



Rizzetta & Company

Meadow Pointe IV Community Development District

**Board of Supervisors' Meeting
February 14, 2024**

**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 Susan Fischer 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.

Meadow Pointe IV Community Development District
District Office – Wesley Chapel, Florida 33544 (813)994-1001
Mailing Office – 3434 Colwell Ave, Suite 200, Tampa, Florida 3614
www.meadowpointe4cdd.org

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

February 7, 2024

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, February 14, 2024, at 9:00 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. Discussion on FY 24-25 Budget
 - B. Discussion on HOA/CDD Landscape Agreement
- 5. STAFF REPORTS**
 - A. Deputy Report
 - B. District Engineer
 1. Update on HA-5
 2. Update on Union Park Pond 64
 3. Update on WynField
 4. Update on Woodcreek Survey
 5. Discussion of Tree Removal Request..... Tab 1
 - C. Aquatic Maintenance
 1. Waterway Inspection Report..... Tab 2
 - D. Landscape Inspection Services
 1. Review of Field Inspection Report Tab 3
 2. Consideration of Landscape Proposals Tab 4
 3. Update on Street Tree Project
 4. Consideration of JDI Street-Tree Support Proposals Tab 5
 5. Ratifying the JDI Irrigation Proposal Tab 6
 - E. Amenity Management
 1. Review of Amenities Report Tab 7
 - F. District Counsel
 - G. District Manager
 1. Review of District Manager Report, Raid Log, and Monthly Financial Statement Tab 8
 2. Review of the 4th Quarterly Compliance Audit Report..... Tab 9
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 10, 2024..... Tab 10
 - B. Consideration of Operation and Maintenance Expenditures for December 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,

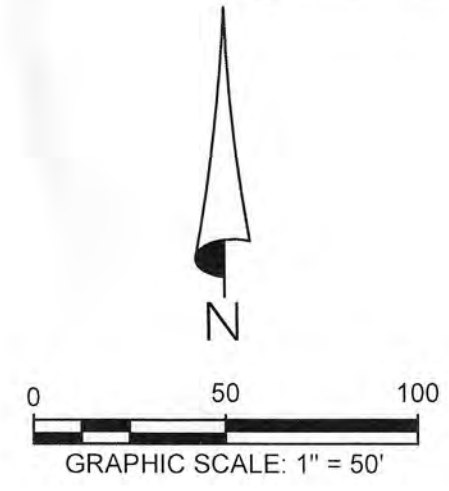
Daryl Adams

Daryl Adams
District Manager

Tab 1

TREE REMOVAL REPLACEMENT PLAN
 Pasco County LDC requires 1:1 replacement of Permitted Species.
 (2) QV3
 (1) TD3
 (1) TD4
 (1) MV3
 Pasco County LDC requires replacement of any non-permitted species 10" DBH and larger at a 1/3 total inch ratio rounding up to the nearest inch.
 (1) 10" Southern Yellow Pine = 4" Replacement

ELEVATIONS BASED ON:
 NORTH AMERICAN VERTICAL DATUM 1988
 CONVERSION
 NAVD 88 TO NGVD 29 = +0.00



HEIDT DESIGN
 Civil Engineering • Planning & GIS
 Transportation Engineering
 Ecological Services • Landscape Architecture
 Engineering Business Certificate of Authorization No. 28782
 Landscape Architecture Certificate of Authorization No. LC20000405
 5806-B Breckenridge Pkwy.
 Tampa, Florida 33610
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 Fax: 813-464-7629
 www.HeidtDesign.com

UNION PARK
 PHASE 1A, 1B, 2A, & 2B
 PERMIT LANDSCAPE PLAN
 PREPARED FOR: METRO DEVELOPMENT

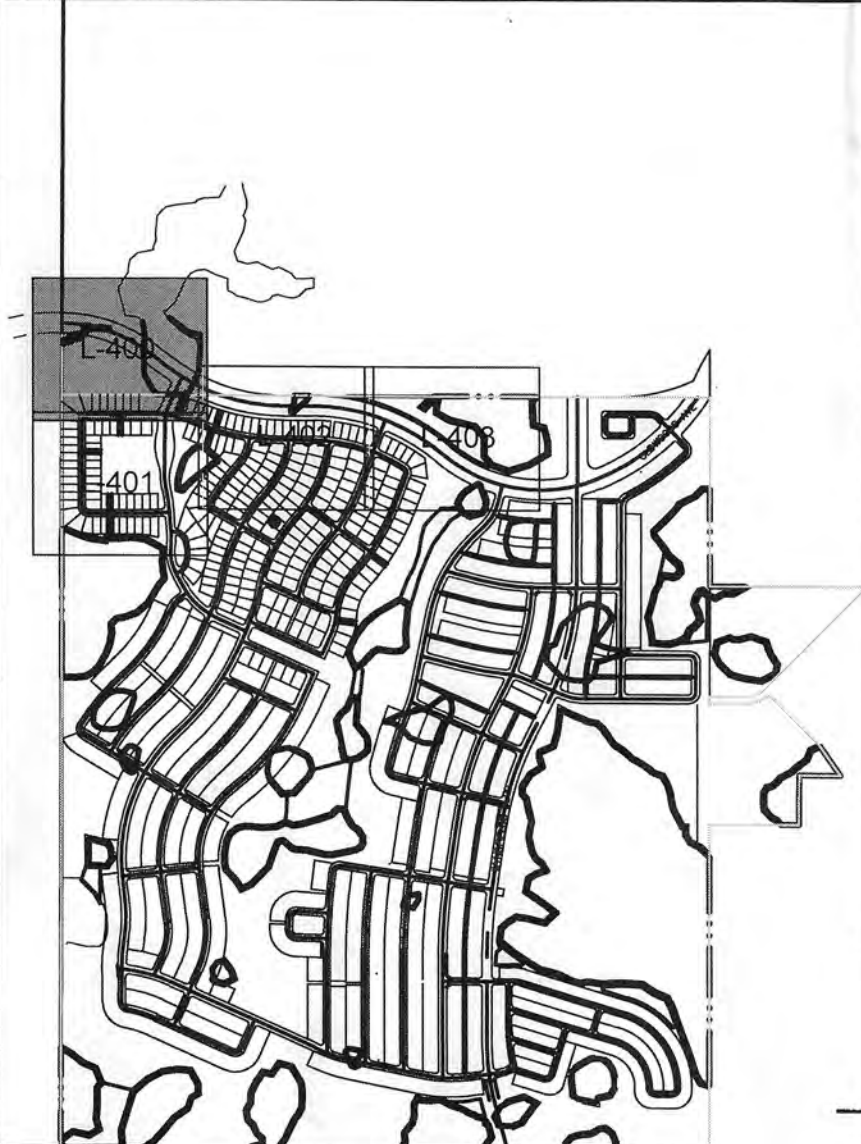
Trees not Included in Permit Submittal

PARCEL ID:
 26-26-20-0000-00100-001D

TREE LEGEND

- 11"QV EXISTING TREE TO REMAIN
- ✕ 11"QV EXISTING TREE TO BE REMOVED

SEE SHEET L-402



PERMIT LANDSCAPE SHEET INDEX KEY MAP

THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC CONSIDERATIONS OF THE OWNER.

SEE SHEET L-401

PROJECT NO: GRP GR 1037
 FILE: L-400
 DESIGN BY: R HENDRY
 DRAWN BY: R HENDRY
 REGISTERED LANDSCAPE ARCHITECT



SCOTT E. ANDRAESEN
 DATE: MAY 14 2013
 REGISTRATION NO. 0001658

L-400



3" MV3

6" TD4

10" QV3



5" TD3

12" QV3



UNION PARK PLANT LIST										
Different Species for every 5 trees (Max. of 8 Species Required)										
TREES	Symbol	Quantity	Code	Botanical	Common	Container	Cal	Size	Remarks	Drought Tolerant
	AR3	8	AR3	Florida Flame Red Maple	Acer rubrum 'Florida Flame'	45 G	3"Cal	10-12' HT x 4-5' SPR	Florida #1, Straight Central Leader	Yes
	JS2	7	JS2	Southern Red Cedar	Juniperus silicicola	30 G	2"Cal	10-12' HT x 6-8' SPR	Florida #1, Full	Yes
	MG2	5	MG2	Southern Magnolia	Magnolia grandiflora	30 G	2"Cal	8-10' HT x 4-6' SPR	Florida #1, Straight Central Leader	Yes
	MG3	5	MG3	Southern Magnolia	Magnolia grandiflora	45 G	3"Cal	10-12' HT x 4-6' SPR	Florida #1, Straight Central Leader	Yes
	MV3	8	MV3	Sweet Bay	Magnolia virginiana	45 G	3"Cal	10-12' HT x 4-5' SPR	Florida #1, Full	Yes
	PP3	7	PP3	Longleaf Pine	Pinus palustris	30 G	3"Cal	10-12' HT x 6-8' SPR	Florida #1, Straight Central Leader	Yes
	QS2	7	QS2	Shumard Red Oak	Quercus shumardii	30 G	2"Cal	10-12' HT x 4-6' SPR	Florida #1, No girdling Roots	Yes
	QS3	6	QS3	Shumard Red Oak	Quercus shumardii	45 G	3"Cal	10-12' HT x 4-6' SPR	Florida #1, No girdling Roots	Yes
	QV3	20	QV3	Southern Live Oak	Quercus virginiana	45 G	3"Cal	10-12' HT x 4-6' SPR	5' CT, Main Central Leader	Yes
	TD2	3	TD2	Bald Cypress	Taxodium distichum	30 G	2"Cal	10-12' HT x 4-6' SPR	5' CT, Main Central Leader	Yes
	TD3	6	TD3	Bald Cypress	Taxodium distichum	45 G	3"Cal	10-12' HT x 4-6' SPR	Florida #1, Straight Central Leader	Yes
Requirements: Min. 2" Caliper, Min. 6' height at installation, mature spread of greater than 20 feet, Multi-trunk trees to be a minimum of 3 trunks at 1' each; 6' height at installation, and Palms may be substituted for up to 30% of shade trees, 3 Palms for 1 shade tree, grouped together, 10' clear trunk.										
*100% Native Trees, 90% Drought Tolerant Trees										
SHRUBS										
Max. 25% Coverage of Overall Landscape Area (Shrubs & Groundcovers)										
Symbol	Quantity	Code	Botanical	Common	Container	Size	Remarks	Native	Drought Tolerant	
●	135	IPF	Illicium floridanum	Purple Anise	3 G@ 3' oc	18-24" HT x 18-24" SPR	Full in pot.	Yes	Yes	
⊙	134	MFC	Myrcianthes fragrans 'compacta'	Compact Simpson's Stopper	3 G@ 3' oc	18-24" HT x 18-24" SPR	Full in pot.	Yes	Yes	
⊙	134	MWM	Dwarf Wax Myrtle	Myrica cerifera 'Pumila'	3 G@ 3' oc	18-24" HT x 12-18" SPR	Full in pot.	Yes	Yes	
⊙	176	VOD	Viburnum obovatum	Walter's Viburnum	3 G@ 3' oc	18-24" HT x 18-24" SPR	Full in pot.	Yes	Yes	
Requirements: Min. 18" height at installation, 24" in height within one year, Dwarf Species Min. 14" in height at installation, Spaced for species but no more than 36" on center at installation, and Max 30% of required landscaped area may be grassed.										
*100% Native and Drought Tolerant Shrubs Provided										
GROUNDCOVERS										
Max. 25% Coverage of Overall Landscape Area (Shrubs & Groundcovers)										
Symbol	Quantity	Code	Botanical	Common	Container	Size	Remarks	Native	Drought Tolerant	
▨	1,142	SG-IVS	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	3 G@ 2.50' oc	18-24" HT x 12-18" SPR	Full in pot.	Yes	Yes	
▨	504	SG-MCP	Muhlenbergia capillaris	Pink Muhly	3 G@ 2.50' oc	18-24" HT x 18-24" SPR	Full in pot.	Yes	Yes	
▨	3,629	SG-TVA	Variegated Dwarf Jasmine	Trachelospermum asiaticum	1 gal@ 12" oc	18-24" HT x 12-16" SPR	Full in pot.	Yes	Yes	
▨	567	SG-TDF	Fakahatchee Grass	Tripsacum dactyloides	3 gal@ 24" oc	18-24" HT x 12-16" SPR	Full in pot.	Yes	Yes	
Requirements: Min 30% of Shrubs/Groundcover, Spaced to present a finished appearance and obtain a reasonably complete coverage within one year, and Max 30% of required landscaped area may be grassed.										
*100% Native Groundcovers and Drought Tolerant										
SOD AND MULCH										
Quantity	Code	Botanical	Common	Remarks						
17,559	MUL1	Pine Straw Mulch - 3" Thick	Pine Straw Mulch	Full coverage in planting beds and tree rings. 3" depth. (SF)						
65,833	SOD1	Floritam St. Augustine Sod	Stenotaphrum secundatum 'Floritam'	Full coverage. Limits may vary based on site conditions. (SF)						

Buffer Specifications:

- Type D buffer A 20-foot wide buffer (non-local right-of-way buffer). A landscape buffer shall be required adjacent to any road right-of-way external to the development project and adjacent to any non-local access roads internal to a development and adjacent to all double frontage lots. Wooden and plastic-type fences (including PVC) shall be prohibited.
- The minimum width of the right-of-way buffer shall vary according to the ultimate width of the abutting right-of-way as indicated below:
 - Developments of 15 acres or more require a minimum 20-foot wide buffer regardless of the width of the right-of-way.
 - Shade trees shall be planted with a maximum spacing of 30 feet on center. Palms may be substituted for up to 30 percent of the required shade trees and shall be planted in clusters with a minimum of three palms per cluster with a maximum spacing of eight feet on center. Exceptions will be made for Phoenix spp. (not including roebelenii), which may be planted individually. A maximum distance of 30 feet shall be maintained between all types of tree plantings. The remainder of the buffer shall be landscaped with shrubs, at a minimum rate of five shrubs per tree or palm, and ground cover plants.
 - Where a vehicular use area abuts the right-of-way buffer, the buffer shall also contain an earthen berm, a minimum of 18 inches in height, and shall be landscaped with shrubs planted in staggered double rows and maintained so as to form a continuous, unbroken, solid visual screen within one year from the time of planting and ground cover plants. The berms and landscaping shall be 80 percent opaque and shall be a minimum of three feet in height at the time of planting and at all times thereafter. A berm shall not be required within the clear-site triangle areas.
 - All portions of each site, which are not devoted to buildings, sidewalks, paving, or special landscape features shall be grassed. However, no more than 30 percent of the required landscape area may be grassed, the balance shall be landscaped in shrub and ground cover plants.
 - Further, whenever a wall is used the following standards shall apply. Masonry or other ornamental wall, not to exceed eight feet in height, shall be located within a required type D buffer (right-of-way buffer) to separate a residential development from an arterial or collector road as defined in the comprehensive plan, transportation corridor and vision map roadways and type 1 subdivision roadways. The masonry or other ornamental wall shall be installed so as to allow the required landscaping to be provided along the right-of-way side of the wall. Where a wall is used a berm shall not be required, however a combination of berm and wall may be used. Any sidewalk located adjacent to said masonry or other ornamental wall shall be separated from the masonry or other ornamental wall by a single row of trees, spaced 30 feet on center. The trees shall be planted so as to provide shade along the sidewalk. Palms may be substituted for trees at a rate of three palm trees, grouped together, for one tree. Palms may be substituted for up to 30 percent of the required trees. Vines and ground cover may also be incorporated into the landscaping. It is not the intent of this requirement to obscure from view decorative elements such as emblems, tile molding, and wrought iron.

THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC CONSIDERATIONS OF THE OWNER.

DEVELOPER REQUIRED TREES & SHRUBS									
SITE	BUFFER TYPE	TOTAL LINEAR FEET OF BUFFER	TOTAL SHRUBS REQUIRED	TOTAL TREES REQUIRED	DIAMETER OF TREES REQUIRED (INCHES)	TOTAL INCHES OF TREES REQUIRED	TOTAL TREES PROVIDED	DIAMETER OF TREES PROVIDED (INCHES)	TOTAL INCHES OF TREES PROVIDED
POND #2 BUFFER (1 TREE/50 LF)	WATER MANAGEMENT AREA	1,545	0	31	2	62	31	3	93
POND #3 BUFFER (1 TREE/50 LF)	WATER MANAGEMENT AREA	1,069	0	21	2	43	3	2	6
ADJACENT USE ROW BUFFER (1 TREE/30 LF)	TYPE 'D' BUFFER	821	137	27	2	55	19	2	38
STREET TREES	N/A	0	0	0	0	0	0	0	0
TOTALS			137	80		159	82		224
TOTAL INCHES TO BE USED FOR TREE REPLACEMENT CREDIT (PROVIDED INCHES - REQUIRED INCHES)									
REMAINING REQUIRED TREE REPLACEMENT INCHES PROVIDED IN OLDWOODS DRAWINGS									

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 CONVERSION NAVD 88 TO NGVD 29 = +0.00

BUILDER REQUIRED/PROVIDED TREES (Based on Lot Size)							
SITE	NUMBER OF LOTS	NUMBER OF TREES REQUIRED BY CODE PER LOT	TOTAL TREES REQUIRED (2" CAL)	TOTAL INCHES OF TREES REQUIRED	NUMBER OF TREE PROVIDED PER LOT	TOTAL TREES PROVIDED	TOTAL INCHES OF TREES PROVIDED
LESS THAN 3500 SQFT	0	1	0	0	1	0	0
3501-6000 SQFT	0	2	0	0	2	0	0
6001-7500 SQFT	104	3	312	624	3	312	624
7501-9500 SQFT	21	4	84	168	4	84	168
9501-16000 SQFT	14	6	84	0	6	0	0
OVER TO 16000 SQFT	0	8	0	0	8	0	0
STREET TREES	0	0	0	0	0	0	0
TOTALS	139		480	792		396	792
TOTAL INCHES TO BE USED FOR TREE REPLACEMENT CREDIT (PROVIDED INCHES - REQUIRED INCHES)							
0"							

TREE REMOVAL CHARTS

LIVE OAKS REMOVED		
SIZE (INCHES)	NUMBER OF TREES	TOTAL INCHES
10	1	10
11	2	22
12	1	12
13	2	26
14	2	28
15	1	15
15	1	15
Total	13	113

REQUIRED REPLACEMENT INCHES	
DESCRIPTION	INCHES
TOTAL TREE INCHES ON SITE	0
TOTAL TREE INCHES PRESERVED	0
TOTAL TREE INCHES TO BE REPLACED	0

PROPOSED REPLACEMENT INCHES	
DESCRIPTION	INCHES
TOTAL TREE INCHES REMOVED FROM OLDWOODS PLANS	65
TOTAL TREE INCHES REQUIRED IN BUFFERS	159
TOTAL REQUIRED TREE INCHES TO BE REPLACED	224
TOTAL TREE INCHES PROVIDED (Total Number of Planted Trees times caliper)	224
TOTAL TREE INCHES APPLIED TOWARD REPLACEMENT CREDIT (Total Provided Inches minus Total Tree Inches Required in Buffers)	0

General Notes:

- All plants shall be Florida grade #1 or better.
- Apply a 3" layer of mulch layer to all proposed tree, shrub, ground cover and vine plantings.
- All required trees to be planted shall be a minimum of 2" caliper or larger, multi-trunk trees shall be a minimum of 3" cal. or larger with a minimum of three (3) trunks.
- All portions of a lot upon which development has commenced, but not continued for a period of 30 days, shall be planted with a grass species or ground cover to prevent erosion and encourage soil stabilization. Adequate coverage, so as to suppress fugitive dust, shall be achieved within 45 days.
- No reference to engineering should be made from this sheet. For landscape reference only.
- Any deviation from plant quantity, size or grade may jeopardize the certificate of occupancy. Additional plants may be added, but must comply with Pasco County requirements.
- All trees must be guaranteed for a period of one year from the date of inspection.
- An underground irrigation system shall be installed for all required landscaping to be maintained by the CDD/homeowner's association or other entity, other than Pasco County.

Standard Notes:

- Trees on lots will be planted in accordance with the above reference chart, and will be guaranteed by the developer or subsequently the HOA. Planting of the lot trees is required prior to CO of the home.
- This is a "tree plan" and was prepared to meet minimum Pasco County tree planting requirements. Additional trees and shrubs may be added for aesthetic and environmental benefits.
- Lot trees shall be planted a min. of 4' outside the sidewalk and a min. of 1' outside the R.O.W. Lot trees cannot be planted within the R.O.W. If it is to be a lot tree, then it must be planted within the lot's boundary.

Water Management Areas:

- Retention areas visible from the road, or located within required buffering (max. 70% intrusion into buffer width), must be offset with one tree ea. 50 L.F. of pond and meandered.

Landscaping Specifications:

- Sizes required at installation: 2" cal/6' ht.; Shrubs 24" ht., 24" o.c.
- No more than 30% of required landscaped area may be grasses (Sect. 6.0.10).
- No plantings over 3-1/2' ht in the 20' clear-site areas.
- Palm trees count as 3 to ; i.e., 3 palms = 1 shade tree
- Maximum 50% plant materials, other than trees, may be non-drought tolerant. Native plant material as follows: 2003 - 20% native plants; 2004 - 30% native plant materials. For every 5 trees required, there shall be a minimum one species provided, up to a minimum of eight species when forty or more trees are required (Sect. 602.7.B1.d - Tree Ord.)
- No one plant species of shrubs or groundcover, excluding turf grass, shall constitute more than twenty-five (25) percent of any landscape plan (Sect. 6.0.11, L&O)
- Berm height is measured from the vehicular use area grade.
- Irrigation designed per requirements of Sect. 15C L@O
- Mulch and gravel specifications - Sect. 6.0.10, L@O

Irrigation Note:

- Method of irrigation is automatic underground Zoned irrigation.

HEIDT DESIGN
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UNION PARK
PHASE 1A, 1B, 2A, & 2B
PERMIT LANDSCAPE TABULATIONS

PREPARED FOR: METRO DEVELOPMENT

NO.	DATE	DESCRIPTION
3	03/18/2013	REVISED PER COUNTY COMMENTS
2	02/08/2013	REVISED PER COUNTY COMMENTS
1	11/19/12	PERMIT SUBMITTAL

PROJECT NO: GRP GR 1037
 FILE: L-404-LA TABS
 DESIGN BY: R HENDRY
 DRAWN BY: R HENDRY

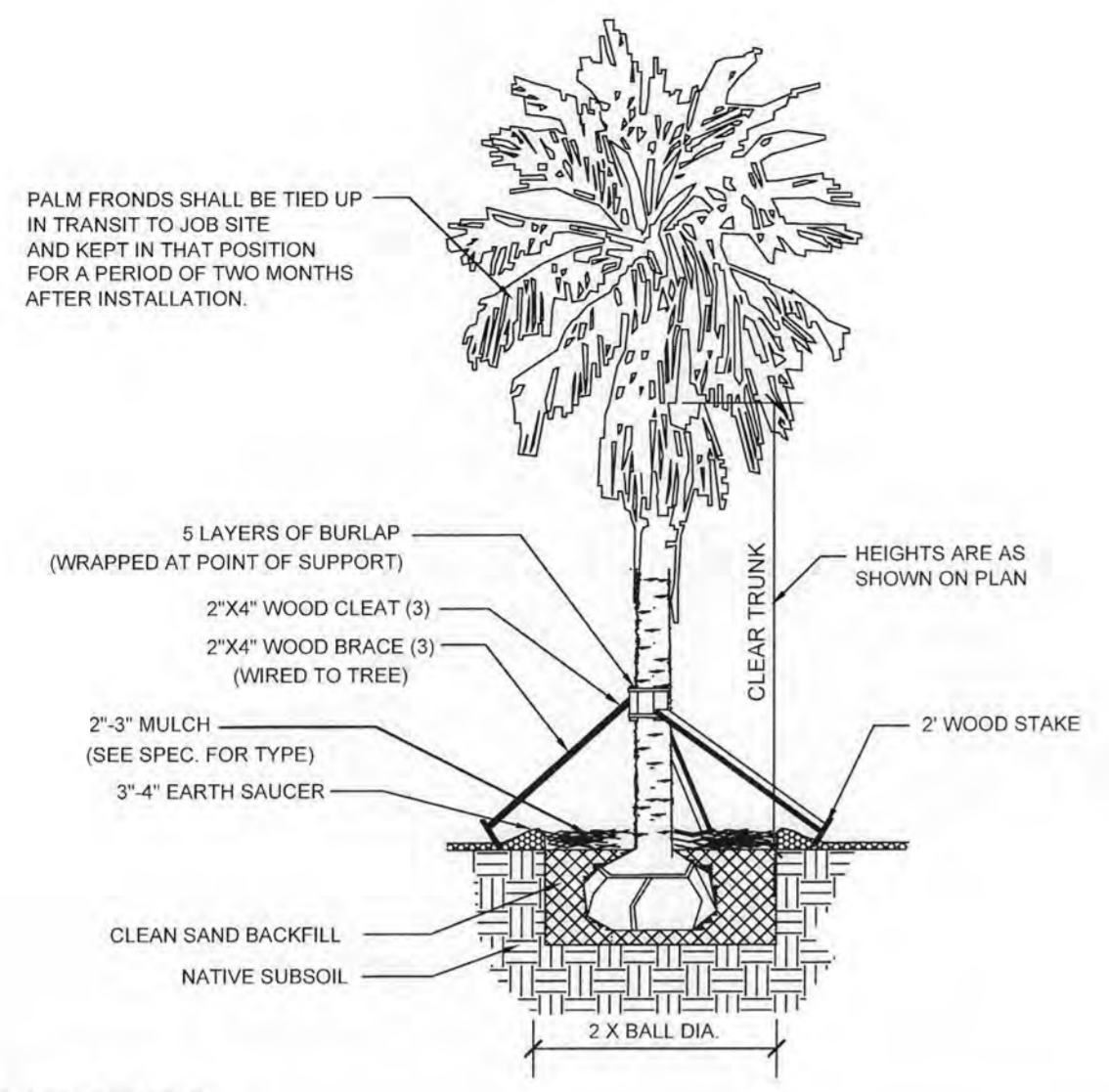
REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
 DATE: MAY 14 2013
 REGISTRATION NO. 0001658

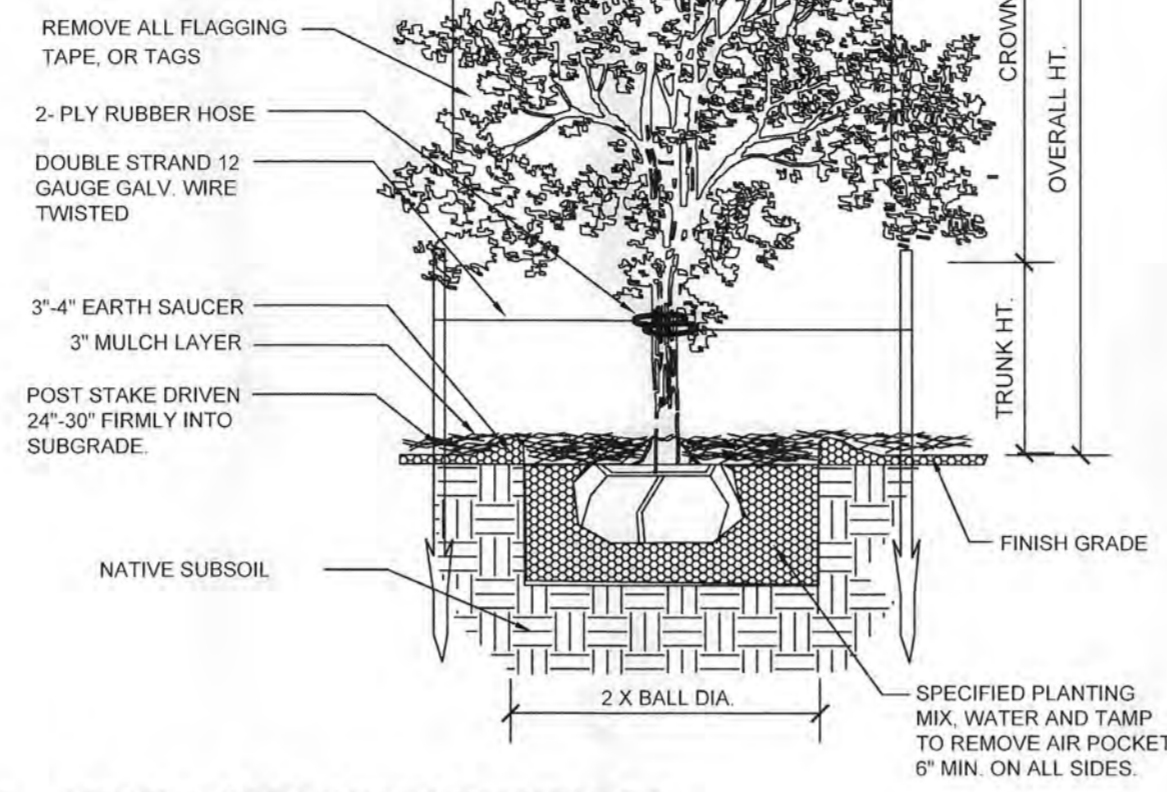
L-404

LANDSCAPE NOTES AND SPECIFICATIONS

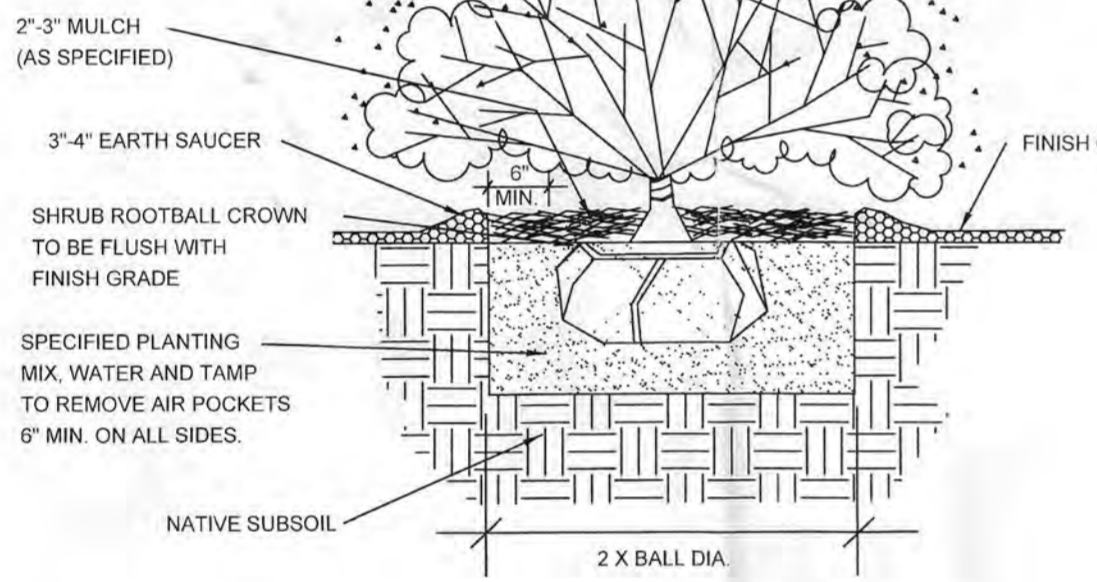
PALM FRONDS SHALL BE TIED UP IN TRANSIT TO JOB SITE AND KEPT IN THAT POSITION FOR A PERIOD OF TWO MONTHS AFTER INSTALLATION.



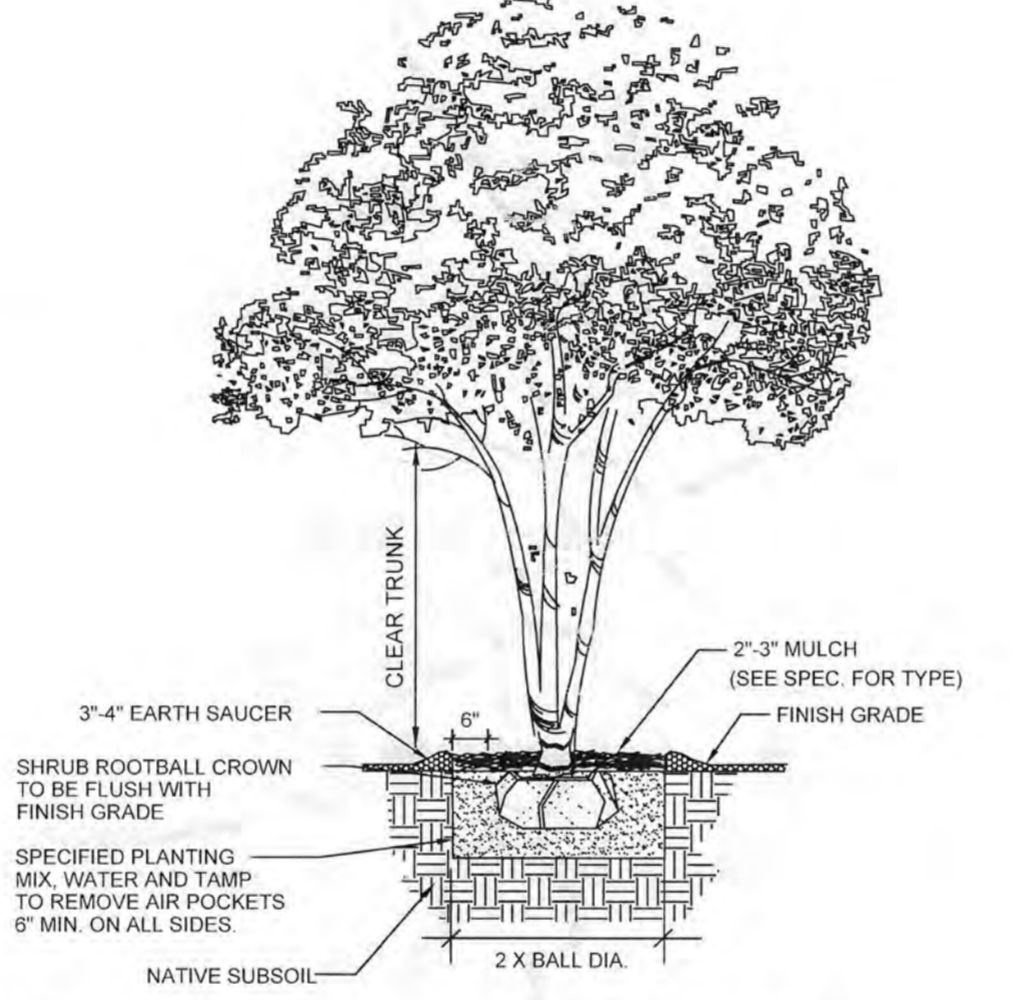
A PALM TREE
SCALE: N.T.S.



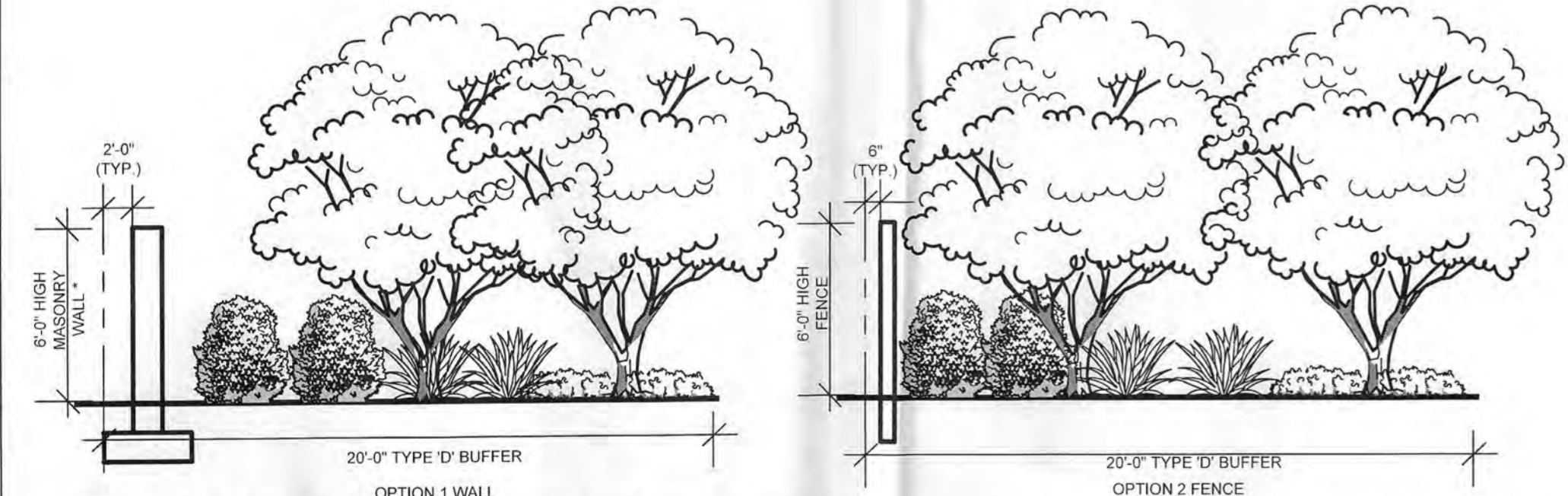
B TREE STACKING DETAIL
SCALE: N.T.S.



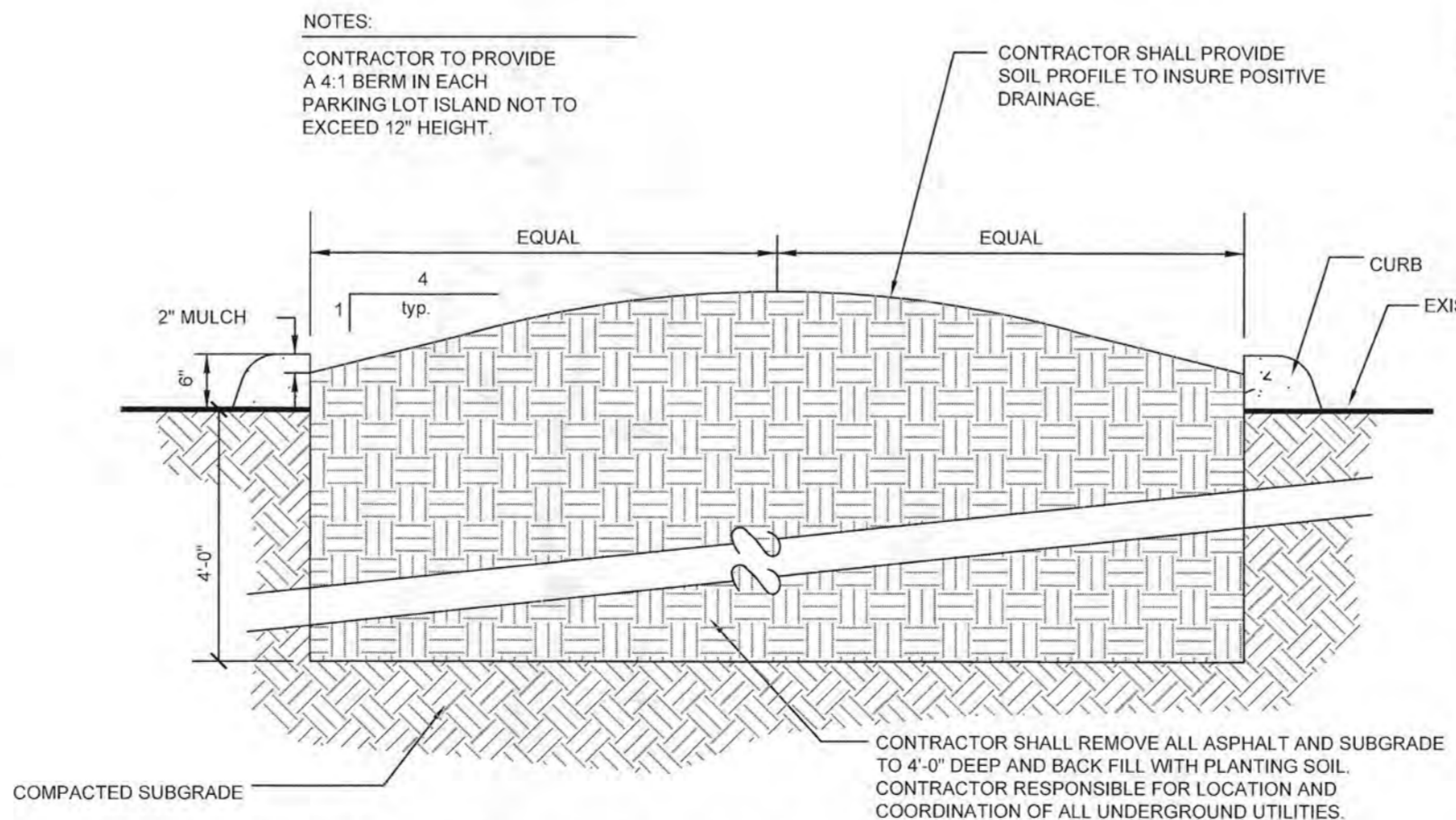
C SHRUB PLANTING DETAIL
SCALE: N.T.S.



D MULTI-STEM TREE PLANTING DETAIL
SCALE: N.T.S.



E WALL AND FENCE BUFFER DETAIL
SCALE: N.T.S.



F TYPICAL LANDSCAPE ISLAND DETAILS
SCALE: N.T.S.

IMPLEMENTATION OF THIS PLAN AND SPECIFICATIONS SHALL CONFORM TO THE HIGHEST STANDARDS OF THE TRADE AND TO ALL PREVAILING ORDINANCES AND CODES. THE SPECIFICATIONS CONTAINED HEREIN SHALL SUPPLEMENT THE WRITTEN SPECIFICATIONS.

PRIOR TO SUBMISSION OF BID, THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE ACCOMPLISHED.

THE WORK INCLUDES SOIL PREPARATION, FINISH GRADING, SUPPLYING AND PLANTING OF TREES, SHRUBS, GROUNDCOVERS, VINES, AND SOO OF THE SPECIES, SIZES AND QUALITY AS SHOWN ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. FURTHER, THE WORK SHALL INCLUDE THE MAINTENANCE OF ALL LANDSCAPE AND SOOED AREAS UNTIL FINAL ACCEPTANCE BY THE PROJECT ARCHITECT AND OWNER'S REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE A LUMP SUM BID PRICE FOR A FULLY AUTOMATIC, 100% OVERLAP COVERAGE, UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM DESIGN, SPECIFICATIONS AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE "IRRIGATION ASSOCIATION," 1911 N. FORT MYER DRIVE #109, ARLINGTON, VA 22209 AND TO THE STANDARDS OF THE "FLORIDA IRRIGATION SOCIETY."

THE LANDSCAPE CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK. PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE, COPIES OF THE PERMITS SHALL BE SENT TO THE ARCHITECT AND OWNER'S CONSTRUCTION REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL BE PROPERLY LICENSED AND INSURED. SEE WRITTEN SPECIFICATIONS.

ALL WORK IN THE RIGHT-OF-WAY AREAS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL AND/OR STATE HIGHWAY JURISDICTION.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS (EXISTING AND PROPOSED), RELATED PAVING, ELEVATIONS, WATER AND ELECTRICAL SUPPLY, ETC., PRIOR TO START OF WORK. NOTIFY THE GENERAL CONTRACTOR AND THE ARCHITECT/OWNER'S AGENT IN WRITING OF UNSATISFACTORY CONDITIONS PRIOR TO START OF WORK. START OF WORK WILL INDICATE ACCEPTANCE OF CONDITIONS AND FULL RESPONSIBILITY FOR COMPLETED WORK.

VERIFY ALL UNDERGROUND AND ABOVE-GROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. IF UNDERGROUND CONSTRUCTION, UTILITIES OR OBSTRUCTIONS ARE ENCOUNTERED DURING THE EXCAVATION OF PLANTING AREAS OR PITS, IMMEDIATELY INFORM THE OWNER'S CONSTRUCTION REPRESENTATIVE. ALTERNATE LOCATIONS FOR THE PLANT MATERIAL(S) WILL BE SELECTED BY THE ARCHITECT OR AGENT. SUCH CHANGES IN LOCATION SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

THE LANDSCAPE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY AND ALL DAMAGES THAT RESULT FROM HIS ACTIVITIES DUE TO IMPROPER VERIFICATION OF UTILITIES AND/OR OPERATOR ERROR DURING EXCAVATIONS. SEE RELATED CIVIL PLANS FOR ADDITIONAL INFORMATION AND COORDINATE ON-SITE WITH THE GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO START OF WORK.

SITE CONTRACTOR SHALL PROVIDE THE LANDSCAPE CONTRACTOR WITH A FINISH GRADE OF (PLUS OR MINUS) ONE-TENTH OF ONE FOOT. GRADE SHALL BE CLEAR OR DEBRIS AND WEED GROWTH. FINISH GRADES ADJACENT TO PAVING SHALL BE TWO INCHES (2") BELOW TOP OF CURBS, WALKS OR PAVING IN ORDER TO CONTAIN SOO OR MULCH AS SPECIFIED.

PLANT MATERIAL SHALL BE GRADED FLORIDA NO. 1 OR BETTER AS OUTLINED UNDER THE 'GRADES AND STANDARDS FOR NURSERY PLANTS,' SECOND EDITION STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK (ANSI 290.1-1990).

NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. PLANS SHALL BE BID BY ALL BIDDERS AS SHOWN. SUBMIT WRITTEN VERIFICATION OF ANY PLANT MATERIAL(S) THAT MAY BE UNAVAILABLE AS SPECIFIED, TO THE LANDSCAPE ARCHITECT.

COORDINATE THE INSTALLATION OF TREES AND PLANTS SO AS TO NOT OBSCURE THE SITE VISIBILITY TRIANGLE AT INTERSECTIONS AND THE VISIBILITY OF DIRECTIONAL SIGNS OR LIGHTS. FIELD ADJUST TREE AND PALM LOCATIONS AS REQUIRED TO AVOID CONFLICT WITH LIGHT POLES, ETC. THE OWNER SHALL PROPERLY MAINTAIN TREES AND PLANT MATERIALS AFTER FINAL ACCEPTANCE IN ORDER TO MAINTAIN UNOBSTRUCTED VISIBILITY FOR PEDESTRIANS AND VEHICLES.

ALL TREES SPECIFIED AS BALLED AND BURLAPPED SHALL BE "ROOT PLUS GROWERS" TAGGED AND APPROVED TO ENSURE PROPER HARDENING OFF PRIOR TO INSTALLATION ON-SITE.

ALL TREES PLANTED USING EITHER A TREE AUGER OR TREE SPADE ARE TO BE CORRECTLY WATER SETTLED TO ENSURE NO FUTURE SETTLING. ALL TREES THAT SETTLE CROOKED WILL BE RESET BY LANDSCAPE CONTRACTOR. ALL HOLES DUG BY EITHER A SPADE OR AUGER ARE TO BE SCORED ALONG ALL SIDES TO ALLOW ROOT GROWTH TO ESCAPE LIMITS OF EXCAVATION.

APPLY "DEVINOL" SELECTIVE HERBICIDE (DRY FLOWABLE) PER MANUFACTURER'S DIRECTIONS TO ALL PLANT BED AREAS PRIOR TO MULCHING. USE A PROPERLY CALIBRATED GRANULAR APPLICATOR AND DO NOT APPLY CHEMICAL DIRECTLY ONTO LEAVES OF PLANTS.

ALL PLANT BEDS AND TREE RINGS SHALL BE MULCHED WITH A 3" DEPTH LAYER OF PINE BARK MULCH (MEDIUM SIZE CHIPS). DEPTH SHALL BE MEASURED AFTER COMPACTION. REMOVE MULCH FROM CANOPIES OF SHRUBS AND PROPERLY "TUCK-IN" MULCH ALONG EDGES. DO NOT PILE MULCH AROUND THE BASE OF TREE TRUNKS. PROVIDE A 3" DIAMETER MULCH RING AROUND ALL PROPOSED AND EXISTING TREES WHICH DO NOT FALL WITHIN A MULCHED PLANTING BED OR ARE SURROUNDED BY TURF.

GROUNDCOVER AND SHRUB BEDS SHALL BE PLANTED ON TRIANGULAR SPACING WITH PLANTS INSTALLED AND FACED FOR OPTIMUM GROWTH INTO THE BED. CURVILINEAR BED LINES SHALL BE ACCURATELY SCALED FROM PLANS AND LAID-OUT IN THE FIELD. IF FIELD CONDITIONS ARE DIFFERENT FROM PLANS, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OR ON-SITE REPRESENTATIVE FOR FIELD ADJUSTMENT OF MATERIALS.

FINISH GRADE TO BE RAKED, LEVEL AND FREE OF WEEDS, ROCKS AND DEBRIS PRIOR TO INSTALLATION OF SOO. LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SITE CONDITIONS ARE NOT ACCEPTABLE. INCONSISTENCY IN SOO QUALITY, GRADE AND INSTALLATION MAY WARRANT REMOVAL AND REINSTALLATION.

SOOING IS REQUIRED IN ALL UNPAVED AREAS WITH THE SITE BOUNDARIES UNLESS OTHERWISE SHOWN OR NOTED. ALL SOO AREAS SHALL BE PLANTED WITH "ST. AUGUSTINE" AS SPECIFIED. SOO SHALL BE REASONABLY FREE FROM PESTS AND WEEDS, LAID IN STAGGERED ROWS WITH NO GAPS, ROLLED, FERTILIZED AND WATERED IMMEDIATELY AFTER INSTALLATION.

FERTILIZE LAWN AREAS WITH 6-6-6 FERTILIZER AT THE RATE OF 8 LBS PER 1,000 S.F. OF LAWN AREA. WATER AFTER FERTILIZATION.

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATING FOR A PERIOD OF TWENTY-FOUR HOURS PRIOR TO START OF PLANTING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONAL HAND-WATERING AS NECESSARY FOR ALL TREES, SHRUBS, GROUNDCOVERS AND LAWN AREAS PRIOR TO FINAL ACCEPTANCE.

THE JOB SITE SHALL BE KEPT ORDERLY AND REASONABLY CLEAN ON A DAILY BASIS DURING CONSTRUCTION OPERATIONS. UPON COMPLETION, THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL DEBRIS AND WASTE GENERATED BY HIS OPERATIONS ON-SITE, INCLUDING THE CLEANING OF WALKS AND PAVINGS AS NECESSARY.

IN THE EVENT OF A VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN OR NOTED ON THE PLANS, THE PLANS SHALL CONTROL.

PLANTS AND TREES SHALL BE SET PLUMB, AT THE SAME GRADE AT WHICH THEY HAVE BEEN GROWN, BEST SIDE FACING PRIME VISIBILITY AND THOROUGHLY WATERED-IN TO ELIMINATE AIR POCKETS. TREES SET TOO HIGH OR LOW WILL BE REJECTED. VERIFY PROPOSED FINISH GRADES AND SET TREES ACCORDINGLY. SEE DETAILS FOR PLANTING, STAKING AND CUTTING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SECURING TREES, PALMS AND LARGE SHRUBS IMMEDIATELY AFTER PLANTING. ALL GUY WIRES SHALL BE FLAGGED AND ALL STAKES SHALL BE DRIVEN FLUSH WITH SURROUNDING GRADE FOR PUBLIC SAFETY.

PLANTING SOIL FOR ALL TREES AND SHRUBS SHALL CONSIST OF 60% PEAT, 20% COMPOST AND 20% WOOD PRODUCT FOR AERATION. PLANTING MIX SHALL HAVE A pH OF 6.0-6.5 / MIX 75% PLANTING SOIL WITH 25% ON-SITE SOIL FOR PLANTING SOIL BACKFILL. BACKFILL ALL TREES AND SHRUBS AT THE FOLLOWING RATE:

TREES 3.5' CAL. AND GREATER	=1 CUBIC YARD EACH TREES
1-3" CAL./30 GAL.	=1/2 CUBIC YARD EACH
1-15 GALLON CONTAINERS SIZE	=1/4 CUBIC YARD EACH
3-4 GALLON CONTAINER SIZE	=3/8 PLANTS PER CUBIC YARD
1-2 GALLON CONTAINER SIZE	=6/8 PLANTS PER CUBIC YARD
ROOTED CUTTING/4- POT	=6" DEPTH OF ANNUAL BED MIX

ROOTED CUTTINGS AND 4" POT MATERIAL SHALL BE PLANTED IN A 6" DEPTH PREPARED BED CONTAINING AN "ANNUAL BED MIX" COMPOSED OF 1/3 PEAT, 1/3 COMPOSTED PINE BARK, 1/3 SAND AND DOLOMITE PH 6.0-6.5. FERTILIZE WITH "OSMOCOPE" PER MANUFACTURER'S DIRECTIONS. TOP DRESS WITH 1" LAYER OF SPECIFIED FINE MULCH.

SHRUBS SHALL BE PLANTED IN CIRCULAR PLANT PITS WITH A DIAMETER OF 16" GREATER THAN THE ROOTBALL OF CONTAINER. TREES SHALL BE PLANTED IN CIRCULAR PITS WITH A DIAMETER OF 12" GREATER THAN ROOTBALL OR CONTAINER AND BACKFILLED WITH PLANTING SOIL MIX.

REMOVE ALL PLANT LABELS, TAGS, FLAGGING TAPE AND RIBBON FROM ALL TREES, AND SHRUBS UPON FINAL ACCEPTANCE OF THE LANDSCAPE.

FERTILIZE TREES, SHRUBS AND GROUNDCOVERS WITH "SIERRA" 7.5 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS AND AT THE FOLLOWING RATE:

LARGER CONTAINER PLANTS/TREES	=1 TABLET PER GALLON SIZE
3 GALLON CONTAINER	=4-5 TABLETS PER PLANT
3 GALLON CONTAINER	=3-4 TABLETS PER PLANT
1 GALLON CONTAINER	=2-3 TABLETS PER PLANT

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ALL TREES, PLANTS AND/OR GRASSING NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS AFTER WRITTEN NOTICE. ALL PLANT REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THE REPLACEMENTS SHALL BE FURNISHED, AND INSTALLED AS HEREIN SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION SYSTEM SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE FROM DEFECTS IN MATERIALS AND WORKMANSHIP.

AN "AS-BUILT" OF THE LANDSCAPE AND IRRIGATION PLANS SHALL BE MADE BY THE LANDSCAPE AND IRRIGATION CONTRACTOR. THE "AS-BUILT" SHALL BE UP-DATED DAILY AND SHALL BE KEPT ON-SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD. ANY AND ALL DEVIATIONS FROM THE ORIGINAL CONSTRUCTION DOCUMENTS SHALL BE DULY AND ACCURATELY RECORDED. A REPRODUCIBLE OF EACH "AS-BUILT" SHALL BE PROVIDED BY THE LANDSCAPE AND IRRIGATION CONTRACTOR TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AND TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE AND PAYMENT OF RETAINAGE.

AT THE TIME OF FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE MANUAL CONTAINING INSTRUCTIONS FOR THE PROPER CARE OF ALL MATERIALS SPECIFIC TO THE JOB. INCLUDE IRRIGATION TIME/CLOCK OPERATING DIRECTIONS AND MANUFACTURER'S LITERATURE TO OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL SUPPLY THE OWNER WITH A BID TO PROVIDE YEARLY MAINTENANCE OF THE PROJECT.

THE OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND WATERING OF THE LANDSCAPING AND TURF AFTER FINAL ACCEPTANCE.

SIGHT VISIBILITY NOTES:

- SIGHT VISIBILITY TRIANGLES SHALL BE MAINTAINED AS SHOWN PER FDOT INDEX 546, SINGLE UNIT TRUCK VEHICLE.
- OLDDROWS AVENUE: DESIGN SPEED = 45 MPH, 4 LANE DIVIDED ROADWAY, 16' MEDIAN WIDTH.
- ENTRY ROAD: DESIGN SPEED = 35 MPH, 2 LANE, 2 WAY.
- ALL PLANT MATERIAL, INCLUDING SOO, GROUNDCOVERS, SHRUBS, AND TREES, SHALL BE MAINTAINED TO KEEP CLEAR SIGHT AREAS FREE FROM OBSTRUCTIONS AT ALL TIMES. MAINTAIN MIN. AND MAX. PLANT HEIGHTS AND CLEAR AREAS PER SIGHT WINDOW DETAIL. THIS SHEET.

RIGHT-OF-WAY LANDSCAPE NOTES:

- 4' CLEAR ZONE IN MEDIANS SHALL BE PROVIDED, MEASURED FROM FACE OF CURB, AS SHOWN ON PLANS.
- 4' CLEAR ZONE ON OUTSIDE EDGE OF ROADWAY SHALL BE PROVIDED, MEASURED FROM FACE OF CURB WHERE BARRIER CURB IS USED; WHERE VALLEY OR "MIAMI" CURB IS USED CLEAR ZONE IS 8 FEET, MEASURED FROM EDGE OF PAVEMENT.
- TREES WITH CANOPIES THAT EXTEND INTO CLEAR ZONES SHALL BE MAINTAINED AT 5' MIN. CLEAR TRUNK (CT) HEIGHT ABOVE THE SIGHT LINE DATUM.
- ADDITIONAL PLANTINGS IN RIGHT-OF-WAY IN EXCESS TO CODE REQUIREMENTS MAY BE INSTALLED, PROVIDED THAT THEY ARE LOCATED OUTSIDE THE ROADSIDE CLEAR ZONE, DO NOT OBSTRUCT SIGHT TRIANGLES, AND MAINTAINED BY OWNER.

G SIGHT WINDOW DETAIL
SCALE: N.T.S.

THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC CONSIDERATIONS OF THE OWNER.

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture

5806-B Breckenridge Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629

www.HeidtDesign.com

UNION PARK
PHASE 1A, 1B, 2A, & 2B

PERMIT LANDSCAPE DETAILS

METRO DEVELOPMENT

PREPARED FOR

NO.	DATE	DESCRIPTION
1	11/13/12	PERMIT SUBMITTAL

PROJECT NO: GRP GR 1037
FILE: L-405-LA DTLs
DESIGN BY: R HENDRY
DRAWN BY: R HENDRY

REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE: MAY 4 2013
REGISTRATION NO: 0001658

L-405

Tab 2



Meadow Pointe IV Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

1/9/2024

Prepared for:

Meadow Pointe IV
Community Development District

Prepared by:

Stephen Roehm, Lead Aquatic Tech & Service Manager
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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Site Assessments

Pond 1

Comments:

Site Looks Good

Continue spot spraying for Torpedograss within and around the native aquatic plants that occupy the littoral area of the pond.



Pond 2

Comments:

Normal Growth Observed

Continue spot spraying for Torpedograss within and around the native aquatic plants that occupy the littoral area of the pond.



Site Assessments

Pond 3

Comments:

Treatment In Progress

Continue spot spraying for Torpedograss within and around the native aquatic plants that occupy the littoral area of the pond.

Surface Algae has been treated. Blue Pond Dye and Metafloc (a probiotic) have been added to the pond. Metafloc helps to decrease the Phosphorus levels, which helps to reducing future algal growth.



Pond 4

Comments:

Site Looks Good

Trace amounts of native aquatic plant species growing.



Site Assessments

Pond 5

Comments:

Site Looks Good

Native aquatic plant species are thriving within this pond.

These natives uptake Phosphorus and Nitrogen that enter the pond as a result of stormwater runoff. In addition, these valuable plants help to stabilize the shoreline areas and provide habitat for fish and aquatic wildlife.



Pond 6

Comments:

Site Looks Good

Pond has mostly filled with water compared to previous months. Native aquatic plants are growing nicely within this pond ecosystem and all invasive/exotic plant species are under control.



Site Assessments

Pond 7

Comments:

Site Looks Good

Trace amount of Torpedograss
observed and treated.



Pond 8

Comments:

Site Looks Good

Trace amount of algae treated.



Site Assessments

Pond 9

Comments:

Site Looks Good

We continue to treat exposed shoreline areas with EPA approved pre-emergent aquatic herbicide.



Pond 10

Comments:

Site Looks Good

Riprap (stones) have been added to the homeowner side of pond to stabilize the pond banks and help minimize erosion.



Site Assessments

Pond 11

Comments:

Site Looks Good

Trace amount of algae treated.



Pond 12

Comments:

Treatment In Progress

Two Advanced Aquatic technicians will be launch a small boat in January to treat Primrose on the portion of the pond shoreline bordering the wetland conservation area.



Site Assessments

Pond 13

Comments:

Site Looks Good

Trace amount of algae treated.



Pond 14

Comments:

Treatment In Progress

Two Advanced Aquatic technicians will be launch a small boat in January to treat aquatic small amount of aquatic weed growth on the portion of the pond shoreline bordering the wetland conservation area.



Site Assessments

Pond 15

Comments:

Site Looks Good

Trace amounts of native aquatic plants growing along portions of the pond shoreline.



Pond 16

Comments:

Treatment In Progress

We continue to treat exposed shoreline areas with EPA approved pre-emergent aquatic herbicide.



Site Assessments

Pond 17

Comments:

Site Looks Good

Trace amount of algae treated.



Pond 18

Comments:

Site Looks Good

Floating native aquatic plant species of Waterlily benefitting the pond ecosystem.



Site Assessments

Pond 19

Comments:

Site Looks Good

Floating native aquatic plant species of Waterlily benefitting a small portion of the pond ecosystem.



Pond 20

Comments:

Site Looks Good

Native aquatic plants continue to thrive throughout a portion of the pond.

Recent treatment of the invasive aquatic plant species Azolla and Duckweed has taken place in early January and is already reducing these aquatic weeds.

Healthy growth of the native Jointed Spikerush growing and providing numerous benefits to the pond



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Site Assessments

Pond 21

Comments:

Site Looks Good

Pond receives blue pond dye applications which helps to reduce recurring algal growth.



Pond 22

Comments:

Site Looks Good

We continue to treat exposed pond shoreline areas with EPA approved pre-emergent aquatic herbicide.



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Site Assessments

Pond 23

Comments:

Site Looks Good

Trace amount of algae treated.



Pond 24

Comments:

Site Looks Good

Trace amounts of native aquatic plants growing along limited portions of the pond shoreline.



Site Assessments

Pond 25

Comments:

Site Looks Good

Trace amount of algae treated.



Pond 26

Comments:

Site Looks Good

Native aquatic plants are present along the majority of the shoreline of the entire pond.



Site Assessments

Pond 27

Comments:

Site Looks Good

Trace amounts of native aquatic plants growing within limited shallow portions of the pond.



Pond 28

Comments:

Normal Growth Observed

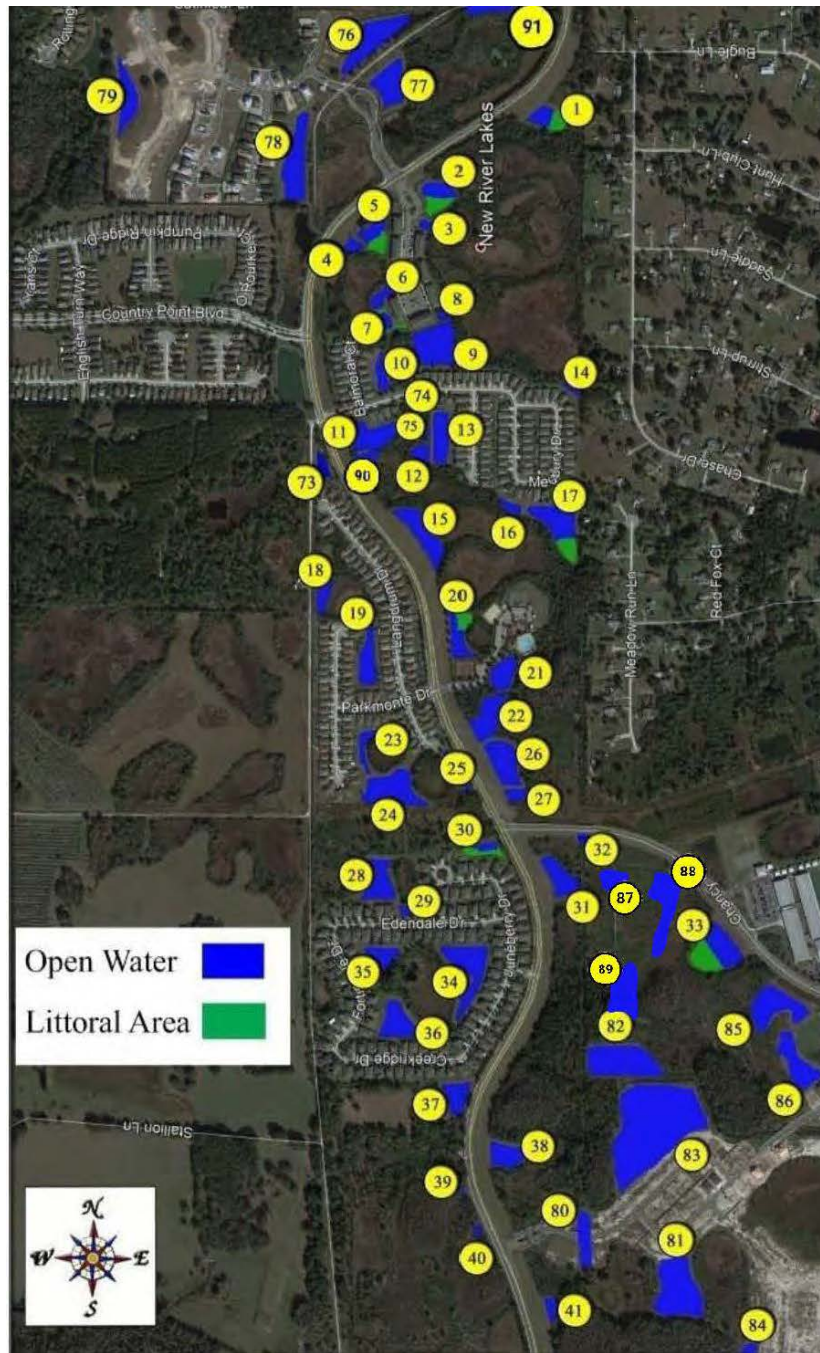
Pond level continues to remain low within this pond.

We continue to treat exposed pond shoreline areas with EPA approved pre-emergent aquatic herbicide.





North Site Map

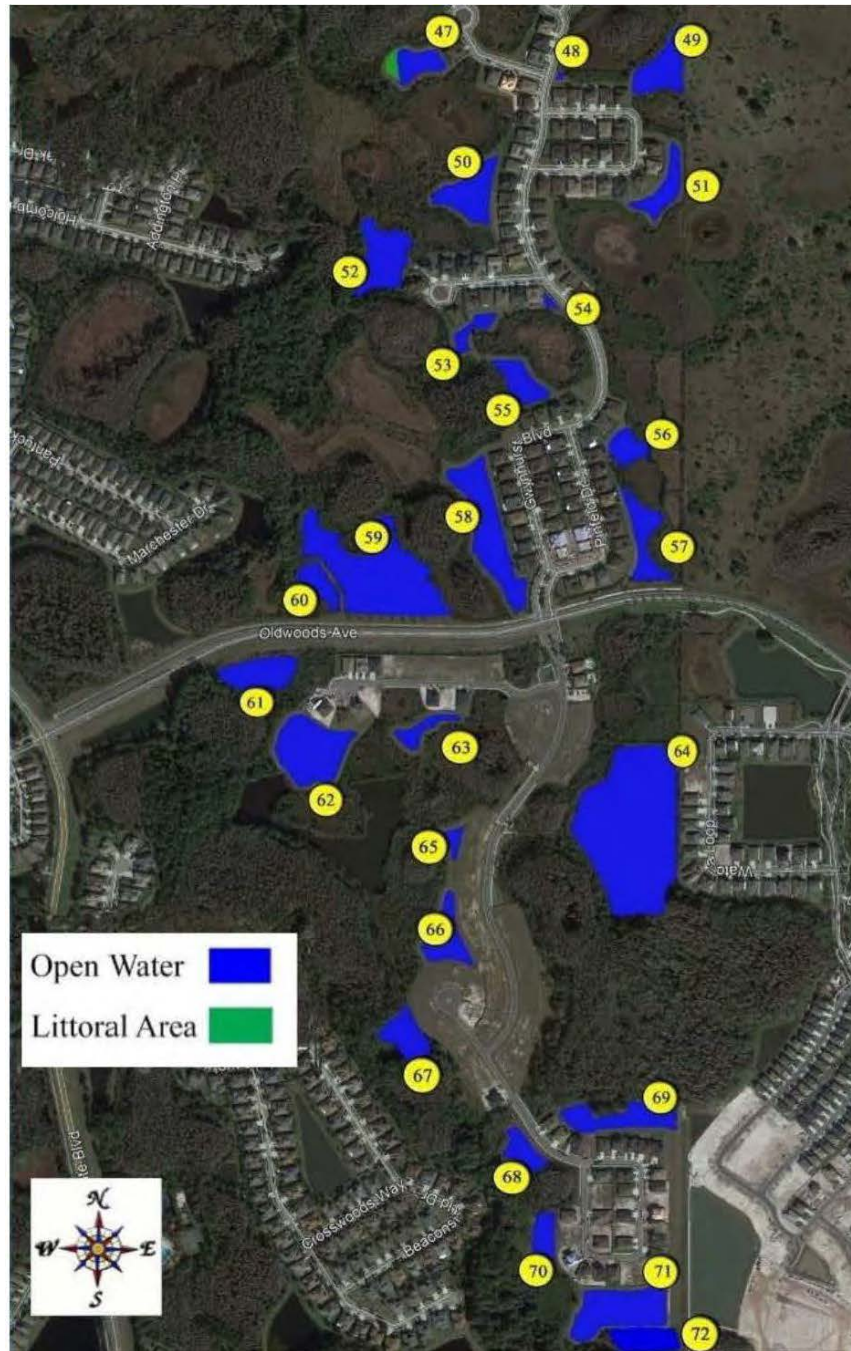


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South Site Map



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Tab 3

MEADOW POINTE IV

FIELD INSPECTION REPORT



January 31, 2024
Rizzetta & Company
Jason Liggett – Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary & Clubhouse

General Updates, Recent & Upcoming Maintenance Events

location and species of tree but shall vary according to DOT specs.) All hanging moss shall be removed from all trees up to a 15' height on an as-needed basis. Crape Myrtles are not to be "hat raked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. Moss must be removed prior to the spring flush of new growth on all deciduous trees.

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. **When will we start the moss removal up to 15 feet throughout the district. Areas around the amenity center and along Meadow Pointe Blvd are probably the worst. What area will Juniper be starting in?**
2. Remove the moss from the oak trees in the driveway leading up to the amenity center.
3. **Replace the dead Saint Augustine that was recently installed to the west of the tennis court under warranty.(Pic 3>)**
4. Provide the district a price to do Crown Cleanings at the Parkmonte, Shellwood and Whinsenton entrance to the oak trees.
5. Treat the Crinum Lilies with a fungicide at the Parkmonte entrance.(Pic 5)
6. Remove the moss from the trees on the west side of Meadow Pointe Blvd up to 15 feet.
7. Treat the Fakahatchee grass for spider mites on the Westside of Meadow Pointe Blvd.



8. **Eradicate the ant mounds throughout the Meadow Pointe North entrance. Once eradicated rake down the mounds.**
9. **Eradicate the bed weeds in the center island beds against the fence in the center island at the Meadow Pointe north entrance.**
10. **Eradicate the ant mounds throughout the bed spaces at the Provence entrance. Once eradicated rake down the mounds.**



Meadow Pointe Boulevard

- 11. Treat the turf weeds throughout the last center island in the Provence entrance in the island where the call box is located.
- 12. Treat the bed weeds in the same center island as the last item. This areas seems to be getting a lot of water. Make sure there are no leaks.(Pic 12)



- 13. On the inbound side of the Provence entrance there is what looks like a Red Cedar tree that is on the ground Juniper please investigate if this tree fell or was dumped.(Pic 13)



- 14. Eradicate the bed weeds in the Drift rose bed at the Haven entrance center island.
- 15. Make sure the recently installed Saint Augustine and plant material at the Haven entrance establishes.(pic 15>)

- 16. Make sure during service visits that commercial signage is being removed and disposed of.
- 17. Diagnose and treat the decline in the Plumbago at the Shellwood place entrance.
- 18. Continue to work on the Loropetalum at the Enclave entrance. We should be able to get this material to turn around and look better.
- 19. Remove the moss in the Crape Myrtles along the Meridian fence line frontage. On Oldwoods ave.
- 20. Eradicate the ant mounds throughout the Meridian frontage.



Tab 4



Proposal

Proposal No.: 255057

Proposed Date: 01/22/24

PROPERTY:	FOR:
Meadow Pointe IV CDD Jason Liggett 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Q1 annuals for March 2024

Juniper would like to propose 2024 flower install for March. I added in the new entrances as well.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$5,070.00
Meadow point IV club house	100.00	EA	\$3.00	\$300.00	
MP North	150.00	EA	\$3.00	\$450.00	
Whinsenton	200.00	EA	\$3.00	\$600.00	
Parkmonte	150.00	EA	\$3.00	\$450.00	
Shellwood	150.00	EA	\$3.00	\$450.00	
Enclave	240.00	EA	\$3.00	\$720.00	
Meridian	300.00	EA	\$3.00	\$900.00	
Windsor	300.00	EA	\$3.00	\$900.00	
Provence	100.00	EA	\$3.00	\$300.00	
			Total:		\$5,070.00

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 5

J. Dickerson Inc.

28640 Twinbrook Ln
Wesley Chapel, FL, 33543-5314
813-994-9378
Jody.dickerson@yahoo.com

Estimate

Estimate No: 3463
Date: 02/05/2024

For: Rizzetta & Company
CDDinvoice@rizzetta.com

Description	Quantity	Rate	Amount
1/2 slip fix	60	\$7.00	\$420.00
Cap	60	\$1.00	\$60.00
Tee	60	\$1.70	\$102.00
Flex Pipe	240	\$1.10	\$264.00
Bubbler	60	\$5.50	\$330.00
Male adapter	60	\$1.70	\$102.00
Labor	1	\$5,160.00	\$5,160.00
		Subtotal	\$6,438.00
		TAX 0%	\$0.00
		Total	\$6,438.00
		Total	\$6,438.00

Notes

Disclaimer: This estimate is based on estimated labor/material and is intended to provide an accurate idea of labor/material, but there exists the possibility that actual costs may be outside of the estimate.

Meridian

Terms and Conditions

We ask that you call Sunshine 811 a week prior to the start of your irrigation project. We use machinery to dig no deeper than 18". There is no directional drilling, nor underwater drilling. If you have existing irrigation, there is no permit required

J. Dickerson Inc.

28640 Twinbrook Ln
Wesley Chapel, FL, 33543-5314
813-994-9378
Jody.dickerson@yahoo.com

Estimate

Estimate No: 3464
Date: 02/05/2024

For: Rizzetta & Company
CDDinvoice@rizzetta.com

Description	Quantity	Rate	Amount
1/2 slip fix	80	\$7.00	\$560.00
Cap	80	\$1.00	\$80.00
Tee	80	\$1.70	\$136.00
Flex Pipe	320	\$1.10	\$352.00
Bubbler	80	\$5.50	\$440.00
Male adapter	80	\$1.70	\$136.00
Labor	1	\$6,880.00	\$6,880.00
		Subtotal	\$8,584.00
		TAX 0%	\$0.00
		Total	\$8,584.00
		Total	\$8,584.00

Notes

Disclaimer: This estimate is based on estimated labor/material and is intended to provide an accurate idea of labor/material, but there exists the possibility that actual costs may be outside of the estimate.

Provence

Terms and Conditions

We ask that you call Sunshine 811 a week prior to the start of your irrigation project. We use machinery to dig no deeper than 18". There is no directional drilling, nor underwater drilling. If you have existing irrigation, there is no permit required

J. Dickerson Inc.

28640 Twinbrook Ln
Wesley Chapel, FL, 33543-5314
813-994-9378
Jody.dickerson@yahoo.com

Estimate

Estimate No: 3465
Date: 02/05/2024

For: Rizzetta & Company
CDDinvoice@rizzetta.com

Description	Quantity	Rate	Amount
1/2 slip fix	85	\$7.00	\$595.00
Cap	85	\$1.00	\$85.00
Tee	85	\$1.70	\$144.50
Flex Pipe	340	\$1.10	\$374.00
Bubbler	85	\$5.50	\$467.50
Male adapter	85	\$1.70	\$144.50
Labor	1	\$7,310.00	\$7,310.00
Subtotal			\$9,120.50
TAX 0%			\$0.00
Total			\$9,120.50
Total			\$9,120.50

Notes

Disclaimer: This estimate is based on estimated labor/material and is intended to provide an accurate idea of labor/material, but there exists the possibility that actual costs may be outside of the estimate.

Enclave

Terms and Conditions

We ask that you call Sunshine 811 a week prior to the start of your irrigation project. We use machinery to dig no deeper than 18". There is no directional drilling, nor underwater drilling. If you have existing irrigation, there is no permit required

Tab 6

J. Dickerson Inc.

28640 Twinbrook Ln
Wesley Chapel, FL, 33543-5314
813-994-9378
Jody.dickerson@yahoo.com

Estimate

Estimate No: 3456
Date: 01/18/2024

For: Scott Page

Description	Quantity	Rate	Amount
1/2 slip fix	127	\$7.00	\$889.00
Cap	127	\$1.00	\$127.00
Tee	127	\$1.70	\$215.90
Flex Pipe	508	\$1.10	\$558.80
Bubbler	127	\$5.50	\$698.50
Male adapter	127	\$1.70	\$215.90
Labor	1	\$11,000.00	\$11,000.00

Subtotal \$13,705.10
TAX 0% \$0.00
Total \$13,705.10

Approved, 1-18-24



Total \$13,705.10

Notes

Disclaimer: This estimate is based on estimated labor/material and is intended to provide an accurate idea of labor/material, but there exists the possibility that actual costs may be outside of the estimate.

Terms and Conditions

We ask that you call Sunshine 811 a week prior to the start of your irrigation project. We use machinery to dig no deeper than 18". There is no directional drilling, nor underwater drilling. If you have existing irrigation, there is no permit required

J. Dickerson Inc.

28640 Twinbrook Ln
Wesley Chapel, FL, 33543-5314
813-994-9378
Jody.dickerson@yahoo.com

Estimate

Estimate No: 3463
Date: 02/05/2024

For: Rizzetta & Company
CDDinvoice@rizzetta.com

Description	Quantity	Rate	Amount
1/2 slip fix	60	\$7.00	\$420.00
Cap	60	\$1.00	\$60.00
Tee	60	\$1.70	\$102.00
Flex Pipe	240	\$1.10	\$264.00
Bubbler	60	\$5.50	\$330.00
Male adapter	60	\$1.70	\$102.00
Labor	1	\$5,160.00	\$5,160.00

Subtotal \$6,438.00
TAX 0% \$0.00
Total \$6,438.00

Approved



Total \$6,438.00

Notes

Disclaimer: This estimate is based on estimated labor/material and is intended to provide an accurate idea of labor/material, but there exists the possibility that actual costs may be outside of the estimate.

Meridian

Terms and Conditions

We ask that you call Sunshine 811 a week prior to the start of your irrigation project. We use machinery to dig no deeper than 18". There is no directional drilling, nor underwater drilling. If you have existing irrigation, there is no permit required

Tab 7



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

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



Operations/Maintenance January 2024

Southern Access Systems: 1/4/2024 Windsor: Output shaft and manual release not properly aligned. Invoice #13983 \$105.00

1/18/2024 Parkmonte: CAPXL gate system installed. Invoice #14060 \$5,200.00

1/18/2024 Haven: Replaced keypad of call box. Invoice #14061 \$263.26

JacPro: 1/16/2024 Install two 'No Trespassing' signs at pond 51 in Windsor plus misc. clubhouse repairs. Invoice #1132024 \$575.00.

Gym Tecs: Replace IFT motor controller for Treadmill 'L'. Invoice #1258 \$600.99



Rizzetta & Company

FIELD MAINTENANCE:

Advanced Aquatic treated ponds on 1/2, 1/9, 1/16, 1/23, 1/30

January 2024 Monthly Deputy's Report for Meadow Pointe IV

Conducted 41 Directed Patrols

Issued 14 Parking violations

Conducted 16 Traffic Stops

Responded to the following calls for service:

1 Death Investigation

3 Missing Adult Endangered

1 Missing adult delayed

1 Missing person under 13---school bus involved in accident, causing children to be late

1 Domestic injunction, served

3 Traffic Crashes

2 Citizen Assist calls

3 Welfare Checks

1 Missing person, returned

Sincere Regards, Buddy



Rizzetta & Company

Meadow Pointe IV Payment Log

1/1/2024 through 1/31/2024

Date	Purpose	Event Date	Chk #	Chk Amt	Rm Dep	Rm Amt	Card Amt
1/2/2024	2 tags						\$24.00
1/2/2024	1 tag						\$12.00
1/3/2024	2 tags						\$24.00
1/3/2024	1 tag						\$12.00
1/4/2024	1 tag						\$12.00
1/4/2024	1 tag						\$12.00
1/4/2024	Rm Rent & Deposit	1/28/24			\$200.00	\$50.00	\$250.00
1/6/2024	Rm Rent & Deposit	1/13/24			\$200.00	\$50.00	\$250.00
1/7/2024	1 tag						\$12.00
1/8/2024	2 tags						\$24.00
1/8/2024	1 tag						\$12.00
1/10/2024	1 tag						\$12.00
1/10/2024	3 tags 1 fob						\$61.00
1/11/2024	Refund Rm Dep	12/30/23			-\$200.00		-\$200.00
1/11/2024	1 tag						\$12.00
1/12/2024	1 tag						\$12.00
1/12/2024	1 tag						\$12.00
1/13/2024	1 tag						\$12.00
1/13/2024	Rm Rent & Deposit	4/14/24			\$200.00	\$100.00	\$300.00
1/13/2024	Rm Rent & Deposit	1/14/24			\$200.00	\$50.00	\$250.00
1/13/2024	1 tag						\$12.00
1/13/2024	Refund Rm Dep	1/13/24			-\$200.00		-\$200.00
1/14/2024	Rm Rent & Deposit	1/21/24			\$200.00	\$50.00	\$250.00
1/15/2024	Refund Rm Dep	1/21/24			-\$200.00		-\$200.00
1/16/2024	1 tag						\$12.00
1/16/2024	2 tags						\$24.00
1/16/2024	Rm Rent & Deposit	4/13/24			\$200.00	\$50.00	\$250.00
1/17/2024	Refund Rm Rent & Dep	4/13/24			-\$200.00	-\$50.00	-\$250.00
1/18/2024	Refund Rm Rent & Dep	1/18/24			-\$200.00	-\$50.00	-\$250.00
1/18/2024	1 tag						\$12.00
1/19/2024	2 tags						\$24.00



1/20/2024	Rm Rent & Deposit	2/24/24			\$200.00	\$100.00	\$300.00
1/20/2024	Refund Rm Dep	1/20/24			-\$200.00		-\$200.00
1/20/2024	Rm Rent & Deposit	3/9/24			\$200.00	\$50.00	\$250.00
1/21/2024	Rm Rent & Deposit	1/28/24			\$200.00	\$50.00	\$250.00
1/21/2024	Refund Rm Dep	1/14/24			-\$200.00		-\$200.00
1/23/2024	1 tag						\$12.00
1/24/2024	Rm Rent & Deposit	3/3/24			\$200.00	\$50.00	\$250.00
1/25/2024	1 tag						\$12.00
1/25/2024	Kawasaki Mule		2211				\$500.00
1/27/2024	1 tag						\$12.00
1/27/2024	Refund Rm Deposit	1/27/24			-\$200.00		-\$200.00
1/27/2024	1 tag						\$12.00
1/28/2024	Rm Rent & Deposit	4/7/24			\$200.00	\$50.00	\$250.00
1/28/2024	Rm Rent x 9	4/7/24					\$450.00
1/28/2024	1 tag						\$12.00
1/28/2024	Refund Rm Deposit	1/28/24			-\$200.00		-\$200.00
					\$400.00	\$550.00	\$2,309.00

Respectfully submitted,
Lori Stanger
 Clubhouse Manager



Tab 8



UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 13, 2024, at 10:00am
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 1-Scott); Term 11/20-11/24 (Seat 2-Liane), & Term 11/20-11/24 (Seat 3-Michael)

District
Manager's
Report

February 14

2024

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<u>FINANCIAL SUMMARY</u>	<u>12/31/2023</u>
General Fund Cash & Investment Balance:	\$2,058,382
Reserve Fund Cash & Investment Balance:	\$1,015,812
Debt Service Fund Investment Balance:	<u>\$853,853</u>
Total Cash and Investment Balances:	\$3,928,047
General Fund Expense Variance: \$22,148	Under Budget

RAID Log - Risks, Actions, Issues, Decisions

#	Description	Type	Criticality	Status	Due Date	Owner
1	Street Tree Project			The project is ongoing.	NA	Scott Page and District Manager
2	HA5 Project			District Engineer will let the Board know the start date.	Fiscal Year 2024	District Engineer
3	Volleyball Maintenance Proposal			Tabled until Spring	Fiscal Year 2024	Juniper
4	Planting Plans for the next fiscal year			Tabled until Spring	Spring 2024	Advance Aquatics
5	Pond 50 Control Structure			An update will be provided at the meeting.	Feb-24	District Engineer
7	Hog Services			The contract has been executed and the vendor has installed the traps.	Dec-23	District Manager
8	Congressman Invite			Waiting for the Congressman to provide us with a date for when he can attend. He was provided with the meeting schedule and topics of discussion.	NA	District Manager
11	Meeting with the Captain			Meeting is schedule for February	Feb-24	District Manager
12	Lighting for the Basketball Courts and Tennis Courts			Waiting on proposals.	Fiscal Year 2024	District Manager and Clubhouse Manager
13	Update on Wynfield Encoachment			An update will be provided at the January's meeting.	Feb-24	District Manager
	NOTE: Provide a description of the item	OPTIONS	OPTIONS	NOTE: Provide the current status on the item	NOTE: Date the item should close	NOTE: Person directly responsible to address and close the item

RISK	LOW
ACTION	MEDIUM
ISSUE	HIGH
DECISION	CRITICAL



Rizzetta & Company

Meadow Pointe IV Community Development District

**Financial Statements
(Unaudited)**

December 31, 2023

Prepared by: Rizzetta & Company, Inc.

**meadowpointe4cdd.org
rizzetta.com**

Meadow Pointe IV Community Development District

Balance Sheet

As of 12/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,517,467	228,470	540,263	2,286,200	0	0
Investments	540,915	787,342	313,590	1,641,847	0	0
Accounts Receivable	110,768	0	30,699	141,467	0	0
Prepaid Expenses	351	0	0	351	0	0
Refundable Deposits	20,946	0	0	20,946	0	0
Fixed Assets	0	0	0	0	18,376,008	0
Amount Available in Debt Service	0	0	0	0	0	850,763
Amount To Be Provided Debt Service	0	0	0	0	0	4,877,237
Total Assets	2,190,447	1,015,812	884,552	4,090,811	18,376,008	5,728,000
Liabilities						
Accounts Payable	73,380	28,575	0	101,955	0	0
Accrued Expenses	31,586	0	0	31,586	0	0
Other Current Liabilities	36	0	0	36	0	0
Due To Other	970	0	0	970	0	0
Debt Service Obligations-Current	0	0	33,789	33,789	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,728,000
Deposits Payable	600	0	0	600	0	0
Total Liabilities	106,572	28,575	33,789	168,936	0	5,728,000
Fund Equity & Other Credits						
Beginning Fund Balance	862,610	593,547	419,486	1,875,642	0	0
Investment In General Fixed Assets	0	0	0	0	18,376,008	0
Net Change in Fund Balance	1,221,264	393,690	431,277	2,046,232	0	0
Total Fund Equity & Other Credits	2,083,874	987,237	850,763	3,921,874	18,376,008	0
Total Liabilities & Fund Equity	2,190,447	1,015,812	884,552	4,090,811	18,376,008	5,728,000

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,457	(5,457)
Special Assessments				
Tax Roll	1,642,103	1,642,103	1,648,703	(6,600)
Other Misc. Revenues				
Key/Access/Transponder Revenue	0	0	150	(150)
Remotes	0	0	943	(943)
Room Rentals	0	0	514	(514)
Total Revenues	1,642,103	1,642,103	1,655,767	(13,664)
Expenditures				
Legislative				
Supervisor Fees	15,000	3,750	2,800	950
Total Legislative	15,000	3,750	2,800	950
Financial & Administrative				
Accounting Services	22,277	5,569	5,569	0
Administrative Services	6,153	1,539	1,539	0
Arbitrage Rebate Calculation	2,000	2,000	500	1,500
Assessment Roll	5,304	5,304	5,304	0
Auditing Services	4,975	0	0	0
Bank Fees	200	50	97	(47)
Disclosure Report	7,000	0	0	0
District Engineer	37,000	9,250	15,838	(6,588)
District Management	33,256	8,314	8,314	0
Dues, Licenses & Fees	550	243	175	69
Financial & Revenue Collections	5,304	1,326	1,326	0
Legal Advertising	1,000	250	569	(320)
Miscellaneous Mailings	500	125	0	125
Public Officials Liability Insurance	3,842	3,842	3,458	384
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	12,000	6,286	6,285	1
Website Hosting, Maintenance, Backup & E	3,000	750	685	65
Total Financial & Administrative	144,511	44,848	49,658	(4,810)
Legal Counsel				
District Counsel	29,000	7,250	4,054	3,196
Total Legal Counsel	29,000	7,250	4,054	3,196
Law Enforcement				
Off Duty Deputy	132,802	33,200	32,430	770

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2024	12/31/2023	12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	132,802	33,200	32,430	770
Electric Utility Services				
Utility - Recreation Facilities	15,000	3,750	0	3,750
Utility - Street Lights	86,000	21,500	19,972	1,529
Utility Services	11,000	2,750	7,234	(4,485)
Total Electric Utility Services	112,000	28,000	27,206	794
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	11,320	2,830	3,435	(605)
Garbage - Residential	162,000	40,500	58,267	(17,767)
Solid Waste Assessment	1,500	375	1,410	(1,035)
Total Garbage/Solid Waste Control Services	174,820	43,705	63,112	(19,407)
Water-Sewer Combination Services				
Utility Services	15,000	3,750	721	3,029
Total Water-Sewer Combination Services	15,000	3,750	721	3,029
Stormwater Control				
Aquatic Maintenance	57,318	14,330	9,120	5,210
Aquatic Plant Replacement	15,000	3,750	0	3,750
Mitigation Area Monitoring & Maintenance	5,000	1,250	0	1,250
Stormwater Assessments	2,444	611	0	611
Stormwater System Maintenance	10,000	2,500	10,100	(7,600)
Total Stormwater Control	89,762	22,441	19,220	3,221
Other Physical Environment				
Conservation Cutbacks	5,000	1,250	0	1,250
Entry & Walls Maintenance & Repair	13,000	3,250	0	3,250
General Liability Insurance	4,540	4,540	4,086	454
Holiday Decorations	25,200	12,600	15,974	(3,374)
Irrigation Maintenance & Repair	10,000	2,500	270	2,230
Landscape - Annuals/Flowers	17,580	4,395	3,475	920
Landscape - Fertilizer	16,500	4,125	2,684	1,441
Landscape - Mulch	45,000	11,250	3,400	7,850
Landscape - Pest Control	4,200	1,050	3,527	(2,477)
Landscape Inspection Services	10,500	2,625	2,625	0
Landscape Maintenance	250,950	62,738	61,362	1,376
Landscape Replacement Plants, Shrubs, Tr	25,000	6,249	3,726	2,524
Lift Station Maintenance	5,000	1,251	270	980
Playground Mulch	0	0	9,000	(9,000)
Property Insurance	32,204	32,204	32,624	(420)
Well Maintenance	2,000	500	0	500
Total Other Physical Environment	466,674	150,526	143,022	7,504

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2024	12/31/2023	12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Road & Street Facilities				
Gate Maintenance & Repair	52,000	13,000	6,278	6,722
Gate Phone	6,500	1,625	3,338	(1,713)
Management Contract	8,000	2,000	1,820	180
Roadway Repair & Maintenance	5,000	1,250	0	1,250
Security Camera Maintenance	2,500	625	0	625
Sidewalk Maintenance & Repair	15,000	3,750	750	3,000
Street Light Deposit Bond	7,094	5,321	5,321	0
Street Sign Repair & Replacement	1,000	249	403	(153)
Total Road & Street Facilities	97,094	27,821	17,910	9,911
Parks & Recreation				
Clubhouse Maintenance & Repair	30,000	7,500	3,291	4,209
Employee - Amenity Staff	193,000	48,250	27,815	20,435
Employee - Incentives and Bonuses	500	125	0	125
Facility Supplies	8,000	2,000	903	1,097
Fitness Equipment Maintenance & Repair	1,500	375	1,471	(1,096)
Landscape Maintenance	20,000	5,000	0	5,000
Management Contract	23,520	5,880	15,732	(9,852)
Paper/Plastic	1,300	325	0	325
Pest Control & Termite Bond	720	180	180	0
Playground Repairs	2,500	625	36	589
Pool Service Contract	18,000	4,500	4,259	241
Security Camera Clubhouse	700	175	216	(41)
Telephone, Internet, Cable	6,700	1,675	1,490	185
Tennis/Athletic Court/Park Maintenance &	4,500	1,125	0	1,125
Wildlife Management Services	14,500	3,625	3,900	(275)
Total Parks & Recreation	325,440	81,359	59,293	22,067
Special Events				
Special Events	5,000	1,250	11,484	(10,234)
Total Special Events	5,000	1,250	11,484	(10,234)
Contingency				
Miscellaneous Contingency	35,000	8,751	3,593	5,157
Total Contingency	35,000	8,751	3,593	5,157
Total Expenditures	1,642,103	456,651	434,503	22,148
Total Excess of Revenues Over(Under) Expenditures	0	1,185,452	1,221,264	(35,812)
Fund Balance, Beginning of Period	0	0	862,610	(862,610)

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,839	(10,839)
Special Assessments				
Tax Roll	411,423	411,423	411,426	(3)
Total Revenues	<u>411,423</u>	<u>411,423</u>	<u>422,265</u>	<u>(10,842)</u>
Expenditures				
Contingency				
Capital Reserve	350,000	350,000	28,575	321,425
Capital Reserve - Road	61,423	61,423	0	61,423
Total Contingency	<u>411,423</u>	<u>411,423</u>	<u>28,575</u>	<u>382,848</u>
Total Expenditures	<u>411,423</u>	<u>411,423</u>	<u>28,575</u>	<u>382,848</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>393,690</u>	<u>(393,690)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>593,547</u>	<u>(593,547)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>987,237</u>	<u>(987,237)</u>

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

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,588	(1,588)
Special Assessments				
Tax Roll	177,209	177,209	177,778	(569)
Total Revenues	<u>177,209</u>	<u>177,209</u>	<u>179,366</u>	<u>(2,157)</u>
Expenditures				
Debt Service				
Interest	62,209	62,209	30,485	31,723
Principal	115,000	115,000	0	115,000
Total Debt Service	<u>177,209</u>	<u>177,209</u>	<u>30,485</u>	<u>146,723</u>
Total Expenditures	<u>177,209</u>	<u>177,209</u>	<u>30,485</u>	<u>146,723</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>148,881</u>	<u>(148,881)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>131,461</u>	<u>(131,461)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>280,342</u>	<u>(280,342)</u>

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

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,851	(3,851)
Special Assessments				
Tax Roll	391,924	391,924	393,183	(1,259)
Total Revenues	<u>391,924</u>	<u>391,924</u>	<u>397,034</u>	<u>(5,110)</u>
Expenditures				
Debt Service				
Interest	146,924	146,924	74,396	72,528
Principal	245,000	245,000	40,241	204,758
Total Debt Service	<u>391,924</u>	<u>391,924</u>	<u>114,637</u>	<u>277,286</u>
Total Expenditures	<u>391,924</u>	<u>391,924</u>	<u>114,637</u>	<u>277,286</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>282,397</u>	<u>(282,397)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>288,024</u>	<u>(288,024)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>570,421</u>	<u>(570,421)</u>

Meadow Pointe IV CDD

Investment Summary

December 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2023</u>
The Bank of Tampa	Money Market Account	\$ 4,175
The Bank of Tampa ICS East West Bank	Money Market Account	240,193
FLCLASS Operating	Average Monthly Yield 5.4761%	296,547
Total General Fund Investments		\$ 540,915
FLCLASS Asset Replacement	Average Monthly Yield 5.4761%	\$ 642,087
FLCLASS Road Reserve	Average Monthly Yield 5.4761%	145,255
Total Reserve Fund Investments		\$ 787,342
US Bank Series 2014 Interest	First American Treasury Obligation Fund Class Z	\$ 30,217
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	39,888
US Bank Series 2014 Reserve A	First American Treasury Obligation Fund Class Z	113,439
US Bank Series 2014 Prepayment A	First American Treasury Obligation Fund Class Z	281
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	12,385
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	3,394
US Bank Series 2015 Reserve	First American Treasury Obligation Fund Class Z	86,785
US Bank Series 2022 A-1 Revenue	First American Treasury Obligation Fund Class Y	10,098
US Bank Series 2022 A-2 Revenue	First American Treasury Obligation Fund Class Y	17,103
Total Debt Service Fund Investments		\$ 313,590

**Meadow Pointe IV Community Development District
Summary A/R Ledger
From 12/01/2023 to 12/31/2023**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
845, 2720						
845-001	845 General Fund	Pasco County Tax Collector	AR00001366	12110	10/01/2023	110,768.10
Sum for 845, 2720						110,768.10
845, 2722						
845-200	845 Debt Service Fund S2004 & S2015	Pasco County Tax Collector	AR00001366	12110	10/01/2023	9,558.71
Sum for 845, 2722						9,558.71
845, 2725						
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00001366	12110	10/01/2023	12,240.20
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00001366	12110	10/01/2023	3,196.13
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00001366	12110	10/01/2023	5,704.20
Sum for 845, 2725						21,140.53
Sum for 845						141,467.34
Sum Total						141,467.34

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District
Summary A/P Ledger
From 12/1/2023 to 12/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845, 2720					
845 General Fund	12/21/2023	Charter Communica- tions	1316728122123 Auto- pay	3525 Bellmeade Ct 01/24	129.93
845 General Fund	12/01/2023	Coastal Waste & Re- cycling, Inc.	SW0000428821	Waste Disposal Ser- vices 11/23	14,566.80
845 General Fund	12/31/2023	Coastal Waste & Re- cycling, Inc.	SW0000458050	Waste Disposal Ser- vices 01/24	14,566.80
845 General Fund	12/01/2023	Coastal Waste & Re- cycling, Inc.	SW0000442288	Waste Disposal Ser- vices 12/23	14,566.80
845 General Fund	12/01/2023	Coastal Waste & Re- cycling, Inc.	SW0000407182	Waste Disposal Ser- vices 10/23	14,566.80
845 General Fund	12/01/2023	CRT Services Inc.	20230128-R-0004	Quarterly Maintenance Service 11/23	1,820.00
845 General Fund	10/01/2023	CRT Services Inc.	20230128-R-0003 Credit	Quarterly Maintenance Service Credit 08/23	(250.00)
845 General Fund	12/19/2023	Frontier Florida, LLC	813-994-0164-071921 -5 01/24 Autopay	Meridia Gate Phone 01/24	70.99
845 General Fund	12/20/2023	Frontier Florida, LLC	813-994-1603-072021 -5 01/24 Autopay	Whinsenton Sub Divi- sion Gate Phone 01/24	70.99
845 General Fund	12/15/2023	Frontier Florida, LLC	813-973-3003-101308 -5 01/24 Autopay	Clubhouse Internet 01/24	443.59
845 General Fund	12/19/2023	Frontier Florida, LLC	813-994-1915-011921 -5 01/24 Autopay	Shellwood Sub Divi- sion Gate Phone 01/24	70.99
845 General Fund	12/23/2023	Frontier Florida, LLC	813-994-6437-121521 -5 01/24 Autopay	Gate Phone 01/24	70.99
845 General Fund	12/29/2023	Gymtecs LLC	1064	Fitness Equipment Maintenance & Repair 12/23	903.49
845 General Fund	12/11/2023	Juniper Landscaping of Florida, LLC	242744	Pest Control 12/23	166.67
845 General Fund	12/21/2023	Juniper Landscaping of Florida, LLC	243762	Playground Mulch 12/23	3,400.00
845 General Fund	12/21/2023	Juniper Landscaping of Florida, LLC	243785	Q4 North Entrance An- nuals Install 12/23	175.00
845 General Fund	12/07/2023	LLS Tax Solutions, Inc.	003216	Arbitrage Services on Series 2005 12/23	500.00
845 General Fund	12/27/2023	Outdoor Furniture Connection	1227231	9 Umbrellas, Air Vents (3) Dining Chairs (10) 49 Round Tables (3) 12/23	3,494.00
845 General Fund	12/20/2023	Pasco County Utilities	19595679	3902 Meadow Pointe Blvd 11/23	562.43
845 General Fund	12/15/2023	Rust Off, LLC.	42397	Rust Prevention - Monthly Maintenance 12/23	195.00
845 General Fund	12/19/2023	Southern Automated Access Services, LLC	13912	813-482-6396 Cell Phone Usage Meridian 12/23	43.95
845 General Fund	12/19/2023	Southern Automated Access Services, LLC	13909	813-428-1696 Cell Phone Usage Park- monte 12/23	43.95
845 General Fund	12/19/2023	Southern Automated Access Services, LLC	13907	813-468-5761 Cell Phone Usage Whin- senton 12/23	53.95
845 General Fund	12/19/2023	Southern Automated Access Services, LLC	13892	813-809-1937 Cell Phone Usage Enclave 12/23	43.95
845 General Fund	12/19/2023	Southern Automated Access Services, LLC	13911	813-576-9368 Cell Phone Usage Haven 12/23	43.95
845 General Fund	12/19/2023	Southern Automated Access Services, LLC	13929	Service Call (limit cam) - Windsor 12/23	105.00
845 General Fund	12/27/2023	Suncoast Pool Ser- vice, Inc.	10007	Pool Chemicals 01/24	1,351.00
845 General Fund	12/19/2023	TECO	221006228235 12/23 Autopay	Account #221006228235 Old- woods Ave 12/23	1,603.06
Sum for 845, 2720					73,380.08

Meadow Pointe IV Community Development District
Summary A/P Ledger
From 12/1/2023 to 12/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845, 2721	845 Reserve Fund	12/22/2023	ONeils Tree Service	23224	50% Deposit for Tree Installation 01/24	28,575.00
	Sum for 845, 2721					28,575.00
	Sum for 845					101,955.08
	Sum Total					101,955.08

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.
4. Debt Service Obligations - Current, represents accrued principal and/or interest on unexchanged Series 2004 Bond(s) for May 2019 – November 2021, Series 2005 Bond(s) for May 2011 – November 2021, Series 2007 Bond(s) for May 2015 – November 2021, Series 2012A-2 Bond for November 2021, and Series 2012B-2 Bond for May 2020 – November 2021.

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

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

Summary A/R Ledger – Payment Terms

6. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

7. General Fund-Payment for Invoice #AR00001366 in the amount of \$18,713.14 was received in January 2024.
8. Debt Service Fund 200-Payment for Invoice # AR00001366 in the amount of \$1,614.85 was received in January 2024
9. Debt Service Fund 203-Payment for Invoice # AR00001366 in the amount of \$3,571.47 was received in January 2024

Tab 9



Quarterly Compliance Audit Report

Meadow Pointe IV

Date: December 2023 - 4th 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**

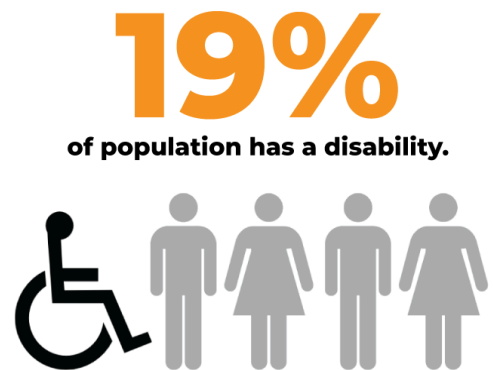
Compliance Criteria

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.



Sight, hearing, physical, cognitive.

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/sitetools/>



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 9

Tab 10

MINUTES OF MEETING

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

MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, January 10, 2024, at 9:00 a.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
Liane Sholl	Board Supervisor, Assistant Secretary
Scott Page	Board Supervisor, Assistant Secretary
Susan Fischer	Board Supervisor, Assistant Secretary

Also, present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Landscape Specialist, Rizzetta & Company
Lori Stanger	Clubhouse Manager
Vivek Babbar	District Counsel, Straley & Robin (on conference call)
Greg Woodcock	District Engineer, Stantec (on conference call)

Audience	Present
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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

Mr. Milne, a resident of Windsor, noted a problem with the roadway at the exit of Windsor (Gwynhurst Blvd) and Oldwoods Ave. District Engineer will follow-up.

FOURTH ORDER OF BUSINESS

Business Items

50 **A. Discussion of Digital Lock Proposal**

51 Ms. Stanger will obtain a proposal for one community for Board review.

52
53 **B. Discussion of Charles Greene – 4520 Pensford Court Street Tree Appeal**

54 Mr. Charles Green did not present information, nor was he present at the meeting.

55
56 Ms. Megan McNeil said the Board will no longer entertain this appeal and the
57 other Board members agreed.

58
59 **C. Discussion of Resignation of Board Supervisor Mr. George Lancos**

On a motion from Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board accepted the resignation of George Lancos as Board Supervisor serving in Seat 4 with a term of 11/22 - 11/26, for the Meadow Pointe IV Community Development District.

60
61 **D. Consideration of Resume for Vacant Seat**

62 Ms. Susan Fischer, the sole person to express interest in filling the Board
63 vacancy, was sworn into the Board of Supervisor Seat 4 with a term of 11/22-
64 11/26 and would like to be compensated.

On a motion from Mr. Scanlon, seconded by Ms. McNeil, with all in favor, the Board appointed Susan Fischer as Board Supervisor serving in Seat 4 with a term of 11/22 - 11/26, for the Meadow Pointe IV Community Development District.

65
66 **E. Ratifying Replacement of the Parkmonte Gate Entry Keypad Proposal**

On a motion from Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board Ratified the new gate entry keypad system, for the Meadow Pointe IV Community Development District.

67
68 **FIFTH ORDER OF BUSINESS**

68 **Staff Reports**

69
70 **A. Deputy Report**

71 Deputy was not present.

72 To address periodic vandalism of the Meridian boardwalk, the Board requested
73 the Deputy to routinely patrol and show a presence at the boardwalk.

74
75 **B. District Engineer**

76 **HA-5 Road Preservation Project** - District Counsel approved the Contract; work
77 to begin the first week of February.

78 **Access to Pond 64**- The District Engineer will meet with Union Park CDD on 10
79 Jan to secure an agreement for access to Pond 64 via boat launched from Union
80 Park.

81 **Windsor - Woodcreek CDD Boundary Survey** – The survey is completed;
82 District Engineer should receive a copy of the survey next week. Greg will provide
83 stakes to better highlight the boundary.

84 **Windsor - Woodcreek CDD Boundary** – The Board discussed a proposal being
85 considered by the MPIV-A HOA to install clumping bamboo as a barrier between
86 the two communities where a gap exists. There were no objections if the HOA
87 were to pay the costs.

On a motion from Ms. McNeil, seconded by Mr. Page, with all in favor, the Board approved using the Woodcreek compensation towards a proposed HOA barrier, for the Meadow Pointe IV Community Development District. This is contingent on Woodcreek Developer reimbursing the Meadow Pointe IV Community Development District for having encroached and destroyed a natural barrier.

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C. Aquatic Maintenance Report

1. Waterway Inspection Report

The Board reviewed the monthly report. No issues presented.

D. Landscape Inspection Services Manager

1. Field Inspection Report

Mr. Liggett presented the Field Inspection Report to the Board.

2. Consideration of the Landscape Proposals

The Board wants Mr. Liggett to prioritize and review all landscape proposals before being submitted to the Board for consideration.

On a motion from Ms. McNeil, seconded by Mr. Page, with all in favor, the Board approved the Replacement Queen Palm at Provence in the amount of \$1,176.96, for the Meadow Pointe IV Community Development District.

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3. Update on Street Tree Project

Mr. Page informed that O'Neil's Tree Service has begun removing Live Oak trees in the District Right-of-Way in Windsor on 1/10. Replacement trees should be planted by the end of Jan, and the project would then shift to Meridian, Enclave, and then Provence. Mr. Page will coordinate for a vendor to provide irrigation support to the project.

E. Amenity Management

1. Review of Amenities Report

Ms. Stanger presented her report to the Board.

Informed the Board of Ballroom Dancing class open to residents on February 10th.

There is a pump down at the lift station; it is being addressed.

F. District Counsel

Nothing additional

G. District Manager

Mr. Adams reminded the Board that the next regular meeting will be held on February 14, at 9:00 a.m. He also informed that a contract with the new hog trapper has been signed and he is to focus on the problem in Windsor.

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

Mr. Adams presented the District Manager reports, RAID log and the financial statements to the Board.

129 **SIXTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
130 **of Supervisors' Regular Meeting held**
131 **on December 13, 2023**

132 The Board requested a few changes to the December 13, 2023, meeting minutes.
133

On a motion from Ms. Sholl, seconded by Ms. McNeil, with all in favor, the Board accepted, as amended, the Minutes of the Board of Supervisors' Regular Meeting held on December 13, 2023, for the Meadow Pointe IV Community Development District.

134 **SEVENTH ORDER OF BUSINESS** **Consideration of Operation and**
135 **Maintenance Expenditures for**
136 **November 2023**

137 The Board requested Mr. Adams to investigate a few charges.
138 *Pond structure - \$10,000*
139 *Spectrum – Payment for TV*
140 *Spectrum Bismos TV*
141 *Kiosk – Page 217*
142

On a motion from Ms. McNeil, seconded by Ms. Sholl, with all in favor, the Board approved the Operation and Maintenance Expenditures for November 2023 (\$125,556.63), for the Meadow Pointe IV Community Development District.

143 **EIGHTH ORDER OF BUSINESS** **Supervisors Forum**
144

145 The Board discussed a problem that some driveway pavers are a tripping hazard; Mr.
146 Page recommended a general information blast to all owners that it is homeowner
147 responsibility to inspect and repair such hazards. Specific addresses should be reported
148 to the appropriate HOA which could then use its authorities for corrective action.
149

150 Mr. Conrad, a resident in Windsor, requested the Board to fix the stop sign on Penfield.
151

152 **NINTH ORDER OF BUSINESS** **Adjournment**
153

On a motion from Ms. Fischer, seconded by Ms. McNeil, the Board of Supervisors adjourned the meeting at 10:51 a.m. for the Meadow Pointe IV Community Development District.

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159 **Assistant Secretary** **Chair/Vice Chair**

Tab 11



**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

The total items being presented: **\$111,564.58**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

Liane Sholl Megan McNeil Scott Page Michael Scanlon Susan A. Fischer Darryl Adams
Chairman Vice Chairman Supervisor Supervisor Supervisor District Manager

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

December 1, 2023 Through December 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.	100548	10551778	Monthly Aquatic Maintenance 12/23	\$ 4,560.00
Airite Air Conditioning, Inc.	100536	A-24065	Refrigerant Maintenance Nov 23 - Jan 24 11/23	\$ 280.00
Charter Communications	ACH	1316058120923 ACH	31187 Sotherby Dr, Wesley Chapel 12/23	\$ 107.97
Charter Communications	ACH	1316728112123 11-23 ACH	3525 Bellmeade Ct 11/23	\$ 129.93
Clean Sweep Supply Co., Inc.	100552	7488	Supplies B/O of Inv 7462 07/23	\$ 17.85
Clean Sweep Supply Co., Inc.	100532	8549	Supplies 11/23	\$ 113.25
Decorating Elves, Inc.	100537	I231824344	Christmas Lighting & Holiday Decor 11/23	\$ 15,974.08
Finn Outdoor, LLC	100531	2771	Pond Maintenance 08/23	\$ 19,300.00
Florida Department of Revenue	ACH	61-8015577602-6 11/23 ACH	61-8015577602-6 Sales & Use Tax 11/23	\$ 27.21
Frontier Florida, LLC	ACH	813-973-3003-101308-5 11/23 ACH	Clubhouse Internet 11/23	\$ 416.69
Frontier Florida, LLC	ACH	813-994-0164-071921-5 11/23 Autopay	Meridia Gate Phone11/23	\$ 70.99
Frontier Florida, LLC	ACH	813-994-1603-072021-5 11/23 ACH	Whinsenton Sub Division Gate Phone 11/23	\$ 70.99
Frontier Florida, LLC	ACH	813-994-1915-011921-5 11/23 Autopay	Shellwood Sub Division Gate Phone 11/23	\$ 70.99

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Florida, LLC	ACH	813-994-4607-042922-5 12/23 ACH	Windsor Internet 12/23	\$ 54.99
Frontier Florida, LLC	ACH	813-994-4726-101321-5 12/23 Autopay	Gate Phone 12/23	\$ 70.99
Frontier Florida, LLC	ACH	813-994-4731-080621-5 12/23 ACH	Enclave Sub Division Fiber Optic Internet 12/23	\$ 70.99
Frontier Florida, LLC	ACH	813-994-6437-121521-5 12/23 ACH	Gate Phone 12/23	\$ 70.99
George Lancos	100538	GL121323	Board of Supervisors Meeting 12/13/23	\$ 200.00
Gymtecs LLC	100526	1054	Fitness Equipment Maintenance & Repair 11/23	\$ 200.00
Howard Anthony Frostman	100530	Frostman 111523	Entertainment at Christmas Party 12/23	\$ 250.00
Ivonne Molina	100539	121223	Refund Room Deposit from Rental 12/23	\$ 200.00
Jennifer L. Sholl	100540	JS121323	Board of Supervisors Meeting 12/13/23	\$ 200.00
Juniper Landscaping of Florida, LLC	100534	238859	Palm Fertilization 10/23	\$ 105.00
Juniper Landscaping of Florida, LLC	100534	238865	Top Choice & Club House Landscaping 11/23	\$ 3,193.16
Juniper Landscaping of Florida, LLC	100549	240458	Pest Control 11/23	\$ 166.67
Juniper Landscaping of Florida, LLC	100549	240522	Annuals 12/23	\$ 2,250.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida, LLC	100549	240523	Palm Replacement at Provence 11/23	\$ 3,725.09
Juniper Landscaping of Florida, LLC	100549	240524	Annuals Replaced 11/23	\$ 1,050.00
Juniper Landscaping of Florida, LLC	100549	240866	Maintenance Contract 12/23	\$ 19,898.98
Juniper Landscaping of Florida, LLC	100549	242097	Landscaping New Entrances 11/23	\$ 1,665.26
Meadow Pointe IV CDD	ACH	DC 121123	Debit Card Replenishment 12-11-23	\$ 1,053.17
Megan McNeil	100541	MM121323	Board of Supervisors Meeting 12/13/23	\$ 200.00
Michael J Scanlon	100542	MS121323	Board of Supervisors Meeting 12/13/23	\$ 200.00
Outsmart Pest Management, Inc.	100529	39404	Monthly Pest Control Service 11/23	\$ 60.00
Outsmart Pest Management, Inc.	100550	39698	Monthly Pest Control Services 12/23	\$ 60.00
Pasco County Sheriff's Office-Finance	100543	AR002013	Law Enforcement Services 11/23	\$ 11,066.84
Pasco County Utilities	100527	19404930	3902 Meadow Pointe Blvd 10/23	\$ 524.84
Rizzetta & Company, Inc.	100528	INV0000085792	District Management Fees 12/23	\$ 6,657.50
Rust Off, LLC.	100535	42018	Rust Prevention - Monthly Maintenance 11/23	\$ 195.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Scott W Page	100544	SP121323	Board of Supervisors Meeting 12/13/23	\$ 200.00
Southern Automated Access Services, LLC	100533	13783	Cell Phone Usage Parkmonte 11/23	\$ 43.95
Stantec Consulting Services, Inc.	100545	2163943	Engineering Services 11/23	\$ 3,516.88
Straley Robin Vericker	100546	23878	Legal Services 11/23	\$ 1,321.75
Suncoast Pool Service, Inc.	100551	9887	Pool Supplies Maintenance 12/23	\$ 1,351.00
TECO	ACH	221006228235 11/23 Autopay	Account # 221006228235 Oldwoods Ave 11/23	\$ 1,603.06
U.S. Water Services Corporation	100547	SI84438	Monthly Lift Station Inspection 12/23	\$ 90.09
Waste Connections of Florida	ACH	1551526W426 Autopay	Waste Disposal Rec Center 01/24	\$ 77.00
Waste Connections of Florida	ACH	1551667W426 Autopay	Waste Disposal 4467 Fennwood Ct 01/24	\$ 1,162.52
Withlacoochee River Electric Cooperative, Inc.	ACH	2185385 11/23 Autopay		\$ 250.74
Withlacoochee River Electric Cooperative, Inc.	ACH	Monthly Summary 10252971 11/23 Autopay	10252971 Electric Services11/23	<u>\$ 7,418.17</u>
Total Report				<u>\$ 111,564.58</u>

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

12/1/2023
10551778
\$4,560.00

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
12/31/2023

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

4,560.00

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

RECEIVED
11-20-2023

\$4,560.00



Invoice

Airite Air Conditioning

5321 West Crenshaw St
Tampa, FL 33634
(813) 886-2591
Billing@airiteair.com
CAC1817342

Invoice Date:	11/20/2023
Invoice No:	A-24065
Due Date:	12/20/2023
Sales Rep:	
Customer PO:	
Work Order No.	WO-10320

Bill To Address

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

Site Address

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

Description	Qty	Price (\$)	Amount (\$)
Preventative Maintenance Billing	1.00	280.00	280.00
For the period of November 2023 through January 2024.	1.00	0.00	0.00
Changed filters, cleaned drains, checked system operations. Units are running and cooling. UV lights need to be replaced.	1.00	0.00	0.00

Sub Total	\$280.00
Tax (0.0000 %)	\$0.00
Total	\$280.00

Message



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



December 9, 2023

Invoice Number: 1316058120923

Account Number: **8337 13 001 1316058**

Auto Pay Notice

Service At: 31187 SOTHERBY DR
WESLEY CHAPEL FL 33543-6605

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

Spectrum Business is made to work for your business, and Spectrum Business Connect is the all-in-one cloud-based communication system made to connect you with your employees, vendors, and customers. To learn about how Spectrum Business Connect can benefit your business and how you can get a **FREE** mobile unlimited line for 1 year, call **1-833-919-2143** today!

Spectrum Business TV packages are made to entertain! Call **1-833-772-0255** to speak with a business specialist and pick the best TV package for your business!

Summary

*Service from 12/09/23 through 01/08/24
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 12/26/23</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
8633 2390 NO RP 09 12102023 NNNNNNNN 01 996104

MPIVCDD
31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

December 9, 2023

MPIVCDD

Invoice Number: 1316058120923

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



Invoice Number: 1316058120923
 Account Number: 8337 13 001 1316058

MPIVCDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 09 12102023 NNNNNNNN 01 996104

Charge Details

Previous Balance		107.97
EFT Payment	11/26	-107.97
Remaining Balance		\$0.00

Payments received after 12/09/23 will appear on your next bill.

Service from 12/09/23 through 01/08/24

Spectrum Business™ Internet

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
Business WiFi	7.99
	\$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.). 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 Spectrum Business 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**.

November 21, 2023

Invoice Number: 1316728112123
Account Number: **8337 13 001 1316728**

Auto Pay Notice

Service At: 3525 BELLMEADE CT
WESLEY CHAPEL FL 33543-2731

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Spectrum Business is made to work for your business, and Spectrum Business Connect is the all-in-one cloud-based communication system made to connect you with your employees, vendors, and customers. To learn about how Spectrum Business Connect can benefit your business and how you can get a **FREE** mobile unlimited line for 1 year, call **1-833-645-0669** today!

Summary *Service from 11/21/23 through 12/20/23 details on following pages*

Previous Balance	129.93
Payments Received -Thank You!	-129.93
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 12/07/23</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 11222023 NNNNNNNN 01 995317

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

November 21, 2023

MEADOW POINTE 4 CDD

Invoice Number: 1316728112123
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: 1316728112123
 Account Number: 8337 13 001 1316728

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1300 NO RP 21 11222023 NNNNNNNN 01 995317

Charge Details

Previous Balance		129.93
EFT Payment	11/07	-129.93
Remaining Balance		\$0.00

Payments received after 11/21/23 will appear on your next bill.

Service from 11/21/23 through 12/20/23

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.

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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.

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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**.



MEADOW POINTE 4 CDD
Invoice Number: 1316728112123
Account Number: 8337 13 001 1316728

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1300 NO RP 21 11222023 NNNNNNNN 01 995317

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 **855-70-SPECTRUM** 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.

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 # 7488 DATE 07/26/2023 TERMS Net 30 DUE DATE 08/25/2023

SHIP DATE
08/08/2023

PURCHASE ORDER
B/O INV 7462

SKU	DESCRIPTION	QTY	RATE	AMOUNT
EVPFL4003	Vinyl Glove Powder Free Large box / 10 box/ case EVPFL4003	3	5.95	17.85T

SUBTOTAL 17.85
TAX 0.00
TOTAL 17.85

BALANCE DUE **\$17.85**



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*MPC400
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543

SHIP TO
MEADOW POINTE COMMUNITY IV*MPC400
3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543

INVOICE #
8549

DATE
11/17/2023

TERMS
Net 30

DUE DATE
12/17/2023

SHIP DATE
11/22/2023

SKU	DESCRIPTION	QTY	RATE	AMOUNT
410102	Heavenly Soft Hardwound Towel 8"x800' White 410102	1	43.95	43.95T
EVPFL4003	EVPFL4003 Vinyl Glove Powder Free Large box / 10 box/ case	2	4.95	9.90T
CGC050	CGC050 CLAIRE GLEME GLASS CLEANER - EACH 12/19OZ/CS	12	4.95	59.40T

SUBTOTAL	113.25
TAX	0.00
TOTAL	113.25

BALANCE DUE **\$113.25**



I N V O I C E

Outdoor Lighting by Decorating Elves Inc.
 13670 Roosevelt Blvd
 Suite B
 Clearwater , FL 33762
 (727) 474-2628
 FL Lic# ES12000805 , CLVLT# 1162



www.decoratingelves.com

Billing/Service Address

Meadow Point IV CDD
 3902 Meadow Pointe Blvd
 Wesley Chapel, FL 33543
 (813) 973-3003

Invoice #	I231824344
Date	November 22, 2023
Balance Due	\$15,974.08

Item	Description	Quantity	Unit Price	Amount
Holiday Lighting	Christmas Lighting and Holiday Decor	1	0.00	\$0.00
HLS - Jay Renewal	Christmas Lighting & Holiday Décor - Renewal Description on separate sheet Project: Total \$24575.50	1	15974.08	\$15,974.08
Deposit Due	Deposit Due Prior to Commencement - \$8601.43 Balance Due Upon Completion of Installation -\$15974.08	1	0.00	\$0.00
			Subtotal	\$15,974.08
			Tax	\$0.00

Total	\$15,974.08
Amount Paid	\$0.00
Balance Due	\$15,974.08

T E R M S**RECEIVED**
11-28-2023

Due upon receipt. Finance charges may accrue.

INVOICE

Finn Outdoor
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
(813)957-6075



Meadow Pointe CDD

Bill to

Meadow Pointe 4 CDD

Invoice details

Invoice no.: 2771

Terms: Due on receipt

Invoice date: 10/31/2023

Due date: 10/31/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.	08/02/2023	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**

RECEIVED
12-6-2023



State of Florida Department of Revenue

[DOR Home](#)

[e-Services Home](#)

[Print Page](#)

[Contacts](#)

[Logout](#)

Sales Tax - [Click for Help](#)

NODE: 2

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 61-8015577602-6

Confirmation Number: 231212199582

[Click Here for Survey](#)

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
61-8015577602-6	11/2023	12/12/2023 12:42:43 PM ET

Surtax Rate: 0.0100

Location Address

3902 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-5700

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

Contact Information	
Name	Darryl Adams
Phone	(813) 994 - 1001
Email	Darryla@rizzetta.com

Debit Date:	12/15/2023
Amount for Check:	\$27.21
Bank Routing Number:	063102152
Bank Account Number:	1000154613441
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	MEADOW POINTE IV COMMUNITY DEVELOPMENT D

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Darryl Adams
Phone Number:	813-994-1001
Email Address:	Darryla@rizzetta.com

1. Gross Sales	\$ 388.75
<i>(Do not include tax)</i>	
2. Exempt Sales	\$ 0.00
<i>(Include these in Gross Sales, Line 1)</i>	
3. Taxable Sales/Purchases	\$ 388.75
<i>(Include Internet/Out-of-State Purchases)</i>	

Discretionary Sales Surtax Information		
A. Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax	\$	0.00
B. Total Discretionary Sales Surtax Due	\$	3.89

4. Total Tax Due	\$	27.21
<i>(Include Discretionary Sales Surtax from Line B)</i>		
5. Less Lawful Deductions	\$	0.00
6. Less DOR Credit Memo	\$	0.00
7. Net Tax Due	\$	27.21
8. a. Less (-) Collection Allowance; or if Late,	\$	0.00
8. b. Plus (+) Penalty and Interest	\$	0.00
9. Amount Due With Return	\$	27.21

You have chosen not to donate your collection allowance to education.

Payment you have authorized

27.21

Back to Menu

Print Confirmation

Save as PDF

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[[Privacy](#)]

[[Disclaimer](#)]





RECEIVED
DEC 01 2023

Your Monthly Invoice

Account Summary

New Charges Due Date	12/19/23
Billing Date	11/25/23
Account Number	813-973-3003-101308-5

Previous Balance	416.69
Payments Received Thru 11/20/23	-416.69
Thank you for your payment!	
Balance Forward	.00
New Charges	416.69
Total Amount Due	\$416.69

ANYTIME,
ANYWHERE
SUPPORT

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P.O. Box 211579
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6790 0007 NO RP 25 11272023 NNNNNNNN 01 000369 0001

MEADOW POINTE IV CDD
C/O RIZETTA AND COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Date of Bill
Account Number

11/25/23
813-973-3003-101308-5

CURRENT BILLING SUMMARY

Local Service from 11/25/23 to 12/24/23

Qty Description	813/973-3003.0	Charge
Basic Charges		
2 OneVoice Nationwide		59.98
\$10 Voice Discount per Line When Bundled with Internet		
2 OneVoice Access Line		
2 OneVoice Long Distance Intra		
2 OneVoice Features		
2 Multi-Line Federal Subscriber Line Charge		18.20
Carrier Cost Recovery Surcharge		13.99
2 Access Recovery Charge Multi-Line Business		7.64
Federal Subscriber Line Charge - Bus		6.50
Frontier Roadwork Recovery Surcharge		2.75
Access Recovery Charge-Business		2.50
Federal USF Recovery Charge		12.02
FCA Long Distance - Federal USF Surcharge		11.73
Total Basic Charges		135.31
Non Basic Charges		
Business Fiber Internet 500		64.99
2 Federal Primary Carrier Multi Line Charge		29.98
5 Usable Static IP Addresses		25.00
Auto Pay Discount		-5.00
Multi-Device Security		5.99
FCA Long Distance - Federal USF Surcharge		10.34
Total Non Basic Charges		131.30
Video		
FiberOptic TV - Business Extreme HD - Public		104.99
2 TV Standard Set-Top Box		22.00
Sports/Broadcast TV Fee		22.99
FCC Regulatory Recovery Fee		.10
Total Video		150.08
TOTAL		416.69

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
DN - Night

Caller Summary Report

	Calls	Minutes	Amount
Main Number	28	230	.00
***Customer Summary	28	230	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	1	1	.00
Interstate	16	55	.00
Intrastate	11	174	.00
***Customer Summary	28	230	.00

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 \$416.69 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.

Per the terms of your Frontier Services Agreement which provide for auto-renewal for an additional one year period at one year rates, effective with your next bill, the charge for the long distance component of OneVoice Nationwide will increase by \$10.00 per month, per line. Frontier regrets our error in the delay of the update to your rate associated with your term plan auto-renewal date. We may have alternative Voice services available in your area. Please call (844) 725-0280 to learn more.

Important Information: Introducing Frontier's new online Customer Support tool to better support you. Submit your support tickets directly 24/7 online. Visit <https://enterprise.frontier.com/customer-support> for more information.

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 Written correspondence can be faxed to 1-805-262-0728, or mailed to Frontier Communications, 2560 Teller Road, Thousand Oaks, CA 91320, Attn: Kate Card. DO NOT mail payment to this address.

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

If your unresolved complaint involves FiberOptic TV, you may contact the Florida Department of Agriculture and Consumer Services, Florida Capital, Tallahassee, FL 32399-0800 or 1-800-435-7352. Your FCC Community ID is: FL1308





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NOV 17 2023

Your Monthly Invoice

Account Summary

New Charges Due Date	12/13/23
Billing Date	11/19/23
Account Number	813-994-0164-071921-5

Previous Balance	70.99
Payments Received Thru 11/13/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99

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

6790 0007 NO RP 19 11212023 NNNNNNNN 01 001160 0004

MEADOW POINTE IV CDD- MERIDIA
SUBDIVISION
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

11/19/23
813-994-0164-071921-5

CURRENT BILLING SUMMARY

Local Service from 11/19/23 to 12/18/23

Qty Description	813/994-0164:0	Charge
Non Basic Charges		
Business FiberOptic Internet 100/100M		65.99
1 Usable Static IP Address		5.00
Total Non Basic Charges		70.99
TOTAL		70.99

CUSTOMER TALK

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Your Monthly Invoice

Account Summary

New Charges Due Date	12/14/23
Billing Date	11/20/23
Account Number	813-994-1603-072021-5

Previous Balance	70.99
Payments Received Thru 11/13/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99



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 FRONTIER P.O. Box 211579
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6790 0007 NO RP 20 11212023 NNNNNNNN 01 000143 0001

MEADOW POINTE IV CDD
WHINSENTON 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

11/20/23
813-994-1603-072021-5

CURRENT BILLING SUMMARY

Local Service from 11/20/23 to 12/19/23

Qty Description **813/994-1603.0**

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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NOV 27 2023

Your Monthly Invoice

Account Summary

New Charges Due Date	12/13/23
Billing Date	11/19/23
Account Number	813-994-1915-011921-5

Previous Balance	70.99
Payments Received Thru 11/13/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99

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6790 0007. NO RP 19 11212023 NNNNNNNN 01 001161 0004

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



Date of Bill
Account Number

11/19/23
813-994-1915-011921-5

CURRENT BILLING SUMMARY

Local Service from 11/19/23 to 12/18/23

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

CUSTOMER TALK

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Your Monthly Invoice

Account Summary

New Charges Due Date	12/26/23
Billing Date	12/01/23
Account Number	813-994-4607-042922-5


Previous Balance	54.99
Payments Received Thru 11/27/23	-54.99
Thank you for your payment!	
Balance Forward	.00
New Charges	54.99
Total Amount Due	\$54.99


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6790 0007 NO RP 01 12042023 NNNNNNNN 01 000714 0002

WINDSOR MPIV CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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



Date of Bill
Account Number

12/01/23
813-994-4607-042922-5

CURRENT BILLING SUMMARY

Local Service from 12/01/23 to 12/31/23

Qty Description 813/994-4607.0

Non Basic Charges

Business Fiber Internet 300/300M

Price Guarantee through 04/28/24

1 Usable Static IP Address

Price Guarantee through 04/28/24

Total Non Basic Charges

TOTAL 54.99

Charge

49.99

5.00

54.99

CUSTOMER TALK

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Get protected. Call 855-757-3369.



Your Monthly Invoice

Account Summary

New Charges Due Date	1/08/24
Billing Date	12/13/23
Account Number	813-994-4726-101321-5

Previous Balance	70.99
Payments Received Thru 12/07/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99





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

6790 0007 NO RP 13 12142023 NNNNNNNN 01 000400 0002

MEADOW POINTE IV CDD- PARKMONT
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

12/13/23
813-994-4726-101321-5

CURRENT BILLING SUMMARY

Local Service from 12/13/23 to 01/12/24

Qty Description **813/994-4726.0**

Non Basic Charges

Business Fiber Internet 300/300M
1 Usable Static IP Address

Total Non Basic Charges

TOTAL 70.99

Charge

65.99
5.00
70.99

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 \$70.99 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.

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Your Monthly Invoice

Account Summary

New Charges Due Date	1/02/24
Billing Date	12/06/23
Account Number	813-994-4731-080621-5

Previous Balance	70.99
Payments Received Thru 11/30/23	-70.99

Thank you for your payment!

Balance Forward	.00
New Charges	70.99

Total Amount Due \$70.99





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6790 0007 NO RP 06 12072023 NNNNNNNN 01 000152 0001

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

12/06/23
813-994-4731-080621-5

CURRENT BILLING SUMMARY

Local Service from 12/06/23 to 01/05/24

Qty Description **813/994-4731.0**

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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Your Monthly Invoice

Account Summary

New Charges Due Date	12/18/23
Billing Date	11/23/23
Account Number	813-994-6437-121521-5

Previous Balance	70.99
Payments Received Thru 11/16/23	-70.99
Thank you for your payment!	
Balance Forward	.00
New Charges	70.99
Total Amount Due	\$70.99

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

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Date of Bill
Account Number

11/23/23
813-994-6437-121521-5

CURRENT BILLING SUMMARY

Local Service from 11/23/23 to 12/22/23

Qty Description	813/994-6437.0	Charge
Non Basic Charges		
Business FiberOptic Internet 100/100M		65.99
1 Usable Static IP Address		5.00
Total Non Basic Charges		70.99
TOTAL	70.99	

CUSTOMER TALK

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INVOICE

RECEIVED
11/4/2023

Gymtecs LLC
1221 E Lemon St
Tarpon Springs, FL 34689

GymTecs1@gmail.com
+1 (727) 922-4424
gymtecs.com



Meadow Pointe IV

Bill to

Meadow Pointe IV
3902 Meadow Pointe blvd
Wesley Chapel, FL 33543 US

Invoice details

Invoice no.: 1054
Invoice date: 11/04/2023
Due date: 12/04/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Parts Cable 20'		1	\$115.00	\$115.00
2.		Labor Replace cable on Precor FTS Glide SN - ANCDG15160038		1	\$85.00	\$85.00

Total **\$200.00**

Ways to pay



Pay invoice



MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 (813) 994-1001 MeadowPointe4CDD.org

Check Request

Amount: \$ 250.⁰⁰

RECEIVED
11-25-2023

Date: 11-15-2023

Payable to: Tony Frostman

Address: MPIV CDD
3902 Meadow Pointe Blvd.
Wesley Chapel, FL

Reason: 33543
Balance due Christmas event on 12-9-2023

Requestor: Lori Stanger

Approved by: Lori Stanger

Note: I've paid the deposit using my debit card
Invoice 20231209-04 \$250.⁰⁰ pd on 11-15-2023

Per Lori, invoice is for entertainment at Christmas event



MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 (813) 994-1001 MeadowPointe4CDD.org

Check Request

Amount: \$ 200.⁰⁰

Date: 12-12-2023

RECEIVED
12-12-2023

Payable to: Ironne Molina

Address: 31725 Fairhill Dr.
Wesley Chapel, FL 33543

Reason: Refund Room Deposit from rental at MPV
Date of Event: 12-10-2023

Requestor: Lori Stanger

Approved by: 

Please Remit Payment to:

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



Invoice 238859

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
11/15/23	12/15/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#212765 - Meadow Pointe IV - 2023/2024 Maintenance Contract	
<i>Palm Fertilization - NOVEMBER - 11/13/2023</i>	\$105.00

Grand Total **\$105.00**



1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$29,273.98	\$2,578.67	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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PO Box 628395
Orlando FL 32862-8395



Invoice 238865

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
11/15/23	12/15/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#240004 - Top choice around club house area	\$3,193.16
<i>Plant Material - 11/13/2023</i>	

Juniper would like to add top choice around the club house area. We have noticed that the ants are starting to take over.

Grand Total \$3,193.16
RECEIVED
11-15-2023

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$32,467.14	\$2,578.67	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 240458

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
11/30/23	12/30/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#212765 - Meadow Pointe IV - 2023/2024 Maintenance Contract	
<i>Pest Control (All Labor & Materials) - 11/29/2023</i>	\$166.67

Grand Total \$166.67



1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$32,054.16	\$0.00	\$0.00	\$0.00	\$0.00

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Please Remit Payment to:

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



Invoice 240522

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
11/30/23	12/30/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#239945 - Annual change out for new entrances 2023	\$2,250.00

Juniper would like to change out the annuals we have at the following entrances.

We will leave these in and change them again in our next quarter rotation.

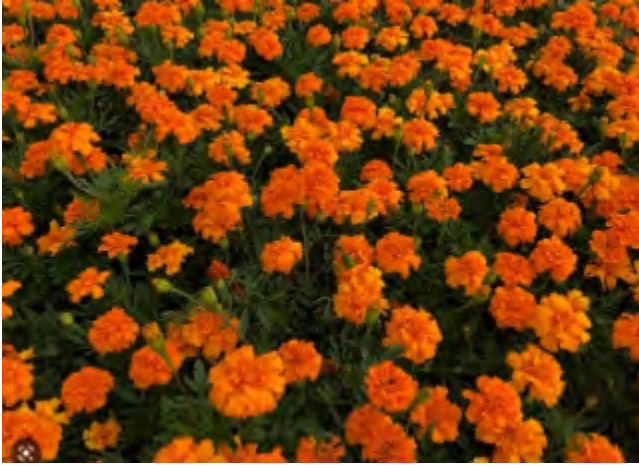
Enclave

Windsor

Meridian



Thank you for allowing us to serve you.



Plant Material - 11/28/2023

Juniper would like to change out the annuals we have at the following entrances.

We will leave these in and change them again in our next quarter rotation.

Enclave

Windsor

Meridian

Thank you for allowing us to serve you.

JuniperLandscaping.com
863-327-2063



Grand Total \$2,250.00

RECEIVED
12-18-2023

Thank you for allowing us to serve you.

JuniperLandscaping.com
863-327-2063

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$28,922.67	\$3,298.16	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 240523

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
11/30/23	12/30/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#242914 - Palm tree replacement at provence	\$3,725.09

Plant Material - 11/29/2023

Juniper would like to replace the following palms that did not make it.

1 sabal ad 2 queens as of now.

Grand Total \$3,725.09



1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$32,054.16	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 240524

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
11/30/23	12/30/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#243489 - Annuals replaced	\$1,050.00

Customer Satisfaction/Repairs - 11/29/2023

Annuals replaced at meadow point.

- MP IV club house
- shellwood
- parkmonte
- Whincenton

Grand Total \$1,050.00



1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$32,054.16	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 240866

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
12/01/23	12/31/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
#212765 - Meadow Pointe IV - 2023/2024 Maintenance Contract December 2023	\$19,898.98

Grand Total **\$19,898.98**



1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$32,054.16	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 242097

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
11/30/23	12/30/2023
Account Owner	PO#
Angel Rivera	

Item	Qty/UOM	Rate	Ext. Price	Amount
#241577 - Meadow Pointe New Entrances				\$1,665.26
<i>Control Components - 11/03/2023</i>				
Hunter PCB Pressure Compensating Bubbler 0.5 gpm	2.00EA	\$9.03	\$18.06	
Hunter PLD Coupling 17 mm Barb	17.00EA	\$1.11	\$18.94	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	12.00EA	\$16.06	\$192.68	
Irrigation Tech Labor	12.00HR	\$75.00	\$900.00	
Misc Fittings - up to 1"	2.00EA	\$2.86	\$5.71	
NDS Standard Valve Box Round 10 in. Black Box/Green Lid Overlapping ICV - 111BC	1.00EA	\$26.31	\$26.31	
NDS Standard-Series Valve Box Jumbo Rectangle 13 in. x 20 in. x 12 in.H Black Box/Green Lid Overlapping ICV	1.00EA	\$117.00	\$117.00	
Rain Bird PEB Industrial Valve Plastic 1- 1/2 in. w/ Flow Control FIPT x FIPT	1.00EA	\$273.45	\$273.45	
RAINBIRD NOZZLE	32.00EA	\$2.02	\$64.63	
<i>Fuel Surcharge 3.0% - 11/29/2023</i>				
Fuel Surcharge	1,616.EA 00	\$0.03	\$48.48	

The initial inspection for Meridian, Windsor, Enclave and Provence.

Meridian Clock 5

Inspection:

- Zone 1 - (1) 1-1/2 scrubber valve- rebuilt.
- Zone 2 - drip (8) drip break (jumbo rectangular valve box)
- Zone 3 - spray
- Zone 4 - bubbler (1) lateral line
- Zone 5 - spray (5) nozzle Change to sst15
- Zone 6 - bubbler

Thank you for allowing us to serve you.

Zone 8 - drip (1) drip break at new palm
Zone 11 - annual
Zone 12 - rotor
Zone 13 - need to locate and diagnose
Zone 15 - bubbler (1) lateral line
Zone 17 - spray

Pump is off due to a 1-1/2 Rainbird PGA valve that has broken bleed screw at zone 1, we need to get this fix asap.
See picture attached below.

Windsor Clock 6

Inspection:

Zone 1 - spray
Zone 2 - drip
Zone 3 - spray (1) nozzle (1) 10" round valve box
Zone 4 - annual micro jet (2) nozzle
Zone 5 - spray
Zone 6 - spray (1) spray
Zone 7 - drip

Enclave Clock 7

Inspection

Zone 1- spray
Zone 2- spray
Zone 3- drip (1) drip break
Zone 4- bubbler
Zone 5- annual
Zone 6- spray
Zone 7- rotor
Zone 8- drip

Provence Entrance

Inspection:

Zone 1 - drip (1) drip break
Zone 2 - spray (1) nozzle, (1) spray (MP/ regular nozzle on same zone. Change 10 mp to regular nozzle 10 nozzle)
Zone 3 - drip low pressure
Zone 4 - spray, (1) nozzle, (1) spray
Zone 5 - bubbler

Thank you for allowing us to serve you.

Zone 6 - spray (1) nozzle l, (1) spray

Zone 7 -spray annual

Zone 8 - bubbler

Zone 9 - spray (2) nozzle, (2) spray

Zone 10 - spray

Zone 11 - drip (1) drip

Zone 12 - drip

Zone 13 - drip

Zone 28- spray (change 3 nozzle) add 1 spray

Zone 27- drip (2) drip break

Zone 26- spray

Zone 25- drip

Zone 24-bubbler

Zone 23- spray (2) nozzle, (2) spray

Zone 22-drip (1) drip break

Zone 21 -spray (3) nozzle, (3) spray, change 1 mp to regular nozzle



Thank you for allowing us to serve you.

JuniperLandscaping.com
863-327-2063



RECEIVED
12-4-2023

Grand Total **\$1,665.26**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$32,054.16	\$31,747.65	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Meadow Pointe IV CDD

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>GL Code</u>	<u>Amount</u>
11/7/2023	Amazon	Urinal Mats	57200-4619	(47.07)
11/8/2023	Office Depot	6 Color Copies	57200-4619	(6.42)
11/8/2023	Sam's Club	Coffee Supplies, Water, Garbaage Bags	57200-4619	(89.49)
11/13/2023	Home Depot	Fence Post, Lumber/Parts, Batteries	53900-4635	(77.05)
11/13/2023	Amazon	Christmas Event	15500	(10.41)
11/13/2023	Amazon	Christmas Event	15500	(14.96)
11/13/2023	Amazon	Playground Parts	57200-4743	(12.83)
11/15/2023	Tony Fostman	50% Deposit-Christmas Event	15500	(250.00)
11/15/2023	Amazon	Christmas Event	15500	(75.90)
11/16/2023	Print Shack	Signs 'No Trespass', Name Badges	53900-4635	(222.53)
11/16/2023	Walmart	Water, Lunch Staff, Thanksgiving	57400-4775	(16.08)
11/16/2023	Walmart	Lunch Staf, Thanksgiving	57400-4775	(24.27)
11/17/2023	Walmart	Water, Lunch Staff, Thanksgiving	57400-4775	(17.01)
11/20/2023	Print Shack	Logos for Signs	53900-4635	(103.50)
11/28/2023	MailChimp	Monthly Subscription	57200-4619	(60.00)
11/28/2023	Amazon	Christmas Event Backdrop Banner	15500	(25.65)

Total Amount to Replenish

\$ (1,053.17)

Darryl Adams

District Manager

12-11-23

Date

**Meadow Pointe IV
Debit Card Reconciliation
November 2023**

Date	Payee	Amount	Description
11/7/2023	Amazon	\$47.07	Urinal Mats
11/8/2023	Office Depot	\$6.42	Color Copies 6
11/8/2023	Sams Club	\$89.49	Coffee Sup., Water, Garbage bags
11/13/2023	Home Depot	\$77.05	Fence Post Lumber/Parts, Batteries
11/13/2023	Amazon	\$10.41	Christmas Event
11/13/2023	Amazon	\$14.96	Christmas Event
11/13/2023	Amazon	\$12.83	Playground Parts
11/15/2023	Tony Frostman	\$250.00	50% Deposit - Christmas EVENT
11/15/2023	Amazon	\$75.90	Christmas Event mat'ls crafts
11/16/2023	Print Shack	\$222.53	Signs 'No Trespass', Name Badges
11/16/2023	Walmart	\$16.08	Water, Lunch Staff T'Give
	"	\$24.27	Lunch Staff T'Giving
11/17/2023	Walmart	\$17.01	Water
11/20/2023	Print Shack	\$103.50	Logos for signs
11/28/2023	Amazon	\$25.65	Christmas Event Backdrop, Banners
11/28/2023	Mailchimp	\$60.00	Monthly subscription
	TOTAL	\$1,053.17	

on one receipt

parts of one receipt

See Dec statement

Receipts Attached: 14 Receipts on 12 pages

Sign / Date: Jeri Stager 12-5-2023

amazon.com

p.2

Details for Order #112-4062650-9807426Print this page for your records.**Order Placed:** November 7, 2023**Amazon.com order number:** 112-4062650-9807426**Order Total:** \$47.07**Not Yet Shipped****Items Ordered**

	Price
1 of: <i>Impact-1525-5 Z-Mat Urinal Mat (Pack of 6) - Black , 17-1/2 inches x 20-3/8 inches</i>	\$47.46

Sold by: OfficeWorld Store (seller profile)

Supplied by: Other

Condition: New

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 ending in 1186

Billing address

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

Item(s) Subtotal: \$47.46

Shipping & Handling: \$0.00

Amazon Discount: -\$3.47

Total before tax: \$43.99

Estimated tax to be collected: \$3.08

Grand Total: \$47.07 ✓To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

mp color copies
Office DEPOT
OfficeMax

WESLEY CHAPEL - (813) 994-4131

11/08/2023 8:39 AM



VTTT53PPAUG466CFB

SALE 2603-4-9804-1052474-23.10.1

166962 Color SS Lette

8 @ 0.75 6.00

You Pay 6.00SS

Subtotal: 6.00

FL 7.0% Sales Tax 0.42

Total: 6.42

Debit Card 1186 6.42

AUTH CODE 076233

TDS Chip Read

AID A0000000980840 US DEBIT

TVR 800048000

CVS PIN Ver:Fixed

Shop online at www.officedepot.com

WE WANT TO HEAR FROM YOU!

Visit survey.officedepot.com

and enter the survey code below

W6MD RA23 BTCH

or scan the below QR code



MP coffee supplies
 water trash bags



sam's club

Self Checkout

(813) 929-2010
 11/08/23 5:11 9358 04852 096 9096

ALS

1	916191 ZPLC STRG 8	18.98	I
	988335 33GAL PG	17.98	I
	980143632 13GAL TRSH	16.98	I
E	514890 ZEPHYRHILLSF	6.54	M
E	980010669 MIDONUT100CF	27.98	M
U	INST SV ZPLC STRG 8	2.75	N
	SUBTOTAL	85.71	
	TAX 1 7.00%	3.78	
	TOTAL	89.49	
	DEBIT TEND	89.49	
	CHANGE DUE	0.00	

EFT DEBIT PAY FROM PRIMARY
 89.49 (813) PURCHASE
 US DEBIT **** * 1186 I 0
 NETWORK ID. 0056 APPH CODE 070888

US DEBIT
 AID A0000000980840
 ARC 58006AF024861F7
 *Pin Verified
 TERMINAL # 25253674

Additional Savings this Trip:

Sam's Instant Savings: \$2.75

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

ITEMS SOLD 5

TCB 4344 3/15 5223 5279 8924



p.1

MP

sign post
 materials



How does
 get more done.

\$77.05

27715 ECLAMP BLVD
 WESLEY CHAPEL, FL 33545 (813) 788-1642

8929 00005 87105 11/13/23 05:22 PM
 SALE CASHIER CATHERINE 11-13-2023

0981	8421348 4X4-8 8711 +A*	
	4X4 SET 82 PT GL	
	489.95	39.92
887480159387	#10 SLW CVR +A*	
	#10 WHT PAN SCREW COVER 3PC (13L)	
	582.75	13.75
039800131157	MAX AAA30 +A S*	14.87
	ENERGIZER MAX AAA 30-PACK	
074523260982	GLIDE +A*	3.47
	GLIDE NYLON 1-1/8" 4PK	

SUBTOTAL 72.01

SALES TAX 5.04

TOTAL \$77.05

XXXXXXXXXXXX1186 DEBIT USD\$ 77.05

AUTH CODE 002289
 Chip Read Verified By PIN
 AID A0000000980840 US DEBIT

8929 11/13/23 05:22 PM



8929 05 87105 11/13/2023 8813

RETURN POLICY DEFINITIONS
 POLICY ID DAYS POLICY EXPIRES ON
 A 1 90 02/11/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
 A \$5,000 HOME DEPOT GIFT CARD

Optine en español

www.homedepot.com/survey

User ID: 188 183428 174504
 PASSWORD: 23563 174499

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.



p.3

Details for Order #112-7347807-5228202

Print this page for your records.

Order Placed November 13, 2023
Amazon.com order number: 112-7347807-5228202
Order Total: \$10.41

Christmas
Event

Not Yet Shipped

Items Ordered

1 of: 48 Pieces Christmas Wooden Cutouts Unfinished Wood Christmas Ornaments
Hanging Embellishments with Strings Snowflake Elk Wooden Pendant Painting DIY
Crafts Xmas Tree Wall Door Decor

Sold by: Myakuda (seller profile)
Supplied by: Other

Condition: New

Price
\$5.99

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 ending in 1186

Billing address

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

Item(s) Subtotal: \$5.99
Shipping & Handling: \$4.00

Total before tax: \$9.99
Estimated tax to be collected: \$0.42

Grand Total: \$10.41

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

amazon.com

p.4

Details for Order #112-5931581-7593840

Print this page for your records.

Order Placed: November 13, 2023

Amazon.com order number: 112-5931581-7593840

Order Total: \$27.79

Not Yet Shipped

Items Ordered

1 of: *JSP MANUFACTURING New Plastic Black 2x2 Fence Post Caps for Metal, Plastic, Vinyl or Wood 2 x 2 Posts (2" X 2" Inside Dimension) (2 1/4" X 2 1/4" Outside Dimensions) Made in The USA (8 Pack)*

Sold by: Jet Ski Parts & JSP Manufacturing (seller profile)
Supplied by: Other

Condition: New

1 of: *Covacure 100PCS DIY Christmas Crafts - Wooden Christmas Ornaments Unfinished Predrilled Wood Circles for Crafts Centerpieces Holiday Hanging Decorations*

Sold by: Covacure (seller profile)
Supplied by: Other

Condition: New

Price
\$13.98

\$14.96

Playground fence

\$11.99

\$12.83

Christmas Event

Shipping Address:

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

Shipping Speed:

Amazon Day Delivery

Payment information

Payment Method:

Visa ending in 1186

Billing address

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

Item(s) Subtotal: \$25.97

Shipping & Handling: \$0.00

Total before tax: \$25.97

Estimated tax to be collected: \$1.82

Grand Total: \$27.79

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

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See 2 Entries on Twist Statement

p.5

INVOICE

Tony the Balloon Guy
21230 Moore Rd, Brooksville, FL 34604, UNITED STATES
info@tonythelballoonguy.com

PAID

Invoice No#: 20231209-04
Invoice Date: Nov 13, 2023
Due Date: Nov 13, 2023

\$0.00
AMOUNT DUE

BILL TO
mpivclub@live.com

#	DATE	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Nov 12, 2023	50% Deposit, Balloons And Face Painting	1	\$250.00	\$250.00

Subtotal \$250.00

TOTAL \$250.00 USD ✓

Amount paid \$250.00

AMOUNT DUE \$0.00 USD

NOTES TO CUSTOMER

Thank you!

Deposit paid
bal due on 12-9-2023

amazon.com

p. 6

Final Details for Order #112-2101537-0223450

Print this page for your records.

Order Placed: November 15, 2023**Amazon.com order number:** 112-2101537-0223450**Order Total:** \$75.90**Shipped on November 16, 2023****Items Ordered**

	Price
1 of: <i>Jingle Bells 100PCS - 1 Inch Christmas Metal Bells for Craft, Multicolored Large Jingle Bells Bulk for Christmas Festival, Party, Wedding Decorations DIY Project, Red, Green, Silver, Gold</i>	\$7.98

Sold by: Sooez Official ([seller profile](#))Supplied by: Sooez Official ([seller profile](#))

Condition: New

1 of: <i>12 Pieces Burlap Bows for Wreath Christmas Linen Bows Rustic Bows Handmade Decorative Bowknot Festival Holiday Party Supplies for DIY Craft Bouquets Home Wedding Christmas Party Decoration, 5 x 7 Inch</i>	\$8.99
---	--------

Sold by: YvyYond ([seller profile](#)) | Product question? [Ask Seller](#)Supplied by: YvyYond ([seller profile](#))

Condition: New

1 of: <i>Sotiff 48 Pieces 7 x 5 Inch Red Velvet Christmas Wreath Bow Christmas Ornament Bow Christmas Bows for Indoor Outdoor Wreaths Garland Holiday Xmas Tree Wrapping Crafts DIY Decor</i>	\$23.99
---	---------

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

Condition: New

3 of: <i>60 Pcs 4 x 4 Inch Unfinished Wood Pieces Blank Wood Squares 3 MM Thin Wooden Squares for Painting DIY Carving, Wall Decoration</i>	\$9.99
---	--------

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

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Payment information**Payment Method:**

Visa ending in 1186

Item(s) Subtotal:	\$70.93
Shipping & Handling:	\$0.00

Billing address

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

Total before tax:	\$70.93
Estimated tax to be collected:	\$4.97

Grand Total: \$75.90

PRINT SHACK

of the Nature Coast Inc

p.7

Invoice #
53962
10/24/2023

Meadow Pointe 4 Clubhouse and Amenities 3902 Meadow Pointe Blvd. Wesley Chapel, FL 33543 813-973-3003	Lori Stanger 352-584-0862 cell mpivclub@live.com	<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> Paid 11-16-2023 </div>
---	--	---

Due Date	Contact Person	P.O.	Project
10/24/2023			

Item	QTY	Size	Color	Description	Price	Amount
ALUM-18...	4	18x24	4/0	Aluminum 18x24 Full Color 1 Sided full color on white poly metal	35.00	140.00
P- Name ...	5	3x1.5	4/0 MAG	File Name: Meadow Point No Trespassing No Fishing 18x24 Custom Name Tag Sublimation with Magnetic Back File:Engrave-Badges Meadow Point IV Name badges	15.00	75.00
CCCF				Subtotal Electronic Payment /Credit Card Convenience Fee		215.00 3.50% 7.53
				Lori Stanger 352-584-0862 cell mpivclub@live.com		

352-799-2972

13045 Cortez Blvd. - Brooksville, FL 34613

PAYMENT IN FULL IS REQUIRED BEFORE JOBS ARE PROCESSED

Approximately 2 weeks turnaround time from payment and art approval

(IF LONGER YOU WILL BE NOTIFIED BY ONE OF OUR REPRESENTATIVES)

Order Checked on Arrival _____ After Printing _____

Customer Notified _____ / _____ / _____

Subtotal	\$222.53
Sales Tax (0.0%)	\$0.00
Total	\$222.53
Payments/Credits	\$0.00
Balance	\$222.53

paid 11-16-23
w/ debit card

p.10

Spent

No prep. No mess.

Walmart

ordered
NOV 16, 2023

Nov 16, 2023 order

Order# 209811510171704



Item Description	Weight-adjusted	Qty	Price
Fresh Color Bell Peppers, 3 Count		1	\$2.98
Great Value Purified Drinking Water, 16.9 fl oz Bottles, 40 Count	Shopped	1	\$16.08
Daisy Pure and Natural Squeeze Sour Cream, Refrigerated, 14 Ounces - 5g Fat, 1g Protein per 30g Serving	Shopped	1	\$2.88
Great Value Sliced Ripe Olives 3.5oz	Shopped	2	\$3.28
Great Value Whole Kernel Sweet Corn, 2.9 oz Can	Shopped	1	\$1.16
Great Value Petite Diced Tomatoes in Tomato Juice, 28 oz Can	Shopped	1	\$1.48
Great Value Great Northern Beans, 15.5 oz Can	Shopped	2	\$1.64
Great Value Black Beans, 15 oz Can	Shopped	1	\$0.82
Wish-Bone Avocado Ranch Salad Dressing, 15 oz	Shopped	1	\$2.58
Hidden Valley Gluten Free Southwest Chipotle Salad Dressing and Topping, 16 fl oz	Shopped	1	\$3.98

water

Subtotal \$36.68

Free delivery from store \$0.00

Tax \$0.00

Driver tip \$3.67

Total \$40.35

Charge history View transaction activity for this order >

Payment method Ending in 1186

Water \$16.08
lunch supplies
staff giving \$24.27

MP Water

Give us feedback @ survey.walmart.com
Thank you! ID #: 7SL7X11G0C8X



Walmart Supercenter
813-262-2180 Mor. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL, FL 33543
STN 03418 CPA 009031 TEN 31 TR# 04069

ITEMS SOLD 4
TC# 1556 9493 7870 7951 5724



CV .5L WATER 07874279090 F	5.36 N
CV .5L WATER 07874279090 F	5.36 N
CHR TIP MAIL 074523960980	2.94 X
CHR TIP MAIL 074523960980	2.94 X

	SUBTOTAL	16.60
TAX1	7.0000 X	0.41
	TOTAL	17.01
	DEBIT TEND	17.01
	CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
17.01 TOTAL PURCHASE
US DEBIT- 1186 I D REF # 332100110707
NETWORK ID. 0008 APPR. CODE 095960
AID A0000000680840
TC 09F690CD26832870
TERMINAL # 23095238
*Pin Verified

11/17/23 13:31:10



QR code
Become a member today
Scan for 30% off everyday

Low Prices You Can Trust. Every Day.
11/17/23 13:31:17

PRINT SHACK

of the Nature Coast Inc

p.9

Invoice #
54338
11/16/2023

Meadow Pointe 4 Clubhouse and Amenities 3902 Meadow Pointe Blvd. Wesley Chapel, FL 33543 813-973-3003	Lori Stanger 352-584-0862 cell mpivclub@live.com
---	--

Due Date	Contact Person	P.O.	Project
11/16/2023			

Item	QTY	Size	Color	Description	Price	Amount
P-STK	20	5.75x5.75	4/0	Stickers w/ UV Laminate Logo Circle 5.75" File:Stickers Meadow Point Circle Logo	5.00	100.00
CCCF				Subtotal Electronic Payment /Credit Card Convenience Fee		100.00 3.50%

PAID

352-799-2972

13045 Cortez Blvd. - Brooksville, FL 34613

PAYMENT IN FULL IS REQUIRED BEFORE JOBS ARE PROCESSED

Approximately 2 weeks turnaround time from payment and art approval
(IF LONGER YOU WILL BE NOTIFIED BY ONE OF OUR REPRESENTATIVES)

Order Checked on Arrival _____ After Printing _____
Customer Notified _____ / _____ / _____

Subtotal	\$103.50
Sales Tax (0.0%)	\$0.00
Total	\$103.50
Payments/Credits	\$0.00
Balance	\$103.50

p. 11

Mailchimp Receipt

MC19515274

10/28/2023

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 # MC19515274
Date Paid: October 28, 2023
07:26 AM New York

Billing statement

Standard plan
2,500 contacts

\$60.00

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

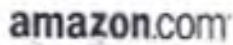
\$60.00 ✓

Balance as of October 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?](#)



P.12

Details for Order #112-4480385-8857040

[Print this page for your records.](#)

Order Placed: November 28, 2023
Amazon.com order number: 112-4480385-8857040
Order Total: \$25.65

Christmas Event
Backdrop & banner

Not Yet Shipped

Items Ordered

1 of: *Christmas Decor Nutcracker Outdoor Reversible Banner & Small Xmas Wreath Hanging Sign Decor&New Year Reversible Banner Door Sign for New Years Eve Party Supplies,Hanging Merry Christmas Happy New Year Door Porch Sign for Indoor Outside Yard Garden Party Wall* **Price**
Sold by: HONGLU2021 (seller profile) **\$11.99**
Supplied by: Other

Condition: New
1 of: *LYCGS 7X5FT Christmas Backdrop Xmas Window Photography Backdrop Winter Dream Wonderland Snow Tree Red Curtain Christma Photo Backdrop Studio Props Banner X-67* **\$11.98**
Sold by: LYXCSM (seller profile)
Supplied by: Other
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 ending in 1186

Billing address

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

Item(s) Subtotal: \$23.97
Shipping & Handling: \$0.00

Total before tax: \$23.97
Estimated tax to be collected: \$1.68

Grand Total: \$25.65 ✓

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



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

Service Slip/Invoice

INVOICE: 39404
DATE: 11/10/2023
ORDER: 39404

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
11/10/2023	03:26 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/10/2023		

Service	Description	Price
---------	-------------	-------

MONTHLY PEST	Monthly Pest Control	\$60.00
--------------	----------------------	---------

Treated interior, exterior perimeter for Pest Control service
 Thank you for letting us serve you

SUBTOTAL	\$60.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$60.00

PRIOR BAL	\$0.00
AMOUNT DUE	\$60.00

RECEIVED
 11-13-2023

* 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



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

Service Slip/Invoice

INVOICE: 39698
DATE: 12/1/2023
ORDER: 39698

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
12/1/2023	03:33 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/1/2023		

Service	Description	Price
---------	-------------	-------

MONTHLY PEST	Monthly Pest Control	\$60.00
--------------	----------------------	---------

Treated interior, exterior perimeter for Pest Control service
 Thank you for letting us serve you

SUBTOTAL	\$60.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$60.00

PRIOR BAL	\$60.00
AMOUNT DUE	\$120.00

RECEIVED
 12-1-2023

* 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 Sheriff's Office

INVOICE

Customer Number: C00255
Invoice Number: AR002013
Invoice Date: 11/21/23
Terms: DUE UPON RECEIPT

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

Date	Description	Amount
11/21/23	NOV23 #2	11,066.84
Total Due		11,066.84

RECEIVED
12-13-2023

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00255
Invoice Number: AR002013
Invoice Date: 11/21/23
Total Amount Due \$ 11,066.84



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

- Moving forward please update your system remit payable to
Pasco Sheriff's Office
8661 Citizen Drive
New Port Richey, FL 34654
Attn: Finance

Total Payment \$ _____

Account / Account	Echo Account	Misc Cd	Ref Dt	Invoice Number	Def. Plan	Tax 1 Amount	Rec#
Amount	Description	Prep ID	Due Dt	PO Reference	Int. Rate	Tax 2 Amount	
Customer ID Text Pt Format	Name		Bill Dt	Product ID	Disc.Term	Duty Amount	
Cust Type ID Cust Type Div PC	Fee Code	Rel Code	Quantity	Reference Amt	Disc Amt	Charge Amount	
0001-0000-3690800	General Fund Meadow Point IV		11/21/23	AR002013	0	0.00	1
11,066.84	NOV23 #2	CL3012			0.00	0.00	
C00255 NONE NB 01	MEADOW PT IV CDD - 845				0.0000	0.00	
C00255 LES OTHE	AR- MEADOW PT IV		1.00000	55308,184,535.36	0.00	0.00	

Set ID: AR005248 System Computed Total: 11,066.84 User Computed Total: 11,066.84 TOTALS MATCH

GRAND TOTAL System Computed Total: 11,066.84 User Computed Total: 11,066.84 TOTALS MATCH

Final Budget Check

No Budget Errors

APPROVED
By K. Donoghue at 11:44 am, Nov 28, 2023

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

Personal Services:

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade CD1)	31.92	2,210.00	70,548	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
Total Salary:			70,548	

<i>Benefits:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Holiday Pay	31.92	102.00	3,256	
FICA	7.65%		5,646	
Retirement	29.60%		21,846	
Group Health/Life Insurance	10,500.00		10,500	
Total Benefits:			41,248	

Total Personal Services:	111,796
---------------------------------	----------------

Operating Expenses:

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

Total Operating Expenses:	14,846
----------------------------------	---------------

Capital:

Patrol vehicle (\$32,801 less residual value of \$2,000/5 years) Year 4	6,160
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Total Capital:	6,160
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Total Estimate Sheriff's Office Costs - CONTRACT TOTAL	132,802
---	----------------

Darryl Adams
District Manager 9-25-23



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

LAND O' LAKES (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

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

1 1 1
 17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**
 Bill Number: 19404930
 Billing Date: 11/21/2023
 Billing Period: 10/10/2023 to 11/8/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	10/10/2023	7338	11/8/2023	7379	29	41

Usage History	
Month	Usage
November 2023	41
October 2023	39
September 2023	23
August 2023	22
July 2023	28
June 2023	22
May 2023	40
April 2023	39
March 2023	68
February 2023	95
January 2023	128
December 2022	81

Transactions		
Previous Bill		493.64
Past Due		493.64
Current Transactions		
Water		
Water Base Charge		21.24
Water Tier 1	13.0 Thousand Gals X \$2.07	26.91
Water Tier 2	12.0 Thousand Gals X \$3.29	39.48
Water Tier 3	13.0 Thousand Gals X \$6.59	85.67
Water Tier 4	3.0 Thousand Gals X \$8.89	26.67
Sewer		
Sewer Base Charge		49.76
Sewer Charges	41.0 Thousand Gals X \$6.71	275.11
Total Current Transactions		524.84

TOTAL BALANCE DUE \$1,018.48

*Past due balance is delinquent and subject to further fees and immediate disconnect.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0514195
 Customer # 01034859
 Past Due 493.64
 Current Transactions 524.84

Total Balance Due	\$1,018.48
Due Date	12/8/2023

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

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

Invoice

Date	Invoice #
12/1/2023	INV0000085792

Bill To:

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

Services for the month of	Terms	Client Number
December	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	\$875.00	\$875.00
Management Services	1.00	\$2,771.33	\$2,771.33
Website Compliance & Management	1.00	\$100.00	\$100.00
Landscape Consulting Services - Oct & Nov Adj.	2.00	\$50.00	\$100.00
Subtotal			\$6,657.50
Total			\$6,657.50



RUST- OFF, LLC
PO Box 470730
Lake Monroe, FL 32747

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

RECEIVED
 11/14/2023

Date	Invoice #
11/15/2023	42018

Bill To

MEADOW POINTE FOUR CDD
 C/O RIZZETTA & COMPANY
 9428 CAMDEN FIELD PARKWAY
 RIVERVIEW FL 33578

Ship To

MEADOW POINTE FOR CDD

P.O. No.

Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)	1	195.00	195.00
			Subtotal	\$195.00
			Sales Tax (7.5%)	\$0.00
			Payments/Credits	\$0.00
			Balance Due	\$195.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/17/2023	13783

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	11/13/2023	43.95

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 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	\$43.95





INVOICE

Invoice Number 2163943
Invoice Date November 29, 2023
Customer Number 83270
Project Number 215600242

Bill To

Meadow Pointe IV Community Development District
Accounts Payable
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$3,516.88

For Period Ending:

November 24, 2023

Net Due in 30 Days or in accordance with terms of the contract

INVOICE

Invoice Number

2163943

Project Number

215600242

Top Task 2024

2024 FY General Consulting

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 06				
Woodcock, Braydon	2023-10-25	5.00	143.00	715.00
Woodcock, Braydon	2023-10-27	3.00	143.00	429.00
Woodcock, Braydon	2023-10-30	1.50	143.00	214.50
Woodcock, Braydon	2023-10-31	2.50	143.00	357.50
Woodcock, Braydon	2023-11-01	3.50	143.00	500.50
		15.50		2,216.50
Level 12				
Woodcock, Gregory (Greg)	2023-10-25	0.50	198.00	99.00
Woodcock, Gregory (Greg)	2023-10-26	1.00	198.00	198.00
Woodcock, Gregory (Greg)	2023-10-27	0.50	198.00	99.00
Woodcock, Gregory (Greg)	2023-10-30	0.75	198.00	148.50
Woodcock, Gregory (Greg)	2023-11-06	0.75	198.00	148.50
Woodcock, Gregory (Greg)	2023-11-08	2.75	198.00	544.50
		6.25		1,237.50
		21.75		3,454.00

Professional Services Subtotal

21.75

3,454.00

Disbursements

	Date	Cost	%	Current Amount
Direct - Vehicle (mileage)				
Woodcock, Braydon	2023-10-13			41.92
US4621045 64 MILES				
Woodcock, Gregory (Greg)	2023-11-08			20.96
US4728050 32 MILES				
				62.88

Disbursements Subtotal

62.88

Top Task 2024 Total

3,516.88

Total Fees & Disbursements

\$3,516.88

INVOICE TOTAL (USD)

\$3,516.88



Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-10-25	215600242	2024	Direct - Regular		WOODCOCK, BRAYDON	5.00	143.00	715.00	BALMORAL EROSION INSPECTION AND FENCE INSPECTION	
2023-10-27	215600242	2024	Direct - Regular		WOODCOCK, BRAYDON	3.00	143.00	429.00	BALMORAL INSPECTION	
2023-10-30	215600242	2024	Direct - Regular		WOODCOCK, BRAYDON	1.50	143.00	214.50	COORDINATED WITH CONTRACTOR ON ONGOING PROJECT.	
2023-10-31	215600242	2024	Direct - Regular		WOODCOCK, BRAYDON	2.50	143.00	357.50	RETAINING WALL AND FENCE REPORT.	
2023-11-01	215600242	2024	Direct - Regular		WOODCOCK, BRAYDON	3.50	143.00	500.50	BALMORAL POND EROSION INSPECTION	
2023-10-25	215600242	2024	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.50	198.00	99.00	CALL WITH ROBB AT FINN OUTDOOR REGARDING ADDITIONAL AREA OF EROSION ON BALMORAL. CALL COUNTY REGARDING FENCE AND AC UNIT IN EASEMENT.	
2023-10-26	215600242	2024	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.00	198.00	198.00	CALL WITH STAFF IN FIELD TO REVIEW PROJECT STATUS AND REVIEW FILTER FABRIC TIE IN. COORDINATE WITH PASCO COUNTY REGARDING AC AND POOL EQUIPMENT IN DRAINAGE EASEMENT. WYNDFIELDS COORDINATION WITH DARRYL AND MICHAEL.	
2023-10-27	215600242	2024	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.50	198.00	99.00	COORDINATE WITH PASCO COUNTY REGARDING AC AND POOL EQUIPMENT IN DRAINAGE EASEMENT.	
2023-10-30	215600242	2024	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.75	198.00	148.50	REQUEST PROPOSAL FOR SIDEWALK BROKEN AT 2477 GWYNHURST BLVD. WINDSOR	
2023-11-06	215600242	2024	Direct - Regular		WOODCOCK, GREGORY (GREG)	0.75	198.00	148.50	PREPARE EXHIBIT FOR SURVEY PROPOSAL FOR PROPERTY LINE SURVEY. SEND TO SURVEYORS TO OBTAIN PROPOSAL.	
2023-11-08	215600242	2024	Direct - Regular		WOODCOCK, GREGORY (GREG)	2.75	198.00	544.50	PREPARE FOR AND ATTEND CDD MEETING.	
Total Labor:						21.75		\$3,454.00		
2023-10-13	215600242	2024	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	41.92	1.00	41.92	MEADOW POINTE 4 ONSITE INSPECTION	US4621045
2023-11-08	215600242	2024	Direct - Vehicle (mileage)		WOODCOCK, GREGORY (GREG)	20.96	1.00	20.96	MEADOW POINTE IV CDD MEETING	US4728050
Total Direct - Vehicle (mileage)						62.88		\$62.88		
Total Project 215600242						84.63		\$3,516.88		

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

December 18, 2023
Client: 001010
Matter: 000001
Invoice #: 23878

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through December 08, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
10/17/2023	MS	PREPARE QUARTERLY REPORT FOR 09.30.23.	0.3	\$52.50
10/31/2023	VKB	REVIEW AND REPLY TO EMAIL FROM AUDITOR REQUESTING UPDATE TO ATTORNEY RESPONSE LETTER.	0.2	\$61.00
11/7/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
11/8/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	3.4	\$1,037.00
Total Professional Services			4.3	\$1,272.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/2/2023	Simplefile E-Recording- Filing Fee- Filing fees	\$49.25
Total Disbursements		\$49.25

December 18, 2023

Client: 001010

Matter: 000001

Invoice #: 23878

Page: 2

Total Services	\$1,272.50	
Total Disbursements	\$49.25	
Total Current Charges		\$1,321.75
Previous Balance		\$4,057.00
<i>Less Payments</i>		<i>(\$4,057.00)</i>
PAY THIS AMOUNT		\$1,321.75

RECEIVED
12-18-2023

Please Include Invoice Number on all Correspondence

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
11/27/2023	9887

Bill To
Meadow Pointe IV CDD 3434 Colwell Ave Suite 200 Tampa, FL. 33614

P.O. No.	Terms	Project
Dec 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,351.00	1,351.00

Thank you for your business.

Phone #
(727) 271-1395

Total \$1,351.00

RECEIVED
11-26-2023



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

Statement Date: November 17, 2023

Amount Due: \$1,603.06

Due Date: December 08, 2023


Account #: 221006228235

DO NOT PAY. Your account will be drafted on December 08, 2023

Account Summary

Current Service Period: October 14, 2023 - November 13, 2023	
Previous Amount Due	\$1,603.06
Payment(s) Received Since Last Statement	-\$1,603.06
Current Month's Charges	\$1,603.06
Amount Due by December 08, 2023	\$1,603.06

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

Scan here to view your account online.

DOWNED IS DANGEROUS!
If you see a downed power line, move a safe distance away and call 911.
For more safety tips, visit TampaElectric.com/PowerLineSafety

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: December 08, 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: \$1,603.06

Payment Amount: \$ _____

660025945038

Your account will be drafted on December 08, 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: November 17, 2023
Charges Due: December 08, 2023

Service Period: Oct 14, 2023 - Nov 13, 2023

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	1108 kWh @ \$0.03511/kWh	\$38.90
Fixture & Maintenance Charge	32 Fixtures	\$488.44
Lighting Pole / Wire	32 Poles	\$889.28
Lighting Fuel Charge	1108 kWh @ \$0.05169/kWh	\$57.27
Storm Protection Charge	1108 kWh @ \$0.01466/kWh	\$16.24
Clean Energy Transition Mechanism	1108 kWh @ \$0.00036/kWh	\$0.40
Storm Surcharge	1108 kWh @ \$0.00326/kWh	\$3.61
Florida Gross Receipt Tax		\$2.99
State Tax		\$105.93
Lighting Charges		\$1,603.06

Total Current Month's Charges \$1,603.06

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

More clean energy to you
 Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

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:** 866-832-6249
- Commercial Customer Care:** 813-223-0800 (Hillsborough)
- Residential Customer Care:** 863-299-0800 (Polk County)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909
- 888-223-0800 (All Other Counties)**

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.



4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652

INVOICE

Page: 1

Invoice Number: S184438
Invoice Date: 12/1/2023
Due Date: 12/31/2023

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
12/1/2023	Monthly Lift Station Inspection	2001	1	Each	90.09	90.09

Phone: (727) 848-8292 Ext. 219
Toll Free: (866) 753-8292 Ext. 219
Email: ar@uswatercorp.net

Subtotal:	90.09
Total Sales Tax:	0.00
Total USD:	90.09
Adjustments:	0.00
Amount Due:	90.09



U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe 4 DATE: 11/13/23
 MODEL OF PUMPS: _____ HP: 5
 POWER: A/C VOLTS: 230 PHASE: 3
 PUMPS AMPS: #1 L1 19.8 L2 20.4 L3 19.3
 #2 L1 18.4 L2 21.8 L3 19.4
 RESISTANCE: #1 L1 & L2 1 L2 & L3 1 L1 & L3 1
 #2 L1 & L2 1 L2 & L3 1 L1 & L3 1
 PUMP GROUND: #1 00 #2 00 ETM #1 03196.4 ETM #2 03120.9
 CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL: ALTERNATION OK
 ALARM HORN OK
 ALARM LIGHT OK
 FLOAT SYSTEM #1 OK
 #2 _____
 #3 _____
 #4 _____

CONDITION OF PANEL BOX: PAINT OK
 HASP OK
 HINGES OK
 STAND OK
 LOCK OK

OTHER PANEL PROBLEMS _____

WET WELL: SIZE PIPING 2 in
 TYPE Pvc
 COND. PIPE OK
 GREASE ON WALL None
 GREASE FLOATING little
 HATCH COVER OK
 HINGES OK

DRY WELL: SIZE PIPING Above ground 4 in
 TYPE Ductile
 COND. PIPE OK
 GREASE ON WALL N/A
 GREASE FLOATING _____
 HATCH COVER _____
 HINGES N/A

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

WORK THAT NEEDS TO BE DONE: _____

OWNER _____ Signature & Date J. A. [Signature] 11/13/23



4939 Cross Bayou Boulevard • New Port Richey, FL 34652
 Phone: 727-848-8292 • Fax: 727-849-8860 • Toll Free: 866-753-8292



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. 1551526W426
 STATEMENT DATE 12/20/23
 DUE DATE 12/25/23
 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: 20475 Service Location Acct #016055-0001	
	MEADOW POINT IV CDD REC CENTER 3902 MEADOW POINT BLVD WESLEY CH	
12/20/23	BASIC SERVICE CHARGE 1/1/2024-1/31/2024	\$ 77.00
	1.00 6.00YD	
	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.

NNNNNNNNNN



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

ACCOUNT NO. 6426-016055
 INVOICE NO. 1551526W426
 STATEMENT DATE 12/20/23
 DUE DATE 12/25/23
 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. 1551667W426
 STATEMENT DATE 12/20/23
 DUE DATE 12/25/23
 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,	
12/20/23	FUEL SURCHARGE	1.00 SC70303521 \$ 3.88
12/20/23	FUEL SURCHARGE	1.00 SC70304149 \$ 206.04
12/20/23	ENVIRONMENTAL SURCHARGE	1.00 SC70303520 \$ 1.60
12/20/23	ENVIRONMENTAL SURCHARGE	1.00 SC70304148 \$ 85.00
12/20/23	BASIC SERVICE CHARGE	1.00 8.00YD \$ 850.00
	1/1/2024-1/31/2024	
12/20/23	BASIC CONTAINER CHARGE	1.00 8.00YD \$ 16.00
	1/1/2024-1/31/2024	
	Invoice Total	\$ 1,162.52
	Account Balance	\$ 1,162.52

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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 Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

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NNNNNNNNNN



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

ACCOUNT NO. 6426-022299
 INVOICE NO. 1551667W426
 STATEMENT DATE 12/20/23
 DUE DATE 12/25/23
 PAY THIS AMOUNT 1,162.52

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



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 **12/08/2023**
Amount Due **250.74**
Current Charges Due **01/03/2024**

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

Average kWh
Period Days Per Day

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



1 0 2 5 2 9 7 1

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*** Capital Credit Refund *** This bill may include a credit "CC Retirement Credit". If you have more than one active account, you may receive a check by the end of December. Sharing this credit with you is a benefit of being a Member-Owner. See Member News for details.

Previous Balance 250.74
Payment 250.74CR
Balance Forward 0.00

Light Energy Charge 2.31
Light Support Charge 4.07
Light Maintenance Charge 54.89
Light Fixture Charge 67.98
Light Fuel Adj 209 KWH @ 0.04000 8.36
Poles (QTY 11) 112.75
FL Gross Receipts Tax 0.38

Total Current Charges 250.74
Total Due E.F.T. 250.74

Lights/Poles Type/Qty Type/Qty
210 11 955 11

DO NOT PAY
Total amount will be electronically transferred on or after 12/22/2023.



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: 12/08/2023

District: OP06

Use above space for address change ONLY.



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

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	250.74
DO NOT PAY	

000218538500002507400002507401

WREC Meadow Pointe IV

November 2023

Account	Dates	Rate	Bill Date	Due Date	Amount Due
1418211	11/03/23 - 12/05/23	PL	12/8/2023	12/22/2023	\$5,304.28
1418215	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$40.16
1418216	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$56.90
1418217	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$55.24
1418218	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$246.12
1418220	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$55.89
1418221	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$1,101.48
1418223	11/03/23 - 12/05/23	LP	12/8/2023	12/22/2023	\$73.09
1418224	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$62.73
1418225	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$106.75
1418227	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$59.50
1418228	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$49.97
1418229	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$65.78
1418230	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$41.09
1418231	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$41.46
2187625	11/03/23 - 12/05/23	GS	12/8/2023	12/22/2023	\$57.73
					\$7,418.17

PL 53100 - 4307	\$5,304.28
LP 53100 - 4304	\$73.09
<u>GS 53100 - 4301</u>	<u>\$2,040.80</u>
Total	\$7,418.17



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

Account Number **1418211** Cycle **06**
 Meter Number
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **12/08/2023**
 Amount Due **5,304.28**
 Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
 Service Classification Public Lighting

ELECTRIC SERVICE

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

Previous Balance 5,293.79
 Payment 5,293.79CR
 Balance Forward 0.00

Light Energy Charge 357.13
 Light Support Charge 262.75
 Light Maintenance Charge 944.82
 Light Fixture Charge 1,134.76
 Light Fuel Adj 13,088 KWH @ 0.04000 523.52
 Poles (QTY 332) 2,052.00
 FL Gross Receipts Tax 29.30

Total Current Charges 5,304.28
 Total Due **E.F.T.** 5,304.28



Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 189	205 50	410 1	910 234	955 97
	120 54	212 33	420 9	915 1	

DO NOT PAY
 Total amount will be electronically transferred on or after 12/22/2023.

Comparative Usage Information
 Average kWh
 Period Days Per Day

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



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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: 12/08/2023

Use above space for address change ONLY.

District: OP06

1418211 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	5,304.28
DO NOT PAY	

000141821100053042800053042807



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

Account Number **1418215** Cycle **06**
 Meter Number 50446995
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **12/08/2023**
 Amount Due **40.16**
 Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4727 MEADOW POINTE BLVD
 Service Description IRRIGATION
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	32182	12/05	32182				0

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	0
Nov 2023	29	0
Dec 2022	33	0

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 40.16
 Payment 40.16CR
 Balance Forward 0.00

Customer Charge 39.16
 FL Gross Receipts Tax 1.00

Total Current Charges 40.16
 Total Due 40.16

E.F.T.



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DO NOT PAY
 Total amount will be electronically transferred on or after 12/22/2023.



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: 12/08/2023

District: OP06

Use above space for address change ONLY.

1418215 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	40.16
DO NOT PAY	

000141821500000401600000401606



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

Account Number **1418216** Cycle **06**
 Meter Number 38341250
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **12/08/2023**
 Amount Due **56.90**
 Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31022 WHINSENTON DR
 Service Description GATE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	48559	12/05	48740				181

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	6
Nov 2023	29	4
Dec 2022	33	5

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 50.71
 Payment 50.71CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 181 KWH @ 0.05017 9.08
 Fuel Adjustment 181 KWH @ 0.04000 7.24
 FL Gross Receipts Tax 1.42

Total Current Charges 56.90
 Total Due **E.F.T.** 56.90



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DO NOT PAY
 Total amount will be electronically transferred on or after 12/22/2023.



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: 12/08/2023

District: OP06

Use above space for address change ONLY.

1418216 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	56.90
DO NOT PAY	

000141821600000569000000569002



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

Account Number **1418217** Cycle **06**
 Meter Number 38049574
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **12/08/2023**
 Amount Due **55.24**
 Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31122 PARKMONTE DR
 Service Description LIGHTS
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	57316	12/05	57479				163

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	5
Nov 2023	29	4
Dec 2022	33	5

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 50.52
 Payment 50.52CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 163 KWH @ 0.05017 8.18
 Fuel Adjustment 163 KWH @ 0.04000 6.52
 FL Gross Receipts Tax 1.38

Total Current Charges 55.24
 Total Due **E.F.T.** 55.24



1 0 2 5 2 9 7 1

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DO NOT PAY
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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: 12/08/2023

District: OP06

Use above space for address change ONLY.

1418217 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	55.24
DO NOT PAY	

000141821700000552400000552401



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

Account Number **1418218** Cycle **06**
 Meter Number 50446984
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **12/08/2023**
 Amount Due **246.12**
 Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 3655 MEADOW POINTE BLVD
 Service Description IRRIGATION
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	15019	12/05	17246				2227

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	70
Nov 2023	29	65
Dec 2022	33	50

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 214.31
 Payment 214.31CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 2,227 KWH @ 0.05017 111.73
 Fuel Adjustment 2,227 KWH @ 0.04000 89.08
 FL Gross Receipts Tax 6.15

Total Current Charges 246.12
 Total Due **E.F.T.** 246.12



1 0 2 5 2 9 7 1

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DO NOT PAY
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Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 12/08/2023

District: OP06

Use above space for address change ONLY.

1418218 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	246.12
DO NOT PAY	

000141821800002461200002461201



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

Account Number **1418220** Cycle **06**
 Meter Number 40523860
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **12/08/2023**
 Amount Due **55.89**
 Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31237 SHELLWOOD PL
 Service Description ENTRANCE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	44621	12/05	44791				170

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	5
Nov 2023	29	4
Dec 2022	33	5

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 51.35
 Payment 51.35CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 170 KWH @ 0.05017 8.53
 Fuel Adjustment 170 KWH @ 0.04000 6.80
 FL Gross Receipts Tax 1.40

Total Current Charges 55.89
 Total Due **E.F.T.** 55.89



1 0 2 5 2 9 7 1

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

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See Reverse Side For Mailing Instructions

Bill Date: 12/08/2023

Use above space for address change ONLY.

District: OP06

1418220 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	55.89
DO NOT PAY	

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

Account Number **1418221** Cycle **06**
 Meter Number 53701200
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **12/08/2023**
 Amount Due **1,101.48**
 Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 3902 MEADOW POINTE BLVD
 Service Description CLUBHOUSE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	30286	12/05	41762		21.36	21	11476

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	359
Nov 2023	29	360
Dec 2022	33	386

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 1,004.65
 Payment 1,004.65CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 11,476 KWH @ 0.05017 575.75
 Fuel Adjustment 11,476 KWH @ 0.04000 459.04
 FL Gross Receipts Tax 27.53

Total Current Charges 1,101.48
 Total Due **E.F.T.** 1,101.48



1 0 2 5 2 9 7 1

You have 24-hour access to manage your account on-line through Smarhub 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.

*** Capital Credit Refund *** This bill may include a credit "CC Retirement Credit". If you have more than one active account, you may receive a check by the end of December. Sharing this credit with you is a benefit of being a Member-Owner. See Member News for details.

DO NOT PAY
 Total amount will be electronically transferred on or after 12/22/2023.



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: 12/08/2023

District: OP06

Use above space for address change ONLY.

1418221 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	1,101.48
DO NOT PAY	

000141822100011014800011014808



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

Account Number **1418223** Cycle 06
Meter Number 67986733
Customer Number 10252971
Customer Name MEADOW POINTE IV CDD
HILDA SERRATO

Bill Date **12/08/2023**
Amount Due **73.09**
Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 2076 GWYNHURST BLVD
Service Description ENTRANCE
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	64941	12/05	65297				356

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	11
Nov 2023	29	12
Dec 2022	33	10

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 72.16
Payment 72.16CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 356 KWH @ 0.05017 17.86
Fuel Adjustment 356 KWH @ 0.04000 14.24
FL Gross Receipts Tax 1.83

Total Current Charges 73.09
Total Due E.F.T. 73.09



1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 12/22/2023.



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: 12/08/2023

District: OP06

Use above space for address change ONLY.

1418223 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	73.09
DO NOT PAY	

000141822300000730900000730906



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

Account Number **1418224** Cycle 06
Meter Number 70458923
Customer Number 10252971
Customer Name MEADOW POINTE IV CDD
HILDA SERRATO

Bill Date **12/08/2023**
Amount Due **62.73**
Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4456 FENNWOOD CT
Service Description GATE
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	8909	12/05	9153				244

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	8
Nov 2023	29	6
Dec 2022	33	7

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 55.33
Payment 55.33CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 244 KWH @ 0.05017 12.24
Fuel Adjustment 244 KWH @ 0.04000 9.76
FL Gross Receipts Tax 1.57

Total Current Charges 62.73
Total Due 62.73 E.F.T.



1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 12/22/2023.



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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: 12/08/2023

District: OP06

Use above space for address change ONLY.

1418224 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	62.73
DO NOT PAY	

000141822400000627300000627301



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

Account Number **1418225** Cycle 06
 Meter Number 73429087
 Customer Number 10252971
 Customer Name MEADOW POINTE IV CDD
 HILDA SERRATO

Bill Date **12/08/2023**
 Amount Due **106.75**
 Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 32028 OLDWOODS AVE
 Service Description GATE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	72517	12/05	73237				720

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	23
Nov 2023	29	20
Dec 2022	33	14

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 93.62
 Payment 93.62CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 720 KWH @ 0.05017 36.12
 Fuel Adjustment 720 KWH @ 0.04000 28.80
 FL Gross Receipts Tax 2.67

Total Current Charges 106.75
 Total Due **E.F.T.** 106.75



1 0 2 5 2 9 7 1

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DO NOT PAY
 Total amount will be electronically transferred on or after 12/22/2023.



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

See Reverse Side For Mailing Instructions

Bill Date: 12/08/2023

District: OP06

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1418225 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	106.75
DO NOT PAY	

000141822500001067500001067501



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

Account Number **1418227** Cycle **06**
 Meter Number 70458978
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **12/08/2023**
 Amount Due **59.50**
 Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 30944 SOTHERBY DR
 Service Description GATE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	14300	12/05	14509				209

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	7
Nov 2023	29	5
Dec 2022	33	6

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 **54.78**
 Payment **54.78CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 209 KWH @ 0.05017 **10.49**
 Fuel Adjustment 209 KWH @ 0.04000 **8.36**
 FL Gross Receipts Tax **1.49**

Total Current Charges **59.50**
 Total Due **59.50** E.F.T.



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DO NOT PAY
 Total amount will be electronically transferred on or after 12/22/2023.



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: 12/08/2023

District: OP06

Use above space for address change ONLY.

1418227 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	59.50
DO NOT PAY	

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

Account Number **1418228** Cycle 06
Meter Number 74318268
Customer Number 10252971
Customer Name MEADOW POINTE IV CDD
HILDA SERRATO

Bill Date **12/08/2023**
Amount Due **49.97**
Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4501 MEADOW POINTE BLVD
Service Description ENTRANCE
Service Classification General Service Non-Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
11/03	12138	12/05	12244				106	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	3
Nov 2023	29	2
Dec 2022	33	3

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 **46.08**
Payment **46.08CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 106 KWH @ 0.05017 **5.32**
Fuel Adjustment 106 KWH @ 0.04000 **4.24**
FL Gross Receipts Tax **1.25**

Total Current Charges **49.97**
Total Due **49.97** E.F.T.



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DO NOT PAY
Total amount will be electronically transferred on or after 12/22/2023.



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

See Reverse Side For Mailing Instructions

Bill Date: 12/08/2023

District: OP06

Use above space for address change ONLY.

1418228 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	49.97
DO NOT PAY	

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Your Touchstone Energy® Cooperative
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Account Number **1418229** Cycle 06
Meter Number 74619209
Customer Number 10252971
Customer Name MEADOW POINTE IV CDD
HILDA SERRATO

Bill Date **12/08/2023**
Amount Due **65.78**
Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 3194 MEADOW POINTE BLVD
Service Description GATE
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	19492	12/05	19769				277

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	9
Nov 2023	29	7
Dec 2022	33	9

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 59.68
Payment 59.68CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 277 KWH @ 0.05017 13.90
Fuel Adjustment 277 KWH @ 0.04000 11.08
FL Gross Receipts Tax 1.64

Total Current Charges 65.78
Total Due E.F.T. 65.78



1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 12/22/2023.



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: 12/08/2023

District: OP06

Use above space for address change ONLY.

1418229 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	65.78
DO NOT PAY	

000141822900000657800000657802



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

Account Number **1418230** Cycle 06
Meter Number 74326452
Customer Number 10252971
Customer Name MEADOW POINTE IV CDD
HILDA SERRATO

Bill Date **12/08/2023**
Amount Due **41.09**
Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31693 FAIRHILL DR
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	1186	12/05	1196				10

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	0
Nov 2023	29	0
Dec 2022	33	0

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 41.27
Payment 41.27CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 10 KWH @ 0.05017 0.50
Fuel Adjustment 10 KWH @ 0.04000 0.40
FL Gross Receipts Tax 1.03

Total Current Charges 41.09
Total Due E.F.T. 41.09



1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 12/22/2023.



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: 12/08/2023

District: OP06

Use above space for address change ONLY.

1418230 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	41.09
DO NOT PAY	

000141823000000410900000410906



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

Account Number **1418231** Cycle **06**
 Meter Number 74619208
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **12/08/2023**
 Amount Due **41.46**
 Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31041 KELMIN TER
 Service Description KIOSK
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	1031	12/05	1045				14

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	0
Nov 2023	29	0
Dec 2022	33	0

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 41.27
 Payment 41.27CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 14 KWH @ 0.05017 0.70
 Fuel Adjustment 14 KWH @ 0.04000 0.56
 FL Gross Receipts Tax 1.04

Total Current Charges 41.46
 Total Due **E.F.T.** 41.46



1 0 2 5 2 9 7 1

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DO NOT PAY
 Total amount will be electronically transferred on or after 12/22/2023.



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: 12/08/2023

District: OP06

Use above space for address change ONLY.

1418231 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	41.46
DO NOT PAY	

000141823100000414600000414603



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

Account Number **2187625** Cycle 06
Meter Number 85203607
Customer Number 10252971
Customer Name MEADOW POINTE IV CDD
HILDA SERRATO

Bill Date **12/08/2023**
Amount Due **57.73**
Current Charges Due **01/03/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31530 CHANCEY RD
Service Description Gate
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/03	4801	12/05	4991				190

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2023	32	6
Nov 2023	29	5
Dec 2022	33	6

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 **54.87**
Payment **54.87CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 190 KWH @ 0.05017 **9.53**
Fuel Adjustment 190 KWH @ 0.04000 **7.60**
FL Gross Receipts Tax **1.44**

Total Current Charges **57.73**
Total Due **57.73** E.F.T.



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DO NOT PAY
Total amount will be electronically transferred on or after 12/22/2023.



Your Touchstone Energy® Cooperative
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Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 12/08/2023

District: OP06

Use above space for address change ONLY.

2187625 OP06
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/22/2023
TOTAL CHARGES DUE	57.73
DO NOT PAY	

000218762500000577300000577307