 1351
DATE 01/20/2023
TERMS Net 15
DUE DATE 02/04/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/24/2023	Meadow Pointe IV - Conservation cut backs	<p>> Manual cutbacks of the wood line of the conservation areas listed on the map provided. Cutback distance will be 6 feet with the exception of areas too steep to achieve that width. Mature non invasive trees may be left, but anything up to 20 feet will be trimmed.</p> <p>> Forestry mulching equipment will be used as well as chainsaws. Estimated time to completion is approximately 10 days.</p> <p>• SYTE will make a diligent effort to not disturb turf along the perimeter but will not be responsible for replacement of disturbed turf.</p> <p>Includes discount for rework \$1,100.00</p>	1	23,500.00	23,500.00

BALANCE DUE

\$23,500.00



MEADOW POINTE IV CDD
OLDWOODS AVE
WESLEY CHAPEL, FL 33543-0000

Statement Date: June 20, 2023


Amount Due:	\$1,608.56
Due Date: July 11, 2023	
Account #: 221006228235	

DO NOT PAY. Your account will be drafted on July 11, 2023

Account Summary

Current Service Period: May 16, 2023 - June 14, 2023	
Previous Amount Due	\$1,608.56
Payment(s) Received Since Last Statement	-\$1,608.56
Current Month's Charges	\$1,608.56
Amount Due by July 11, 2023	\$1,608.56

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text **OUT** to **27079***
- Call **877-588-1010****

* If we don't recognize your number, register at TECOaccount.com.


** 12-digit account number and zip code required.

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



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

Account #: 221006228235
Due Date: July 11, 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 to enroll now.

Amount Due:	\$1,608.56
Payment Amount:	\$ _____

604470498131

Your account will be drafted on July 11, 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: June 20, 2023
Charges Due: July 11, 2023

Service Period: May 16, 2023 - Jun 14, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
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
Lighting Charges		\$1,608.56

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.

Total Current Month's Charges

\$1,608.56

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
 866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/12/23		MEADOW POINTE IV CDD	
Billing Date	Sales Rep	Customer Account	
07/12/2023	Deirdre Bonett	107010	
Total Amount Due		Ad Number	
\$1,049.50		0000288223	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/12/23	07/12/23	0000288223	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$1,045.50
07/12/23	07/12/23	0000288223	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.25 IN	\$0.00 \$4.00

RECEIVED
7/14/2023

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Tampa Bay Times

tampabay.com

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 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
07/12/23		MEADOW POINTE IV CDD	
Billing Date	Sales Rep	Customer Account	
07/12/2023	Deirdre Bonett	107010	
Total Amount Due		Ad Number	
\$1,049.50		0000288223	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

MEADOW POINTE IV CDD
 ATTN: c/o RIZZETTA & COMPANY
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

Times Publishing Company
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 PO BOX 123396
 DALLAS, TX 75312-3396

Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe IV Community Development District

The Board of Supervisors (the "Board") of the Meadow Pointe IV Community Development District (the "District") will hold a public hearing and a meeting on Wednesday August 9, 2023, at 5:00 p.m. at Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Blvd., Wesley Chapel, Florida 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection,

and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.meadowpointe4cdd.org>, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$2,080,303.02
COLLECTION COST @ 2%	\$44,261.77
EARLY PAYMENT DISCOUNT @ 4%	\$88,523.53
TOTAL O&M ASSESSMENT	\$2,213,088.32

LOT SIZE	UNITS	PER LOT O&M
SF 50' Whinsenton	104	\$1,999.47
SF 50' Parkmonte	109	\$1,975.24
SF 60' Shellwood Place	115	\$1,975.24
SF 55' Provence	125	\$1,907.31
TH- Meadow Pointe North	62	\$2,061.91
SF 75' Windsor	108	\$1,907.31
SF 70' Enclave	117	\$1,907.31
TH- Haven	52	\$2,063.25
SF 65' Meridian	116	\$1,907.31

908 TOTAL UNITS

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 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.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

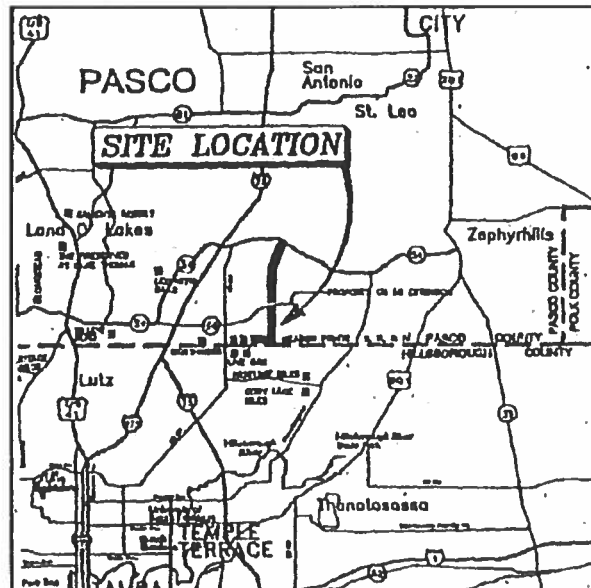
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Darryl Adams
District Manager



Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

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07/19/2023	Deirdre Bonett	107010	
Total Amount Due		Ad Number	
\$124.00		0000288224	

JUL 24 2023

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/19/23	07/19/23	0000288224	Times	Legals CLS	Public Hearing and BOS Meeting	1	2x51 L	\$120.00
07/19/23	07/19/23	0000288224	Tampabay.com	Legals CLS	Public Hearing and BOS Meeting AffidavitMaterial	1	2x51 L	\$0.00 \$4.00

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Tampa Bay Times

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DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

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TIMES PUBLISHING COMPANY

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ATTN: c/o RIZZETTA & COMPANY
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TAMPA, FL 33614

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DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

RECEIVED

JUL 24 2023

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Public Hearing and BOS Meeting** was published in said newspaper by print in the issues of: **7/19/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe IV Community Development District

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The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.meadowpointe4cdd.org>, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Darryl Adams
District Manager

Run Date: July 19, 2023

0000288224

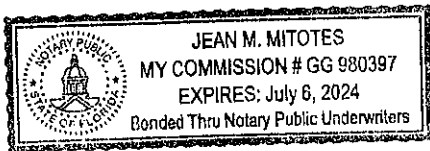
Signature Affiant

Sworn to and subscribed before me this **07/19/2023**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



**Tampa Bay Times
Published Daily**

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JUL 24 2023**

STATE OF FLORIDA
COUNTY OF Pasco

} SS

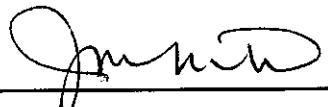
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Public Hearing and BOS Meeting** was published in said newspaper by print in the issues of: **7/19/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **07/19/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe IV Community Development District

The Board of Supervisors (the "Board") of the Meadow Pointe IV Community Development District (the "District") will hold a public hearing and a meeting on Wednesday August 9, 2023, at 5:00 p.m. at Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Blvd., Wesley Chapel, Florida 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.meadowpointe4cdd.org>, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Darryl Adams
District Manager

Run Date: July 19, 2023 0000288224





4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652

INVOICE

Page: 1

Invoice Number: SI75504
Invoice Date: 7/1/2023
Due Date: 7/31/2023

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
7/1/2023	Monthly Lift Station Inspection	2001	1	Each	90.09	90.09

RECEIVED
7/14/2023

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: 6/16/23
 MODEL OF PUMPS: _____ HP: 5
 POWER: A/C VOLTS: 230 PHASE: 3
 PUMPS AMPS: #1 L1 17.9 L2 19.8 L3 19.4
 #2 L1 18.7 L2 18.9 L3 19.2
 RESISTANCE: #1 L1 & L2 0 L2 & L3 0 L1 & L3 0
 #2 L1 & L2 0 L2 & L3 0 L1 & L3 0
 PUMP GROUND: #1 00 #2 00 ETM #1 03161.3 ETM #2 02889.4
 CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL: ALTERNATION <u>OK</u> ALARM HORN <u>Ok</u> ALARM LIGHT <u>Ok</u> FLOAT SYSTEM #1 <u>Ok</u> #2 _____ #3 _____ #4 _____	CONDITION OF PANEL BOX: PAINT <u>Ok</u> HASP <u>Ok</u> HINGES <u>Ok</u> STAND <u>Ok</u> LOCK <u>Ok</u>
---	---

OTHER PANEL PROBLEMS _____

WET WELL: SIZE PIPING <u>2in.</u> TYPE <u>PVC</u> COND. PIPE <u>Ok</u> GREASE ON WALL <u>None</u> GREASE FLOATING <u>None</u> HATCH COVER <u>Good</u> HINGES <u>Good</u>	DRY WELL: SIZE PIPING <u>4in.</u> TYPE <u>Ductile</u> COND. PIPE <u>Ok</u> GREASE ON WALL <u>N/A</u> GREASE FLOATING _____ HATCH COVER _____ HINGES _____ <u>N/A</u>
---	---

CONDITION AROUND LIFT STATION: (WEEDS, TRASH, OTHER) Good

WORK THAT NEEDS TO BE DONE: _____

CC: OWNER

Signature & Date [Signature] 6/16/23





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. 1449459W426
 STATEMENT DATE 07/20/23
 DUE DATE 07/25/23
 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	
07/20/23	BASIC SERVICE CHARGE 8/1/2023-8/31/2023 1.00 6.00YD	\$ 77.00
	Invoice Total	\$ 77.00
	Account Balance	\$ 77.00

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. 6426-016055
 INVOICE NO. 1449459W426
 STATEMENT DATE 07/20/23
 DUE DATE 07/25/23
 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. 1449605W426
 STATEMENT DATE 07/20/23
 DUE DATE 07/25/23
 BILLING PERIOD //--

MEADOW POINT IV CDD
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614

FOR ASSISTANCE CALL
 Customer Service (352) 583-4204
 One Time Payments (800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 27612	
	Service Location	
	Acct #022299-0001	
	MEADOW POINTE NORTH HOA	
	4467 FENNWOOD CT WESLEY CHAPEL,	
07/20/23	FUEL SURCHARGE	1.00 SC70289820 \$ 2.86
07/20/23	FUEL SURCHARGE	1.00 SC70290464 \$ 156.92
07/20/23	ENVIRONMENTAL SURCHARGE	1.00 SC70289819 \$ 1.31
07/20/23	ENVIRONMENTAL SURCHARGE	1.00 SC70290463 \$ 72.08
07/20/23	BASIC SERVICE CHARGE	1.00 8.00YD \$ 720.82
	8/1/2023-8/31/2023	
07/20/23	BASIC CONTAINER CHARGE	1.00 8.00YD \$ 13.13
	8/1/2023-8/31/2023	
	Invoice Total	\$ 967.12
	Account Balance	\$ 967.12

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

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Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING EAST
 20719 US HIGHWAY 301
 DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-022299
 INVOICE NO. 1449605W426
 STATEMENT DATE 07/20/23
 DUE DATE 07/25/23
PAY THIS AMOUNT 967.12

WRITE AMOUNT PAID	\$
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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. 6865286W425
 STATEMENT DATE 06/30/23
 DUE DATE 07/10/23
 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
	Contract No: ALL SITES	
	Service Location	
	Acct #013932-0001	
	MEADOW POINTE IV CDD	
	MEADOW POINTE IV WESLEY CHAPEL,	
06/30/23	BASIC SERVICE CHARGE 1.00 0.50YD	\$ 13,747.50
	6/1/2023-6/30/2023	
	Invoice Total	\$ 13,747.50
	Account Balance	\$ 13,747.50

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. 6865286W425
 STATEMENT DATE 06/30/23
 DUE DATE 07/10/23
PAY THIS AMOUNT 13,747.50

WRITE AMOUNT PAID	\$
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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



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2185385** Cycle 06
Meter Number
Customer Number 10252971
Customer Name MEADOW POINTE IV CDD
HILDA SERRATO

Bill Date **07/11/2023**
Amount Due **249.67**
Current Charges Due **08/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
-----------	---------	---------	---------	------------	--------------	-----------	----------

Comparative Usage Information

Period	Days	Per Day
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BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 249.67
Payment 249.67CR
Balance Forward 0.00



1 0 2 5 2 9 7 1

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

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 07/28/2023.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/11/2023

Use above space for address change ONLY.

District: OP06

2185385 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/28/2023
TOTAL CHARGES DUE 249.67
DO NOT PAY

000218538500002496700002496701

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Customer Name
MEADOW POINTE IV CDD

Customer Number
10252971

Bill Date
07/11/2023

RECEIVED
JUL 14 2023

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1418211				PL			0.00	5,215.00	5,215.00
1418215		06/06	07/06	GS	0		0.00	40.16	40.16
1418216		06/06	07/06	GS	124		0.00	50.99	50.99
1418217		06/06	07/06	GS	121		0.00	50.74	50.74
1418218		06/06	07/06	GS	3202		0.00	319.86	319.86
1418220		06/06	07/06	GS	121		0.00	50.74	50.74
1418221		06/06	07/06	GS	12165	24	0.00	1,102.82	1,102.82
1418223		06/06	07/06	GS	393		0.00	74.50	74.50
1418224		06/06	07/06	GS	148		0.00	53.10	53.10
1418225		06/06	07/06	GS	1824		0.00	199.50	199.50
1418227		06/06	07/06	GS	170		0.00	55.01	55.01
1418228		06/06	07/06	GS	54		0.00	44.88	44.88
1418229		06/06	07/06	GS	191		0.00	56.85	56.85
1418230		06/06	07/06	GS	14		0.00	41.38	41.38
1418231		06/06	07/06	GS	10		0.00	41.04	41.04
2187625		06/06	07/06	GS	153		0.00	53.54	53.54
Subtotal:					18690	24	0.00	7,450.11	7,450.11

53100 -4307 \$5215.00
53100 -4304 \$1102.82
53100 -4301 \$1132.29

RECEIVED
7/17/2023

DO NOT PAY - Total amount will be electronically transferred on 07/28/2023.

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Bill Date: 07/11/2023

Electronic Funds Transfer On: 07/28/2023

Total Charges Due: 7,450.11

District: OP06

DO NOT PAY



10252971 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

** Summary Bill **

