



Rizzetta & Company

# **Meadow Pointe IV Community Development District**

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## **Board of Supervisors' Meeting August 13, 2025**

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

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

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

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

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

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

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

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

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

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

August 5, 2025

## **AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, August 13, 2025, at 5:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the 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.** Public Hearing on Fiscal Year 2025-2026 Final Budget
    1. Consideration of Resolution 2025-06- Adopting Fiscal Year 2025-2026 Final Budget .....Tab 1
  - B.** Public Hearing on Fiscal Year 2025-2026 Assessments
    1. Consideration of Resolution 2025-07; Levying O&M Assessments for Fiscal Year 2025-2026 .....Tab 2
  - C.** Consideration of Resolution 2025-08; Setting the Meeting Schedule for Fiscal Year 2025-2026 .....Tab 3
  - D.** Consideration of 2025-2026 Goals & Objectives Report And Recap of 2024-2025 Goals and Objectives.....Tab 4
  - E.** Discussion of District's Short-Term, Mid-Term, and Long-Term Goals
  - F.** Ratification of Landscape Proposal for Flower Replacement.....Tab 5
  - G.** Consideration of Pressure Washing Proposal .....Tab 6
  - H.** Acceptance of 2024 Final Financial Audit .....Tab 7
- 5. STAFF REPORTS**
  - A.** Deputy/Captain Report
  - B.** District Engineer .....Tab 8
  - C.** Aquatic Maintenance
    1. Presentation of Waterway Inspection Report.....Tab 9
  - D.** Landscape Inspection Services
    1. Review of Field Inspection Report .....Tab 10
  - E.** Juniper Landscaping
    1. Review of Juniper's Response Report (under separate cover)
  - F.** Amenity Management
    1. Review of Amenities Report.....Tab 11
  - G.** District Counsel

- H. District Manager
  - 1. Review of District Manager Report,  
Raid Log, & Monthly Financial Statement.....Tab 12
  - 2. Presentation of Website Compliance Report.....Tab 13
- 6. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors'  
Budget Workshop Meeting held on July 09, 2025.....Tab 14
  - B. Consideration of Operation and Maintenance  
Expenditures for June 2025 .....Tab 15
- 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**

## RESOLUTION 2025-06

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

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

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Meadow Pointe IV Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026”.

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

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

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

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

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

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

**Passed and Adopted on August 13, 2025.**

Attested By:

**Meadow Pointe IV  
Community Development District**

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

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

**Exhibit A: FY 2025-2026 Adopted Budget**

Proposed Budget Meadow Pointe IV Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget For 2024/2025	Projected Budget Variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 1,718,995	\$ 1,718,995	\$ 1,699,660	\$ 19,335	\$ 1,983,967	\$ 284,307
6							
7	Assessment Revenue Subtotal	\$ 1,718,995	\$ 1,718,995	\$ 1,699,660	\$ 19,335	\$ 1,983,967	\$ 284,307
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 31,321	\$ 41,761	\$ -	\$ 41,761	\$ -	\$ -
13	Other Miscellaneous Revenue						
14	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	Miscellaneous	\$ 13,369	\$ 17,825	\$ -	\$ 17,825	\$ -	\$ -
16							
17	Other Revenue Subtotal	\$ 44,690	\$ 59,587	\$ -	\$ 59,587	\$ -	\$ -
18							
19	TOTAL REVENUES	\$ 1,763,685	\$ 1,778,582	\$ 1,699,660	\$ 78,922	\$ 1,983,967	\$ 284,307
20	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
21							
22	EXPENDITURES - ADMINISTRATIVE						
23							
24	Legislative						
25	Supervisor Fees	\$ 9,600	\$ 12,800	\$ 15,000	\$ 2,200	\$ 15,000	\$ -
26	Financial & Administrative						
27	Accounting Services	\$ 16,708	\$ 22,277	\$ 22,277	\$ (0)	\$ 23,168	\$ 891
28	Administrative Services	\$ 4,614	\$ 6,152	\$ 6,153	\$ 1	\$ 6,153	\$ -
29	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
30	Assessment Roll	\$ 5,304	\$ 5,304	\$ 5,304	\$ -	\$ 5,304	\$ -
31	Auditing Services	\$ 4,700	\$ 4,700	\$ 4,600	\$ (100)	\$ 4,800	\$ 200
32	Bank Fees	\$ 418	\$ 557	\$ 475	\$ (82)	\$ 650	\$ 175
33	Disclosure Report	\$ 4,500	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -
34	District Engineer	\$ 68,253	\$ 91,004	\$ 38,000	\$ (53,004)	\$ 50,000	\$ 12,000
35	District Management	\$ 24,942	\$ 33,256	\$ 33,256	\$ -	\$ 33,256	\$ -
36	Dues, Licenses & Fees	\$ 555	\$ 740	\$ 550	\$ (190)	\$ 550	\$ -
37	Financial & Revenue Collections	\$ 3,978	\$ 5,304	\$ 5,304	\$ -	\$ 5,304	\$ -
38	Legal Advertising	\$ 267	\$ 356	\$ 1,000	\$ 644	\$ 1,000	\$ -
39	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
40	Public Officials Liability Insurance	\$ 3,700	\$ 3,700	\$ 3,804	\$ 104	\$ 4,163	\$ 359
41	Tax Collector /Property Appraiser Fees	\$ 566	\$ 566	\$ 150	\$ (416)	\$ 150	\$ -
42	Trustees Fees	\$ 11,152	\$ 11,152	\$ 12,000	\$ 848	\$ 11,000	\$ (1,000)
43	Website Hosting, Maintenance, Backup (and Email)	\$ 2,053	\$ 2,737	\$ 3,000	\$ 263	\$ 3,000	\$ -
44	Legal Counsel						
45	District Counsel	\$ 15,288	\$ 20,384	\$ 29,000	\$ 8,616	\$ 25,000	\$ (4,000)
46							
47	Administrative Subtotal	\$ 176,598	\$ 226,990	\$ 188,373	\$ (38,617)	\$ 196,998	\$ 8,625
48							

Prior Actuals	
Actual FY 22/23	Actual FY 23/24
\$ 1,491,800.00	\$ 1,656,781.00
\$ 1,491,800.00	\$ 1,656,781.00
\$ 13,566.00	\$ 37,473.00
\$ -	\$ -
\$ 9,983.00	\$ 10,578.00
\$ 23,549.00	\$ 48,051.00
\$ 1,515,349.00	\$ 1,704,832.00
\$ 14,800.00	\$ 12,800.00
\$ 22,277.00	\$ 22,277.00
\$ 6,153.00	\$ 6,153.00
\$ 1,500.00	\$ 500.00
\$ 5,304.00	\$ 5,304.00
\$ 4,000.00	\$ 4,600.00
\$ 448.00	\$ 571.00
\$ 6,100.00	\$ 6,000.00
\$ 36,972.00	\$ 49,685.00
\$ 33,256.00	\$ 33,256.00
\$ 455.00	\$ 455.00
\$ 5,304.00	\$ 5,304.00
\$ 1,598.00	\$ 1,892.00
\$ 1,121.00	\$ 1,607.00
\$ 3,341.00	\$ 3,458.00
\$ 150.00	\$ 150.00
\$ 6,690.00	\$ 10,932.00
\$ 2,738.00	\$ 2,737.00
\$ 24,860.00	\$ 20,838.00
\$ 177,067.00	\$ 188,519.00

[illegible]

Proposed Budget Meadow Pointe IV Community Development District General Fund Fiscal Year 2025/2026								Prior Actuals		Comments
Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget For 2024/2025	Projected Budget Variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Actual FY 22/23			
49	EXPENDITURES - FIELD OPERATIONS									
50										
51	Law Enforcement									
52	Deputy	\$ 106,890	\$ 142,520	\$ 142,519	\$ (1)	\$ 156,771	\$ 14,252	\$ 118,943.00	\$ 132,802.00	The Deputy Department estimates a 10% increase.
53	Electric Utility Services									
54	Utility - Clubhouse	\$ 8,197	\$ 10,929	\$ 15,000	\$ 4,071	\$ 15,000	\$ -	\$ 13,812.00	\$ 12,765.00	No change
55	Utility - Street Lights	\$ 65,593	\$ 87,457	\$ 86,000	\$ (1,457)	\$ 87,150	\$ 1,150	\$ 90,917.00	\$ 84,476.00	The average of the last two years plus the trend is \$87,150.
56	Utility Services	\$ 4,094	\$ 5,459	\$ 11,000	\$ 5,541	\$ 6,000	\$ (5,000)	\$ 11,691.00	\$ 8,499.00	Dec bill was \$790.14 and January was \$698.41
57	Garbage/Solid Waste Control Services									
58	Garbage - Meadow Pointe North Dumpster	\$ 12,348	\$ 16,464	\$ 14,310	\$ (2,154)	\$ 14,310	\$ -	\$ -	\$ 14,796.00	
59	Garbage - Recreation Facility (Clubhouse)	\$ 965	\$ 1,287	\$ 1,050	\$ (237)	\$ 1,050	\$ -	\$ 11,194.00	\$ -	The latest bill was \$84.71, which is \$1,017 for the year.
60	Garbage - Residential	\$ 127,093	\$ 169,457	\$ 162,000	\$ (7,457)	\$ 177,153	\$ 15,153	\$ 166,184.00	\$ 183,805.00	The cost of the contract is 17.45 per home. The District has 846 homes. This includes bulk pick-up, which costs \$1.00 extra per month.
61	Solid Waste Assessment	\$ 1,538	\$ 1,538	\$ 1,500	\$ (38)	\$ 1,600	\$ 100	\$ 1,337.00	\$ 1,410.00	Based on trend.
62	Water-Sewer Combination Services									
63	Utility Services	\$ 3,019	\$ 4,025	\$ 15,000	\$ 10,975	\$ 12,000	\$ (3,000)	\$ 10,207.00	\$ 7,979.00	December's bill was \$313.94 and January's bill was \$422.98, which is \$4,425.
64	Utility - Reclaimed	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ -	\$ -	
65	Stormwater Control									
66	Aquatic Maintenance	\$ 43,518	\$ 58,024	\$ 59,611	\$ 1,587	\$ 60,375	\$ 764	\$ 54,828.00	\$ 56,358.00	
67	Aquatic Plant Replacement	\$ 8,932	\$ 11,909	\$ 15,000	\$ 3,091	\$ 15,000	\$ -	\$ 15,810.00	\$ 13,970.00	The Board approved Aquatic Planting for \$17,865 for FY 25-26
68	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 1,514.00	150k project that can be done over 4 years. Note through the capital reserve.
69	Stormwater Assessment	\$ 2,445	\$ 2,445	\$ 2,444	\$ (1)	\$ 2,444	\$ -	\$ 2,495.00	\$ 2,546.00	
70	Stormwater System Maintenance	\$ 26,200	\$ 34,933	\$ 10,000	\$ (24,933)	\$ 10,000	\$ -	\$ -	\$ 17,337.00	
71	Other Physical Environment									
72	Conservation Cutbacks	\$ 10,500	\$ 14,000	\$ 10,000	\$ (4,000)	\$ 10,000	\$ -	\$ -	\$ -	Per Board.
73	Entry & Walls Maintenance (Pressure Washing)	\$ 14,559	\$ 19,412	\$ 13,000	\$ (6,412)	\$ 22,000	\$ 9,000	\$ -	\$ 1,551.00	Per Board.
74	General Liability Insurance	\$ 4,372	\$ 4,372	\$ 4,495	\$ 123	\$ 5,419	\$ 924	\$ 3,948.00	\$ 4,086.00	EGIS Estimates- GI-\$4,919 plus Crime Insurance \$500.
75	Holiday Decorations @ Clubhouse	\$ -	\$ -	\$ 2,700	\$ 2,700	\$ 2,700	\$ -	\$ 7,216.00	\$ -	
76	Holiday Lights @ entrance	\$ 25,793	\$ 34,391	\$ 22,500	\$ (11,891)	\$ 22,500	\$ -	\$ -	\$ 15,974.00	Paid once per year.
77	Irrigation Repairs	\$ 19,139	\$ 25,519	\$ 21,600	\$ (3,919)	\$ 21,600	\$ -	\$ 10,607.00	\$ 10,999.00	
78	Landscape - Annuals Color Rotation	\$ 10,140	\$ 13,520	\$ 17,580	\$ 4,060	\$ 17,580	\$ -	\$ 9,614.00	\$ 14,665.00	
79	Landscape - Fertilization	\$ 11,853	\$ 15,804	\$ 16,500	\$ 696	\$ 16,500	\$ -	\$ 271.00	\$ 15,462.00	
80	Landscape - Mulch	\$ 3,500	\$ 4,667	\$ 45,000	\$ 40,333	\$ 55,000	\$ 10,000	\$ 37,416.00	\$ 49,625.00	
81	Landscape - Pest Control	\$ 833	\$ 1,111	\$ 3,000	\$ 1,889	\$ 3,000	\$ -	\$ -	\$ 5,026.00	
82	Landscape Inspection Services	\$ 8,775	\$ 11,700	\$ 11,700	\$ -	\$ 12,900	\$ 1,200	\$ 9,200.00	\$ 10,500.00	Per Contract
83	Landscape Maintenance	\$ 186,526	\$ 248,701	\$ 250,950	\$ 2,249	\$ 409,586	\$ 158,636	\$ 258,987.00	\$ 217,976.00	Assume for 9 months of landscaping cost. Base contract is \$261,905, plus taking over the 4 communities is an additional \$147,682.
84	Landscape Replacement Plants, Shrubs, Trees	\$ 16,998	\$ 22,664	\$ 50,000	\$ 27,336	\$ 50,000	\$ -	\$ 25,050.00	\$ 49,434.00	Additional funds for Provence Entrance regarding Duke Energy.
85	Lift Station Maintenance	\$ 864	\$ 1,152	\$ 5,000	\$ 3,848	\$ 5,000	\$ -	\$ 1,058.00	\$ 5,975.00	
86	Playground Mulch	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 9,000	\$ -	\$ -	\$ 9,000.00	
87	Property Insurance	\$ 34,751	\$ 34,751	\$ 36,865	\$ 2,114	\$ 37,531	\$ 666	\$ 21,469.00	\$ 32,624.00	EGIS Estimates
88	Rust Prevention	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	
89	Tree Trimming Services	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	
90	Well Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 4,000	\$ 2,000	\$ -	\$ -	

Proposed Budget Meadow Pointe IV Community Development District General Fund Fiscal Year 2025/2026								Prior Actuals		Comments	
Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget For 2024/2025	Projected Budget Variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Actual FY 22/23				Actual FY 23/24
91	Gate & Street Facilities										
92	Gate Maintenance Contract	\$ -	\$ -	\$ 9,800	\$ 9,800	\$ 9,800	\$ -	\$ -	\$ 788.00		
93	Gate Phone/Internet	\$ 20,651	\$ 27,535	\$ 7,169	\$ (20,366)	\$ 20,000	\$ 12,831	\$ 9,934.00	\$ 17,755.00		Frontier, Southern Automated Access for CAPX, and Spectrum. Per Board. New Call box for Enclave was for \$5,585.
94	Gate Repair	\$ 8,063	\$ 10,751	\$ 45,000	\$ 34,249	\$ 45,000	\$ -	\$ 40,015.00	\$ 49,043.00		
95	Gate/Clubhouse Service Contract	\$ 5,460	\$ 7,280	\$ 8,000	\$ 720	\$ 8,000	\$ -	\$ -	\$ 3,640.00	CRT \$1,820 per quarter with CRT. Total \$7,280.	
96	Roadway Repair & Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 8,100.00	\$ 3,200.00		
97	Security Camera Maintenance/Replacement	\$ 712	\$ 949	\$ 2,500	\$ 1,551	\$ 2,500	\$ -	\$ 525.00	\$ 3,785.00		
98	Sidewalk Repair & Maintenance	\$ 600	\$ 800	\$ 15,000	\$ 14,200	\$ 15,000	\$ -	\$ 4,985.00	\$ 2,150.00		
99	Street Sign Repair & Replacement	\$ 7,717	\$ 10,289	\$ 1,000	\$ (9,289)	\$ 1,000	\$ -	\$ -	\$ 1,977.00		
100	Parks & Recreation										
101	Athletic Court/Volleyball Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -		
102	Clubhouse Maintenance & Repairs	\$ 15,038	\$ 20,051	\$ 30,000	\$ 9,949	\$ 30,000	\$ -	\$ 59,150.00	\$ 19,962.00		
103	Dog Park Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ -	\$ 476.00		
104	Employee - Amenity Staff	\$ 144,068	\$ 192,091	\$ 200,000	\$ 7,909	\$ 200,000	\$ -	\$ 172,968.00	\$ 188,564.00	Per contract.	
105	Employee - Incentives and Bonuses	\$ 475	\$ 633	\$ 500	\$ (133)	\$ 500	\$ -	\$ 6,170.00	\$ 3,820.00		
106	Facility Supplies	\$ 2,377	\$ 3,169	\$ 8,000	\$ 4,831	\$ 8,000	\$ -	\$ 1,777.00	\$ 2,498.00		
107	Fitness Equipment Lease Maint & Repairs	\$ 471	\$ 628	\$ 2,300	\$ 1,672	\$ 2,300	\$ -	\$ -	\$ -		
108	Landscaping Improvement - Clubhouse	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 20,625.00	\$ 23,520.00		
109	Management Contract	\$ 17,724	\$ 23,632	\$ 24,720	\$ 1,088	\$ 24,720	\$ -	\$ -	\$ -	General Management and Oversight for Amenities Staff-No increase.	
110	Pest Control - Top Choice Ant Treatment	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 720.00	\$ 720.00		
111	Pest Control & Termite Bond	\$ 540	\$ 720	\$ 720	\$ -	\$ 720	\$ -	\$ -	\$ 36.00	The contract is \$60 per month.	
112	Playground Maintenance	\$ 500	\$ 667	\$ 2,500	\$ 1,833	\$ 2,500	\$ -	\$ 220.00	\$ 10,935.00		
113	Pool Maintenance Supplies and Repairs	\$ 2,140	\$ 2,853	\$ 1,300	\$ (1,553)	\$ 1,300	\$ -	\$ 18,360.00	\$ 15,067.00		
114	Pool Service Contract	\$ 12,159	\$ 16,212	\$ 16,500	\$ 288	\$ 41,500	\$ 25,000	\$ 2,514.00	\$ 3,607.00	New pool contract.	
115	Security Camera Clubhouse	\$ 555	\$ 740	\$ 700	\$ (40)	\$ 760	\$ 60	\$ 7,007.00	\$ 6,511.00	Per the ADT Contract and they bill quarterly. Feb through May was \$189.90	
116	Telephone, Fax, Internet, & Cable	\$ 4,819	\$ 6,425	\$ 6,700	\$ 275	\$ 6,700	\$ -	\$ 660.00	\$ 423.00	We received a cost reduction. Just monitor.	
117	Tennis/Athletic/Park Court/Field Repairs	\$ 1,331	\$ 1,775	\$ 2,000	\$ 225	\$ 2,000	\$ -	\$ 14,580.00	\$ 4,735.00		
118	Wildlife Management Services	\$ -	\$ -	\$ 14,500	\$ 14,500	\$ 14,500	\$ -	\$ -	\$ -		
119	Special Events										
120	Special Events	\$ 4,420	\$ 5,893	\$ 5,000	\$ (893)	\$ 7,500	\$ 2,500	\$ 5,255.00	\$ 4,212.00	Per Board.	
121	Contingency										
122	Miscellaneous Contingency	\$ 13,326	\$ 17,768	\$ 22,554	\$ 4,786	\$ 25,000	\$ 2,446	\$ 24,642.00	\$ 37,406.00	Per Board.	
123											
124	Field Operations Subtotal	\$ 1,022,581	\$ 1,349,073	\$ 1,511,287	\$ 162,214	\$ 1,786,969	\$ 275,682	\$ 1,280,461	\$ 1,385,984		
125											
126	TOTAL EXPENDITURES	\$ 1,199,179	\$ 1,576,063	\$ 1,699,660	\$ 123,597	\$ 1,983,967	\$ 284,307	\$ 1,457,528	\$ 1,574,503		
127											
128	EXCESS OF REVENUES OVER EXPENDITURES	\$ 564,506	\$ 202,519	\$ -	\$ 202,519	\$ -	\$ -	\$ 57,821	\$ 130,329		



**Proposed Budget**  
**Meadow Pointe IV Community Development District**  
 Reserve Fund  
 Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 427,036	\$ 427,036	\$ 365,618	\$ 61,418	\$ 329,758	\$ (35,860)
6							
7	Assessment Revenue Subtotal	\$ 427,036	\$ 427,036	\$ 365,618	\$ 61,418	\$ 329,758	\$ (35,860)
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 25,268	\$ 33,691	\$ -	\$ 33,691	\$ -	\$ -
13	Other Miscellaneous Revenues						
14	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15							
16	Other Revenue Subtotal	\$ 25,268	\$ 33,691	\$ -	\$ 33,691	\$ -	\$ -
17							
18	TOTAL REVENUES	\$ 452,304	\$ 460,727	\$ 365,618	\$ 95,109	\$ 329,758	\$ (35,860)
19	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
20							
21	EXPENDITURES						
22							
23	Contingency						
24	Capital Reserves	\$ 81,510	\$ 108,680	\$ 365,618	\$ 256,938	\$ 329,758	\$ (35,860)
25							
26	TOTAL EXPENDITURES	\$ 81,510	\$ 108,680	\$ 365,618	\$ 256,938	\$ 329,758	\$ (35,860)
27							
28	EXCESS OF REVENUES OVER EXPENDITURES	\$ 370,794	\$ 352,047	\$ -	\$ 352,047	\$ -	\$ -
29							

**Comments**

[illegible]

Based on the Reserve Study and Interest earned from investments. Also, the Board reduce by \$25,000.
--

Meadow Pointe IV Community Development District					
Debt Service					
Fiscal Year 2025/2026					
Chart of Accounts Classification	Series 2015	Series 2022A-1	Series 2022A-2	Series 2014A	Budget for 2025/2026
REVENUES					
Special Assessments					
Net Special Assessments <sup>(1)</sup>	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
TOTAL REVENUES	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
EXPENDITURES					
Administrative					
Debt Service Obligation	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
Administrative Subtotal	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
TOTAL EXPENDITURES	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	\$605,300.34

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

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

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2025/2026 O&M Budget:		\$2,313,725.00	2024/2025 O&M Budget: <sup>(1)</sup>		\$2,126,701.17
Pasco County Collection Cost:	2%	\$49,228.19	2025/2026 O&M Budget: <sup>(1)</sup>		\$2,313,725.00
Early Payment Discount:	4%	\$98,456.38			
2025/2026 Total:		<u>\$2,461,409.57</u>	Total Difference:		<u>\$187,023.83</u>
Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
SF 50' - Whinsenton	Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
	Operations/Maintenance	\$1,991.35	\$2,324.45	\$333.10	16.73%
	Road Reserve	\$61.64	\$0.00	-\$61.64	-100.00%
	Capital Reserve	\$428.36	\$386.35	-\$42.01	-9.81%
	Total	\$3,019.83	\$3,249.28	\$229.45	7.60%
SF 50' - Parkmonte	Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
	Operations/Maintenance	\$1,991.35	\$2,324.45	\$333.10	16.73%
	Road Reserve	\$55.33	\$0.00	-\$55.33	-100.00%
	Capital Reserve	\$428.36	\$386.35	-\$42.01	-9.81%
	Total	\$3,013.52	\$3,249.28	\$235.76	7.82%
SF 60' - Shellwood Place	Series 2015 Debt Service	\$646.17	\$646.17	\$0.00	0.00%
	Operations/Maintenance	\$1,991.35	\$2,324.45	\$333.10	16.73%
	Road Reserve	\$54.35	\$0.00	-\$54.35	-100.00%
	Capital Reserve	\$428.36	\$386.35	-\$42.01	-9.81%
	Total	\$3,120.23	\$3,356.97	\$236.74	7.59%
SF 55' - Provence	Series 2014A Debt Service	\$900.00	\$900.00	\$0.00	0.00%
	Operations/Maintenance	\$1,991.35	\$2,324.45	\$333.10	16.73%
	Road Reserve	\$78.47	\$0.00	-\$78.47	-100.00%
	Capital Reserve	\$428.36	\$386.35	-\$42.01	-9.81%
	Total	\$3,398.18	\$3,610.80	\$212.62	6.26%
TH - Meadow Pointe North	Series 2022A-1 Debt Service	\$419.34	\$419.34	\$0.00	0.00%
	Operations/Maintenance	\$1,991.35	\$2,324.45	\$333.10	16.73%
	Road Reserve	\$86.49	\$0.00	-\$86.49	-100.00%
	Capital Reserve	\$428.36	\$386.35	-\$42.01	-9.81%
	Total	\$2,925.54	\$3,130.14	\$204.60	6.99%
SF 75' - Windsor	Series 2022A-1 Debt Service	\$856.97	\$856.97	\$0.00	0.00%
	Operations/Maintenance	\$1,991.35	\$2,324.45	\$333.10	16.73%
	Road Reserve	\$123.78	\$0.00	-\$123.78	-100.00%
	Capital Reserve	\$428.36	\$386.35	-\$42.01	-9.81%
	Total	\$3,400.46	\$3,567.77	\$167.31	4.92%
SF 70' - Enclave	Series 2022A-2 Debt Service	\$804.89	\$804.89	\$0.00	0.00%
	Operations/Maintenance	\$1,991.35	\$2,324.45	\$333.10	16.73%
	Road Reserve	\$53.10	\$0.00	-\$53.10	-100.00%
	Capital Reserve	\$428.36	\$386.35	-\$42.01	-9.81%
	Total	\$3,277.70	\$3,515.69	\$237.99	7.26%
TH - Haven	Series 2022A-2 Debt Service	\$393.86	\$393.86	\$0.00	0.00%
	Operations/Maintenance	\$1,991.35	\$2,324.45	\$333.10	16.73%
	Road Reserve	\$53.10	\$0.00	-\$53.10	-100.00%
	Capital Reserve	\$428.36	\$386.35	-\$42.01	-9.81%
	Total	\$2,866.67	\$3,104.66	\$237.99	8.30%
SF 65' - Meridian	Series 2022A-2 Debt Service	\$644.02	\$644.02	\$0.00	0.00%
	Operations/Maintenance	\$1,991.35	\$2,324.45	\$333.10	16.73%
	Road Reserve	\$78.78	\$0.00	-\$78.78	-100.00%
	Capital Reserve	\$428.36	\$386.35	-\$42.01	-9.81%
	Total	\$3,142.51	\$3,354.82	\$212.31	6.76%
<sup>(1)</sup> Total represents General Fund Budget Expenses plus Capital Reserve Budget Expenses.					

TOTAL ADMIN. & FIELD BUDGET		\$1,983,967.00	TOTAL RESERVE BUDGET		\$329,758.00
COLLECTION COST @	2%	\$42,212.06	COLLECTION COST @	2%	\$7,016.13
EARLY PAYMENT DISCOUNT @	4%	\$84,424.13	EARLY PAYMENT DISCOUNT @	4%	\$14,032.26
TOTAL ADMIN. & FIELD ASSESSMENT		<u>\$2,110,603.19</u>	TOTAL RESERVE ASSESSMENT		<u>\$350,806.38</u>

UNITS ASSESSED						ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF RESERVE ASSESSMENT				PER UNIT ANNUAL ASSESSMENTS						
LOT SIZE	O&M	SERIES 2015	SERIES 2022A-1	SERIES 2022A-2	SERIES 2014A	TOTAL UNITS	%TOTAL UNITS	ADMIN/FIELD PER PARCEL	ADMIN/FIELD PER LOT	TOTAL UNITS	%TOTAL UNITS	RESERVE PER PARCEL	RESERVE PER LOT	O&M	CAPITAL RESERVE	SERIES 2015	SERIES 2022A-1	SERIES 2022A-2	SERIES 2014A	TOTAL**
		DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>											DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	
SF 50 - Winsenton	104	104	0	0	0	104.00	11.45%	\$241,743.10	\$2,324.45	104.00	11.45%	\$40,180.47	\$386.35	\$2,324.45	\$386.35	\$538.48	\$0.00	\$0.00	\$0.00	\$3,249.28
SF 50 - Parkmonte	109	109	0	0	0	109.00	12.00%	\$253,365.36	\$2,324.45	109.00	12.00%	\$42,112.22	\$386.35	\$2,324.45	\$386.35	\$538.48	\$0.00	\$0.00	\$0.00	\$3,249.28
SF 60 - Shellwood Place	115	114	0	0	0	115.00	12.67%	\$267,312.08	\$2,324.45	115.00	12.67%	\$44,430.32	\$386.35	\$2,324.45	\$386.35	\$646.17	\$0.00	\$0.00	\$0.00	\$3,256.87
SF 55 - Provence	125	0	0	0	125	125.00	13.77%	\$260,556.61	\$2,324.45	125.00	13.77%	\$48,293.83	\$386.35	\$2,324.45	\$386.35	\$0.00	\$0.00	\$0.00	\$900.00	\$3,610.80
TH - Meadow Pointe North	62	0	62	0	0	62.00	6.83%	\$144,116.08	\$2,324.45	62.00	6.83%	\$23,953.74	\$386.35	\$2,324.45	\$386.35	\$0.00	\$419.34	\$0.00	\$0.00	\$3,130.14
SF 75 - Windsor	108	0	107	0	0	108.00	11.89%	\$251,040.91	\$2,324.45	108.00	11.89%	\$41,725.87	\$386.35	\$2,324.45	\$386.35	\$0.00	\$856.97	\$0.00	\$0.00	\$3,567.77
SF 70 - Enclave	117	0	0	0	117	117.00	12.89%	\$271,960.98	\$2,324.45	117.00	12.89%	\$45,203.03	\$386.35	\$2,324.45	\$386.35	\$0.00	\$0.00	\$804.89	\$0.00	\$3,515.69
TH - Haven	52	0	0	0	47	52.00	5.73%	\$120,871.55	\$2,324.45	52.00	5.73%	\$20,090.23	\$386.35	\$2,324.45	\$386.35	\$0.00	\$0.00	\$393.86	\$0.00	\$3,104.66
SF 65 - Meridian	116	0	0	115	0	116.00	12.78%	\$269,636.53	\$2,324.45	116.00	12.78%	\$44,816.67	\$386.35	\$2,324.45	\$386.35	\$0.00	\$644.02	\$0.00	\$0.00	\$3,354.82
Total Community	908	327	169	279	125	908.00	100.00%	\$2,110,603.19		908.00	100.00%	\$350,806.38								

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

**(\$126,636.19)**

(\$21,048.38)

Net Revenue to be Collected:

**\$1,983,967.00**

**\$329,758.00**

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

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

(2) Annual assessment that will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## Tab 2

## RESOLUTION 2025-07

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

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

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

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

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

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

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

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



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

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

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

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

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

**Passed and Adopted on August 13, 2025.**

Attested By:

**Meadow Pointe IV  
Community Development District**

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

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

**Exhibit A: FY 2025-2026 Budget**

## Tab 3

## RESOLUTION 2025-08

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

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

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “**FY 2025/2026**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the FY 2025/2026 annual public meeting schedule to Pasco County and the Department of Commerce.

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

**Passed and Adopted on August 13, 2025.**

Attested By:

**Meadow Pointe IV  
Community Development District**

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

☐Secretary/☐Assistant Secretary

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

☐Chair/☐Vice Chair of the Board of Supervisors

**Notice of Meetings**  
**Fiscal Year 2025/2026**  
**Meadow Pointe IV Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Meadow Pointe IV Community Development District shall be held at **9 am\* at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543** (\*the November, January, May, and August meetings will be held at 5 pm). The meeting dates are as follows:

Wednesday October 8, 2025  
Wednesday November 12, 2025\*  
Wednesday December 10, 2025  
Wednesday January 14, 2026\*  
Wednesday February 11, 2026  
Wednesday March 11, 2026  
Wednesday April 8, 2026  
Wednesday May 13, 2026\*  
Wednesday June 10, 2026  
Wednesday July 8, 2026  
Wednesday August 12, 2026\*  
Wednesday September 9, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from the District's website at <https://www.meadowpointe4cdd.org/> or by contacting the District Manager via email at [DarrylA@Rizzetta.com](mailto:DarrylA@Rizzetta.com), 7 days prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rizzetta & Company, Inc., District Management

*Publish: September 24, 2025 (Tampa Bay Times – Pasco County)*

# ***Alternative Monday Option***

## **Notice of Meetings Fiscal Year 2025/2026 Meadow Pointe IV Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Meadow Pointe IV Community Development District shall be held at **9 am\* at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543** (\*the November, January, May, and August meetings will be held at 5 pm). The meeting dates are as follows:

Monday October 13, 2025 (*Note this is Columbus day – a federal holiday*)  
Monday November 10, 2025\*  
Monday December 8, 2025  
Monday January 12, 2026\*  
Monday February 9, 2026  
Monday March 9, 2026  
Monday April 13, 2026  
Monday May 11, 2026\*  
Monday June 8, 2026  
Monday July 13, 2026  
Monday August 10, 2026\*  
Monday September 14, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from the District's website at <https://www.meadowpointe4cdd.org/> or by contacting the District Manager via email at [DarrylA@Rizzetta.com](mailto:DarrylA@Rizzetta.com), 7 days prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rizzetta & Company, Inc., District Management

*Publish: September 24, 2025 (Tampa Bay Times – Pasco County)*

## Tab 4

# **Meadow Pointe IV COMMUNITY DEVELOPMENT DISTRICT**

## **Goals and Objectives**

**Fiscal Year 2025-2026**

**Adopted: August 2025**



# **Meadow Pointe IV Community Development District**

## **Goals, Objectives, Performance Measures, & Annual Reporting**

**Fiscal Year 2025-2026**

### **1. FINANCIAL AND ADMINISTRATIVE GOALS**

#### **Goal 1.1      Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and the final budget will be adopted by September 30 each year.

**Measurement:** The proposed budget was approved by the Board before June 15 and the final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

#### **Goal 1.2      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## **2. COMMUNITY COMMUNICATION AND ENGAGEMENT**

### **Goal 2.1      Public Meetings Compliance**

**Objective:** Hold at least four (4) regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of four (4) regular board meetings were held during the fiscal year.

**Achieved:** Yes ☐ No ☐

### **Goal 2.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the CDD website, publishing in the local newspaper, and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

## **3. INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 3.1      District Infrastructure and Facilities Inspections**

**Objective:** Update the Public Facilities Report in compliance with Chapter 189, Florida Statutes.

**Measurement:** Completion of the updated Public Facilities Report within the current Fiscal Year, as evidenced by the final report submission date.

**Standard:** Public Facilities Report finalized within the Fiscal Year.

**Achieved:** Yes ☐ No ☐

**Goal 3.2      Reserve Study**

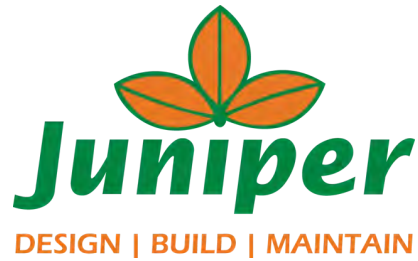
**Objective:** Periodic and consistent reviews of District Infrastructure and Facilities will be performed, and the study updated as needed.

**Measurement:** A minimum of one (1) review of the study by the Board of Supervisors, as evidenced by meeting minutes.

**Standard:** A minimum of one (1) review by the Board of Supervisors.

**Achieved:** Yes    No

## Tab 5



## Proposal

**Proposal No.:** 328999

**Proposed Date:** 03/07/25

PROPERTY:	FOR:
Meadow Pointe IV CDD Jason Liggett 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Q2 Annuals for June 2025

Summer mix flower rotation (Includes all entrances and club house)

ITEM	QTY	UOM	TOTAL
<b>Default Group</b>			
<b>Plant Material</b>			\$5,070.00
Meadow point IV club house	100.00	EA	
MP North	150.00	EA	
Whinsenton	200.00	EA	
Parkmonte	150.00	EA	
Shellwood	150.00	EA	
Enclave	240.00	EA	
Meridian	300.00	EA	
Windsor	300.00	EA	
Provence	100.00	EA	
<b>Total:</b>			<b>\$5,070.00</b>

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

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

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

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

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

_____ <b>Signature (Owner/Property Manager)</b>	_____ <b>Date</b>
--	----------------------

_____ <b>Printed Name (Owner/Property Manager)</b> <i>Jorge Ledesma</i>	_____ 3/1/2025
_____ <b>Signature - Representative</b>	_____ <b>Date</b>

## Tab 6



# Estimate

Date: Apr 18, 2025  
No. 674

www.american-powerwashing.com

**Presented To:**

Meadow Pointe IV CDD  
Lori Stanger  
3902 Meadow Pointe Boulevard  
Wesley Chapel, FL 33543



Description	Qty	Each	Amount
<b>Steam Cleaning Pressure Washing at Meadow Pointe IV CDD</b>	1	\$11,500.00	\$11,500.00
<b>Provence:</b> Outside Entrance: Clean sidewalks, curbing, street gutter, storm drains from the main road, up to the gates. Clean sign monument, columns. The stone wall, columns and pergolas are not included.			
<b>Meadow Pointe North:</b> Entrance: Clean sidewalks, gutters, storm drains and curbing up to and through the entry gate to the first parking space. Clean entryway structure, sign monument, island, street gutter, storm drains. Wash both sides of the '3-board' PVC fence coming out of the entrance and running north and south. Clean dumpster area, including the concrete pad inside and outside, and the enclosure. Clean pad and equipment at the pump station immediately inside the neighborhood on the south side of Fennwood Ct.			
<b>Whinsenton:</b> Entrance: Clean sidewalks storm drains and curbing up to and through the gates, up to the stop sign. Clean island curb and gutter on both sides of the gate, storm drains, clean columns and sign monument. Also clean the wall on the outside and 3-board PVC fence on both sides. Clean the 3-board PVC fences north and south of Whinsenton Dr., inside the gates just before 31117 Whinsenton Dr.			
<b>Parkmonte:</b> Entrance: Clean curbing, gutter and storm drains around the island on both sides of the gates. Clean sidewalks, gutters, curbing and storm drains from the main road, inside the gate and up to the stop sign. Clean signs, columns and monuments.			
<b>Shellwood:</b> Entrance: Clean curbing, gutters and storm drains around the island on both sides of the gates. Clean sidewalks, gutters, curbing and storm drains from the main road, inside the gate and up to the stop sign. Clean signs, columns and monuments.			
<b>The Haven:</b> Outside Entrance: Clean common area sidewalks, common area curbing, street gutters, islands and storm drains, including the drain structure on the north side of the pond along Chancey Rd. Clean the sign monument.			
<b>Enclave:</b> Outside Entrance: Clean sidewalks, curbing, storm drains. Clean island curbing and gutters. Clean the sign monument. The stone wall at the outside entrance and the stone columns are not included.			
<b>Meridian:</b> Outside Entrance: Clean sidewalks, curbing, island, street gutter, and storm drains. Clean the sign monument. The stone wall at the outside entrance and the stone columns are not included. Clean the outside front of the PVC privacy fencing to the right (west) of the entrance, which runs along Old Woods Ave. At the entrance, treat rust-stained sidewalks and street gutters with mild acid solution.			
<b>Windsor:</b> Outside Entrance: Clean sidewalks, curbing, island, street gutter, and storm drains. Clean the sign monument and columns. Clean the outside front of PVC privacy fencing to the right (east) of the entrance, down to the black iron fence at the pond.			

At the entrance, treat rust-stained sidewalks and street gutters with mild acid solution.

**Meadow Pointe Blvd:** Clean both sides of ‘3-board’ PVC fence around the retention pond at Stallion Ln. and Meadow Pointe Blvd., including the gate and fence on the west side of Stallion Ln. (at the north end of Parkmonte along MP Blvd).

Clean panel walls (outside only) and both sides of the ‘3-board’ PVC fence along the west side of Meadow Pointe Blvd. from Stallion Rd. to south of Shellwood. Clean the fence at the pump station on MP Blvd., south of Shellwood. On the east side of Meadow Pointe Blvd at Whinsenton, clean the wall on the outside and the columns. Clean both sides of the ‘3-board’ PVC fence going northward and southward.

**Clubhouse/Amenities:** From Meadow Pointe Blvd throughout the amenities, clean sidewalks, gutters, curbing, pool deck and fencing. Also clean pool furniture, pergolas and columns. Clean the outside of the clubhouse from the roofline to the ground. Clean the playground equipment and the black iron picket fence. Softwash the sail shades over the playground equipment and the shade cloth over the pergolas on the pool deck. \*Also softwash the tennis courts and basketball courts due to surface deterioration. Clean the dumpster area concrete pad and the dumpster enclosure. \*Discuss this with Lori Stanger, Manager

**Additional Details:**

Total	\$11,500.00
-------	-------------

Thank you for allowing us the opportunity to present our service to you!



## Gladiator Pressure Cleaning

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



## Quote

4849

Date

4/23/2025

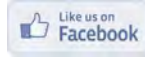
### Billing Name / Address

MPIV CDD  
3902 Meadow Pointe Blvd  
Wesley Chapel, FL 33543

Customer Phone 813-973-3003



@Gladiatorpc1



@Gladiatorpc



Item	Description	Qty	Rate	Total
Community Clubhouse	Provide pressure cleaning services throughout Meadow Pointe CDD. Scope varies slightly per community. Clean all sidewalks and curbing in Clubhouse compound from Meadow Pointe Blvd. up to and including Dumpster enclosure and pad. Clean Clubhouse from the roof line to the ground all the way around. Clean pool deck (including furniture, pergola, and columns), tennis courts, and basketball court (including backboards) Clean playground furniture and fencing.		2,750.00	2,750.00
Wall / Fence	Along Meadow Pointe Blvd: Clean the exterior of the entire wall and both sides of all split rail PVC fence on both sides of the road from just South of Shellwood (including lift station fence) up to and including the fence around the retention pond near Stallion Rd. Also clean gate and fence on the West side of Stallion Rd. and small section of PVC split rail fence on East side of the Meadow Pointe Blvd. just North of Meadow Pointe North. This totals approximately 7250 linear feet, some of which is split rail that will be cleaned on both sides.	*****	0.45	3,262.50
Community	Providence: Clean all sidewalks at and around entrance up to the entry gate. Clean islands, street gutter, storm drains, and curbing at entrance. Clean signs, columns, and monuments		1,335.00	1,335.00
Community	Meadow Point North: Outside of the entry gate, wash both sides of split rail fence, sidewalks, columns, entryway structure, islands, street gutter, storm drains, and curbing at entrance.		945.00	945.00
Community	Whinsenton Place: Wash sidewalks at and around entrance, including sidewalks from inside gate to stop sign. Also clean islands, street gutter, storm drains, and curbing at entrance. Clean signs, columns, and monuments. Wash fence at pump station. Also clean fence inside gates before 31117 Whinsenton		625.00	625.00

For questions or concerns, please do not hesitate to contact us at (800) 270-9411

**Total**

### Terms and Conditions:

**COMMERCIAL** billing terms are **NET 15 days unless stated otherwise.**

**RESIDENTIAL** billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.

Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.

Gladiator is a fully insured company and a Certificate of Insurance is available upon request.

Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature

Date



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Ph: (800) 270-9411 - Fax: (813) 607-6625  
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4849

Date

4/23/2025

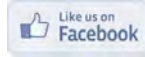
### Billing Name / Address

MPIV CDD  
3902 Meadow Pointe Blvd  
Wesley Chapel, FL 33543

Customer Phone 813-973-3003



@Gladiatorpc1



@Gladiatorpc



Item	Description	Qty	Rate	Total
Community	Parkmonte: Wash all sidewalks at and around entrance, including sidewalks from inside gate to stop sign. Also clean islands, street gutter, storm drains, and curbing at entrance. Clean signs, columns, and monuments		525.00	525.00
Community	Shellwood Place: Wash sidewalks at and around entrance, including sidewalks from inside gate to stop sign. Also clean islands, street gutter, storm drains, and curbing at entrance. Clean signs, columns, and monuments		475.00	475.00
Community	Enclave: Wash sidewalks at and around entrance. Also clean islands, street gutter, storm drains, and curbing at entrance. Clean signs, columns, and monuments		425.00	425.00
Community	Meridian: Wash sidewalks at and around entrance. Clean islands, street gutter, storm drains, and curbing at entrance. Clean signs, columns, and monuments. Also clean fence/wall along South side of Meridian entry to property lie.		625.00	625.00
Community	Windsor; Wash sidewalks at and around entrance. Also clean islands, street gutter, storm drains, and curbing at entrance. Clean signs, columns, and monuments. Also wash fence/wall extending East from entry to the end.		550.00	550.00
Sidewalk and commo...	At the entrance to the Meridian and Windsor Communities; treat rust stained sidewalks and street gutters with a mild acid solution to remove rust stains.*Please note: The rust removal process is long and tedious. There may be some areas at the sidewalk edge where the grass is burnt, however it will recover.		725.00	725.00

For questions or concerns, please do not hesitate to contact us at (800) 270-9411

**Total**

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Signature

Date



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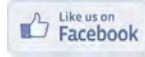
### Billing Name / Address

MPIV CDD  
3902 Meadow Pointe Blvd  
Wesley Chapel, FL 33543

Customer Phone 813-973-3003



@Gladiatorpc1



@Gladiatorpc



Item	Description	Qty	Rate	Total
Sidewalk and commo...	The Haven - Outside the gates pressure wash all sidewalks, curbing, street gutters, islands, and storm drains up to the gates of the Complex. Clean signs, columns, and monuments. Pressure clean the drainage structure along Chancey Rd. just outside gates of The Haven.		500.00	500.00
Cleaning Agents	Cleaning agents and chemicals may be used in the pressure cleaning process		0.00	0.00
Water Source	Customer is responsible for providing a useable water source		0.00	0.00
For questions or concerns, please do not hesitate to contact us at (800) 270-9411			<b>Total</b>	<b>\$12,742.50</b>

#### Terms and Conditions:

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Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.

Gladiator is a fully insured company and a Certificate of Insurance is available upon request.

Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

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

## **Tab 7**

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA**

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1001 W. Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Meadow Pointe IV Community Development District  
Pasco County, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 23, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$8,802,212.
- The change in the District's total net position in comparison with the prior fiscal year was (\$529,464), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,847,349, an increase of \$17,919 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to capital reserves, and the remaining amount is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and operations and recreation functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: the governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded its liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 1,907,645	\$ 1,984,537
Capital assets, net of depreciation	12,302,182	13,199,068
Total assets	14,209,827	15,183,605
Deferred outflows of resources	35,872	38,608
Total assets and deferred outflows	14,245,699	15,222,213
Current liabilities	140,487	242,537
Long-term liabilities	5,303,000	5,648,000
Total liabilities	5,443,487	5,890,537
Net position		
Net investment in capital assets	7,035,054	7,509,676
Restricted	339,685	285,844
Unrestricted	1,427,473	1,536,156
Total net position	\$ 8,802,212	\$ 9,331,676

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 2,641,408	\$ 2,276,215
Operating grants and contributions	28,421	937,563
Capital grants and contributions	-	61
General revenues		
Miscellaneous	10,578	13,650
Unrestricted investment earnings	80,695	42,877
Total revenues	2,761,102	3,270,366
Expenses:		
General government	187,892	210,804
Physical environment	2,536,923	1,971,876
Culture and recreation	360,234	375,248
Interest on long-term debt	205,517	278,667
Total expenses	3,290,566	2,836,595
Special item	-	16,223,218
Change in net position	(529,464)	16,656,989
Net position - beginning, restated	9,331,676	(7,325,313)
Net position - ending	\$ 8,802,212	\$ 9,331,676

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$3,290,566. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments in both fiscal years. Program revenues decreased from the prior fiscal year primarily as a result of a contribution from the Special Purpose Entity in the prior year. The Special Purpose Entity was dissolved during the prior year. In total, expenses increased from the prior fiscal year. The majority of the increase was the result of an increase in maintenance expenses.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase appropriations by \$300,000.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2024, the District had \$18,376,008 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$6,073,826 has been taken, which resulted in a net book value of \$12,302,182. More detailed information about the District's capital assets is presented in the notes to the financial statements.

### Capital Debt

At September 30, 2024, the District had \$5,303,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Meadow Pointe IV Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

## **FINANCIAL STATEMENTS**

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 166,336
Investments	1,244,745
Accounts receivable	5,914
Prepaid items and deposits	70,774
Restricted assets:	
Investments	419,876
Capital assets:	
Depreciable, net	12,302,182
Total assets	<u>14,209,827</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding (debit)	35,872
Total deferred outflows of resources	<u>35,872</u>
<b>LIABILITIES</b>	
Accounts payable and accrued expenses	59,696
Accrued interest payable	80,191
Deposits	600
Non-current liabilities:	
Due within one year	365,000
Due in more than one year	4,938,000
Total liabilities	<u>5,443,487</u>
<b>NET POSITION</b>	
Net investment in capital assets	7,035,054
Restricted for debt service	339,685
Unrestricted	1,427,473
Total net position	<u>\$ 8,802,212</u>

See notes to the financial statements



**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	
Primary government:				
Governmental activities:				
General government	\$ 187,892	\$ 187,892	\$ -	\$ -
Physical environment	2,536,923	1,880,315	-	(656,608)
Culture and recreation	360,234	-	-	(360,234)
Interest on long-term debt	205,517	573,201	28,421	396,105
Total governmental activities	3,290,566	2,641,408	28,421	(620,737)
General revenues:				
Unrestricted investment earnings				80,695
Miscellaneous				10,578
Total general revenues				91,273
Change in net position				(529,464)
Net position - beginning				9,331,676
Net position - ending				\$ 8,802,212

See notes to the financial statements

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
BALANCE SHEET – GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 166,336	\$ -	\$ 166,336
Investments	1,244,745	419,876	1,664,621
Accounts receivable	5,914	-	5,914
Prepaid items and deposits	70,774	-	70,774
Total assets	<u>\$ 1,487,769</u>	<u>\$ 419,876</u>	<u>\$ 1,907,645</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable and accrued expenses	\$ 59,696	\$ -	\$ 59,696
Deposits	600	-	600
Total liabilities	<u>60,296</u>	<u>-</u>	<u>60,296</u>
Fund balances:			
Nonspendable:			
Prepaid items and deposits	70,774	-	70,774
Restricted for:			
Debt service	-	419,876	419,876
Assigned to:			
Capital reserve	456,577	-	456,577
Unassigned	900,122	-	900,122
Total fund balances	<u>1,427,473</u>	<u>419,876</u>	<u>1,847,349</u>
Total liabilities and fund balances	<u>\$ 1,487,769</u>	<u>\$ 419,876</u>	<u>\$ 1,907,645</u>

See notes to the financial statements

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Fund balance - governmental funds		\$ 1,847,349
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	18,376,008	
Accumulated depreciation	<u>(6,073,826)</u>	12,302,182

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.	35,872
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(80,191)	
Bonds payable	<u>(5,303,000)</u>	<u>(5,383,191)</u>
Net position of governmental activities		<u><u>\$ 8,802,212</u></u>

See notes to the financial statements

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 2,068,207	\$ 573,201	\$ 2,641,408
Interest income	80,695	28,421	109,116
Miscellaneous revenue	10,578	-	10,578
Total revenues	<u>2,159,480</u>	<u>601,622</u>	<u>2,761,102</u>
<b>EXPENDITURES</b>			
Current:			
General government	187,892	-	187,892
Physical environment	1,544,925	-	1,544,925
Culture and recreation	285,400	-	285,400
Debt service:			
Principal	-	345,000	345,000
Interest	-	210,020	210,020
Capital outlay	169,946	-	169,946
Total expenditures	<u>2,188,163</u>	<u>555,020</u>	<u>2,743,183</u>
Excess (deficiency) of revenues over (under) expenditures	(28,683)	46,602	17,919
Fund balances - beginning	<u>1,456,156</u>	<u>373,274</u>	<u>1,829,430</u>
Fund balances - ending	<u>\$ 1,427,473</u>	<u>\$ 419,876</u>	<u>\$ 1,847,349</u>

See notes to the financial statements

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 17,919
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	345,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(896,886)
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,736)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>7,239</u>
Change in net position of governmental activities	<u><u>\$ (529,464)</u></u>

See notes to the financial statements

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
NOTES TO THE FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Meadow Pointe IV Community Development District (the "District") was established by Pasco County Ordinance 2002-21 enacted on September 4, 2002 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Roadways & infrastructure	20
Stormwater & water systems	25
Security & landscaping	15
Recreational facilities	10 - 30
Furniture, fixtures & equipment	5 - 10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.



## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$2,736 was recognized as a component of interest expense in the current fiscal year.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate Bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Fair Value	Credit Risk	Weight Average Maturities
First American Treasury Obligations Fund Class Y	\$ 76,813	\$ -	S&P AAAM	31 days
First American Treasury Obligations Fund Class Z	343,063	-	S&P AAAM	31 days
FL Class	-	1,244,745	S&P AAAM	30 days
Total Investments	<u>\$ 419,876</u>	<u>\$ 1,244,745</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Roadways & infrastructure	\$ 13,356,524	\$ -	\$ -	\$ 13,356,524
Stormwater & water systems	1,451,020	-	-	1,451,020
Security & landscaping	1,442,775	-	-	1,442,775
Recreational facilities	2,076,422	-	-	2,076,422
Furniture, fixtures & equipment	49,267	-	-	49,267
Total capital assets, being depreciated	18,376,008	-	-	18,376,008
Less accumulated depreciation for:				
Roadways & infrastructure	3,339,131	667,826	-	4,006,957
Stormwater & water systems	290,204	58,041	-	348,245
Security & landscaping	480,925	96,185	-	577,110
Recreational facilities	1,034,213	72,034	-	1,106,247
Furniture, fixtures & equipment	32,467	2,800	-	35,267
Total accumulated depreciation	5,176,940	896,886	-	6,073,826
Total capital assets, being depreciated, net	13,199,068	(896,886)	-	12,302,182
Governmental activities capital assets, net	\$ 13,199,068	\$ (896,886)	\$ -	\$ 12,302,182

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 822,052
Culture and recreation	74,834
Total depreciation expense	<u>\$ 896,886</u>

## NOTE 6 – LONG-TERM LIABILITIES

### Capital Improvement Revenue Bonds - Series 2014

In June 2014, the District issued Capital Improvement Revenue Refunding Bonds, Series 2014 comprised of: Series 2014A Bonds of \$908,074 due on May 1, 2034 with a fixed interest rate of 7.25% and Series 2014B Bonds of \$810,932 due on May 1, 2022 with a fixed interest rate of 7.25%. The Bonds were issued in exchange for \$1,719,005 of the Series 2012B-2 Bonds.

The Series 2014 Bonds are Convertible Capital Appreciation Bonds. Interest accretes and was added to the bond value from the issuance date until the conversion date of November 1, 2016. After that date, the bonds converted to current interest bonds and interest payments are due semiannually on each May 1 and November 1, commencing May 1, 2017. Annual principal payments began on May 1, 2017 for the Series 2014A Bonds. Principal on the 2014B Bonds was due in a lump sum payment May 1, 2022. The Series 2014B Bonds were fully redeemed in November 2019.

The Series 2014A Bonds were in default due to the nonpayment of principal due on May 1, 2022 and May 1, 2023. The matured principal was \$80,000 as of September 30, 2023. During the current fiscal year, the District missed the May 1, 2024 scheduled principal payment. The District made extraordinary principal payments of \$40,000 in December 2023 and \$75,000 in August 2024 thus ending the payment default on the Series 2014A Bonds.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The District is in compliance with this requirement at September 30, 2024.

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

### **Capital Improvement Revenue Refunding Bonds - Series 2015**

In April 2015, the District issued \$2,360,000 of Capital Improvement Revenue Refunding Bonds, Series 2015 due on May 1, 2034 with a variable interest rate of 2% to 4.20%. Interest payments are due semiannually on each May 1 and November 1, commencing November 1, 2015. Principal on the bonds is to be paid serially commencing May 1, 2016 through May 1, 2034.

The Series 2015 Bonds were subject to redemption at the option of the District prior to their maturity. The Series 2015 Bonds were also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The District is in compliance with this requirement at September 30, 2024.

### **Capital Improvement Revenue Refunding Bonds - Series 2022**

In April 2022, the District issued Series 2022 Bonds comprised of Series 2022A-1 Bonds of \$1,336,000 due on May 1, 2036 with a fixed interest rate of 2.59% and Series 2022A-2 Bonds of \$2,348,000 due on May 1, 2038 with a fixed interest rate of 2.63%. The Series 2022 Bonds were issued to redeem all the outstanding Series 2012A-1 and Series 2012A-2, respectively. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2036 and May 1, 2038 for both the Series 2012A-1 and 2012A-2 Bonds, respectively.

The Series 2022 Bonds were subject to redemption at the option of the District prior to their maturity. The Series 2022 Bonds were also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The District is in compliance with this requirement at September 30, 2024.

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2014A	\$ 750,000	\$ -	\$ 35,000	\$ 715,000	\$ 45,000
Series 2015	1,510,000	-	110,000	1,400,000	115,000
Series 2022A-1	1,217,000	-	80,000	1,137,000	82,000
Series 2022A-2	2,171,000	-	120,000	2,051,000	123,000
Total	<u>\$ 5,648,000</u>	<u>\$ -</u>	<u>\$ 345,000</u>	<u>\$ 5,303,000</u>	<u>\$ 365,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 365,000	\$ 192,496	\$ 557,496
2026	375,000	179,926	554,926
2027	390,000	166,254	556,254
2028	406,000	151,884	557,884
2029	422,000	136,789	558,789
2030-2034	2,375,000	430,181	2,805,181
2035-2038	970,000	59,206	1,029,206
Total	<u>\$ 5,303,000</u>	<u>\$ 1,316,736</u>	<u>\$ 6,619,736</u>

**NOTE 7 – ASSESSMENTS**

The Developer owns a portion of the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

**NOTE 8 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 9 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There was one settled claim during the past three years that did not exceed the coverage amount.

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
<b>REVENUES</b>				
Assessments	\$ 1,992,103	\$ 1,992,103	\$ 2,068,207	\$ 76,104
Interest Income	-	-	80,695	80,695
Miscellaneous Income	-	-	10,578	10,578
Total revenues	1,992,103	1,992,103	2,159,480	167,377
<b>EXPENDITURES</b>				
Current:				
General government	188,511	188,511	187,892	619
Physical environment	1,088,152	1,088,152	1,544,925	(456,773)
Culture and recreation	365,440	665,440	285,400	380,040
Capital Outlay	350,000	350,000	169,946	180,054
Total expenditures	1,992,103	2,292,103	2,188,163	103,940
Excess (deficiency) of revenues over (under) expenditures	-	(300,000)	(28,683)	271,317
<b>OTHER FINANCING SOURCES</b>				
Use of fund balance	-	300,000	-	(300,000)
Total other financing sources	-	300,000	-	(300,000)
Net change in fund balances	\$ -	\$ -	(28,683)	\$ (28,683)
Fund balance - beginning			1,456,156	
Fund balance - ending			\$ 1,427,473	

See notes to required supplementary information

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase appropriations by \$300,000.



**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	Not applicable
Independent contractor compensation	\$498,915
Construction projects to begin on or after October 1; (>\$65K)	\$0
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance \$53.10 - \$2,051.88
	Debt Service \$393.86 - \$900.00
Special assessments collected	\$2,641,408
Outstanding Bonds:	
Series 2014A, due May 1, 2035	\$715,000
Series 2015, due May 1, 2034	\$1,400,000
Series 2022A-1, due May 1, 2036	\$1,137,000
Series 2022A-2, due November 1, 2038	\$2,051,000



1001 W. Yamato Road • Suite 301  
Boca Raton, Florida 33431  
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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Meadow Pointe IV Community Development District  
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our opinion thereon dated June 23, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



June 23, 2025



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301  
Boca Raton, Florida 33431  
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Meadow Pointe IV Community Development District  
Pasco County, Florida

We have examined Meadow Pointe IV Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Meadow Pointe IV Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

June 23, 2025



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Meadow Pointe IV Community Development District  
Pasco County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024 and have issued our report thereon dated June 23, 2025.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 23, 2025, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Meadow Pointe IV Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Meadow Pointe IV Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.



June 23, 2025

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

#### **13-01. 2022-01. 2023-01 Failure to make Debt Service Payment when Due**

Current Status: Matter has been resolved.

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c ) in the Other Information section of the financial statements on page 24.

## Tab 8

SCALE  
1"=25'



SURVEY NOTES  
CONCRETE DRIVE CROSSING INTO 10' U.E.  
ON SOUTHERLY SIDE OF LOT.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY  
IS A TRUE AND CORRECT REPRESENTATION OF A  
SURVEY PREPARED UNDER MY DIRECTION.  
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC  
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,  
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

**KENNETH J OSBORNE**  
PROFESSIONAL SURVEYOR AND MAPPER #6415

Digitally signed by  
Kenneth Osborne  
Date: 2018.05.01  
13:12:53 -04'00'

**PAGE 2 OF 2 PAGES**  
(NOT COMPLETE WITHOUT PAGE 1)

**LB #7893**

SERVING FLORIDA

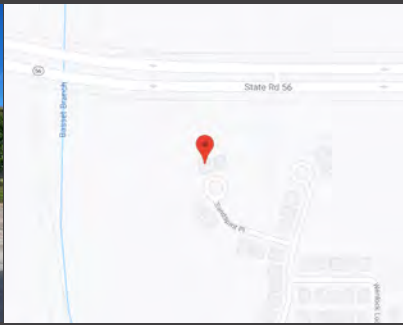
6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407

PHONE (561) 640-4800  
STATEWIDE PHONE (800) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>





www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



**PROPERTY ADDRESS:**  
31962 SANDSPIRIT PLACE, WESLEY CHAPEL, FLORIDA 33543

**SURVEY NUMBER:** 2201.4998

**DATE SIGNED:** 02/03/22 **FIELD WORK DATE:** 2/1/2022

**REVISION DATE(S):**  
(REV.0 2/3/2022)

**POINTS OF INTEREST**  
**1. PAVER DRIVEWAY OVER 10' UTILITY EASEMENT**

#### SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



**C. BOYD ALLEN**  
State of Florida Professional Surveyor and Mapper  
License Number 3932  
Exacta Land Surveyors, LLC | LB# 8291



**Exacta Land Surveyors, LLC**  
LB# 8291  
o: 866.735.1916 | f: 866.744.2882  
3846 Blanding Boulevard, Jacksonville, FL 32210



**AFFILIATE MEMBERS**

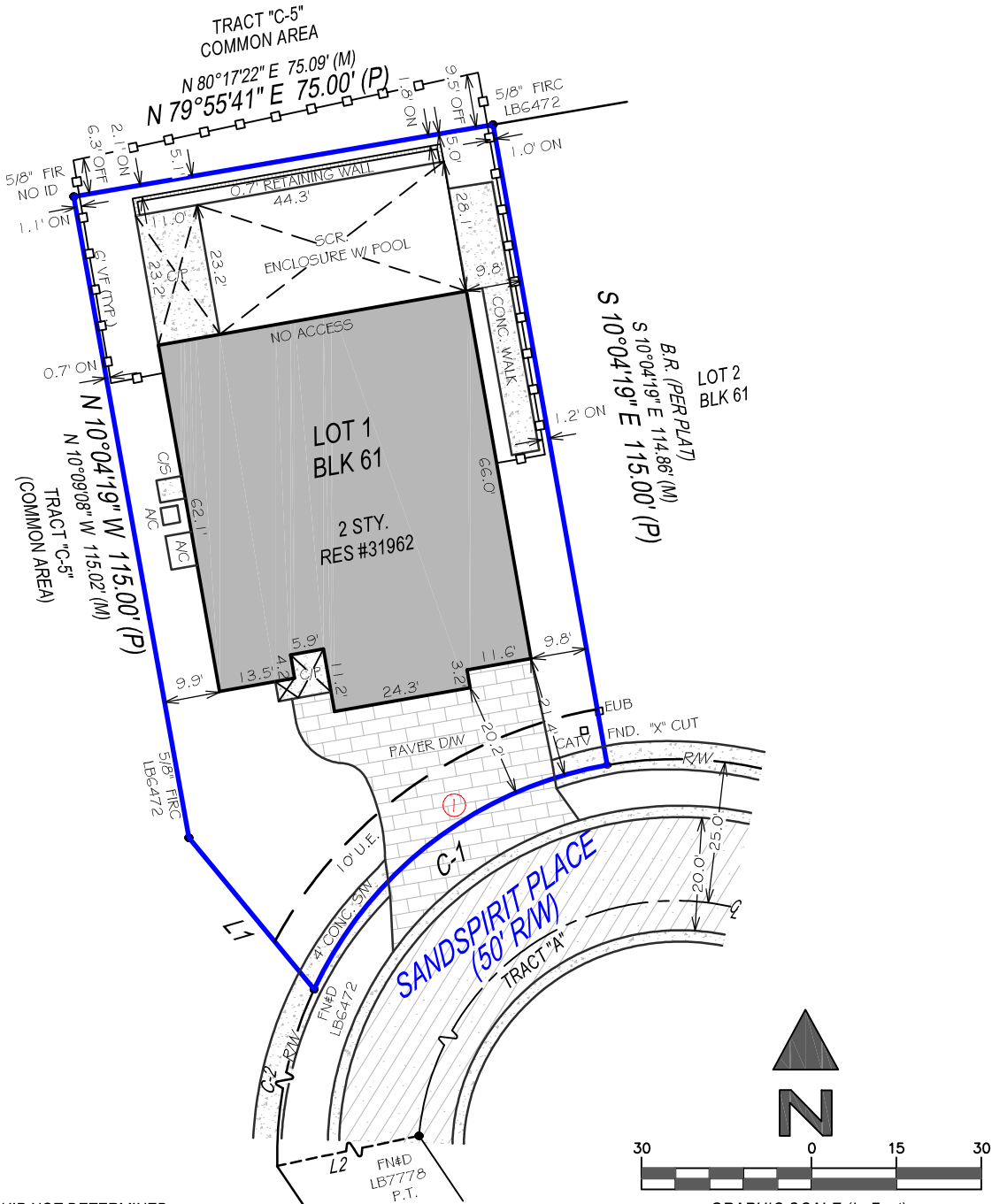
2201.4998  
BOUNDARY SURVEY  
PASCO COUNTY

C-1  
R= 70.50'(P&M)  
L= 67.57'(P) 67.69'(M)  
Δ= 54°55'01"(P) 55°00'55"(M)  
S 52°28'11" W, 65.02' (P)  
S 52°36'35" W, 65.12'(M)

C-2  
R= 70.50'(P&M)  
L= 72.61'(P) 72.61'(M)  
Δ= 59°00'40"(P) 59°00'35"(M)  
S 4°29'40" E, 69.44' (P)  
S 4°36'56" E, 69.44'(M)

**LINE TABLE:**  
L1 N 40°04'16" W 34.62' (P)  
N 39°33'15" W 34.69' (M)  
L2 S 56°00'00" W 25.00' (P)  
S 56°00'00" W 25.00' (M)

**SURVEYOR'S NOTES**  
NOTE - FENCES EXIST; OWNERSHIP NOT DETERMINED.  
EASEMENTS, IF SHOWN, ARE BY PLAT OR DEED UNLESS OTHERWISE NOTED



<b>PROPERTY ADDRESS:</b> 31962 SANDSPIRIT PLACE, WESLEY CHAPEL, FLORIDA 33543	
<b>SURVEY NUMBER:</b> 2201.4998	
<b>CERTIFIED TO:</b> GREGORY PICKETTE AND ELIZABETH J. PICKETTE; DIGITAL TITLE SOLUTIONS; ROCKET MORTGAGE LLC	
<b>DATE SIGNED:</b> 02/03/22	
<b>BUYER:</b> GREGORY PICKETTE AND ELIZABETH J. PICKETTE	
<b>LENDER:</b> ROCKET MORTGAGE LLC	
<b>TITLE COMPANY:</b> DIGITAL TITLE SOLUTIONS	
<b>COMMITMENT DATE:</b> NOT REVIEWED	<b>CLIENT FILE NO:</b> ELS-2022-252
<b>LEGAL DESCRIPTION:</b> LOT 1, BLOCK 61, MEADOW POINTE IV PARCEL "AA" NORTH PHASE "2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 15 - 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.	
<b>FLOOD ZONE INFORMATION:</b> BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE A. THIS PROPERTY WAS FOUND IN PASCO COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120230, PANEL NUMBER 0433 DATED 09/26/14.	

- GENERAL SURVEYORS NOTES:**
- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
  - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
  - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
  - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
  - Alterations to this survey map and report by other than the signing surveyor are prohibited.
  - Dimensions are in feet and decimals thereof.
  - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.
  - Unless otherwise noted “SIRC” indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
  - If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
  - The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
  - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
  - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
  - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
  - Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
  - Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:	
LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well
ABBREVIATIONS	
(C) - Calculated	
(D) - Deed	
(F) - Field	
(M) - Measured	
(P) - Plat	
(S) - Survey	
A/C - Air Conditioning	
AE - Access Easement	
ANE - Anchor Easement	
ASBL - Accessory Setback Line	
B/W - Bay/Box Window	
BC - Block Corner	
BFP - Backflow Preventer	
BLDG - Building	
BLK - Block	
BM - Benchmark	
BR - Bearing Reference	
BRL - Building Restriction Line	
BSMT - Basement	
C - Curve	
C/L - Center Line	
C/P - Covered Porch	
C/S - Concrete Slab	
CATV - Cable TV Riser	
CB - Concrete Block	
CH - Chord Bearing	
CHIM - Chimney	
CLF - Chain Link Fence	
CME - Canal Maintenance Easement	
CO - Clean Out	
CONC - Concrete	
COR - Corner	
CS/W - Concrete Sidewalk	
CUE - Control Utility Easement	
CVG - Concrete Valley Gutter	
D/W - Driveway	
DE - Drainage Easement	
DF - Drain Field	
DH - Drill Hole	
DUE - Drainage & Utility Easement	
ELEV - Elevation	
EM - Electric Meter	
ENCL - Enclosure	
ENT - Entrance	
EOP - Edge of Pavement	
EOW - Edge of Water	
ESMT - Easement	
EUB - Electric Utility Box	
F/DH - Found Drill Hole	
FCM - Found Concrete Monument	
FF - Finished Floor	
FIP - Found Iron Pipe	
FIPC - Found Iron Pipe & Cap	
FIR - Found Iron Rod	
FIRC - Found Iron Rod & Cap	
FN - Found Nail	
FN&D - Found Nail & Disc	
FRRSPK - Found Rail Road Spike	
GAR - Garage	
GM - Gas Meter	
ID - Identification	
IE/EE - Ingress/Egress Easement	
ILL - Illegible	
INST - Instrument	
INT - Intersection	
IRRE - Irrigation Easement	
L - Length	
LAE - Limited Access Easement	
LB# - License No. (Business)	
LBE - Limited Buffer Easement	
LE - Landscape Easement	
LME - Lake/Landscape Maintenance Easement	
LS# - License No. (Surveyor)	
MB - Map Book	
ME - Maintenance Easement	
MES - Mitered End Section	
MF - Metal Fence	
MH - Manhole	
NR - Non-Radial	
NTS - Not to Scale	
NAVD88 - North American Vertical Datum 1988	
NGVD29 - National Geodetic Vertical Datum 1929	
OG - On Ground	
ORB - Official Records Book	
ORV - Official Record Volume	
O/A - Overall	
O/S - Offset	
OFF - Outside Subject Property	
OH - Overhang	
OHL - Overhead Utility Lines	
ON - Inside Subject Property	
P/E - Pool Equipment	
PB - Plat Book	
PC - Point of Curvature	
PCC - Point of Compound Curvature	
PCP - Permanent Control Point	
PI - Point of Intersection	
PLS - Professional Land Surveyor	
PLT - Planter	
POB - Point of Beginning	
POC - Point of Commencement	
PRC - Point of Reverse Curvature	
PRM - Permanent Reference Monument	
PSM - Professional Surveyor & Mapper	
PT - Point of Tangency	
PUE - Public Utility Easement	
R - Radius or Radial	
R/W - Right of Way	
RES - Residential	
RGE - Range	
ROE - Roof Overhang Easement	
RP - Radius Point	
S/W - Sidewalk	
SBL - Setback Line	
SCL - Survey Closure Line	
SCR - Screen	
SEC - Section	
SEP - Septic Tank	
SEW - Sewer	
SIRC - Set Iron Rod & Cap	
SMWE - Storm Water Management Easement	
SN&D - Set Nail and Disc	
SQFT - Square Feet	
STL - Survey Tie Line	
STY - Story	
SV - Sewer Valve	
SWE - Sidewalk Easement	
TBM - Temporary Bench Mark	
TEL - Telephone Facilities	
TOB - Top of Bank	
TUE - Technological Utility Easement	
TWP - Township	
TX - Transformer	
TYP - Typical	
UE - Utility Easement	
UG - Underground	
UP - Utility Pole	
UR - Utility Riser	
VF - Vinyl Fence	
W/C - Witness Corner	
W/F - Water Filter	
WF - Wood Fence	
WM - Water Meter/Valve Box	
WV - Water valve	

<b>JOB SPECIFIC SURVEYOR NOTES:</b> THE BEARING REFERENCE OF S10°04'19"E IS BASED ON THE EASTERLY PROPERTY LINE OF LOT 1, BLOCK 61, MEADOW POINTE IV PARCEL "AA" NORTH PHASE "2", AS RECORDED IN PLAT BOOK 68, PAGES 15 - 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
--



Exacta Land Surveyors, LLC

LB# 8291

o: 866.735.1916 | f: 866.744.2882

3846 Blanding Boulevard, Jacksonville, FL 32210

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY  
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

## Tab 9





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

---

**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

7/17/2025

**Prepared for:**

Meadow Pointe IV  
Community Development District

**Prepared by:**

Stephen Roehm- Field Service Manager  
Doug Agnew- Senior Environmental Consultant

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## Site Assessments

### Pond 1

#### Comments:

Normal Growth Observed

Continue periodic spot spraying of invasive weeds and Torpedograss within the littoral shelf.

Pre-emergent has been applied to the exposed bank.



### Pond 2

#### Comments:

Normal Growth Observed

Continue periodic spot spraying of invasive weeds and Torpedograss within the littoral shelf.

Pre-emergent has been applied to the exposed bank.



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## Site Assessments

### Pond 3

#### Comments:

Normal Growth Observed

Continue spot spraying the invasive Dogfennel, Pennywort and Torpedograss within native aquatic plants.



### Pond 4

#### Comments:

Site Looks Good

Pre-emergent has been applied to the exposed bank.



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## Site Assessments

### Pond 5

#### Comments:

Normal Growth Observed

Continue spot spraying Alligator weed, Pennywort and invasive Primrose within native aquatic plants and along the shoreline.



### Pond 6

#### Comments:

Normal Growth Observed

Pond is completely dry.

Pond has been walked through and targeted for any invasive plants growing within the native Duck Potato.



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## Site Assessments

### Pond 7

#### Comments:

Site Looks Good

Pre-emergent has been applied to the entire exposed bank.

Pond level remains very low.



### Pond 8

#### Comments:

Site Looks Good

Pre-emergent has been applied to the entire exposed bank.

Pond level remains very low.



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## Site Assessments

### Pond 9

#### Comments:

Site Looks Good

Pre-emergent has been applied to the entire exposed bank.

Pond level remains very low.



### Pond 10

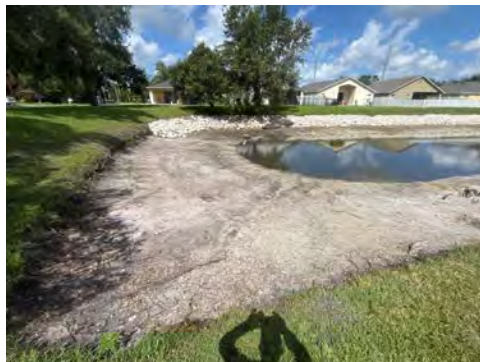
#### Comments:

Normal Growth Observed

Riprap has been treated for Torpedograss that tends to grow within the rocks.

Pre-emergent has been applied to the entire exposed bank.

Pond level remains very low.



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## Site Assessments

### Pond 11

#### Comments:

Normal Growth Observed

Torpedograss has been treated along the ponds edge and pre-emergent has been applied to the exposed bank.



### Pond 12

#### Comments:

Treatment In Progress

Planktonic algae is present with the pond and treated on 7/17/25.

Pond dye has also been added to the water to provide additional control of the algae bloom.

Pre-emergent has been applied to the exposed bank.



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## Site Assessments

### Pond 13

#### Comments:

Site Looks Good

Trace amount of algal growth targeted for treatment.



### Pond 14

#### Comments:

Site Looks Good

Trace amount of algal growth targeted for treatment.



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## Site Assessments

### Pond 15

#### Comments:

Normal Growth Observed

Continue periodic spot spraying of any invasive plants growing within and around native aquatic plants.

Pond is very shallow so blue pond dye has been applied to aid in the control of algae within the pond.

The native aquatic plant growth is healthy and robust.



### Pond 16

#### Comments:

Normal Growth Observed

Pond has been treated using a pre-emergent to prevent growth along the exposed bank.



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## Site Assessments

### Pond 17

#### Comments:

Site Looks Good

Pond has been recently planted along homeowners edge in effort to reduce erosion caused by water runoff.

Once the native Pickerelweed and Gulf Spike Rush establish roots they will begin to cluster and gradually spread along the ponds edge.



### Pond 18

#### Comments:

Normal Growth Observed

Pond level remains very low.

Pre-emergent has been applied to the entire exposed bank.

The lily growth absorbs excessive amount of nutrients entering the pond, which assists in control of algae. The water lillies also provide cover for fish and other aquatic animal species.



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## Site Assessments

### Pond 19

#### Comments:

Requires Attention

Homeowner at house number 3906 continues to weed whack native aquatic plants that has been planted at the ponds edge. The homeowner has also dumped grass clipping at the ponds edge that we have removed from the pond. This can be seen in the picture on the right. Pond dye has been added to assist in the control of algae.



### Pond 20

#### Comments:

Normal Growth Observed

Continue treating littoral shelf for any invasive plants growing within the native aquatic plants.

Pre-emergent has been applied to the exposed bank.



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## Site Assessments

### Pond 21

#### Comments:

Normal Growth Observed

Minimal Torpedograss and Primrose treated along the ponds edge and pre-emergent has been applied to the exposed bank.

Pond dye is periodically added to this pond to assist in control of algae.



### Pond 22

#### Comments:

Site Looks Good

Pond level remains very low.

Pre-emergent has been applied to the exposed bank.



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## Site Assessments

### Pond 23

#### Comments:

Normal Growth Observed

Native aquatic plants are thriving and spreading along the ponds edge.

Periodic spot treatment are done to keep invasive species out of these beautiful native aquatic plants.

Erosion on the homeowner side continues to progress and should be addressed.



### Pond 24

#### Comments:

Normal Growth Observed

Pond level is very low. Pre-emergent has been applied to the exposed bank.

Continue treatments for trace amounts of invasive Primrose, Torpedograss, and Alligator weed along the ponds edge and within the native aquatic plants.



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## Site Assessments

### Pond 25

#### Comments:

Normal Growth Observed

Pond level is very low. Pre-emergent has been applied to the entire exposed bank.



### Pond 26

#### Comments:

Normal Growth Observed

Pond level remains low.

Continue treating invasive plant species along ponds edge and within the healthy and robust native aquatic plants.



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## Site Assessments

### Pond 27

#### Comments:

Requires Attention

Inflow pipe has sediment build up halfway through the pipe. Recommend clearing this out. Once the pond level rises this will become more difficult.

Pond level remains low.

Continue treating invasive plants along ponds edge and within the native aquatic plants.



### Pond 28

#### Comments:

Normal Growth Observed

Pond level is extremely low.

Pre-emergent has been applied to the entire exposed bank and the riprap has been treated for Torpedograss and Primrose.



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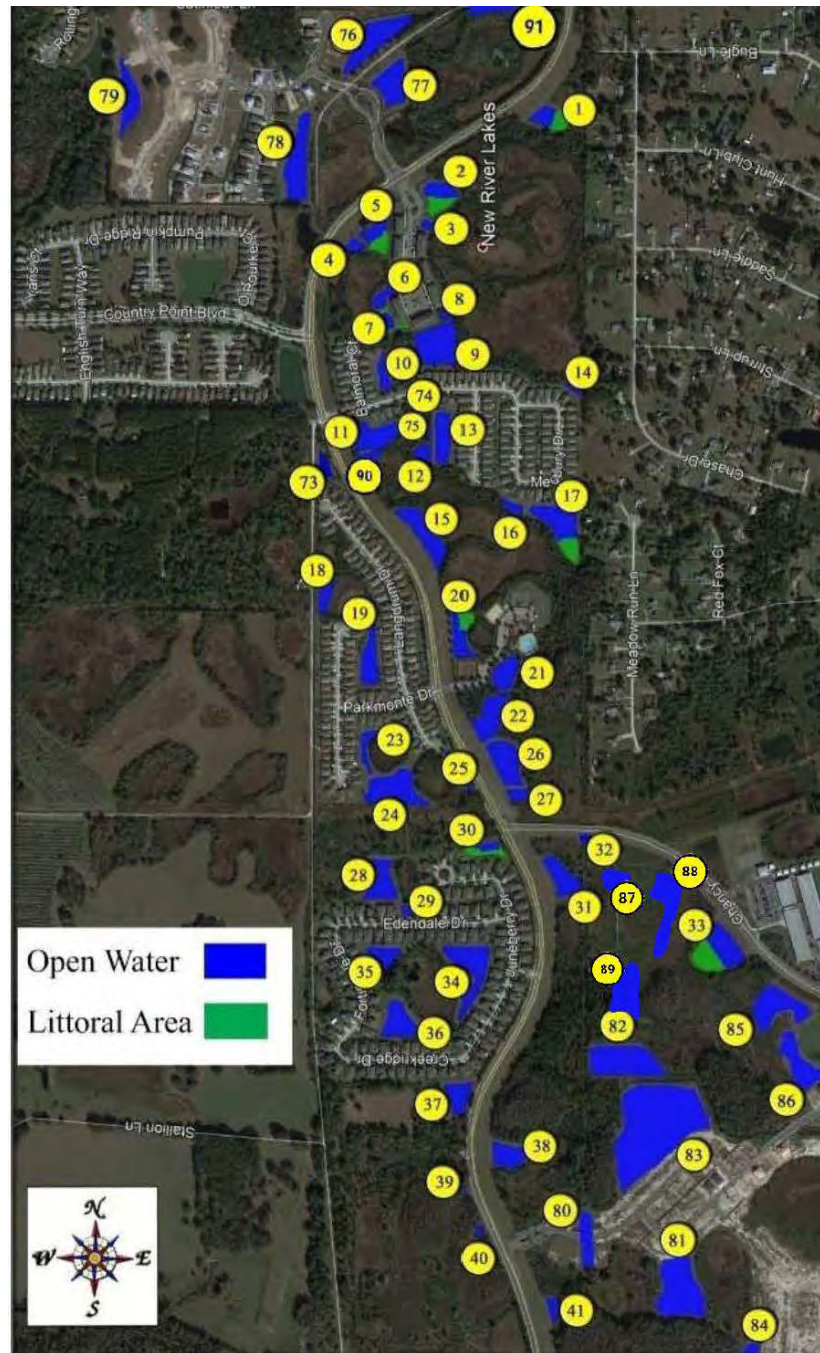
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## North Site Map



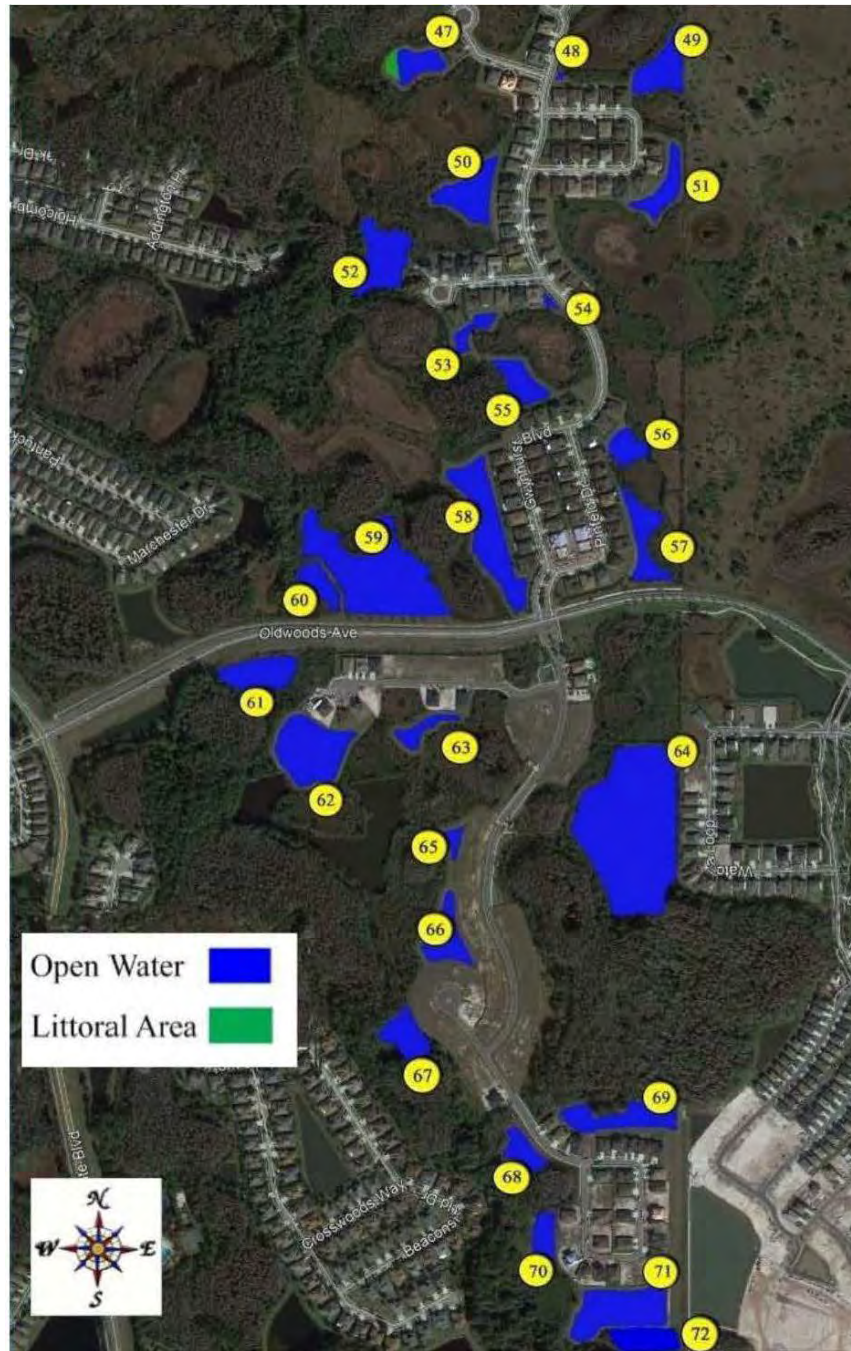
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South Site Map



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## **Tab 10**



# MEADOW POINTE IV

---

## LANDSCAPE INSPECTION REPORT



July 21, 2025  
Rizzetta & Company  
Amiee Brodeen – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# Summary & Clubhouse

## General Updates, Recent & Upcoming Maintenance Events

- The current annuals in the beds have reached the end of their display period and are ready to be changed out. Please schedule the seasonal rotation accordingly.
- As noted in my report, the ongoing weedy growth and presence of unwanted plant material must be addressed promptly.

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. **Juniper has stated that sod is scheduled to be installed in the dead areas on July 7<sup>th</sup>, was this completed?**
2. I observed viny growth and other weedy material throughout the hedge areas surrounding the clubhouse. This needs to be addressed to maintain a clean and well-maintained look. (Pic 2a, 2b>)
5. The most noticeable issue today was the edging. In several beds, the edges are no longer clearly defined and need to be re-established to enhance the overall appearance and maintain clean bed lines.



3. Around the tennis courts, I observed several areas with exposed drip lines. These should be properly buried to ensure efficient irrigation and improve overall appearance.
4. I found a pesticide application sign left in the lawn. Please ensure that these signs are removed the following day after treatment to maintain a tidy presence.
6. There was a broken branch on the crape myrtle near the tennis courts during my inspection. This may have been addressed afterward, but please ensure it has been properly removed.
7. Erosion is occurring on the north side of the tennis courts, around the pond. This needs to be addressed immediately to prevent further damage and ensure safety in the area. Tree roots are exposed at this point. (Pic 7>)





# Tennis Courts, Langdrum Dr, Edenrock Pl, Medbury Ln

8. A couple of notes for this area: first, the drip line can be capped off, as the tree is now very mature and no longer requires supplemental irrigation. Second, the tree ring lacks definition and should be re-established to maintain overall visual appeal. (Pic 8)



9. Please ensure that the Spanish moss is being trimmed to maintain the 10-foot clearance from the ground, as specified in the scope of services.
10. I am still noticing significant weedy growth in the turf. I recommend developing an ongoing plan that includes aeration and overseeding with cool-season grasses in the fall, followed by a discussion on fertilization and post-emergent herbicide applications to effectively manage weed pressure.



11. On Langdrum Dr, the turf is noticeably thinning. If the condition worsens, we may need to consider starting fresh by resodding this area to restore a healthy lawn. (Pic 11)



12. In the same area on Langdrum Dr, the drainage ditch contains a significant amount of leaf debris. Please ensure this is blown out during the next mowing event to maintain proper drainage.
13. The sidewalk in Eden Rock Pl has a few concrete slabs that are protruding and present a potential trip hazard.
14. In the cul-de-sac on Eden Rock Pl, a live oak branch is hanging over the sidewalk and needs to be pruned to provide proper clearance and ensure pedestrian safety. (Pic 14)





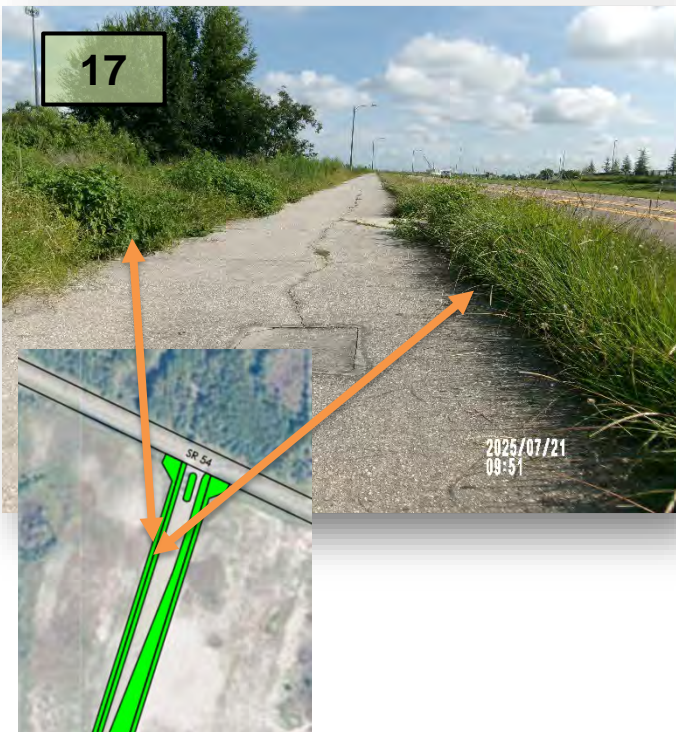
# Whinsenton Dr, Meadow Pointe Blvd, Pool Area, Large Field

15. At the corner of Whinsenton Dr and Meadow Pointe Blvd, the 'No Outlet' sign is lying down in the landscape bed. Please contact the city to have it reinstalled as needed.

16. Please hand-pull the weeds in the median in Meadow Pointe North and remove all fallen palm debris from the recent storms. (Pic 16)



17. This area appears to have been untouched. Based on the current maintenance exhibit, it is still listed as part of the maintenance scope and should be addressed accordingly. (Pic 17)



18. Please remove the weedy growth from the beds behind the pool area, ensuring it is thoroughly cleared from the base of each plant to prevent competition. (Pic 18)



19. There is another section of concrete that is uneven near the children's playground. As a temporary safety measure, can we paint a visible strip to highlight the unevenness until the slab can be properly shaved down or repaired? (Pic 19)

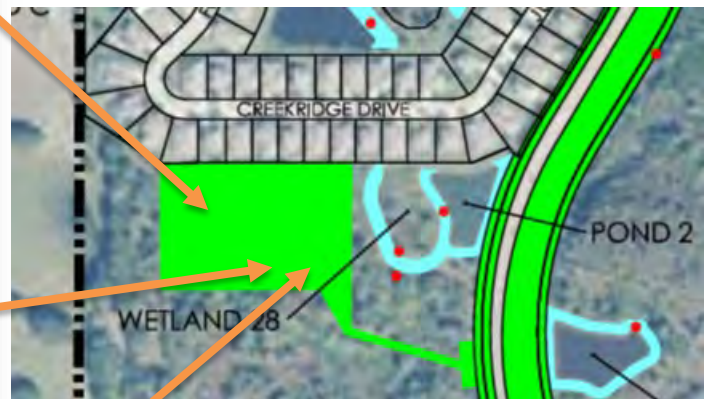


20. There is another area that is not being maintained. Upon reviewing the current maintenance exhibit, it is clear that this area is included in the scope of work and should be receiving regular attention. As of now, the field may require a bush hog to properly cut it down, given the current overgrowth. (Pic 20a>, 20b>, 20c>)





# Large Field/Wetland 28, Field behind Medbury



21. The field behind Medbury, please lightly lift the oak branches during the next visit and mow underneath to maintain accessibility. (Pic 21>)





# Proposal

1. Provide a proposal for removal of the pine trees that are dying on Meadow Pointe Blvd north of the Parkmonte entrance. My diagnosis is pine weevils, and we need to get these out as soon as possible before they affect the others..(Pic 1)



2. Provide a proposal for the following; In the large field behind Creekridge Dr, lays a fallen dead pine tree that needs to be removed to clear the pathway and allow safe passage. (Pic 2)



## **Tab 11**



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

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



### **Operations/Maintenance July 2025**

**Outsmart Pest Control:** 7/1/2025 Monthly pest control service.  
Invoice #45211-\$60.00

**Triangle Pool Service:** 7/10/2025 Initial Repairs – pool equipment out of compliance. Invoice #11218 \$1,473.60

**JacPro Maintenance:**

**Clubhouse Shed Ramp:** 7/9/2025 - Labor for replacement of ramp for storage shed access. Invoice #7092025 \$375.00 (See picture below)



Rizzetta & Company





**Misc. Projects: 7/10/2025** - Parkmonte pedestrian gates, MPNorth remove dumpster doors. Invoice #7102025 \$225.00

**Installation of Signs, etc: 7/29/2025** - Parkmonte “No Dumping” sign, Enclave pond 83 “No Trespassing/fishing sign, Provence - install pedestrian gate closer, Clubhouse – install new basketball hoop and net. Invoice #7292025 \$315.00

**Landfill Trip: 7/30/2025** Removal of old chemicals and junk from shed. Invoice #7302025 \$281.00

**Mr. Electric: 7/9/2025** Clubhouse - replace faulty GFCI outlet in kitchen. Invoice #2503061 \$144.90

**Clubhouse Back Shed Electrical: 7/10/2025** Trench and install wiring, post and electrical outlet for events and maintenance electrical supply near the northeast field area. Invoice #2503060 \$2,550.93

**Day Metal LLC: 7/15/2025** Fabricate two new heavy duty aluminum door frames for MPNorth dumpster enclosure. Old doors have broken welds/stress fatigue. Invoice #7302025 \$859.00





### **CRT Security Cameras:**

**Parkmonte: 2/27/2025** NVR lost communication with Frontier router. Reestablished connections. Invoice #20230791 \$250.00 (This was invoiced in July)

**Enclave and Provence: 7/23/2025** Surveillance outages – disconnect between wireless access points and local ISP router. Reprogrammed. Invoice #20230939 \$375.00

**Windsor: 7/23/2025** Replaced existing wireless access point for NVR connection – damaged due to power surge. Programmed the new unit and tested. Invoice #20230910 \$616.50

### **SAAS:**

**Enclave: 7/7/2025** found no signal at the bridge. Lan ethernet was disconnected at the modem. Frontier will need to follow up. Invoice #16621 \$115.00

**Haven: 7/17/2025** Data is failing to 'send', there is also a shrill noise when residents use the call access feature. The cellular board is bad. Will quote price for replacement. Provided loaner board temporarily. Invoice #16693 \$115.00

**MPNorth – 7/17/2025** The call box door was found open. Access requires a key. A resident's vehicle hit the box and may have struck the door – unsure. Invoice #16692 \$115.00

### **FIELD MAINTENANCE:**

**Advanced Aquatic:** Ponds were assessed and treated on 7/1, 7/8, 7/10, 7/15, 7/17, 7/24, 7/29

### **Monthly Deputy's Report for Meadow Pointe IV - Deputy David**

Conducted 172 Directed Patrols

Responded to the following calls for service

1. Alarm calls: 1
2. Traffic stop: 2



Rizzetta & Company

3. Battery: 2
4. Parking written warnings: 13
5. Neighbor Dispute: 1
6. Parking Citations Issued: 2
7. Unverified 911 calls: 2

## Meadow Pointe IV Payment Log

7/1/2025 through 7/28/2025

Date	Purpose	Event Date	Community	Rm Dep	Rm Amt	Card Amt
7/1/2025	1 tag		Shellwood			\$12.00
7/1/2025	1 tag 1 fob		Haven			\$37.00
7/3/2025	1 tag		Haven			\$12.00
7/8/2025	2 tags 2 fobs		Shellwood			\$74.00
7/8/2025	1 tag		Haven			\$12.00
7/8/2025	4 tags		Windsor			\$48.00
7/9/2025	1 tag		Meridian			\$12.00
7/9/2025	2 tags 2 fobs		Whinsenton			\$74.00
7/9/2025	1 tag		Meridian			\$12.00
7/10/2025	3 tags		Provence			\$36.00
7/10/2025	1 fob		Parkmonte			\$25.00
7/10/2025	Rm Rent & Dep	9/27/25	Provence	\$200.00	\$50.00	\$250.00
7/11/2025	1 tag		Shellwood			\$12.00
7/12/2025	1 tag		Provence			\$12.00
7/12/2025	1 fob		Haven			\$25.00
7/14/2025	2 tags		Provence			\$24.00
7/14/2025	1 tag		Shellwood			\$12.00
7/14/2025	Refund Rm Dep	7/13/25	Meridian	-\$200.00		-\$200.00
7/15/2025	1 tag		Enclave			\$12.00
7/15/2025	1 fob		Parkmonte			\$25.00
7/16/2025	1 tag		Enclave			\$12.00
7/18/2025	Rm Rent & Dep	9/20/25	Provence	\$200.00	\$100.00	\$300.00
7/18/2025	1 tag		Shellwood			\$12.00
7/18/2025	Refund Rm Dep	9/18/25	Provence	-\$200.00		-\$200.00
7/20/2025	1 tag		Enclave			\$12.00
7/21/2025	1 tag		Provence			\$12.00
7/21/2025	2 tag		Windsor			\$24.00
7/23/2025	1 tag		Windsor			\$12.00
7/25/2025	2 tags		Haven			\$24.00



Rizzetta & Company

7/26/2025	Rm Rent & Dep	7/27/25	Non-Resident	\$200.00	\$400.00	\$600.00
7/26/2025	1 fob		MP North			\$25.00
7/26/2025	1 tag		Enclave			\$12.00
7/26/2025	1 tag		Provence			\$12.00
7/27/2025	Refund Rm Dep	7/27/25	Non-Resident	-\$200.00		-\$200.00
7/28/2025	2 tags		Whinsenton			\$24.00
7/28/2025	1 tag		Meridian			\$12.00
			<b>TOTALS</b>	\$0.00	\$550.00	\$1,219.00

Respectfully submitted,  
*Lori Stanger*  
 Clubhouse Manager



Rizzetta & Company

## **Tab 12**



Rizzetta & Company

# **Meadow Pointe IV Community Development District**

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**Financial Statements  
(Unaudited)**

**June 30, 2025**

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

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

Meadow Pointe IV Community Development District

Balance Sheet

As of 06/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	204,938	0	6,773	211,711	0	0
Investments	1,210,778	962,180	448,223	2,621,180	0	0
Prepaid Expenses	6,755	0	0	6,756	0	0
Refundable Deposits	20,946	0	0	20,945	0	0
Fixed Assets	0	0	0	0	18,376,008	0
Amount Available in Debt Service	0	0	0	0	0	454,996
Amount To Be Provided Debt Service	0	0	0	0	0	4,483,004
Total Assets	1,443,417	962,180	454,996	2,860,592	18,376,008	4,938,000
Liabilities						
Accounts Payable	27,374	0	0	27,374	0	0
Accrued Expenses	14,027	0	0	14,027	0	0
Other Current Liabilities	49	0	0	49	0	0
Due To Other	970	0	0	970	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,938,000
Deposits Payable	400	0	0	400	0	0
Total Liabilities	42,820	0	0	42,820	0	4,938,000
Fund Equity & Other Credits						
Beginning Fund Balance	979,110	448,366	419,875	1,847,351	0	0
Investment In General Fixed Assets	0	0	0	0	18,376,008	0
Net Change in Fund Balance	421,487	513,814	35,121	970,421	0	0
Total Fund Equity & Other Credits	1,400,597	962,180	454,996	2,817,772	18,376,008	0
Total Liabilities & Fund Equity	1,443,417	962,180	454,996	2,860,592	18,376,008	4,938,000



**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	31,321	31,321
Special Assessments				
Tax Roll	1,699,660	1,699,660	1,718,995	19,335
Other Misc. Revenues				
Insurance Proceeds	0	0	6,215	6,215
Key/Access/Transponder Revenue	0	0	1,098	1,098
Remotes	0	0	3,533	3,533
Room Rentals	0	0	2,523	2,523
<b>Total Revenues</b>	<b>1,699,660</b>	<b>1,699,660</b>	<b>1,763,685</b>	<b>64,025</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	15,000	11,250	9,600	1,650
<b>Total Legislative</b>	<b>15,000</b>	<b>11,250</b>	<b>9,600</b>	<b>1,650</b>
Financial & Administrative				
Accounting Services	22,277	16,708	16,708	0
Administrative Services	6,153	4,615	4,614	0
Arbitrage Rebate Calculation	2,000	2,000	0	2,000
Assessment Roll	5,304	5,304	5,304	0
Auditing Services	4,600	4,600	4,700	(100)
Bank Fees	475	356	418	(61)
Disclosure Report	6,000	4,500	4,500	0
District Engineer	38,000	28,500	68,253	(39,753)
District Management	33,256	24,942	24,942	0
Dues, Licenses & Fees	550	550	555	(5)
Financial & Revenue Collections	5,304	3,978	3,978	0
Legal Advertising	1,000	750	267	483
Miscellaneous Mailings	500	375	0	375
Public Officials Liability Insurance	3,804	3,804	3,700	104
Tax Collector/Property Appraiser Fees	150	150	566	(416)
Trustees Fees	12,000	10,932	11,152	(220)
Website Hosting, Maintenance, Backup & E	3,000	2,053	2,053	0
<b>Total Financial &amp; Administrative</b>	<b>144,373</b>	<b>114,117</b>	<b>151,710</b>	<b>(37,593)</b>
Legal Counsel				
District Counsel	29,000	21,750	15,288	6,462
<b>Total Legal Counsel</b>	<b>29,000</b>	<b>21,750</b>	<b>15,288</b>	<b>6,462</b>
Law Enforcement				
Off Duty Deputy	142,519	106,890	106,890	0
<b>Total Law Enforcement</b>	<b>142,519</b>	<b>106,890</b>	<b>106,890</b>	<b>0</b>
Electric Utility Services				
Utility - Recreation Facilities	15,000	11,250	8,197	3,053
Utility - Street Lights	86,000	64,500	65,593	(1,094)
Utility Services	11,000	8,250	4,094	4,157

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 06/30/2025	Year To Date 06/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	112,000	84,000	77,884	6,116
Garbage/Solid Waste Control Services				
Garbage - Dumpster	14,310	10,732	12,348	(1,616)
Garbage - Recreation Facility	1,050	788	965	(178)
Garbage - Residential	162,000	121,500	127,093	(5,592)
Solid Waste Assessment	1,500	1,125	1,538	(414)
Total Garbage/Solid Waste Control Services	178,860	134,145	141,944	(7,800)
Water-Sewer Combination Services				
Utility Services	15,000	11,250	3,019	8,232
Total Water-Sewer Combination Services	15,000	11,250	3,019	8,232
Stormwater Control				
Aquatic Maintenance	59,611	44,708	43,518	1,190
Aquatic Plant Replacement	15,000	11,250	8,932	2,318
Mitigation Area Monitoring & Maintenance	5,000	3,750	0	3,750
Stormwater Assessments	2,444	1,833	2,445	(612)
Stormwater System Maintenance	10,000	7,500	26,200	(18,699)
Total Stormwater Control	92,055	69,041	81,095	(12,053)
Other Physical Environment				
Conservation Cutbacks	10,000	7,500	10,500	(3,000)
Entry & Walls Maintenance & Repair	13,000	9,750	14,559	(4,809)
General Liability Insurance	4,495	4,495	4,372	123
Holiday Decorations @ Clubhouse	2,700	2,700	0	2,700
Holiday Lights @ Entrance	22,500	16,875	25,793	(8,918)
Irrigation Maintenance & Repair	21,600	16,200	19,139	(2,939)
Landscape - Annuals/Flowers	17,580	13,185	10,140	3,045
Landscape - Fertilizer	16,500	12,375	11,853	521
Landscape - Mulch	45,000	33,750	3,500	30,250
Landscape - Pest Control	3,000	2,250	833	1,417
Landscape Inspection Services	11,700	8,775	8,775	0
Landscape Maintenance	250,950	188,213	186,526	1,687
Landscape Replacement Plants, Shrubs, Tr	50,000	37,500	16,998	20,502
Lift Station Maintenance	5,000	3,750	864	2,885
Playground Mulch	9,000	6,750	0	6,750
Property Insurance	36,865	36,865	34,751	2,114
Well Maintenance	2,000	1,500	0	1,500
Total Other Physical Environment	521,890	402,433	348,603	53,828
Road & Street Facilities				
Gate Maintenance & Repair	54,800	41,100	8,063	33,038
Gate Phone	7,169	5,377	20,651	(15,275)
Gate Service Contract	8,000	6,000	0	6,000
Roadway Repair & Maintenance	10,000	7,500	0	7,501
Security Camera Maintenance	2,500	1,875	6,172	(4,297)
Sidewalk Maintenance & Repair	15,000	11,250	600	10,650
Street Sign Repair & Replacement	1,000	750	7,717	(6,967)
Total Road & Street Facilities	98,469	73,852	43,203	30,650

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 06/30/2025	Year To Date 06/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parks & Recreation				
Athletic Court/Field/Playground Main- tena	2,500	1,875	0	1,875
Clubhouse Maintenance & Repair	30,000	22,500	15,038	7,462
Employee - Amenity Staff	200,000	150,000	144,068	5,932
Employee - Incentives and Bonuses	500	375	475	(100)
Facility Supplies	8,000	6,000	2,377	3,623
Fitness Equipment Maintenance & Re- pair	2,300	1,725	471	1,254
Landscape Maintenance	5,000	3,750	0	3,750
Management Contract	24,720	18,540	17,724	816
Pest Control & Termite Bond	5,720	4,290	540	3,750
Playground Repairs	2,500	1,875	500	1,375
Pool Maintenance	1,300	975	2,140	(1,165)
Pool Service Contract	16,500	12,375	12,159	216
Security Camera Clubhouse	700	525	555	(30)
Telephone, Internet, Cable	6,700	5,025	4,819	206
Tennis/Athletic Court/Park Maintenance	2,000	1,500	1,331	169
Wildlife Management Services	14,500	10,875	0	10,875
Total Parks & Recreation	322,940	242,205	202,197	40,008
Special Events				
Special Events	5,000	3,750	4,420	(669)
Total Special Events	5,000	3,750	4,420	(669)
Contingency				
Miscellaneous Contingency	22,554	16,916	13,326	3,589
Total Contingency	22,554	16,916	13,326	3,589
Total Expenditures	1,699,660	1,291,599	1,199,179	92,420
Total Excess of Revenues Over(Under) Ex- penditures	0	408,061	564,506	156,445
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	5,941	5,941
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(148,961)	(148,961)
Total Other Financing Sources(Uses)	0	0	(143,020)	(143,020)
Fund Balance, Beginning of Period	0	0	979,111	979,110
Total Fund Balance, End of Period	0	408,061	1,400,597	992,535

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	25,268	25,268
Special Assessments				
Tax Roll	427,041	427,041	427,036	(5)
<b>Total Revenues</b>	<u>427,041</u>	<u>427,041</u>	<u>452,304</u>	<u>25,263</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	365,617	365,617	81,510	284,107
Capital Reserve - Road	61,424	61,424	0	61,424
<b>Total Contingency</b>	<u>427,041</u>	<u>427,041</u>	<u>81,510</u>	<u>345,531</u>
<b>Total Expenditures</b>	<u>427,041</u>	<u>427,041</u>	<u>81,510</u>	<u>345,531</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>0</u>	<u>370,794</u>	<u>370,794</u>
<b>penditures</b>				
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	148,961	148,961
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(5,941)	(5,941)
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>143,020</u>	<u>143,020</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>448,366</u>	<u>448,366</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>962,180</u>	<u>962,180</u>

**Meadow Pointe IV Community Development District**

845 Debt Service Fund S2004 & S2015 Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,393	6,393
Special Assessments				
Tax Roll	177,209	177,209	178,820	1,611
Total Revenues	<u>177,209</u>	<u>177,209</u>	<u>185,213</u>	<u>8,004</u>
Expenditures				
Debt Service				
Interest	62,209	62,209	57,230	4,979
Principal	115,000	115,000	115,000	0
Total Debt Service	<u>177,209</u>	<u>177,209</u>	<u>172,230</u>	<u>4,979</u>
Total Expenditures	<u>177,209</u>	<u>177,209</u>	<u>172,230</u>	<u>4,979</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>12,983</u>	<u>12,983</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>147,871</u>	<u>147,871</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>160,854</u>	<u>160,854</u>

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

845 Debt Service Fund S2012/S2014/S2022 Statement of Revenues and Expenditures

As of 06/30/2025  
(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	11,877	11,877
Special Assessments				
Tax Roll	391,924	391,924	395,488	3,564
<b>Total Revenues</b>	<u>391,924</u>	<u>391,924</u>	<u>407,365</u>	<u>15,441</u>
<b>Expenditures</b>				
Debt Service				
Interest	149,688	149,688	135,227	14,461
Principal	242,236	242,236	250,000	(7,764)
<b>Total Debt Service</b>	<u>391,924</u>	<u>391,924</u>	<u>385,227</u>	<u>6,697</u>
<b>Total Expenditures</b>	<u>391,924</u>	<u>391,924</u>	<u>385,227</u>	<u>6,697</u>
 Total Excess of Revenues Over(Under) Ex-	 <u>0</u>	 <u>0</u>	 <u>22,138</u>	 <u>22,138</u>
penditures				
 Fund Balance, Beginning of Period	 <u>0</u>	 <u>0</u>	 <u>272,004</u>	 <u>272,004</u>
 Total Fund Balance, End of Period	 <u>0</u>	 <u>0</u>	 <u>294,142</u>	 <u>294,142</u>

See Notes to Unaudited Financial Statements



**Meadow Pointe IV CDD**  
**Investment Summary**  
**June 30, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2025</u>
FLCLASS Operating	Average Monthly Yield - 4.3616%	\$ 1,210,778
<b>Total General Fund Investments</b>		<b>\$ 1,210,778</b>
FLCLASS Asset Replacement	Average Monthly Yield - 4.3616%	\$ 433,137
FLCLASS Road Reserve	Average Monthly Yield - 4.3616%	529,043
<b>Total Reserve Fund Investments</b>		<b>\$ 962,180</b>
US Bank Series 2014 Revenue A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	\$ 86,438
US Bank Series 2014 Reserve A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	121,896
US Bank Series 2014 Interest A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	2,402
US Bank Series 2014 Prepayment A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	302
US Bank Series 2015 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	68,566
US Bank Series 2015 Reserve	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	86,785
US Bank Series 2015 Prepayment	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	3,394
US Bank Series 2022 A-1 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	31,979
US Bank Series 2022 A-2 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	46,461
<b>Total Debt Service Fund Investments</b>		<b>\$ 448,223</b>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Meadow Pointe IV Community Development District**  
**Summary A/P Ledger**  
**From 06/01/2025 to 06/30/2025**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>845, 2720</b>						
	845 General Fund	06/13/2025	Frontier Florida, LLC	813-994-4726-101321	Gate Phone 06/25	54.99
	845 General Fund	06/06/2025	Frontier Florida, LLC	-5 06/25 ACH 813-994-4731-080621	Windsor Internet 06/25	59.49
	845 General Fund	06/30/2025	Juniper Landscaping of Florida, LLC	341509	Fertilizer - Pest Control 06/25	166.67
	845 General Fund	06/30/2025	Juniper Landscaping of Florida, LLC	341497	Irrigation Repair 06/25	8,481.86
	845 General Fund	06/30/2025	Juniper Landscaping of Florida, LLC	341509	Fertilizer - Pest Control 06/25	1,981.00
	845 General Fund	06/25/2025	Juniper Landscaping of Florida, LLC	340707	Irrigation Repair 06/25	1,650.72
	845 General Fund	06/20/2025	Juniper Landscaping of Florida, LLC	340288	Irrigation Repair 06/25	300.00
	845 General Fund	06/20/2025	Juniper Landscaping of Florida, LLC	340388	Irrigation Repair 06/25	166.67
	845 General Fund	06/23/2025	Pasco County Utilities	22588036 ACH	0514195-01034859 3902 Meadow Pointe Blvd 05/25	283.10
	845 General Fund	06/30/2025	Pasco Sheriffs Office	ARJUN25 MPIV	Deputy Services 06/25	11,876.58
	845 General Fund	06/30/2025	Rizzetta & Company, Inc.	INV0000100635	Cell Phone, Auto Mileage & Travel, and EE Recruiting 06/25	413.92
	845 General Fund	06/18/2025	Southern Automated Access Services, LLC	16544	Service Call - Parkmonte 06/25	115.00
	845 General Fund	06/18/2025	Southern Automated Access Services, LLC	16545	Service Call - Windsor 06/25	115.00
	845 General Fund	06/17/2025	Southern Automated Access Services, LLC	16505	Cell Phone Usage - Haven & Meridian 06/25	103.90
	845 General Fund	06/19/2025	TECO	221006228235 06/25 ACH	221006228235 Oldwoods Ave 06/25	1,605.37
<b>Sum for 845, 2720</b>						<b>27,374.27</b>
<b>Sum for 845</b>						<b>27,374.27</b>
<b>Sum Total</b>						<b>27,374.27</b>

**Meadow Pointe IV Community Development District**  
**Notes to Unaudited Financial Statements**  
**June 30, 2025**

**Balance Sheet**

1. Trust statement activity has been recorded through 06/30/2025.
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.

RAID Log - Risks, Actions, Issues, Decisions						
#	Description	Type	Criticality	Status	Due Date	Owner
1	Duke Energy Project Part 2			Waiting on proposals.	Fiscal Year 2024-2025	Juniper
2	Pond 64 Maintenance			The Board will discuss at the July meeting.	Fiscal Year 2024-2025	Juniper
3	Volleyball Maintenance Proposal			Will be completed in June.	Fiscal Year 2024-2025	Clubhouse Manager
4	Planting Plans for the next fiscal year			Completed	Spring 2025	Advance Aquatics
5	Street Sign Repair			The Board approved this at the January's meeting.	Jun-25	District Engineer
6	Pond 50 Control Structure			An update will be provided at the meeting.	Jun-25	District Engineer
7	Sidewalk Project			The Board approved this at the February's meeting.	Jun-25	District Engineer
8	Flumes Project			The Board approved this at the February's meeting.	Jun-25	District Engineer
9	Inside the Gates inspections			The Board directed the District Engineer to review insides the gates before the CDD takes over from the HOA,	Oct-25	District Engineer
10	Annual Approval for Summer			Approved	Spring 2025	District Manager
11	Annual Approval for Winter			This will be approved at the meeting in the Winter.	Winter 2025	District Manager
12	Lighting for the Basketball Courts and Tennis Courts			Will be discussed at the meeting.	Fiscal Year 2024-2025	District Manager and Clubhouse Manager
13	Fence Repair			Approved. Just waiting on the job to be completed.	Mar-25	District Manager and Clubhouse Manager
14	Cutback Proposal			The Board approved this at the January's meeting.	Mar-25	Field Services
15	Final Budget for Fiscal Year 2025-2026			This will be approved in August 2025.	Aug-25	District Manager
16	Holiday Decorations			Proposal will be present at the September's meeting	Sep-25	District Manager and Clubhouse Manager
17	Camera's Upgrades			Lori is getting proposals.	Jun-25	Clubhouse Manager
18	Landscape Contract Competitive Bids			The Board motion for RFP in May 2025	Winter 2025	Field Services
19	District Goals and Objectives			This will be discussed at the August Meeting	Fiscal Year 2025	The Board
20	Restoration of Sign at Meridian			Waiting on designs for the Board's approval	Aug-25	The Board and the 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

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 10, 2025, at 10:00 am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

## District Manager's Report

August 13

# 2025

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#### District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>6/30/2025</u>
General Fund Cash & Investment Balance:		\$1,415,716
Reserve Fund Cash & Investment Balance:		\$962,180
Debt Service Fund Investment Balance:		<u>\$454,996</u>
<b>Total Cash and Investment Balances:</b>		<b>\$2,832,892</b>
<b>General Fund Expense</b>		<b>Under</b>
<b>Variance: \$92,420</b>		<b>Budget</b>



## **Tab 13**



# Quarterly Compliance Audit Report

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## Meadow Pointe IV

**Date:** July 2025 - 2nd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

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

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

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





# Florida F.S. 189.069 Requirements

Result: **PASSED**

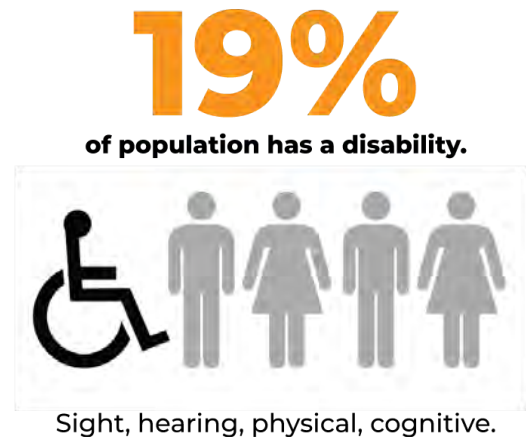
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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



# ADA Compliance Categories

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



## Contrast and colors

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

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



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

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



## Ability to navigate with the keyboard

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

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://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 14**

**MINUTES OF MEETING**

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

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, July 9, 2025, at 9:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

Present and constituting a quorum:

Susan Fischer	<b>Board Supervisor, Vice Chairman</b>
Mechelle Jarvis	<b>Board Supervisor, Assistant Secretary</b>
Scott Page	<b>Board Supervisor, Assistant Secretary</b>
Megan McNeil	<b>Board Supervisor, Chairman</b>
Michael Scanlon	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Darryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jason Liggett	<b>Landscape Inspection Manager, Rizzetta &amp; Company</b>
Lori Stanger	<b>Clubhouse Manager</b>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin</b>
Greg Woodcock	<b>District Engineer, Stantec</b>
Jorge Ledesma	<b>Juniper Landscaping</b>
Deputy Williams	<b>Pasco County Sheriff Office</b>
Doug Agnew	<b>Sr. Environmental Consultant, Advanced Aquatic</b>

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

**Call to Order**

Mr. Adams 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**

There were no audience comments at this time.

**FOURTH ORDER OF BUSINESS****BUSINESS ITEMS****A. Discussion of 2025-2026 Budget**

The Board discussed the FY 2025-2026 proposed budget. Learning that the Pool Services maintenance contract unexpectedly increased by \$25,000 annually, a majority of the Board directed to reduce the proposed Reserve Fund assessment by that amount and increase the O&M pool services line by that amount.

**B. Discussion of FY 2024-2025 District Goals and Objectives**

The Board tabled item.

**C. Discussion of District's Short-Term, Mid-Term, and Long-Term Goals**

The Board requested that this item be included on next month's agenda.

**D. Ratification of Juniper's Irrigation Pump Repair Proposal**

To avoid potential markups, the Board directed the District Manager and Landscape Specialist to establish a working relationship with a qualified well & pump vendor as an alternative to having our landscaper use a third-party vendor to provide services for District wells.

On a motion from Mr. Page, seconded by Ms. McNeil, with all in favor, the Board of Supervisors ratified Juniper's Irrigation Pump Repair Proposal for work completed in the amount of 8,481.86 for the Meadow Pointe IV Community Development District.

**E. Ratification of Advanced Aquatic Services Planting Proposal**

On a motion from Mr. Scanlon, seconded by Ms. McNeil, with all in favor, the Board of Supervisors ratified Advanced Aquatic Services Planting Proposal at six ponds in the amount of \$17,865 for the Meadow Pointe IV Community Development District.

**F. Discussion of Amenities Suspension**

The Board agreed to the 30-day suspension and expressed no objection to allowing it to expire without extension.

On a motion from Mr. Scanlon, seconded by Ms. McNeil, with three in favor and one abstaining, the Board of Supervisors ratified the suspension and determined not to extend the 30-day notice, for the Meadow Pointe IV Community Development District.

**G. Discussion of Restoration of Sign at Meridian**

The Board requested that a claim be filed with the District's insurance provider for the sign Repair. The Board agreed to look at a possible re-design and/or location of the entry sign. Mr. Scanlon will serve as the project lead.

The Board also requested a proposal for electrical repairs, and Juniper will provide a

proposal for the landscaping restoration.

## **FIFTH ORDER OF BUSINESS**

## **STAFF REPORT**

### **A. Deputy/Captain Report**

### **B. District Engineer**

#### **1. Presentation of the Erosion Report**

Mr. Woodcock distributed the scope of work for pond erosion and is currently awaiting proposals. He is working on this issue in conjunction with Mr. Agnew, from Advanced Aquatics.

#### **2. Consideration of Erosion Proposals**

Mr. Woodcock reviewed his report and noted he is awaiting proposals. He will present the proposals at the upcoming meeting.

3. Mr. Woodcock noted that the District should begin planning on when milling and resurfacing roads will be necessary, instead of applying another HA-5 preservation coating. Directors noted that MP North was re-milled a couple of years ago.

4. The previously approved sidewalk repair project in Enclave and Meridian is completed. There are a few additional areas in need of attention, which require further analysis and approval.

5. Mr. Woodcock looked into a previous Audience Member question, finding that the County does not have plans for construction in the power line easement.

6. Mr. Woodcock noted that current year costs for Engineer Services to the District require an additional \$8,000.

On a motion from Mr. Scanlon, seconded by Mr. Page, with all in favor, the Board of Supervisors approved the District Engineer Change Order to \$46,000, for the Meadow Pointe IV Community Development District.

### **C. Aquatic Maintenance Report**

#### **1. Presentation of Waterway Inspection Report**

Mr. Agnew reviewed his report.

- Board members noted the report included problems with grass clippings in ponds behind residential homes, leading to algae bloom. Ms. Stanger will include this issue in the next newsletter to remind residents and their landscapers to cut grass so that it does not blow into pond banks.
- Landscape Manager, Mr. Liggett will investigate responsibility for a broken irrigation line near Pond 87 in the Haven.

### **D. Landscape Inspection Services**

#### **1. Review of Field Inspection Report**

Mr. Liggett reviewed his report and said that the conservation area cutbacks in Enclave will be completed in late July. Mr. Liggett said that Juniper removed the illegal dumping in Parkmonte; Ms. Stanger has No Dumping signs ready to be installed.

Ms. Jarvis requested that the landscaping team closely monitor the fresh sod installed to prevent the need for future replacement.

Mr. Scanlon asked the Landscape Manager and District Engineer to inspect the interior landscaping and structures of the MPIV-A neighborhoods.

## **2. Review of Landscaping RFP Manual Draft and Maps**

Mr. Liggett presented a draft request for proposal to obtain bids for a new landscape contract effective Jan 1, 2026, and renewable each calendar year.

On a motion from Mr. Scanlon, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the Landscaping RFP Manual Draft and Maps, for the Meadow Pointe IV Community Development District.

## **E. Juniper Landscaping**

Mr. Ledesma provided his feedback regarding the Landscape Inspection Report.

## **F. Amenity Management**

### **1. Review of Amenities Report**

Ms. Stanger reviewed her report, to include that the YMCA will provide swimming lessons

District Counsel is working on the Tennis Key Fob Agreement.

### **2. Consideration of Triangle Pool Service Proposal**

Ms. Stanger explained that the previous vendor providing pool services went out of business, and after obtaining three proposals from vendors recommended by other communities, she recommended Triangle Pool Services.

On a motion from Mr. Page, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the Triangle Pool Service Proposal #64129 in the amount of \$3,200 per month. District Counsel will draft the agreement, for the Meadow Pointe IV Community Development District.

## **G. District Counsel**

District Counsel provided feedback regarding encroachment onto CDD property at two homes in Windsor; District Counsel is awaiting documents from the residents.

### **1. Consideration of FY 2025-2026 Budget Increase Letter**

The Board discussed District Counsel's proposed letter informing residents of the proposed budget and rationale for an increase in O&M assessments.

## **H. District Manager**

### **1. Review of District Manager Report, Raid Log, & Monthly Financial Statement**

Mr. Adams presented the District Manager Report, Raid Log, & Monthly Financial Statement.



**FIFTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors' Budget Workshop Meeting held on June 2, 2025**

On a motion from Mr. Scanlon, seconded by Ms. Fischer, with four in favor and one abstaining, the Board of Supervisors approved the Minutes of Budget Workshop held on June 2, 2025, for the Meadow Pointe IV Community Development District.

**B. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 11, 2025**

On a motion from Mr. Scanlon, seconded by Ms. Fischer, with four in favor and one abstaining, the Board of Supervisors approved the Minutes of Regular Meeting held on June 11, 2025, for the Meadow Pointe IV Community Development District.

**C. Consideration of Operation and Maintenance Expenditures for May 2025**

On a motion from Mr. Scanlon, seconded by Ms. Fischer, with four in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2025 (\$175,914.48), for the Meadow Pointe IV Community Development District.

**SIXTH ORDER OF BUSINESS**

**Supervisors Forum**

Mr. Scanlon requested the Board to consider at its next meeting a proposal to change the CDD meeting schedule from the second Wednesday of each month to the second Monday of each month, effective Oct 2025.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors adjourned the meeting at 12:00 p.m. for the Meadow Pointe IV Community Development District.

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**Assistant Secretary**

**Chair/Vice Chair**

DRAFT

## **Tab 15**



**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

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

**Operations and Maintenance Expenditures  
June 2025  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$157,532.04**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

Megan McNeil  
*Chairman*

Susan A. Fisher  
*Vice Chairman*

Scott Page  
*Supervisor*

Michael Scanlon  
*Supervisor*

Michelle Jarvis  
*Supervisor*

Darryl Adams  
*District Manager*

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300135	10559102	Monthly Aquatic Maintenance 06/25	\$ 4,882.00
Advanced Aquatic Services, Inc.	300135	10559267	Deposit - Installation of Bare Root Native Aquatic Plants at Ponds 06/25	\$ 8,932.50
Arborist Aboard Inc	300136	2980	Tree and Shrub Trimming - Windsor and Meridian Conservation Cutbacks 04/25	\$ 10,500.00
Brian C Svoboda	300114	05272025	Deposit - Shed Ramp Replacement 05/25	\$ 726.00
Charter Communications	063025-01	1316058060925	ACH 31187 Sotherby Dr 06/25	\$ 130.00
Charter Communications	061025-1	1316728052125	ACH 3525 Bellmeade Ct 06/25	\$ 162.96
Coastal Waste & Recycling, Inc.	300123	SW0000952461	Waste Disposal Services 06/25	\$ 14,094.36
Danielle Fence Mfg Co., Inc.	300137	1445	Deposit for Install of Adobe Maxwell Embossed Caps 06/25	\$ 1,000.00
DCSI, Inc.	300115	33679	Service Call 05/25	\$ 145.00
Florida Brothers Maintenance & Repair, LLC	300138	1256	Balance Repair Road Poles/Signs 06/25	\$ 4,206.15
Florida Department of Revenue	061625-02	61-8015577602-6	ACH 05/25 Sales & Use Tax 05/25	\$ 64.91

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	062025-02	813-973-3003-101308-5 06/25 ACH	Clubhouse Internet 06/25	\$ 510.11
Frontier Florida, LLC	061325-01	813-994-0164-071921-5 06/25 ACH	Meridia Gate Phone 06/25	\$ 58.48
Frontier Florida, LLC	061625-01	813-994-1603-072021-5 06/25 ACH	Whinsenton Sub Division Gate Phone 06/25	\$ 69.18
Frontier Florida, LLC	061325-02	813-994-1915-011921-5 06/25 ACH	Shellwood Sub Division Gate Phone 06/25	\$ 64.18
Frontier Florida, LLC	062625-02	813-994-4607-042922-5 06/25 ACH	Windsor Internet 06/25	\$ 59.49
Frontier Florida, LLC	060925-01	813-994-4726-101321-5 05/25 ACH	Gate Phone 05/25	\$ 58.48
Frontier Florida, LLC	060225-01	813-994-4731-080621-5 05/25 ACH	Windsor Internet 05/25	\$ 18.48
Frontier Florida, LLC	061725-01	813-994-6437-121521-5 06/25 ACH	Gate Phone 06/25	\$ 58.48
Grau & Associates, P.A.	300109	27706	Audit FY 23/24	\$ 1,200.00
Juniper Landscaping of Florida, LLC	300124	335799	Fertilizer 05/25	\$ 2,248.00
Juniper Landscaping of Florida, LLC	300124	336175	Irrigation Repair 05/25	\$ 463.86



## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	300139	337527	Landscape Maintenance 06/25	\$ 19,899.00
Mechelle Jarvis	300116	MJ060225	Board of Supervisors Budget Workshop Meeting 06/02/25	\$ 200.00
Mechelle Jarvis	300129	MJ061125	Board of Supervisors Meeting 06/11/25	\$ 200.00
Megan McNeil	300117	MM060225	Board of Supervisors Budget Workshop Meeting 06/02/25	\$ 200.00
Megan McNeil	300130	MM061125	Board of Supervisors Meeting 06/11/25	\$ 200.00
Michael J Scanlon	300118	MS060225	Board of Supervisors Budget Workshop Meeting 06/02/25	\$ 200.00
Michael J Scanlon	300131	MS061125	Board of Supervisors Meeting 06/11/25	\$ 200.00
Outsmart Pest Management, Inc.	300125	44918	Monthly Pest Control Services 06/25	\$ 60.00
Pasco County Tax Collector	300140	2024 Postage Assessment 845	2024 Postage Assessment	\$ 416.20
Pasco County Utilities	061125-01	22401930 ACH	0514195-01034859 3902 Meadow Pointe Blvd 04/25	\$ 422.98
Pasco Sheriff's Office	300141	ARMAY25 MPIV	Deputy Services 05/25	\$ 11,876.58

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300113	INV0000099611	Personnel Reimbursement 05/25	\$ 6,997.47
Rizzetta & Company, Inc.	300106	INV0000099733	District Management Fees 06/25	\$ 7,157.50
Rizzetta & Company, Inc.	300112	INV0000099769	Personnel Reimbursement, Amenity Management & Oversight 06/25	\$ 8,816.72
Rizzetta & Company, Inc.	300128	INV0000099793	Cell Phone, Auto Mileage & Travel, and EE Recruiting 05/25	\$ 260.35
Rizzetta & Company, Inc.	300134	INV0000100249	Personnel Reimbursement 06/25	\$ 7,246.63
Rust Off, LLC.	300142	48774	Rust Prevention - Monthly Maintenance 06/25	\$ 220.00
Scott W Page	300119	SP060225	Board of Supervisors Budget Workshop Meeting 06/02/25	\$ 200.00
Scott W Page	300132	SP061125	Board of Supervisors Meeting 06/11/25	\$ 200.00
Site Masters of Florida, LLC	300107	052825-3 Balance	Sidewalk Drainage 05/25	\$ 12,600.00
Southern Automated Access Services, LLC	300108	16431	Service Call - Windsor 05/25	\$ 130.00
Southern Automated Access Services, LLC	300143	16495	Service Call - Parkmonte 06/25	\$ 575.00

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	300111	Monthly Summary 06/25	CAPXL Cloud - Summary 06/25	\$ 502.00
Stantec Consulting Services, Inc.	300120	2405631	Engineering Services - Project 238202061 05/25	\$ 1,623.65
Straley Robin Vericker	300144	26696	Legal Services 05/25	\$ 1,377.00
Suncoast Pool Service, Inc.	300126	11164	Pool Maintenance 06/25	\$ 1,351.00
Suncoast Pool Service, Inc.	300121	11188	Pool Pump Motor 06/25	\$ 2,140.00
Susan A. Fischer	300122	SF060225	Board of Supervisors Budget Workshop Meeting 06/02/25	\$ 200.00
Susan A. Fischer	300133	SF061125	Board of Supervisors Meeting 06/11/25	\$ 200.00
TECO	061125-02	221006228235 05/25 ACH	221006228235 Oldwoods Ave 05/25	\$ 1,601.89
U.S. Bank	300110	7760806	Trustee Fee Series S2022 A-1 05/01/25-04/30/26	\$ 4,040.63
U.S. Bank	300110	7762699	Trustee Fee Series 2015 05/01/25-04/30/26	\$ 4,148.63
U.S. Bank	300110	7763198	Trustee Fee Series 2022A 05/01/25-04/30/26	\$ 2,963.13

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
U.S. Water Services Corporation	300127	SI119175	Monthly Lift Station Inspection 06/25	\$ 99.61
Valley National Bank	062625-01	CC053125-845 ACH	Credit Card Expenses 05/25	\$ 30.76
Waste Connections of Florida	062425-01	1943912W426 ACH	Account# 6426-016055 Waste Disposal Service Rec Center 07/25	\$ 110.66
Waste Connections of Florida	062425-01	1944028W426 ACH	Account# 6426-022299 Waste Disposal Service 4467 Fennwood Cr 07/25	\$ 1,472.17
Withlacoochee River Electric Cooperative, Inc.	062725-01	Monthly Summary 05/25 ACH 845	10252971 Monthly Electric Services 05/25	<u>\$ 7,739.86</u>
<b>Total Report</b>				<u><b>\$ 157,532.04</b></u>

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

6/1/2025
10559102
\$4,882.00

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

Due Date
Net 30
7/1/2025

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

4,882.00

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

RECEIVED  
05-21-2025

\$4,882.00

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

6/17/2025
10559267
\$8,932.50

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

Due Date
Net 30
7/17/2025

50 % deposit on Installation of bare root native aquatic plants at Ponds #17, 67, 70, 81 ,83, 88 as per Agreement 6-13-25	8,932.50
--	----------

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

RECEIVED  
06/17/2025

\$8,932.50





# INVOICE

**Arborist Aboard Inc**  
 8611 Vivian Bass Way  
 Odessa, FL 33556  
 813-920-4410

Customer
Meadow Pointe IV CDD c/o Rizzetta & Company
3902 Meadow Pointe Blvd Wesley Chapel FL 33543

Work Site
3443 Fortingale Dr Wesley Chapel FL 33543

Invoice Date	Invoice #
4/10/2025	2980
Customer #:	466508
Due:	4/15/2025
Terms:	5 Days

**Job:**  
 Meadow Pointe IV CDD c/o Rizzetta & Company 20250203  
**Salesperson:**  
 Not Assigned

#	Item	Service Description	Completed	Qty	Price
1	Trees/shrubs	Trimming	4/10/2025	1.00	\$10,500.00
<p><b>Windsor and Meridian conservation cutbacks</b></p> <p>Conservation &amp; common areas as outlined on community maintenance map          Excludes areas on Oldwoods, outside of community gates and large pond on East side of Meridian          Cutbacks will follow the maintained grass line to prevent vegetation encroachment          Failed tree parts and downed debris will only be removed from fringe of maintained areas  <b>Windsor</b> - includes all conservation and common areas - <b>completed</b>  <b>Meridian</b> - includes common areas on Whitewillow Dr - <b>completed</b>  <i>Completed first area on Bourneville</i>  <i>Completed first area o Firemoss, after you make Left from Whitewillow</i></p>					



# INVOICE

**Arborist Aboard Inc**  
8611 Vivian Bass Way  
Odessa, FL 33556  
813-920-4410

Thank you,  
Arborist Aboard Inc

**RECEIVED**  
06/18/2025

<b>Subtotal:</b>	\$10,500.00
<b>Tax:</b>	\$0.00
<b>Total:</b>	\$10,500.00

<b>Paid:</b>	<b>\$0.00</b>
<b>Invoice Balance:</b>	<b>\$10,500.00</b>

Customer
Meadow Pointe IV CDD c/o Rizzetta & Company 3902 Meadow Pointe Blvd Wesley Chapel FL 33543

Invoice Remit Payment	
Date	Invoice #
6/17/2025	2980
<b>Invoice Balance:</b>	<b>\$10,500.00</b>

Bid #06022024

## Invoice for Deposit #05272025

**Billing:** Meadow Pointe IV CDD  
3434 Colwell Ave.  
Tampa, FL 33614

**Location:** Meadow Pointe IV CDD  
3902 Meadow Pointe Blvd.  
Wesley Chapel, FL 33543

Attention:	Meadow Pointe IV	Project Title:	Storage Shed RAMP - BID
Title:	ATTENTION	L. Stanger	5/28/25
Company Name:	BRIAN SVOBODA dba JAC	P.O. Number:	
Address:	7331 Pulteney Dr	Invoice Number:	
City, State Zip Code:	Wesley Chapel FL 33545	Term:	Net 30
Date:	5/28/25		

Description	Quantity	Unit Price	Cost
2x6x12	10	\$17.25	\$172.50
1x6x12	30	\$16.25	\$487.50
Deck Screws	1	\$66.00	\$66.00
			\$0.00
		Subtotal	\$726.00
		Tax	\$0.00
		<b>Total</b>	<b>\$726.00</b>

57200-4705

**RECEIVED**  
05-29-2025

**\*Note:** Materials cost increased from 6/2/2024 by \$70.00 **DEPOSIT PYMT REQUESTED**

Make Checks Payable to :

**Brian Svoboda**

c/o JAC

7331 Pulteney Drive

Wesley Chapel Florida, 33545

# BID#06022024

Attention:	Meadow Pointe IV	Project Title:	Storage Shed RAMP - BID
Title:	ATTENTION	L. Stanger	6-2-24
Company Name:	BRIAN SVOBODA dba JAC	P.O. Number:	
Address:	7331 Pulteney Dr	Invoice Number:	
City, State Zip Code:	Wesley Chapel FL 33545	Term:	Net 30
Date:	6/2/24		

Description	Quantity	Unit Price	Cost
2x6x12	10	\$15.75	\$157.50
1x6x12	30	\$14.75	\$442.50
Deck Screws	1	\$56.00	\$56.00
Labor and Installation	6	\$75.00	\$450.00
			\$0.00
		Subtotal	\$1,106.00
		Tax	\$0.00
		<b>Total</b>	<b>\$1,106.00</b>

Make Checks Payable to :

**Brian Svoboda**

c/o JAC

7331 Pulteney Drive

Wesley Chapel Florida, 33545

*L. Stanger*  
*11/13/24*

June 9, 2025

Invoice Number: 1316058060925

Account Number: **8337 13 001 1316058**

**Auto Pay Notice**

Service At: 31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

## NEWS AND INFORMATION

### Contact Us

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

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

### Summary

*Service from 06/09/25 through 07/08/25  
details on following pages*

Previous Balance	119.99
------------------	--------

Payments Received -Thank You!	-119.99
-------------------------------	---------

<b>Remaining Balance</b>	<b>\$0.00</b>
--------------------------	---------------

Spectrum Business™ Internet	130.00
-----------------------------	--------

Other Charges	0.00
---------------	------

Current Charges	\$130.00
-----------------	----------

*YOUR AUTO PAY WILL BE PROCESSED 06/26/25*

<b>Total Due by Auto Pay</b>	<b>\$130.00</b>
------------------------------	-----------------

**RECEIVED**  
06-20-2025

### 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 06102025 NNNNNNNN 01 996322

MPIVCDD  
31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

June 9, 2025

**MPIVCDD**

Invoice Number: 1316058060925

Account Number: 8337 13 001 1316058

Service At: 31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

<b>Total Due by Auto Pay</b>	<b>\$130.00</b>
------------------------------	-----------------

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



Invoice Number: MPIVCDD  
 Account Number: 1316058060925  
 8337 13 001 1316058

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 09 06102025 NNNNNNNN 01 996322

**Charge Details**

Previous Balance		119.99
EFT Payment	05/26	-119.99
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 06/09/25 will appear on your next bill.

Service from 06/09/25 through 07/08/25

**Spectrum Business™ Internet**

Spectrum Business	130.00
Internet	
Promotional Discount	-30.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Business WiFi	10.00
	<b>\$130.00</b>

**Spectrum Business™ Internet Total** **\$130.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges** **\$130.00**

**Total Due by Auto Pay** **\$130.00**

**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](http://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](http://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.

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

**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.

Continued on the next page....

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



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





Invoice Number: 1316058060925  
Account Number: 8337 13 001 1316058

[MPIVCDD](#)

**Contact Us**

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

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

8633 2390 NO RP 09 06102025 NNNNNNNN 01 996322

---

**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.

May 21, 2025

Invoice Number: 1316728052125

Account Number: **8337 13 001 1316728****Auto Pay Notice**Service At: 3525 BELLMEADE CT  
WESLEY CHAPEL FL 33543-2731**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary**Service from 05/21/25 through 06/20/25  
details on following pages

Previous Balance	162.96
Payments Received -Thank You!	-162.96
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	29.99
Spectrum Business™ Internet	130.00
Other Charges	0.00
Taxes, Fees and Charges	2.97
Current Charges	\$162.96
YOUR AUTO PAY WILL BE PROCESSED 06/08/25	
<b>Total Due by Auto Pay</b>	<b>\$162.96</b>

**NEWS AND INFORMATION**

Call **1-866-738-0242** and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Stay connected to your customers and employees with Advanced Business Voice! Call **1-866-953-8634** today.

**RECEIVED**  
05-22-2025**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 21 05222025 NNNNNNNN 01 995393MEADOW POINTE 4 CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

May 21, 2025

**MEADOW POINTE 4 CDD**

Invoice Number: 1316728052125

Account Number: 8337 13 001 1316728

Service At: 3525 BELLMEADE CT  
WESLEY CHAPEL FL 33543-2731**Total Due by Auto Pay****\$162.96**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



Invoice Number: 1316728052125  
 Account Number: 8337 13 001 1316728

MEADOW POINTE 4 CDD

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 21 05222025 NNNNNNNN 01 995393

**Charge Details**

Previous Balance		162.96
EFT Payment	05/07	-162.96
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 05/21/25 will appear on your next bill.

Service from 05/21/25 through 06/20/25

**Spectrum Business™ TV**

Business TV Stream	40.00
Promotional Discount	-10.01

Your promotional price will expire on 06/20/25

**\$29.99****Spectrum Business™ TV Total \$29.99****Spectrum Business™ Internet**

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Business WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00

**\$130.00****Spectrum Business™ Internet Total \$130.00****Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Taxes, Fees and Charges**

Communications Services Tax	2.97
<b>Taxes, Fees and Charges Total</b>	<b>\$2.97</b>

**Current Charges \$162.96****Total Due by Auto Pay \$162.96****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](http://spectrum.net/taxesandfees) for more information.

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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**.



Invoice Number: 1316728052125  
Account Number: 8337 13 001 1316728

**MEADOW POINTE 4 CDD****Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 21 05222025 NNNNNNNN 01 995393

**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.

**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](mailto:closedcaptioningsupport@charter.com).

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

**COASTAL WASTE & RECYCLING - SW**  
 1840 NW 33RD ST  
 POMPANO BEACH, FL 33064  
 Clearwater Office: 727-561-0360  
 Ft. Myers Office: 954-947-4000  
 Orlando Office: 407-905-9200  
 Sarasota Office: 941-922-3417



# INVOICE

**Invoice** SW0000952461  
**Page** Page 1 of 1  
**Date** 05/31/2025  
**Customer** 21987  
**Site** 0  
**PO Number**  
**Due Date** 06/30/2025

Bill To: **MEADOW POINTE IV CDD C/O RIZZETTA**  
**3434 COLWELL AVENUE**  
**SUITE 200**  
**TAMPA, FL 33614**

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) <b>MEADOW POINTE IV CDD</b> <b>CYPRESS RIDGE BLVD, WESLEY CHAPEL FL</b>  Serv #001 96 GALLON MSW 846 - 0YD				
31 - May	846 UNITS @ \$16.66 (Jun 01/25 - Jun 30/25)		\$14,094.36	1.00	\$14,094.36
	SITE TOTAL				\$14,094.36

**RECEIVED**  
 06-04-2025

*Account Status* A surcharge of 5% on initial balance plus 2% per month will be charged on accounts 30 days overdue.

**INVOICE TOTAL** \$14,094.36

CURRENT	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS	ACCOUNT TOTAL
\$12,995.88	\$0.00	\$0.00	\$0.00	\$12,995.88

Payments made by credit card or debit card are subject to a 2.55% service fee

**Invoice** SW0000952461  
**Page** Page 1 of 1  
**Date** 05/31/2025  
**Customer** 21987  
**Site** 0  
**PO Number**  
**Due Date** 06/30/2025

**Please return this portion with payment to:**

**Coastal Waste & Recycling**  
 PO Box 632201  
 Cincinnati, OH 45263-2201  
 www.coastalwasteinc.com

**AMOUNT REMITTED** **\$14,094.36**

0025756SW0219870000SW000095246100012995882

Danielle Fence

4855 State Road 60 W  
Mulberry, FL 33860  
Phone: 863-425-3182 / Fax: 863-425-5676  
Toll Free: 800-255-6794

Invoice No. 1445  
Sales Order No.  
Purchase order No.  
Date: 6/17/2025

INVOICE

Sold To

MEADOW POINTE IV CDD  
3434 COLWELL AVE SUITE 200  
TAMPA, FL 33614

Ship To

MEADOW POINTE IV CDD  
32048 AND 32050 PINFELD DRIVE  
WESLEY CHAPEL, FL 33543

Due Date	Ship Via	FOB	REP	Invoice Terms
6/17/2025	Origin	Mulberry	TS	COD

Qty	Description	Unit	
	INSTALL 36' OF 72" ADOBE MAXWELL EMBOSSED STREAKED W FEDERATION CAPS USING THE USABLE PARTS  TAKE DOWN AND REMOVE 36' OF DAMAGE MATERIAL  CLUBHOUSE OFFICE MEADOW POINT IV CDD 3902 MEADOW POINTE BLVD. WESLEY CHAPEL, FL 33543		\$ 3,956.00
			<div>DEPOSIT REQUIRED</div> <div>\$ 1,000.00</div> <div>Code to 57900-6409</div> <div>RECEIVED 06/17/2025</div>



DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
+9496500  
info@dcsisecurity.com  
http://DCSIsecurity.com

## Invoice

**BILL TO**

Meadow Pointe IV CDD  
3434 Colwell Ave.  
Tampa, FL 33614

**SHIP TO**

Meadow Pointe IV CDD  
3902 Meadow Pointe Blvd.  
Wesley Chapel, FL 33543

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33679	06/05/2025	\$145.00	06/20/2025	Net 15	

**P.O. NUMBER**  
11115

**SALES REP**  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/16/2025	<b>Access/ Gate:Service</b> Reason for call: Manager unable to log in to the access system – please check.  Tech notes: 1. Attempting to log in resulted in a "request timeout" message. 2. Found no network lights at the panel. Moved the system to a new port on the router and reset the panel. Panel came back online and the manager is now able to log in – OK.	1	145.00	145.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

\*\*Returned Checks will receive \$25 NSF Fee.

\*\*\*Late Fees are 1.5% per month

SUBTOTAL	145.00
TAX (6.5%)	0.00
TOTAL	145.00
BALANCE DUE	<b>\$145.00</b>

**RECEIVED**  
06-05-2025



INVOICE

Florida Brothers Maintenance & Repair, LLC.  
820 Old Windsor Way  
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com  
+1 (813) 476-1933



Bill to  
Meadow Pointe IV  
5844 Old Pasco Rd  
Suite 100  
Tampa, FL 33544 USA

Invoice details  
Invoice no.: 1256  
Terms: Net 30  
Invoice date: 06/19/2025  
Due date: 07/21/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install Sign	Repair road poles/signs - based on pictures provided. Straighten/Replumbed/Tightened to MUTCD standards;  -Kelmin Terr/Chadmore Ct, -Kelmin Terr/Coachford Dr, -Juneberry Dr/Shellwood Pl, -(1) Arrow Turn Sign on Juneberry Dr & -(1) Arrow Turn Sign on Creekridge Dr, -Meadow Pointe Blvd/Whinsenton Dr, - Speed Limit Sign (25mph) to be reinstalled, -Medbury Dr/Branchside Ln, -Branchside Ln sign repair, -Oldwoods Ave/Gwynhurst Blvd, - Gwynhurst Blvd/Pinfeld Dr, - Gwynhurst Blvd/Mardelle Pl, - Dead End Sign on Mardelle Pl, - Gwynhurst Blvd/Wenlock Lp, - Gwynhurst Blvd/Sandspirit Pl, - Speed Limit Sign (25mph) on Driscoll Dr, - Driscoll Dr/Fairhill Dr, - Aarow Turn Sign on Fairhill Dr, - Speed Limit Sign (25mph) on Hilliard Dr, - Hilliard Dr/Fairhill Dr, - Driscoll Dr/Fairhill Dr, - Hilliard Dr/Hilliard Dr, - (3x) Aarow Turn Signs on Hilliard Dr, - Speed Limit Sign (10mph) on Bellmeade Ct, - Do Not Enter Sign on Bellmeade Ct, - Parkmonte Dr/Langdrum Dr, - (2x) Aarow Turn Signs on Firemoss Ln, - (2x) Speed Limit Sign (25mph) on Firemoss Ln, - Rothbury Ct/Whitewillow Dr, - (2x) Speed Limit Sign	41	\$122.97	\$5,041.77

(25mph) on Whitewillow Dr, - Crosswalk Sign on Whitewillow Dr (close to speed limit signs), - (2x) Crosswalk Signs on Whitewillow Dr (@ 1879 Whitewillow Dr), - Bourneville Terr/Whitewillow Dr, - Speed Limit Sign (25mph) on Whitewillow Dr (@ Main Entrance on Right as you come into community), - Crosswalk Sign on Whitewillow Dr (@ Main Entrance as you come into the community)

2.	<b>Install New Street Sign</b>	<p>New Signs to be manufactured &amp; installed. These are a combination of Green Signs w/ White Lettering &amp; White Signs w/ Green Lettering (County/Community). This includes Straightening/Replumbed/Tightening to MUTCD standards</p> <p>Green Signs w/ White Lettering: 2x Meadow Pointe Blvd 1x Chancey Rd 1x Parkmonte Dr</p> <p>White Signs w/ Green Lettering: 1x Shellwood Pl 1x Gwynhurst Blvd 1x Wenlock Lp 1x Bellmeade Ct 1x Fennwood Ct 1x Parkmonte Dr 1x Washburn Pl</p> <p>2x High Intensity STOP Sign 30"x30" - .080 gauged thickness. MUTCD mandated size, Meadow Pointe Blvd/Parkmonte Dr</p>	13	\$142.83	\$1,856.79
3.	<b>Install Sign</b>	Replaced old/Installed New STOP sign at the corner of Pinfeld Dr. & Gwynhurst Blvd added here per the request of CAM, as the old one was plain white and not an actual STOP sign.	1	\$131.68	\$131.68
4.	<b>Install New Street Sign</b>	<p>Replaced old - broken decorative pole on Whitewillow Dr./Oldwoods for a new decorative pole and hardware. Installed the STOP sign, road sign and the locator signage following pole install.</p> <p>(NOTE) - The cost was adjusted from the first line item above, as this was not just a straighten as the pole actually broke and a new one was needed for installation. So the first line item was deducted but the adjustment was made here in full total amount.</p>	1	\$495.00	\$495.00
5.	<b>Install New Street Sign</b>	This was a request to install (2) new street signs for Gwynhurst Blvd/Wenlock Loop, as we installed the signs that came down and were provided by CAM on site being initial ask was to just reinstall, though New signs were requested to be installed (being these older signs were partially	1	\$191.68	\$191.68

bent/damaged) and was asked to return the old signs to CAM once they came down from the new ones being installed.

6. See Images provided of all new requests via the online attachments invoice review.

## Ways to pay



Payment checks can be mailed to our business address. We do also except Credit Cards (Visa, Mastercard, Discover, American Express or Apple Pay). A 3.9% fee applies + \$0.50 per transaction for credit card.

## Note to customer

Thank you for your business. It is always a pleasure working with your team!

To note a few topic points - 95% of the project was completed prior to the deposit arrival in the beginning of April 2025 (took a few months to get this), and from here just had a few minor things to close out that were added over time and ultimately added here for final payment. All add-ons that were requested are attached in photo showing completion. Deposit was received on 4/3/25 in the amount of \$3,510.77 with check number 300014. Adjustment (deduction of one line item) was made for Whitewillow/Oldwoods pole break and needing to get a new one installed (was added on this one line item in place of first line). Images of add-ons are available via online invoice.

Customer is tax exempt.

[View and pay](#)

**Total** **\$7,716.92**

**Deposit** **\$3,510.77**

**Balance due** **\$4,206.15**

**RECEIVED**  
06-20-2025

## ESTIMATE

Florida Brothers Maintenance &  
Repair, LLC.  
820 Old Windsor Way  
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com  
+1 (813) 476-1933



### Bill to

Meadow Pointe IV  
5844 Old Pasco Rd  
Suite 100  
Tampa, FL 33544 USA

### Estimate details

Estimate no.: 1397  
Estimate date: 12/28/2024  
Expiration date: 01/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install Sign	Repair road poles/signs - based on pictures provided. Straighten/Replumbed/Tightened to MUTCD standards;  -Kelmin Terr/Chadmore Ct, -Kelmin Terr/Coachford Dr, -Juneberry Dr/Shellwood Pl, -(1) Arrow Turn Sign on Juneberry Dr & -(1) Arrow Turn Sign on Creekridge Dr, -Meadow Pointe Blvd/Whinsenton Dr, - Speed Limit Sign (25mph) to be reinstalled, -Medbury Dr/Branchside Ln, -Branchside Ln sign repair, -Oldwoods Ave/Gwynhurst Blvd, - Gwynhurst Blvd/Pinfeld Dr, - Gwynhurst Blvd/Mardelle Pl, - Dead End Sign on Mardelle Pl, - Gwynhurst Blvd/Wenlock Lp, - Gwynhurst Blvd/Sandspirit Pl, - Speed Limit Sign (25mph) on Driscoll Dr, - Driscoll Dr/Fairhill Dr, - Arrow Turn Sign on Fairhill Dr, - Speed Limit Sign (25mph) on Hilliard Dr, - Hilliard Dr/Fairhill Dr, - Driscoll Dr/Fairhill Dr, - Hilliard Dr/Hilliard Dr, - (3x) Arrow Turn Signs on Hilliard Dr, - Speed Limit Sign (10mph) on Bellmeade Ct, - Do Not Enter Sign on Bellmeade Ct, - Parkmonte Dr/Langdrum Dr, - (2x) Arrow Turn Signs on Firemoss Ln, - (2x) Speed Limit Sign (25mph) on Firemoss Ln, - Rothbury Ct/Whitewillow Dr, - (2x) Speed Limit Sign (25mph) on Whitewillow Dr, - Crosswalk	42	\$122.97	\$5,164.74

Sign on Whitewillow Dr (close to speed limit signs), - (2x) Crosswalk Signs on Whitewillow Dr (@ 1879 Whitewillow Dr), - Bourneville Terr/Whitewillow Dr, - Speed Limit Sign (25mph) on Whitewillow Dr (@ Main Entrance on Right as you come into community), - Oldwoods Ave/Whitewillow Dr, - Crosswalk Sign on Whitewillow Dr (@ Main Entrance as you come into the community)

2. **Install New Street Sign**

New Signs to be manufactured & installed. These are a combination of Green Signs w/ White Lettering & White Signs w/ Green Lettering (County/Community). This includes Straightening/Replumbed/Tightening to MUTCD standards

13

\$142.83

\$1,856.79

Green Signs w/ White Lettering:

2x Meadow Pointe Blvd

1x Chancey Rd

1x Parkmonte Dr

White Signs w/ Green Lettering:

1x Shellwood Pl

1x Gwynhurst Blvd

1x Wenlock Lp

1x Bellmeade Ct

1x Fennwood Ct

1x Parkmonte Dr

1x Washburn Pl

2x High Intensity STOP Sign 30"x30" - .080 gauged thickness. MUTCD mandated size, Meadow Pointe Blvd/Parkmonte Dr

**Total**

**\$7,021.53**

**Note to customer**

Thank you for your business opportunity!

This estimate is for all described signs listed above and the street sign panels needed per lists provided.

This total includes all signs listed/supplies, materials & labor for installation.

If estimate is agreed upon with signature, a deposit of 50% would be due for the custom signs to be manufactured, based on all details provided.

As noted, your sign is custom-made; if you require changes to or cancel your order after it has been approved, additional design charges will apply, as well as the costs of any goods manufactured.

Customer is tax exempt.

Expiry  
date

01/31/2025

1/8/25

**Accepted date**



**Accepted by**



GWYNHURST BLVD

WHELD DR





WYNFELD DR  
GWYNHURST BLVD

STOP







State of Florida  
Department of Revenue

[DOR Home](#)[e-Services Home](#)[Print Page](#)[Contacts](#)[Logout](#)Sales Tax - [Click for Help](#) NODE: 4

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: 250613646474**

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

**61-8015577602-6****05/2025****06/13/2025 3:40:12 PM ET****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	Eric Kanjirathingal
Phone	( 813 ) 533 - 2950
Email	ekanjirathingal@rizzetta.com

Debit Date: 6/16/2025  
Amount for Check: \$64.91  
Bank Routing Number:  
Bank Account Number:  
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: Eric Kanjirathingal  
Phone Number: 295-295-2950  
Email Address: ekanjirathingal@rizzetta.com

1. Gross Sales  
(Do not include tax) 992.00
2. Exempt Sales  
(Include these in Gross Sales, Line 1) 0.00
3. Taxable Sales/Purchases  
(Include Internet/Out-of-State Purchases) 992.00

Discretionary Sales Surtax Information			
Taxable Sales and			
A.	Purchases <b>Not</b> Subject to Discretionary Sales Surtax	\$	0.00
B.	Total Discretionary Sales Surtax Due	\$	9.27

4. Total Tax Due  
(Include Discretionary Sales Surtax from Line B) \$ 64.91
5. Less Lawful Deductions \$ 0.00
6. Less DOR Credit Memo \$ 0.00
7. Net Tax Due \$ 64.91
8. a. **Less (-)** Collection Allowance; or if Late, \$ 0.00
8. b. **Plus (+)** Penalty and Interest \$ 0.00
9. Amount Due With Return \$ 64.91

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

**Payment you have authorized**

64.91



**MEADOW POINTE IV CDD** Account Number:  
**813-973-3003-101308-5**

Billing Date:  
**May 25, 2025**

Billing Period:  
**May 25 – Jun 24, 2025**

Hi MEADOW POINTE IV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$417.84
Payment received by May 25, thank you	-\$342.84
Adjustments to prior bill period	-\$75.00

### Service summary

	Previous month	Current month
Bundle	\$399.11	↑\$488.76
Other	-\$20.00	-\$20.00
Additional Services	\$7.99	\$7.99
Taxes and Fees	\$30.74	↑\$33.36
<b>Total services</b>	<b>\$417.84</b>	<b>\$510.11</b>
<b>Total balance</b>		<b>\$510.11</b>

Total balance

**\$510.11**

Auto Pay is scheduled  
**Jun 18**

Starting June 1, 2025, the monthly price for a printed bill, where applicable, will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).

**RECEIVED**  
05-29-2025



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

6790 0107 NO RP 25 05272025 NNNNNNNN 01 001691 0006

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

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





**MEADOW POINTE IV CDD** Account Number:  
**813-973-3003-101308-5**

Billing Date:  
**May 25, 2025**

Billing Period:  
**May 25 – Jun 24, 2025**



## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with  
Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the  
MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://frontier.com/chat), or call us at 800-921-8102.  
 Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES

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

### SERVICE TERMS

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



Manage your business, not your network. Managed Network Services gives you time to focus on what matters most. Learn more: [enterprise.frontier.com/managed-network-services](http://enterprise.frontier.com/managed-network-services)

### Adjustments to prior bill period

FiberOptic INTERNET BUS	-\$45.00
Local Svc Bus/Res	-\$30.00

**Total Adjustments** **-\$75.00**



### Bundle

#### Monthly Charges

05.25-06.24	Business Fiber Internet 500	\$49.99
	5 Usable Static IP Addresses	\$30.00
	Auto Pay Discount	-\$5.00
(2)	OneVoice Nationwide	\$69.98
	\$10 Voice Discount per Line When Bundled with Internet	
	OneVoice Access Line	
	OneVoice Long Distance Intra	
	OneVoice Features	
(2)	Federal Primary Carrier Multi Line Charge	\$29.98
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Subscriber Line Charge - Bus	\$6.50
	Frontier Roadwork Recovery Surcharge	\$4.00
	Access Recovery Charge-Business	\$2.50
(2)	Multi-Line Federal Subscriber Line Charge	\$18.40
(2)	Access Recovery Charge Multi-Line Business	\$6.44
	FiberOptic TV - Business Extreme HD - Public	\$209.99
	Sports/Broadcast TV Fee	\$29.99
(2)	TV Standard Set-Top Box	\$22.00

**Bundle Total** **\$488.76**



### Other Charges

#### Monthly Charges

05.25-06.24	(2)	Customer Loyalty Credit	-\$20.00
		\$10.00 Discount through 04/16/27	

**Other Charges Total** **-\$20.00**



### Additional Services

#### Monthly Charges

05.25-06.24	Multi-Device Security	\$7.99
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**Additional Services Total** **\$7.99**



### Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$20.86
Federal USF Recovery Charge	\$12.40
<b>Federal Taxes</b>	<b>\$33.26</b>
FCC Regulatory Recovery Fee	\$0.10

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 \$510.11 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.

Important promotional pricing information.

The term service plan to which you subscribe includes an early termination fee if you cancel or change services before your term expires. Refer to the Monthly Service Charges section of this bill for applicable term dates. Questions? Please contact Frontier or visit [frontier.com/terms](http://frontier.com/terms) or [frontier.com/tariffs](http://frontier.com/tariffs) for other important service Terms, Conditions, and Policies.

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](mailto: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>

NOTICE OF RATE INCREASE...

Effective with your next bill, your Frontier Value Added Service will increase to \$10.99 per month, per line. Questions? Please contact customer service.

Frontier negotiates hard with video content providers to bring you great entertainment at the best possible price. Due to continuing rising cost of programming, we must periodically pass on those rate increases. Beginning with this bill your video service will increase by



MEADOW POINTE IV CDD Account Number:  
813-973-3003-101308-5

Billing Date:  
May 25, 2025  
Billing Period:  
May 25 – Jun 24, 2025



Taxes and Fees (continued)

Video	\$0.10
Taxes and Fees Total	\$33.36
Total current month charges	\$510.11

\$75.00 per month. Questions? Please contact customer service.

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

NEXT-GENERATION  
BUSINESS  
COMMUNICATIONS

Frontier® + RingCentral starting at  
**\$19.99**  
/mo. when bundled with Frontier Fiber  
\*Standard package

business.frontier.com/unified-communications



**MEADOW POINTE IV CDD** Account Number:  
**813-973-3003-101308-5**

Billing Date:  
**May 25, 2025**  
Billing Period:  
**May 25 - Jun 24, 2025**

**Frontier Bundled Video Service**

**Total Video Programming Charges**

	FiberOptic TV - Business Extreme HD - Public	\$209.99
	Sports/Broadcast TV Fee	\$29.99
<b>Total</b>		<b>\$239.98</b>
<b>813-973-3003</b>		

10/KQXA/509509/ /VZFL

**Caller Summary Report**

Phone #	Calls	Minutes	Amount
813-973-3003	29	306	\$0.00
Total	29	306	\$0.00

**Caller Summary Report**

Phone #	Calls	Minutes	Amount
Interstate	20	88	\$0.00
Intrastate	9	218	\$0.00
Total	29	306	\$0.00





**MEADOW POINTE IV CDD**

Account Number:

**813-973-3003-101308-5**

Billing Date:

**May 25, 2025**

Billing Period:

**May 25 - Jun 24, 2025**



**MEADOW POINTE IV CDD- Account Number:**  
**MERIDIA 813-994-0164-071921-5**

**Billing Date:**  
**May 19, 2025**

**Billing Period:**  
**May 19 – Jun 18, 2025**

Hi MEADOW POINTE IV CDD- MERIDIA,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$22.48
Payment received by May 19, thank you	-\$22.48

### Service summary

	Previous month	Current month
Internet	\$33.99	↑\$69.99
Other	-\$11.51	-\$11.51
<b>Total services</b>	<b>\$22.48</b>	<b>\$58.48</b>
<b>Total balance</b>		<b>\$58.48</b>

Total balance

**\$58.48**

Auto Pay is scheduled  
**Jun 12**

Starting June 1, 2025, the monthly price for a printed bill, where applicable, will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).

**RECEIVED**  
 05-23-2025



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

6790 0107 NO RP 19 05202025 NNNNNNNN 01 002346 0007

**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](https://frontier.com) or the MyFrontier app.**





Manage your business, not your network. Managed Network Services gives you time to focus on what matters most. Learn more: [enterprise.frontier.com/managed-network-services](https://enterprise.frontier.com/managed-network-services)



## Internet

### Monthly Charges

05.19-06.18	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$20.00

Internet Total **\$69.99**

Starting June 1, the monthly price for a printed bill will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).



## Other Charges

### Monthly Charges

05.19-06.18	Printed Bill Fee	\$3.49
	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/16/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/16/27	

Other Charges Total **-\$11.51**

**Total current month charges \$58.48**

## NEXT-GENERATION BUSINESS COMMUNICATIONS

Frontier® + RingCentral starting at

**\$19.99**

/mo. when bundled with Frontier Fiber

\*Standard package

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



**MEADOW POINTE IV CDD- MERIDIA**

Account Number:

**813-994-0164-071921-5**

Billing Date:

**May 19, 2025**

Billing Period:

**May 19 - Jun 18, 2025**



**MEADOW POINTE IV CDD** Account Number:  
**813-994-1603-072021-5**

Billing Date:  
**May 20, 2025**  
Billing Period:  
**May 20 – Jun 19, 2025**

Hi MEADOW POINTE IV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$69.00
Payment received by May 20, thank you	-\$18.00
Adjustments to prior bill period	-\$51.00

### Service summary

	Previous month	Current month
Internet	\$64.39	↑\$79.99
Other	\$3.49	↓-\$11.51
Taxes and Fees	\$1.12	↓\$0.70
<b>Total services</b>	<b>\$69.00</b>	<b>\$69.18</b>
<b>Total balance</b>		<b>\$69.18</b>

Total balance

**\$69.18**

Auto Pay is scheduled  
**Jun 13**

Starting June 1, 2025, the monthly price for a printed bill, where applicable, will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).

**RECEIVED**  
05-23-2025



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

6790 0107 NO RP 20 05202025 NNNNNNNN 01 000493 0002

**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](https://frontier.com) or the MyFrontier app.**





Manage your business, not your network. Managed Network Services gives you time to focus on what matters most. Learn more: [enterprise.frontier.com/managed-network-services](https://enterprise.frontier.com/managed-network-services)

### Adjustment to prior bill period

FiberOptic CREDIT PROMO -\$51.00

**Total Adjustment** -\$51.00

Starting June 1, the monthly price for a printed bill will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).



### Internet

#### Monthly Charges

05.20-06.19 Business Fiber Internet 500 \$49.99  
1 Usable Static IP Address \$20.00  
WiFi Router Lease \$10.00

**Internet Total** \$79.99



### Other Charges

#### Monthly Charges

05.20-06.19 Printed Bill Fee \$3.49  
Customer Loyalty Credit -\$10.00  
\$10.00 Discount through 04/28/27  
Customer Loyalty Credit -\$5.00  
\$5.00 Discount through 04/28/27

**Other Charges Total** -\$11.51



### Taxes and Fees

FL State Sales Tax \$0.60  
County Sales Tax \$0.10  
**State Taxes** \$0.70

**Taxes and Fees Total** \$0.70

**Total current month charges** \$69.18



**MEADOW POINTE IV CDD** Account Number:  
**813-994-1603-072021-5**

Billing Date:  
**May 20, 2025**

Billing Period:  
**May 20 - Jun 19, 2025**





**MEADOW POINTE IV CDD** Account Number:  
**813-994-1915-011921-5**

Billing Date:  
**May 19, 2025**

Billing Period:  
**May 19 – Jun 18, 2025**

Hi MEADOW POINTE IV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$38.88
Payment received by May 19, thank you	-\$20.91
Adjustments to prior bill period	-\$17.97

### Service summary

	Previous month	Current month
Internet	\$48.99	↑\$74.99
Other	-\$11.51	-\$11.51
Taxes and Fees	\$1.40	↓\$0.70
<b>Total services</b>	<b>\$38.88</b>	<b>\$64.18</b>
<b>Total balance</b>		<b>\$64.18</b>

Total balance

**\$64.18**

Auto Pay is scheduled  
**Jun 12**

Starting June 1, 2025, the monthly price for a printed bill, where applicable, will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).

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05-23-2025



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

6790 0107 NO RP 19 05202025 NNNNNNNN 01 002347 0007

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

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### Adjustments to prior bill period

FiberOptic INTERNET BUS	-\$6.07
FiberOptic	-\$11.90

<b>Total Adjustments</b>	<b>-\$17.97</b>
--------------------------	-----------------

Starting June 1, the monthly price for a printed bill will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).



### Internet

#### Monthly Charges

05.19-06.18	Business Fiber Internet 500	\$49.99
	1 year term 3/20/25-3/19/26	
	1 Usable Static IP Address	\$20.00
	Auto Pay Discount	-\$5.00
	WiFi Router Lease	\$10.00

<b>Internet Total</b>	<b>\$74.99</b>
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### Other Charges

#### Monthly Charges

05.19-06.18	Printed Bill Fee	\$3.49
	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/16/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/16/27	

<b>Other Charges Total</b>	<b>-\$11.51</b>
----------------------------	-----------------



### Taxes and Fees

FL State Sales Tax	\$0.60
County Sales Tax	\$0.10
<b>State Taxes</b>	<b>\$0.70</b>

<b>Taxes and Fees Total</b>	<b>\$0.70</b>
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<b>Total current month charges</b>	<b>\$64.18</b>
------------------------------------	----------------



**MEADOW POINTE IV CDD** Account Number:  
**813-994-1915-011921-5**

Billing Date:  
**May 19, 2025**

Billing Period:  
**May 19 - Jun 18, 2025**



**WINDSOR MPIV CDD** Account Number:  
**813-994-4607-042922-5**

Billing Date:  
**Jun 01, 2025**

Billing Period:  
**Jun 01 – Jun 30, 2025**

Hi WINDSOR MPIV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$58.48
Payment received by Jun 01, thank you	-\$58.48

### Service summary

	Previous month	Current month
Internet	\$69.99	\$69.99
Other	-\$11.51	↑-\$10.50
<b>Total services</b>	<b>\$58.48</b>	<b>\$59.49</b>
<b>Total balance</b>		<b>\$59.49</b>

Total balance

**\$59.49**

Auto Pay is scheduled  
**Jun 25**

Manage your account, payments, and services online at [frontier.com](https://frontier.com). Sign into your account and select Enhanced Online Billing to get the most robust account options.

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

6790 0107 NO RP 01 06032025 NNNNNNNN 01 003159 0012

**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](https://frontier.com) or the MyFrontier app.**





WINDSOR MPIV CDD Account Number:  
813-994-4607-042922-5

Billing Date:  
Jun 01, 2025

Billing Period:  
Jun 01 – Jun 30, 2025



## WAYS TO PAY YOUR BILL



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Download the  
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For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://frontier.com/chat), or call us at 800-921-8102.  
Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES

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

### SERVICE TERMS

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



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## Internet

### Monthly Charges

06.01–06.30	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$20.00

<b>Internet Total</b>		<b>\$69.99</b>
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## NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.



## Other Charges

### Monthly Charges

06.01–06.30	Printed Bill Fee	\$4.50
	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/13/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/13/27	

<b>Other Charges Total</b>		<b>-\$10.50</b>
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<b>Total current month charges</b>		<b>\$59.49</b>
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# NEXT-GENERATION BUSINESS COMMUNICATIONS

Frontier® + RingCentral starting at

**\$19.99**

/mo. when bundled with Frontier Fiber

\*Standard package

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**WINDSOR MPIV CDD** Account Number:  
**813-994-4607-042922-5**

Billing Date:  
**Jun 01, 2025**

Billing Period:  
**Jun 01 - Jun 30, 2025**





**MEADOW POINTE IV CDD- PARKMONT** Account Number:  
**813-994-4726-101321-5**

Billing Date:  
**May 13, 2025**

Billing Period:  
**May 13 – Jun 12, 2025**

Hi MEADOW POINTE IV CDD- PARKMONT,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$43.01
Payment received by May 13, thank you	-\$43.01

### Service summary

	Previous month	Current month
Internet	\$54.52	↑\$69.99
Other	-\$11.51	-\$11.51
<b>Total services</b>	<b>\$43.01</b>	<b>\$58.48</b>
<b>Total balance</b>		<b>\$58.48</b>

Total balance

**\$58.48**

Auto Pay is scheduled  
**Jun 06**

Starting June 1, 2025, the monthly price for a printed bill, where applicable, will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).

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05-20-2025



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

6790 0107 NO RP 13 05142025 NNNNNNNN 01 001711 0006

**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](https://frontier.com) or the MyFrontier app.**





**MEADOW POINTE IV CDD- Account Number:**  
**PARKMONT 813-994-4726-101321-5**

**Billing Date:**  
**May 13, 2025**

**Billing Period:**  
**May 13 – Jun 12, 2025**



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For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://frontier.com/chat), or call us at 800-921-8102.  
 Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES



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

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 <b>Internet</b>		
<b>Monthly Charges</b>		
05.13–06.12	Business Fiber Internet 500	\$49.99
	Valued Customer Fiber 500 Upgrade	\$0.00
	1 Usable Static IP Address	\$20.00
<b>Internet Total</b>		<b>\$69.99</b>
 <b>Other Charges</b>		
<b>Monthly Charges</b>		
05.13–06.12	Printed Bill Fee	\$3.49
	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/13/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/13/27	
<b>Other Charges Total</b>		<b>-\$11.51</b>
<b>Total current month charges</b>		<b>\$58.48</b>

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 \$58.48 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.

Starting June 1, the monthly price for a printed bill will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).

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**\$19.99**

/mo. when bundled with Frontier Fiber

\*Standard package

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**MEADOW POINTE IV CDD- Account Number:**  
**PARKMONT 813-994-4726-101321-5**

**Billing Date:**  
**May 13, 2025**

**Billing Period:**  
**May 13 - Jun 12, 2025**



**MEADOW POINTE IV CDD** Account Number:  
**813-994-4731-080621-5**

Billing Date:  
**May 06, 2025**  
Billing Period:  
**May 06 – Jun 05, 2025**

Hi MEADOW POINTE IV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$109.48
Payment received by May 06, thank you	-\$109.48
Adjustments to prior bill period	-\$32.80
Prior bill period balance	-\$32.80

### Service summary

	Previous month	Current month
Internet	\$105.99	↓\$62.79
Other	\$3.49	↓-\$11.51
<b>Total services</b>	<b>\$109.48</b>	<b>\$51.28</b>
<b>Total balance</b>		<b>\$18.48</b>

Total balance

**\$18.48**

Auto Pay is scheduled  
**May 30**

Starting June 1, 2025, the monthly price for a printed bill, where applicable, will increase from \$3.49 to \$4.50.

Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).

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

6790 0107 NO RP 06 05062025 NNNNNNNN 01 000422 0002

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

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





**MEADOW POINTE IV CDD** Account Number:  
**813-994-4731-080621-5**

Billing Date:  
**May 06, 2025**

Billing Period:  
**May 06 – Jun 05, 2025**



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 Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES

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

### SERVICE TERMS

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



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### Adjustment to prior bill period

FiberOptic CREDIT PROMO -\$32.80

**Total Adjustment** -\$32.80

Starting June 1, the monthly price for a printed bill will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).



### Internet

#### Partial Monthly Charges

04.30-05.05 Business Fiber Internet 500 \$10.00  
Business FiberOptic Internet 100/100M -\$17.20

#### Monthly Charges

05.06-06.05 Business Fiber Internet 500 \$49.99  
2 year term 4/30/25-4/29/27  
1 Usable Static IP Address \$20.00

**Internet Total** \$62.79



### Other Charges

#### Monthly Charges

05.06-06.05 Printed Bill Fee \$3.49  
Customer Loyalty Credit -\$10.00  
\$10.00 Discount through 04/27/27  
Customer Loyalty Credit -\$5.00  
\$5.00 Discount through 04/27/27

**Other Charges Total** -\$11.51

**Total current month charges** \$51.28

## NEXT-GENERATION BUSINESS COMMUNICATIONS

Frontier® + RingCentral starting at

**\$19.99**

/mo. when bundled with Frontier Fiber

\*Standard package

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**MEADOW POINTE IV CDD** Account Number:  
**813-994-4731-080621-5**

Billing Date:  
**May 06, 2025**  
Billing Period:  
**May 06 - Jun 05, 2025**

Account Activity

8139944731

Qty	Description	Order number	Effective date	Charge
	Business FiberOptic Internet 100/100M	087272807	04.30-05.05	-\$17.20
1	Business Fiber Internet 500	087272807	04.30-05.05	\$10.00
Total				-\$7.20



**MEADOW POINTE IV COMMUNITY** Account Number:  
**813-994-6437-121521-5**

Billing Date:  
**May 23, 2025**  
Billing Period:  
**May 23 – Jun 22, 2025**

Hi MEADOW POINTE IV COMMUNITY,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$35.94
Payment received by May 23, thank you	-\$15.44
Adjustments to prior bill period	-\$20.50

### Service summary

	Previous month	Current month
Internet	\$47.45	↑\$69.99
Other	-\$11.51	-\$11.51
<b>Total services</b>	<b>\$35.94</b>	<b>\$58.48</b>
<b>Total balance</b>		<b>\$58.48</b>

Total balance

**\$58.48**

Auto Pay is scheduled  
**Jun 16**

Starting June 1, 2025, the monthly price for a printed bill, where applicable, will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).

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05-27-2025



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

6790 0107 NO RP 23 05222025 NNNNNNNN 01 000478 0002

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

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





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Adjustment to prior bill period		
	FiberOptic CREDIT PROMO	-\$20.50
Total Adjustment		-\$20.50
<div>Internet</div>		
Monthly Charges		
05.23-06.22	Business Fiber Internet 500	\$49.99
	Valued Customer Fiber 500 Upgrade	\$0.00
	1 Usable Static IP Address	\$20.00
Internet Total		\$69.99
<div>Other Charges</div>		
Monthly Charges		
05.23-06.22	Printed Bill Fee	\$3.49
	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/24/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/24/27	
Other Charges Total		-\$11.51
Total current month charges		\$58.48

Starting June 1, the monthly price for a printed bill will increase from \$3.49 to \$4.50. Remember, paperless billing is always free. Make the switch today! To learn more visit [frontier.com/paperless](https://frontier.com/paperless).

NEXT-GENERATION

BUSINESS

COMMUNICATIONS

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

\*Standard package

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**MEADOW POINTE IV COMMUNITY** Account Number:  
**813-994-6437-121521-5**

Billing Date:  
**May 23, 2025**

Billing Period:  
**May 23 - Jun 22, 2025**

## Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Meadow Point IV Community Development District  
3434 Colwell Ave, Suite 200  
Wesley Chapel, FL 33614*

Invoice No. 27706  
Date 06/02/2025

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SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>1,200.00</u>
Current Amount Due	\$ <u><u>1,200.00</u></u>

RECEIVED  
06-02-2025

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.

**Please Remit Payment to:**

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



Invoice 335799

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

Date	Due Date
05/30/25	6/29/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
<b>#283641 - Meadow Pointe IV - 2024/2025 Maintenance Contract</b>	
<i>Fertilize Turf St Augustine - MAY - 05/21/2025</i>	<i>\$2,248.00</i>

**Grand Total \$2,248.00**



1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,248.00	\$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.

JuniperLandscaping.com  
(239) 561-5980



**Please Remit Payment to:**

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



Invoice 336175

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

Date	Due Date
05/31/25	6/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#339798 - Needed Irrigation Wet Check Repairs at Clock 3 Parkmount- Replace Valve				\$463.86
<i>Control Components - 05/29/2025</i>				
1.5" Valve Installed	1.00EA	\$318.43	\$318.43	
Valve Box 12" Rectangle Shallow Installed	1.00EA	\$145.43	\$145.43	



**Grand Total** \$463.86

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,711.86	\$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.

JuniperLandscaping.com  
(239) 561-5980

**Please Remit Payment to:**

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



Invoice 337527

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

Date	Due Date
06/01/25	7/1/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#283641 - Meadow Pointe IV - 2024/2025 Maintenance Contract June 2025	\$19,899.00

**RECEIVED**  
06-02-2025

**Grand Total** \$19,899.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$22,610.86	\$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.

JuniperLandscaping.com  
(239) 561-5980

**Meadow Pointe IV CDD Workshop Meeting**

Meeting Date: June 2, 2025

**Budget Workshop**

**SUPERVISOR PAY REQUEST**

**RECEIVED**  
06-06-2025

**Name of Board Supervisor**      **Check if paid**

Megan McNeil	Yes
Mechelle Jarvis	Yes
Susan Fisher	Yes
Scott Page	Yes
Michael Scanlon	Yes

(\*) Does not get paid

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

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	9:00am
Meeting End Time:	10:32pm
Total Meeting Time:	1.32

Time Over (3) Hours:

Total at \$ 175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

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





**Meadow Pointe IV CDD Workshop Meeting**

Meeting Date: June 11, 2025

**Budget Workshop**

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid	
Megan McNeil	Yes	MM061125
Mechelle Jarvis	Yes	MJ061125
Susan Fisher	Yes	SF061125
Scott Page	Yes	SP061125
Michael Scanlon	Yes	MS061125

(\*) Does not get paid

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

**RECEIVED**  
06/12/2025

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	9:04am
Meeting End Time:	11:54
Total Meeting Time:	2.50

Time Over (3) Hours:

Total at \$ 175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

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





Outsmart Pest Management  
4814 Parkway Blvd  
Land O Lakes, FL 34639

## Service Slip/Invoice

**INVOICE:** 44918  
**DATE:** 06/05/2025  
**ORDER:** 44918

**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
06/05/2025	04:25 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	06/05/2025			

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	\$60.00
		<b>SUBTOTAL</b> \$60.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$60.00
		<b>PRIOR BAL</b> \$0.00
		<b>AMOUNT DUE</b> \$60.00

**RECEIVED**  
06-05-2025

\* 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**



**MIKE FASANO**

**TAX COLLECTOR**  
**PASCO COUNTY FLORIDA**

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Meadow Point IV CDD  
Rizzetta & Co  
3434 Colwell Ave Suite 200  
Tampa, FL 33614-8390

Re: Meadow Point IV CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$416.20 for the cost of collection of Meadow Point IV CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

**RECEIVED**  
06/17/2025

Best wishes,

Mike Fasano  
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER  
DADE CITY  
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER  
LAND O'LAKES  
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY  
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK  
WESLEY CHAPEL  
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING  
GULF HARBORS  
TELEPHONE 727.847.8165





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](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**

Bill Number: 22401930

Billing Date: 5/22/2025

Billing Period: 4/9/2025 to 5/8/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	4/9/2025	8043	5/8/2025	8076	29	33

Usage History

	Water
May 2025	33
April 2025	20
March 2025	34
February 2025	33
January 2025	25
December 2024	23
November 2024	22
October 2024	6
September 2024	5
August 2024	6
July 2024	20
June 2024	42

Transactions

Previous Bill	262.54
Payment 05/09/25	-262.54 CR
<b>Past Due</b>	0.00
Current Transactions	
Water	
Water Base Charge	21.56
Water Tier 1 13.0 Thousand Gals X \$2.10	27.30
Water Tier 2 12.0 Thousand Gals X \$3.34	40.08
Water Tier 3 8.0 Thousand Gals X \$6.69	53.52
Sewer	
Sewer Base Charge	51.50
Sewer Charges 33.0 Thousand Gals X \$6.94	229.02
<b>Total Current Transactions</b>	422.98

**TOTAL BALANCE DUE \$422.98**

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

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a paper copy, please call (813) 929-2733.

**RECEIVED**  
05-23-2025



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 0514195  
Customer # 01034859  
Past Due 0.00  
Current Transactions 422.98

**Total Balance Due \$422.98**  
**Due Date 6/9/2025**

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
transferred on 06/09/2025.**

MEADOW POINTE IV CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

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



Pasco Sheriff's Office

# INVOICE

**Customer Number:** C00255  
**Invoice Number:** ARMAY25 MEADOW PT IV #8  
**Invoice Date:** 6/9/2025  
**Terms:** DUE UPON RECEIPT

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

Date	Description	Amount
6/9/2025	0001-0000-3690800 - Meadow Point IV AR/CR 0001-0000-3690800 - Meadow Point IV AR/CR MAY25 #8	\$11,876.58
	<b>Total Due</b>	<b>\$11,876.58</b>

**RECEIVED**  
06-11-2025

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

Please make checks payable to:

**Customer Number:** C00255  
**Invoice Number:** ARMAY25 MEADOW PT IV #8  
**Invoice Date:** 6/9/2025  
**Total Amount Due \$** 11,876.58



**Pasco Sheriff's Office**  
8661 Citizens Dr.  
New Port Richey FL 34654

**Total Payment \$** 11,876.58

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

Invoice

Date	Invoice #
5/23/2025	INV0000099611

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,997.47	\$6,997.47
		RECEIVED 06/09/2025	
		Subtotal	\$6,997.47
		Total	\$6,997.47



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

Invoice

Date	Invoice #
6/2/2025	INV0000099733

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,856.42	\$1,856.42
Administrative Services	1.00	\$512.75	\$512.75
Dissemination Services	1.00	\$500.00	\$500.00
Financial & Revenue Collections	1.00	\$442.00	\$442.00
Landscape Consulting Services	1.00	\$975.00	\$975.00
Management Services	1.00	\$2,771.33	\$2,771.33
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$7,157.50
		Total	\$7,157.50

RECEIVED  
05-28-2025

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

# Invoice

Date	Invoice #
6/6/2025	INV0000099769

**Bill To:**

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

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

[illegible]

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

Invoice

Date	Invoice #
6/1/2025	INV0000099793

Bill To:

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

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	56.70	\$1.00	\$56.70
Auto Mileage & Travel	88.20	\$1.00	\$88.20
EE RECRUITING	15.45	\$1.00	\$15.45
Subtotal			\$260.35
Total			\$260.35

RECEIVED  
06/12/2025



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

# Invoice

Date	Invoice #
6/20/2025	INV0000100249

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$7,246.63	\$7,246.63
<div>RECEIVED</div> <div>06-20-2025</div>	Subtotal		\$7,246.63
	Total		\$7,246.63

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

# Invoice

Date	Invoice #
6/15/2025	48774

Bill To

MEADOW POINTE IV CDD  
C/O RIZZETTA & COMPANY  
3434 COLWELL AVE STE 200  
TAMPA FL 33614

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	220.00	220.00
			<b>Subtotal</b>	\$220.00
			<b>Sales Tax (7.5%)</b>	\$0.00
			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$220.00

**RECEIVED**  
06/17/2025

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

---

INVOICE  
#052825-3

To: Meadow Pointe IV CDD  
3434 Colwell Avenue, Suite 200  
Tampa, FL 32614

Date: May 28, 2025

**Sidewalk Drainage**

Contract amount	\$20,000
Additional work	\$ 6,200
Work completed	\$26,200
Previously paid	(\$13,600)

**TOTAL DUE \$12,600**

**RECEIVED**  
05-28-2025





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
5/29/2025	16431

**Bill To**

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

			Job Name	Terms
			WINDSOR	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Report that the curbside entrance gate wasn't opening properly.			
	Discovered the gate had been hit causing the output shaft to break loose from the gear box shaft. The key was missing from the keyway. Replaced key. Reassembled shaft, all performing properly at this time.			
1	Hourly Tech Charge	115.00		115.00
1	Miscellaneous materials.(keyway key)	15.00		15.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$130.00	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$130.00	

RECEIVED  
05-29-2025



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/11/2025	16495

**Bill To**

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

			Job Name	Terms
			PARKMONTE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Installed one wireless bridge between the internet modem and the CAPXLV. All performing properly at this time.  This will eliminate the cellular internet fee.	575.00		575.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$575.00	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$575.00	

**RECEIVED**  
06/11/2025

<b>Southern Automated Access Services</b>						
for Meadow Pointe IV CDD						
Summary Gate Phones 06/25						
<b>Inv #</b>	<b>Amount</b>	<b>Bill Date</b>	<b>Location</b>	<b>Phone</b>	<b>GL Code</b>	<b>Object Code</b>
16462	\$75.50	06/02/25	MP North	0	54100	4102
16464	\$124.50	06/02/25	Parkmonte	0	54100	4102
16465	\$75.50	06/02/25	Provence	0	54100	4102
16469	\$75.50	06/02/25	Shellwood	0	54100	4102
16477	\$75.50	06/02/25	Whinsenton	0	54100	4102
16478	\$75.50	06/02/25	Windsor	0	54100	4102
<b>Total</b>	<b>\$502.00</b>					

**Grand Total      \$502.00**





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/2/2025	16462

**Bill To**

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

			Job Name	Terms
			MP NORTH	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	JUNE			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$75.50	
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$75.50	

RECEIVED  
06-02-2025



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/2/2025	16464

**Bill To**

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

			Job Name	Terms
			PARKMONTE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	JUNE			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50
	This fee is for the monthly cellular wifi.	49.00		49.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$124.50	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$124.50	

**RECEIVED**  
06-02-2025



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/2/2025	16465

**Bill To**

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

			Job Name	Terms
			PROVENCE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	JUNE			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$75.50	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$75.50	

RECEIVED  
06-02-2025



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/2/2025	16469

**Bill To**

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

			Job Name	Terms
			SHELLWOOD	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	JUNE			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$75.50	
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$75.50	

**RECEIVED**  
06-02-2025





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/2/2025	16477

**Bill To**

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

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JUNE			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50

**RECEIVED**  
06-02-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

**Total** \$75.50

Southern Automated Access Services, Inc. is not responsible for any of the following:  
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

**Payments/Credits** \$0.00

**Balance Due** \$75.50



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/2/2025	16478

**Bill To**

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

Job Name	Terms
WINDSOR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JUNE			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50

**RECEIVED**  
06-02-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

**Total** \$75.50

Southern Automated Access Services, Inc. is not responsible for any of the following:  
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

**Payments/Credits** \$0.00

**Balance Due** \$75.50



## INVOICE

Invoice Number	2405631
Invoice Date	June 5, 2025
Customer Number	83270
Project Number	238202061

**Bill To**

Meadow Pointe IV Community  
Development District  
Accounts Payable  
5844 Old Pasco Road, Suite 100  
Wesley Chapel FL 33544  
United States

**Alternative 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:**

\$1,623.65

**For Period Ending:**

May 30, 2025

---

Due upon receipt or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number 2405631  
Project Number 238202061

Top Task 2025      2025 FY General Consulting

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 12				
Woodcock, Gregory (Greg)	2025-05-06	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-05-13	1.25	217.00	271.25
Woodcock, Gregory (Greg)	2025-05-14	4.00	217.00	868.00
Woodcock, Gregory (Greg)	2025-05-20	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2025-05-30	0.50	217.00	108.50
		7.25		1,573.25
Professional Services Subtotal		7.25		1,573.25

Disbursements

	Date	Cost	%	Current Amount
Direct - Vehicle (mileage)				
Woodcock, Braydon	2025-05-12			50.40
US8105480 72 MILES				
Disbursements Subtotal				50.40

Top Task 2025 Total      1,623.65

Total Fees & Disbursements      \$1,623.65

INVOICE TOTAL (USD)      \$1,623.65

RECEIVED  
06-09-2025



Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-05-06	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	CALL WITH ADS REGARDING DEPRESSION PROPOSALS. ATTACHED PROPOSAL TO REPORTS AND SEND TO DARRYL. REVIEW PROJECT AND AGENDA ITEMS FOR UPCOMING MEETING. CALL WITH FINN OUTDOOR REGARDING DEPRESSION REPAIR PROPOSALS.
2025-05-13	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	217.00	271.25	REVIEW AGENDA. FLUME CO, AND TWO DEPRESSION REPORTS FOR MEETING. REVIEW EROSION REPORT FROM ADVANCED AQUATICS.
2025-05-14	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	217.00	868.00	PREPARE FOR AND ATTEND CDD MEETING.
2025-05-20	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	COORDINATE WITH SITEMASTERS REGARDING FLUME PROJECT.
2025-05-30	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	REVIEW HA5 SCHEDULE AND ESTIMATE AND INSPECTION NOTES FOR JUNE 2ND MEETING.
Total Labor:					7.25		\$1,573.25	
2025-05-12	238202061	2025	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	50.40	1.00	50.40	MEADOW POINTE 4 ONSITE INSPECTION
Total Direct - Vehicle (mileage)					50.40		\$50.40	
Total Project 238202061					57.65		\$1,623.65	

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Meadow Pointe IV CDD  
c/o Rizzetta & Company  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

June 20, 2025

Client: 001010

Matter: 000001

Invoice #: 26696

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through May 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/2/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION.	0.2	\$61.00
5/5/2025	MS	FINALIZE AND TRANSMIT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.2	\$35.00
5/13/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING; REVIEW AND REPLY TO EMAIL FROM S. PAGE RE: AGENDA ITEMS RELATED TO FENCES.	0.6	\$183.00
5/14/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	3.3	\$1,006.50
5/30/2025	VKB	REVIEW AND REPLY TO EMAIL FROM TITLE COMPANY RE: CDD'S ASSESSMENT LIEN FOR BONDS.	0.3	\$91.50
Total Professional Services			4.6	\$1,377.00

June 20, 2025  
Client: 001010  
Matter: 000001  
Invoice #: 26696

Page: 2

---

Total Services	\$1,377.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,377.00
Previous Balance		\$1,765.00
Less Payments		(\$1,765.00)
<b>PAY THIS AMOUNT</b>		<b>\$1,377.00</b>

RECEIVED  
06-20-2025

*Please Include Invoice Number on all Correspondence*

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
6/2/2025	11164

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

P.O. No.	Terms	Project
June 2025	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

RECEIVED  
05-26-2025

Total	\$1,351.00
-------	------------



Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
6/8/2025	11188

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

P.O. No.	Terms	Project
pool pump motor	Due on receipt	

Quantity	Description	Rate	Amount
1	7.5 HP Pool Pump Motor, includes mechanical seal	2,140.00	2,140.00

Please make check payable to Suncoast Pool Service

Phone #
(727) 271-1395

RECEIVED  
06-09-2025

Total	\$2,140.00
-------	------------



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

Statement Date: May 20, 2025

Amount Due: \$1,601.89

Due Date: June 10, 2025

Account #: 221006228235

**DO NOT PAY.** Your account will be drafted on June 10, 2025

## Account Summary

Current Service Period: April 15, 2025 - May 14, 2025

Previous Amount Due	\$1,602.20
Payment(s) Received Since Last Statement	-\$1,602.20

Current Month's Charges	\$1,601.89
-------------------------	------------

**Amount Due by June 10, 2025 \$1,601.89**

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



Scan here to view  
your account online.

RECEIVED  
05-21-2025



**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](http://TampaElectric.com/PowerLineSafety)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221006228235

Due Date: June 10, 2025



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,601.89

Payment Amount: \$ ~~1,601.89~~

656322564696

Your account will be  
drafted on June 10, 2025

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
 OLDWOODS AVE  
 WESLEY CHAPEL, FL 33543-0000

**Account #:** 221006228235  
**Statement Date:** May 20, 2025  
**Charges Due:** June 10, 2025

**Service Period:** Apr 15, 2025 - May 14, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1033 kWh @ \$0.03412/kWh	\$35.25
Fixture & Maintenance Charge	32 Fixtures	\$502.11
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	1033 kWh @ \$0.03059/kWh	\$31.60
Storm Protection Charge	1033 kWh @ \$0.00559/kWh	\$5.77
Clean Energy Transition Mechanism	1033 kWh @ \$0.00043/kWh	\$0.44
Storm Surcharge	1033 kWh @ \$0.01230/kWh	\$12.71
Florida Gross Receipt Tax		\$2.20
State Tax		\$105.57
<b>Lighting Charges</b>		<b>\$1,601.89</b>

**Total Current Month's Charges**

**\$1,601.89**

## Important Messages

### Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

### Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit **TECOaccount.com** 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](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
 866-832-6249

### Residential Customer Care:

813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

RECEIVED  
JUN - 2 2025

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

7760806  
226420000  
05/23/2025  
Duffy, Leanne M  
(407)-835-3807

BY: .....

Meadow Pointe IV CDD  
C/O Rizzetta & Company Inc  
3434 Colwell Ave Ste 200  
Tampa, FL 33614  
United States

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE  
REFUNDING BOND SERIES, 2022A-1 REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOW POINTE IV COMMUNITY DEVELOPMENT  
DISTRICT CAPITAL IMPROVEMENT REVENUE  
REFUNDING BOND SERIES, 2022A-1 REVENUE FUND

Invoice Number:	7760806
Account Number:	226420000
Current Due:	\$4,040.63
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690







Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

3/3

Invoice Number: 7760806  
Invoice Date: 05/23/2025  
Account Number: 226420000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

MEADOW POINTE IV COMMUNITY DEVELOPMENT  
DISTRICT CAPITAL IMPROVEMENT REVENUE  
REFUNDING BOND SERIES, 2022A-1 REVENUE FUND

Accounts Included 226420000 226420001 226420002 226420003  
In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 05/01/2025 - 04/30/2026</b>				<b>\$3,750.00</b>
Incidental Expenses 05/01/2025 to 04/30/2026	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

RECEIVED  
JUN - 2 2025

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

7762699  
262988000  
05/23/2025  
Duffy, Leanne M  
(407)-835-3807

BY: .....

Meadow Pointe IV CDD  
C/O Rizzetta & Company Inc  
3434 Colwell Ave Ste 200  
Tampa, FL 33614  
United States

MP IV CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,148.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MP IV CDD 2015

Invoice Number:	7762699
Account Number:	262988000
Current Due:	\$4,148.38
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7762699  
Invoice Date: 05/23/2025  
Account Number: 262988000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

3/3

MP IV CDD 2015

Accounts Included 262988000 262988001 262988002 262988003 262988004  
In This Relationship:

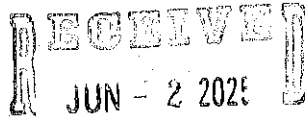
**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	\$3,850.00
<b>Subtotal Administration Fees - In Advance 05/01/2025 - 04/30/2026</b>				<b>\$3,850.00</b>
Incidental Expenses 05/01/2025 to 04/30/2026	3,850.00	0.0775		\$298.38
<b>Subtotal Incidental Expenses</b>				<b>\$298.38</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,148.38</b>





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107



Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

7763198  
273459000  
05/23/2025  
Duffy, Leanne M  
(407)-835-3807

BY: .....

Meadow Pointe IV CDD  
C/O Rizzetta & Company Inc  
3434 Colwell Ave Ste 200  
Tampa, FL 33614  
United States

MEADOW POINTE IV COMMUNITYDEVELOPMENT DISTRICT CAPITALIMPROVEMENT  
REVENUEREFFUNDING BOND SERIES, 2022A-2REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$2,963.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOW POINTE IV COMMUNITYDEVELOPMENT  
DISTRICT CAPITALIMPROVEMENT  
REVENUEREFFUNDING BOND SERIES,  
2022A-2REVENUE FUND

Invoice Number:	7763198
Account Number:	273459000
Current Due:	\$2,963.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690







Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7763198  
Invoice Date: 05/23/2025  
Account Number: 273459000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

MEADOW POINTE IV COMMUNITYDEVELOPMENT  
DISTRICT CAPITALIMPROVEMENT  
REVENUERE FUNDING BOND SERIES,  
2022A-2 REVENUE FUND

Accounts Included 273459000 273459001 273459002 273459003

In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,750.00	100.00%	\$2,750.00
<b>Subtotal Administration Fees - In Advance 05/01/2025 - 04/30/2026</b>				<b>\$2,750.00</b>
Incidental Expenses 05/01/2025 to 04/30/2026	2,750.00	0.0775		\$213.13
<b>Subtotal Incidental Expenses</b>				<b>\$213.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$2,963.13</b>





4939 CROSS BAYOU BOULEVARD  
NEW PORT RICHEY, FL 34652

## INVOICE

Page: 1

Invoice Number: SI119175  
Invoice Date: 6/1/2025  
Due Date: 7/1/2025

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

All pricing anticipates payment by check or ACH. Due to additional cost incurred, services paid by credit card will require an additional 5% processing fee.

Job Number: J02185  
Job Description: Meadow Pointe IV, CDD

Customer ID C00588  
P.O. Number  
WA:

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
6/1/2025	Monthly Lift Station Inspection	2001	1	EA	99.61	99.61

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

**RECEIVED**  
06-02-2025

**Subtotal:** 99.61  
Total Sales Tax: 0.00  
**Total USD:** 99.61  
Adjustments: 0.00  
**Amount Due:** 99.61

# U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

## MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe 4DATE: 5-6-25

MODEL OF PUMPS: \_\_\_\_\_

HP: 5POWER: AC VOLTS: 230PHASE: 3

PUMPS AMPS:	#1	L1	<u>16.7</u>	L2	<u>18.0</u>	L3	<u>18.0</u>
	#2	L1	<u>15.4</u>	L2	<u>16.4</u>	L3	<u>16.7</u>

RESISTANCE:	#1	L1 & L2	<u>0</u>	L2 & L3	<u>0</u>	L1 & L3	<u>0</u>
	#2	L1 & L2	<u>0</u>	L2 & L3	<u>0</u>	L1 & L3	<u>0</u>

PUMP GROUND: #1 ETM<sup>s</sup> 3436.2 #2 ETM<sup>s</sup> 3968.6

CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) \_\_\_\_\_

### CONTROL PANEL:

ALTERNATION	<u>OK</u>
ALARM HORN	<u>OK</u>
ALARM LIGHT	<u>OK</u>

### CONDITION OF PANEL BOX:

PAINT	<u>OK</u>
HASP	<u>OK</u>
HINGES	<u>OK</u>
STAND	<u>OK</u>
LOCK	<u>OK</u>

### FLOAT SYSTEM

#1	<u>OK</u>
#2	<u>OK</u>
#3	<u>OK</u>
#4	<u>OK</u>

### OTHER PANEL PROBLEMS

### WET WELL:

SIZE PIPING	<u>2in</u>
TYPE	<u>Duct</u>
COND. PIPE	<u>OK</u>
GREASE ON WALL	<u>Med</u>
GREASE FLOATING	<u>Heavy</u>
HATCH COVER	<u>OK</u>
HINGES	<u>OK</u>

### DRY WELL:

SIZE PIPING	<u>4in</u>
TYPE	<u>Duct</u>
COND. PIPE	<u>OK</u>
GREASE ON WALL	<u>N/A</u>
GREASE FLOATING	<u>N/A</u>
HATCH COVER	<u>N/A</u>
HINGES	<u>N/A</u>

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

WORK THAT NEEDS TO BE DONE: \_\_\_\_\_

CC: OWNER

Signature &amp; Date

[Signature] 5-6-25

4939 Cross Bayou Boulevard • New Port Richey, FL 34652  
Phone: 727-848-8292 • Fax: 727-848-7701 • Toll Free: 866-753-8292



CC053125-845

00

RECEIVED  
JUN - 9 2025

Account Number: XXXX XXXX XXXX 1658

## ACCOUNT SUMMARY

Credit Limit \$10,000.00  
Credit Available \$9,942.00  
Statement Closing Date May 31, 2025  
Days in Billing Cycle 31  
Previous Balance \$0.00  
Payments & Credits \$0.00  
Purchases & Other Charges \$30.76  
Balance Transfer \$0.00  
FEES CHARGED \$0.00  
INTEREST CHARGED \$0.00  
New Balance \$30.76

Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

## PAYMENT INFORMATION

New Balance \$30.76  
Minimum Payment Due \$30.76  
Payment Due Date June 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

## TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		MICHELLE WHITE	TOTAL XXXXXXXXXXXX 5880	\$0.00
		LORI STANGER	TOTAL XXXXXXXXXXXX 8068	\$30.76
05/24	05/24	55483824H09E9H6F6	WAL-MART #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	30.76

## IMPORTANT ACCOUNT INFORMATION

\$0 - \$30.76 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED  
AS YOUR AUTOMATIC PAYMENT ON 06/25/25. THE AUTOMATIC  
PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR  
BEFORE THIS DATE.

1880 0001 TVH

001 7 31 250531 0

PAGE 1 of 2

10 1515 0000 BASE

531

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Deposit Operations  
350 Madison Ave 4th floor  
New York NY 10017

## PAYMENT INFORMATION

Account Number: XXXX XXXX XXXX 1658  
Payment Due Date June 25, 2025  
New Balance \$30.76  
Minimum Payment Due \$30.76  
Past Due Amount \$0.00  
Amount Enclosed: \$

Make Check  
Payable to:

00

MEADOW POINTE IV COMMUNITY DEVELOP  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

531



Valley Bank  
Deposit Operations  
350 Madison Ave 4th floor  
New York NY 10017



00003076000030764



## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

### INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

### CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

### WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988.

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

**REWARDS SUMMARY**

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.08	\$0-\$500,000 = 0.25%
New Cashback Balance	\$0.08	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

**INTEREST CHARGE CALCULATION**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

**Paying Interest and Your Grace Period:** We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Meadow Pointe IV CDD

Closing Date May 31, 2025

Payment Date June 25, 2025

All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.

				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec
				Athletic/Park Court/Field Repairs	Clubhouse Maintenance & Repair	Employee Incentvies/Bonuses	Facility Supplies
Date	Vendor Name	Description	Amount	57200-4764	57200-4705	57200-3311	57200-4619
5/1/2025		Beginning Balance	\$ -				
05/24/25	Walmart	Water, Cleaning Supplies	\$ 30.76				\$ 30.76
05/31/25	TOTAL		\$ 30.76	\$ -	\$ -	\$ -	\$ 30.76
				57200-4764	57200-4705	57200-3311	57200-4619

MP

NEW CC  
8066Give us feedback @ survey.walmart.com  
Thank you! ID #:7VPCN6160DP1

5-24-25

Walmart\*

WM Supercenter  
813-262-2180 Mgr. ALEJANDRA  
128500 STATE ROAD 54  
WESLEY CHAPEL FL 33543  
ST# 03418 OP# 009011 TE# 11 TR# 02461# ITEMS SOLD 5  
TC# 5876 9488 5950 6452 5738

GV 40PK	078742279090 F	5.47 N
GV 40PK	078742279090 F	5.47 N
MANUALTOOTHB	194346188890	3.33 X
MANUALTOOTHB	194346188890	3.33 X
HFTY 39G LL	013700665110	11 / 76 X

\$30.76

SUBTOTAL	29.46
TAX1 7.0000 %	1.30
TOTAL	30.76
MCARD TEND	30.76
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR#024285

30.76 TOTAL PURCHASE

REF # 514436005076

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 23059088

\*No Signature Required

05/24/25 09:45:56

water  
scrub brush  
garb. bagsGet free delivery  
from this store  
with Walmart+

Scan for 30 day free trial.

Low prices You Can Trust. Every Day.

05/24/25

09:46:03





WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING EAST  
20719 US HIGHWAY 301  
DADE CITY, FL 33523-6665  
DISTRICT NO. 6426

PAGE 1

ACCOUNT NO. 6426-016055  
INVOICE NO. 1943912W426  
STATEMENT DATE 06/20/25  
DUE DATE 06/25/25  
BILLING PERIOD II-II

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

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

### INVOICE STATEMENT

Date	Description	Amount
	Contract No: 20475 Service Location Acct #016055-0001	
	MEADOW POINT IV CDD REC CENTER 3902 MEADOW POINT BLVD WESLEY CH	
06/20/25	BASIC SERVICE CHARGE 1.00 6.00YD	\$ 110.66
	Invoice Total	\$ 110.66
	Account Balance	\$ 110.66

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at [myaccount.wcicustomer.com](http://myaccount.wcicustomer.com).

**RECEIVED**  
06-24-2025

\*\*\*\*To avoid late fees, payment must be posted to your account within 30 days of your invoice date.\*\*\*\*  
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

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

NNNNNNNNNNNN



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

ACCOUNT NO. 6426-016055  
INVOICE NO. 1943912W426  
STATEMENT DATE 06/20/25  
DUE DATE 06/25/25  
PAY THIS AMOUNT 110.66

WRITE  
AMOUNT  
PAID \$

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

MAIL PAYMENT TO:  
WASTE CONNECTIONS OF FLORIDA  
PO BOX 535233  
PITTSBURGH, PA 15253-5233

6426 00000000000000000000X0160550 00000011066000000000000001943912 6



WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING EAST  
20719 US HIGHWAY 301  
DADE CITY, FL 33523-6665  
DISTRICT NO. 6426

PAGE 1

ACCOUNT NO. 6426-022299  
INVOICE NO. 1944028W426  
STATEMENT DATE 06/20/25  
DUE DATE 06/25/25  
BILLING PERIOD II-II

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

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

### INVOICE STATEMENT

Date	Description	Amount
	Contract No: 27612	
	Service Location	
	Acct #022299-0001	
	MEADOW POINTE NORTH HOA	
	4467 FENNWOOD CT WESLEY CHAPEL,	
06/20/25	FUEL SURCHARGE 1.00 SC70351953	\$ 3.87
06/20/25	FUEL SURCHARGE 1.00 SC70352557	\$ 215.00
06/20/25	ENVIRONMENTAL SURCHARGE 1.00 SC70351952	\$ 2.02
06/20/25	ENVIRONMENTAL SURCHARGE 1.00 SC70352556	\$ 111.92
06/20/25	BASIC SERVICE CHARGE 1.00 8.00YD	\$ 1,119.20
	7/1/2025-7/31/2025	
06/20/25	BASIC CONTAINER CHARGE 1.00 8.00YD	\$ 20.16
	7/1/2025-7/31/2025	
	<b>Invoice Total</b>	<b>\$ 1,472.17</b>
	<b>Account Balance</b>	<b>\$ 1,472.17</b>

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

**RECEIVED**  
06-24-2025

\*\*\*\*To avoid late fees, payment must be posted to your account within 30 days of your invoice date.\*\*\*\*  
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Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNNNN



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

ACCOUNT NO. 6426-022299  
INVOICE NO. 1944028W426  
STATEMENT DATE 06/20/25  
DUE DATE 06/25/25  
PAY THIS AMOUNT 1,472.17

WRITE  
AMOUNT  
PAID \$

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

MAIL PAYMENT TO:  
WASTE CONNECTIONS OF FLORIDA  
PO BOX 535233  
PITTSBURGH, PA 15253-5233

6426 00000000000000000000X0222994 00000147217000000000000001944028 1

WREC Meadow Pointe IV

May 2025

Account	Dates	Rate	Bill Date	Due Date	Amount Due
1418211	05/06/25 - 06/05/25	PL	6/10/2025	6/27/2025	\$ 5,616.97
1418215	05/06/25 - 06/05/25	GS	6/10/2025	6/27/2025	\$ 40.16
1418216	05/06/25 - 06/05/25	GS	6/10/2025	6/27/2025	\$ 53.51
1418217	05/06/25 - 06/05/25	GS	6/10/2025	6/27/2025	\$ 53.29
1418218	05/06/25 - 06/05/25	GS	6/10/2025	6/27/2025	\$ 344.96
1418220	05/06/25 - 06/05/25	LP	6/10/2025	6/27/2025	\$ 52.43
1418221	05/06/25 - 06/05/25	LP	6/10/2025	6/27/2025	\$ 777.15
1418223	05/06/25 - 06/05/25	LP	6/10/2025	6/27/2025	\$ 82.34
1418224	05/06/25 - 06/05/25	GS	6/10/2025	6/27/2025	\$ 58.35
1418225	05/06/25 - 06/05/25	GS	6/10/2025	6/27/2025	\$ 138.50
1418227	05/06/25 - 06/05/25	GS	6/10/2025	6/27/2025	\$ 58.35
1418228	05/06/25 - 06/05/25	LP	6/10/2025	6/27/2025	\$ 43.71
1418229	05/06/25 - 06/05/25	GS	6/10/2025	6/27/2025	\$ 61.47
1418230	05/06/25 - 06/05/25	GS	6/10/2025	6/27/2025	\$ 41.24
2185385	05/06/25 - 06/05/25	PL	6/10/2025	6/27/2025	\$ 258.00
2187625	05/06/25 - 06/05/25	GS	6/10/2025	6/27/2025	\$ 59.43
					<b>\$ 7,739.86</b>

PL 53100 - **4307** \$5,874.97LP 53100 - **4304** \$955.63GS 53100 - **4301** \$909.26Total **\$7,739.86**



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 **06/10/2025**  
Amount Due **5,616.97**  
Current Charges Due **07/01/2025**

District Office Serving You  
One Pasco Center

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	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

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 5,617.76  
Payment 5,617.76CR  
Balance Forward 0.00

Light Energy Charge	330.14
Light Support Charge	301.90
Light Maintenance Charge	994.33
Light Fixture Charge	1,195.24
Light Fuel Adj 12,435 KWH @ 0.04400	547.14
Poles (QTY 332)	2,218.00
FL Gross Receipts Tax	30.22

Total Current Charges 5,616.97  
Total Due E.F.T. 5,616.97

**RECEIVED**  
06-19-2025

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 166	205 69	410 1	910 234	955 97
	120 51	212 33	420 12	915 1	

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/27/2025.



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: 06/10/2025**

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	<b>06/27/2025</b>
<b>TOTAL CHARGES DUE</b>	<b>5,616.97</b>
<b>DO NOT PAY</b>	

000141821100056169700056169705





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 **06/10/2025**  
Amount Due **40.16**  
Current Charges Due **07/01/2025**

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**

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	32	0
Jun 2024	31	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.



1 0 2 5 2 9 7 1

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	32182	06/05	32182				0

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.

**RECEIVED**  
06-19-2025



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: **06/10/2025**

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 **06/27/2025**  
**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 **06/10/2025**  
Amount Due **53.51**  
Current Charges Due **07/01/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	4
May 2025	32	4
Jun 2024	31	4

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

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/06	51105	06/05	51229				124

Previous Balance 54.37  
Payment 54.37CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 124 KWH @ 0.06090 7.55  
Fuel Adjustment 124 KWH @ 0.04400 5.46  
FL Gross Receipts Tax 1.34

Total Current Charges 53.51  
Total Due E.F.T. 53.51

RECEIVED  
06-19-2025



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: 06/10/2025

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 **06/27/2025**  
**TOTAL CHARGES DUE 53.51**  
**DO NOT PAY**

000141821600000535100000535104



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 **06/10/2025**  
Amount Due **53.29**  
Current Charges Due **07/01/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	4
May 2025	32	4
Jun 2024	31	4

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

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	59756	06/05	59878				122

Previous Balance 54.26  
Payment 54.26CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 122 KWH @ 0.06090 7.43  
Fuel Adjustment 122 KWH @ 0.04400 5.37  
FL Gross Receipts Tax 1.33

Total Current Charges 53.29  
Total Due E.F.T. 53.29

RECEIVED  
06-19-2025



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: 06/10/2025

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 **06/27/2025**  
**TOTAL CHARGES DUE 53.29**  
**DO NOT PAY**

000141821700000532900000532905



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 **06/10/2025**  
Amount Due **344.96**  
Current Charges Due **07/01/2025**

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				
05/06	44181	06/05	47014				2833

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	94
May 2025	32	85
Jun 2024	31	64

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

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **332.26**  
Payment **332.26CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 2,833 KWH @ 0.06090 **172.53**  
Fuel Adjustment 2,833 KWH @ 0.04400 **124.65**  
FL Gross Receipts Tax **8.62**

Total Current Charges **344.96**  
Total Due **E.F.T. 344.96**



**DO NOT PAY**

Total amount will be electronically transferred on or after 06/27/2025.



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: 06/10/2025**

District: OP06

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

Electronic Funds Transfer on or after <b>06/27/2025</b>	
<b>TOTAL CHARGES DUE</b>	<b>344.96</b>
<b>DO NOT PAY</b>	

000141821800003449600003449607





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 **06/10/2025**  
Amount Due **52.43**  
Current Charges Due **07/01/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	4
May 2025	32	4
Jun 2024	31	4

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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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	06/05		47153				114

Previous Balance 53.71  
Payment 53.71CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 114 KWH @ 0.06090 6.94  
Fuel Adjustment 114 KWH @ 0.04400 5.02  
FL Gross Receipts Tax 1.31

Total Current Charges 52.43  
Total Due E.F.T. 52.43

RECEIVED  
06-19-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.



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: 06/10/2025

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 **06/27/2025**  
**TOTAL CHARGES DUE 52.43**  
**DO NOT PAY**

000141822000000524300000524305



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 **06/10/2025**  
Amount Due **777.15**  
Current Charges Due **07/01/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	228
May 2025	32	232
Jun 2024	31	405

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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ELECTRIC SERVICE								
From	To							
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used	
05/06	76761	06/05	83611		17.43	17	6850	

Previous Balance 839.22  
Payment 839.22CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 6,850 KWH @ 0.06090 417.17  
Fuel Adjustment 6,850 KWH @ 0.04400 301.40  
FL Gross Receipts Tax 19.42

Total Current Charges 777.15  
Total Due E.F.T. 777.15

RECEIVED  
06-19-2025



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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: 06/10/2025

District: OP06

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

Electronic Funds Transfer on or after **06/27/2025**  
**TOTAL CHARGES DUE 777.15**  
**DO NOT PAY**

000141822100007771500007771508



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 **06/10/2025**  
Amount Due **82.34**  
Current Charges Due **07/01/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	13
May 2025	32	12
Jun 2024	31	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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	71743	06/05	72135				392

Previous Balance 82.88  
Payment 82.88CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 392 KWH @ 0.06090 23.87  
Fuel Adjustment 392 KWH @ 0.04400 17.25  
FL Gross Receipts Tax 2.06

Total Current Charges 82.34  
Total Due E.F.T. 82.34

RECEIVED  
06-19-2025



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P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
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See Reverse Side For Mailing Instructions

Bill Date: 06/10/2025

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 06/27/2025  
TOTAL CHARGES DUE 82.34  
DO NOT PAY

000141822300000823400000823400



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 **06/10/2025**  
Amount Due **58.35**  
Current Charges Due **07/01/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	6
May 2025	32	6
Jun 2024	31	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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/06	12323	06/05	12492				169

Previous Balance 59.63  
Payment 59.63CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 169 KWH @ 0.06090 10.29  
Fuel Adjustment 169 KWH @ 0.04400 7.44  
FL Gross Receipts Tax 1.46

Total Current Charges 58.35  
Total Due E.F.T. 58.35

RECEIVED  
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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: 06/10/2025

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 **06/27/2025**  
**TOTAL CHARGES DUE 58.35**  
**DO NOT PAY**

000141822400000583500000583509





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 **06/10/2025**  
Amount Due **138.50**  
Current Charges Due **07/01/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	30
May 2025	32	30
Jun 2024	31	21

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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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	83355	06/05	84269				914

Previous Balance 142.59  
Payment 142.59CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 914 KWH @ 0.06090 55.66  
Fuel Adjustment 914 KWH @ 0.04400 40.22  
FL Gross Receipts Tax 3.46

Total Current Charges 138.50  
Total Due E.F.T. 138.50

RECEIVED  
06-19-2025



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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: 06/10/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	06/27/2025
TOTAL CHARGES DUE	138.50
DO NOT PAY	

000141822500001385000001385001



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 **06/10/2025**  
Amount Due **58.35**  
Current Charges Due **07/01/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	6
May 2025	32	6
Jun 2024	31	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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	17340	06/05	17509				169

Previous Balance 59.31  
Payment 59.31CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 169 KWH @ 0.06090 10.29  
Fuel Adjustment 169 KWH @ 0.04400 7.44  
FL Gross Receipts Tax 1.46

Total Current Charges 58.35  
Total Due E.F.T. 58.35

RECEIVED  
06-19-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.



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: 06/10/2025

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 **06/27/2025**  
**TOTAL CHARGES DUE 58.35**  
**DO NOT PAY**

000141822700000583500000583502



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 **06/10/2025**  
Amount Due **43.71**  
Current Charges Due **07/01/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	1
May 2025	32	1
Jun 2024	31	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.



1 0 2 5 2 9 7 1

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	13368	06/05	13401				33

Previous Balance 44.25  
Payment 44.25CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 33 KWH @ 0.06090 2.01  
Fuel Adjustment 33 KWH @ 0.04400 1.45  
FL Gross Receipts Tax 1.09

Total Current Charges 43.71  
Total Due E.F.T. 43.71



**DO NOT PAY**  
Total amount will be electronically transferred on or after 06/27/2025.



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: 06/10/2025

District: OP06

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

Electronic Funds Transfer on or after **06/27/2025**  
**TOTAL CHARGES DUE 43.71**  
**DO NOT PAY**

000141822800000437100000437100



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

Account Number **1418229** Cycle **06**  
Meter Number **74619209**  
Customer Number **10252971**  
Customer Name **MEADOW POINTE IV CDD  
HILDA SERRATO**

Bill Date **06/10/2025**  
Amount Due **61.47**  
Current Charges Due **07/01/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	7
May 2025	32	7
Jun 2024	31	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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/06	23546	06/05	23744				198

Previous Balance 63.39  
Payment 63.39CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 198 KWH @ 0.06090 12.06  
Fuel Adjustment 198 KWH @ 0.04400 8.71  
FL Gross Receipts Tax 1.54

Total Current Charges 61.47  
Total Due E.F.T. 61.47

RECEIVED  
06-19-2025



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: 06/10/2025

District: OP06

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

Electronic Funds Transfer on or after **06/27/2025**  
**TOTAL CHARGES DUE 61.47**  
**DO NOT PAY**

000141822900000614700000614708





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 **06/10/2025**  
Amount Due **41.24**  
Current Charges Due **07/01/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	32	0
Jun 2024	31	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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	06/05		1416				10

Previous Balance 41.24  
Payment 41.24CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 10 KWH @ 0.06090 0.61  
Fuel Adjustment 10 KWH @ 0.04400 0.44  
FL Gross Receipts Tax 1.03

Total Current Charges 41.24  
Total Due E.F.T. 41.24

**RECEIVED**  
06-19-2025



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: 06/10/2025

District: OP06

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

Electronic Funds Transfer on or after **06/27/2025**  
**TOTAL CHARGES DUE 41.24**  
**DO NOT PAY**

0001418230000004124000000412400



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 **06/10/2025**  
Amount Due **258.00**  
Current Charges Due **07/01/2025**

District Office Serving You  
One Pasco Center

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	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

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 258.00  
Payment 258.00CR  
Balance Forward 0.00

Light Energy Charge 2.31  
Light Support Charge 4.95  
Light Maintenance Charge 54.89  
Light Fixture Charge 67.98  
Light Fuel Adj 209 KWH @ 0.04400 9.20  
Poles (QTY 11) 118.25  
FL Gross Receipts Tax 0.42

Total Current Charges 258.00  
Total Due E.F.T. 258.00

**RECEIVED**  
06-19-2025

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

**DO NOT PAY**  
Total amount will be electronically transferred on or after 06/27/2025.



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: 06/10/2025**

District: OP06

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

Electronic Funds Transfer on or after **06/27/2025**  
**TOTAL CHARGES DUE 258.00**  
**DO NOT PAY**

000218538500002580000002580001



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 **06/10/2025**  
Amount Due **59.43**  
Current Charges Due **07/01/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	6
May 2025	32	6
Jun 2024	31	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.



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	06/05	8224	8403				179

Previous Balance 60.92  
Payment 60.92CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 179 KWH @ 0.06090 10.90  
Fuel Adjustment 179 KWH @ 0.04400 7.88  
FL Gross Receipts Tax 1.49

Total Current Charges 59.43  
Total Due E.F.T. 59.43

**RECEIVED**  
06-19-2025



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: 06/10/2025

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 **06/27/2025**  
**TOTAL CHARGES DUE 59.43**  
**DO NOT PAY**

000218762500000594300000594301