



Rizzetta & Company

Meadow Pointe IV Community Development District

**Board of Supervisors' Meeting
October 8, 2025**

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

www.meadowpointe4cdd.org

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

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

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

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

October 1, 2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, October 8, 2025, at 9:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
- 4. BUSINESS ITEMS**
 - A. Ratification of District Management Contract Tab 1
 - B. Consideration of Amenity Services Addendum.....Tab 2
- 5. STAFF REPORTS**
 - A. Deputy/Captain Report
 - B. District Engineer
 1. Consideration of Stantec Service Agreement
Change Order Tab 3
 - C. Aquatic Maintenance
 1. Presentation of Waterway Inspection Report..... Tab 4
 - D. Landscape Inspection Services
 1. Review of Field Inspection Report Tab 5
 - E. Juniper Landscaping
 1. Review of Juniper's Response Report Tab 6
 - F. Amenity Management
 1. Review of Amenities Report..... Tab 7
 - G. District Counsel
 - H. District Manager
 1. Review of District Manager Report,
Raid Log, & Monthly Financial Statement..... Tab 8
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on September 10, 2025 Tab 9
 - B. Consideration of Operation and Maintenance
Expenditures for August 2025..... Tab 10
- 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

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: RIZZETTA & COMPANY, INC.
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

AND: MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.

A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of twelve (12) three (3) hour board meetings and one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;



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- iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager, shall establish and maintain bank accounts in the name of the District with one of District Manager's preferred banking partners, as approved by the District. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority. District Manager will have no liability or responsibility for the rate of interest earned, if any, on such funds. District Manager will be under no liability or responsibility for any loss resulting from the insolvency of such depository. Within 60 days following the termination of the contractual relationship between the District and District Manager accounts established and maintained by District Manager will be closed and their balances will be transferred to a new bank or new accounts as designated by District.
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments
- v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment



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- allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

III. LITIGATION SUPPORT SERVICES. Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.

IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.

V. TERM. The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

VI. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.



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- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.



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B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.
- X. **RESPONSIBILITIES.**

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District



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Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. TERMINATION. This Contract may be terminated as follows:

- A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.
- B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Pasco County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.



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- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

- A. **DISTRICT INDEMNIFICATION.** To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. **SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses,



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attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. WAIVER OF DAMAGES. The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

- A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B. The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a



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reputable insurance carrier, licensed to conduct business in the State of Florida.

- D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.

- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

- XVI. **ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.

- XVII. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING
THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES,
TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC**



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RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Meadow Pointe IV Community
Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

With a copy to: Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Attn: District Counsel

If to the District Manager: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE.** This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between



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the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.

- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

- XXVII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,



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

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

XXIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period



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of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVV. DISCLOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)



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Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:

William J. Rizzetta

PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

Aug 11, 2025

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

BY:

Megan McNeil

PRINTED NAME:

Megan McNeil

TITLE:

Chairman/Vice Chairman

DATE:

9/16/25

ATTEST:

Darryl Adams

Vice Chairman/Assistant Secretary
Board of Supervisors

Darryl Adams

Print Name

- Exhibit A – Scope of Services
- Exhibit B – Schedule of Fees
- Exhibit C – Municipal Advisor Disclaimer
- Exhibit D – Public Records Request Policy
- Exhibit E – Human Trafficking Affidavit



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EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



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15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



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- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.



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- c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
- 10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
- 11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.
- B. Budgeting
 - 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
 - 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
 - 3. Prepare and cause to be published notices of all budget hearings and workshops.
 - 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.
- C. Accounts Payable/Receivable
 - 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
 - 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
 - 3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
 - 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.
- D. Capital Program Administration
 - 1. Maintain proper capital fund and project fund accounting procedures and records.
 - 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals



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- d) Verify allowable expenses per Bond Indenture Agreements such as:
 - (1) Contract Assignment
 - (2) Acquisition Agreement
 - (3) Project Construction and Completion Agreement
- 3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
- 4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
- 5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- E. Purchasing
 - 1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
 - 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
 - 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.
- F. Risk Management
 - 1. Prepare and follow risk management policies and procedures.
 - 2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
 - 3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
 - 4. Review insurance policies and coverage amounts of District vendors.
 - 5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
 - 6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

- A. Administer Prepayment Collection:
 - 1. Provide payoff information and pre-payment amounts as requested by property owners.
 - 2. Monitor, collect and maintain records of prepayment of assessments.



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3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.
- B. Administer Assessment Roll Process:
1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
 3. Verify assessments on platted lots, commercial properties or other assessable lands.
 4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
1. Maintain and update current list of owners of property not assessed via the tax roll.
 2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.
- D. True-Up Analysis:
1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

WEBSITE MANAGEMENT:

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.



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- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established.
Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

ADDITIONAL SERVICES:

A. Meetings

- 1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

- 1. Modifications and Certification of Special Assessment Allocation Report;



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2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
 - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;
- C. Bond Issuance Services
 1. Special Assessment Allocation Report;
 - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
 2. Bond Validation;
 - a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
 - b) Provide expert testimony at bond validation hearing in circuit court.
 3. Certifications and Closing Documents;
 - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- D. Electronic communications/e-blasts;
- E. Special requests;
- F. Amendment to District boundary;
- G. Grant Applications;
- H. Escrow Agent;
- I. Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:



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Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

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EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,771.33	\$33,256
Administrative:	\$512.75	\$6,153
Accounting:	\$1,930.67	\$23,168
Financial & Revenue Collections:	\$442.00	\$5,304
Assessment Roll ⁽¹⁾		\$5,304
Continuing Disclosure:	\$500.00	\$6,000
Website Management:	\$110.00	\$1,320
Total Standard On-Going Services:	\$6,266.75	\$80,505

(1) Assessment Roll is to paid in one lump-sum upon completion.



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ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 250
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



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LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



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EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



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EXHIBIT D
Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the



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Agreement.

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.

7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



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EXHIBIT E
Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared William J. Rizzetta, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the President (Title) of Rizzetta & Company, Incorporated (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Meadow Pointe IV Community Development District ("**CDD**").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.


Signature of Affiant

Sworn before me on August 15, 2025


Notary Public Signature


Notary Stamp



Rizzetta & Company

MJJ 051424

Tab 2

SEVENTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Seventh Addendum to the Contract for Professional Amenity Services (this “**Seventh Addendum**”), is made and entered into as of the 2025 day of October 1st (the “**Effective Date**”), by and between Meadow Pointe IV Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Pasco County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated May 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Meadow Pointe IV
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

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Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026**.

PERSONNEL:

Clubhouse Manager

Full Time Personnel – 40 hours/week

Assistant Manager

Full Time Personnel – 40 hours/week

Clubhouse Attendants

Part Time Personnel – 66 hours/week

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 200,000.
General Management and Oversight ⁽²⁾	\$ 24,720.
Total Services Cost:	\$ 224,720.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



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EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

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EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

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Tab 3



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2025-1 Date 23 September 2025

"Stantec" Stantec Consulting Services Inc.
Stantec Project # 238202061
380 Park Place Blvd., Suite 300
Clearwater, FL 33759
Ph: (352) 754-1240
email: greg.woodcock@stantec.com

"Client" Meadow Pointe IV Community Development District
Client Project #
3434 Cowell Ave, Suite 200
Tampa, Florida 33614
Ph: (813) 994-1001
email: DarrylA@Rizzetta.com

Project Name and Location: Agreement for Professional Engineering Services

In accordance with the original Professional Services Agreement dated 5 November 2005 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

General consulting efforts for 2025 fiscal year support.

Total fees this Change Order	\$	12,000.00
Change Order #1	\$	8,000.00
Original agreement amount	\$	38,000.00

Total Agreement	\$	58,000.00
------------------------	-----------	------------------

Effect on Schedule: none

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.

Meadow Pointe IV Community Development District

Greg Woodcock, Project Manager
Print Name and Title

Print Name and Title

Signature

Signature

Date Signed:

Date Signed:

Tab 4



Meadow Pointe IV Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

9/23/2025

Prepared for:

Meadow Pointe IV
Community Development District

Prepared by:

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

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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

Pond 62

Comments:

Site Looks Good

Continue treating Pennywort, Alligator weed, and Torpedograss around the pond edges and between the healthy native aquatic plants.



Pond 63

Comments:

Site Looks Good

Trace amount of algae targeted for treatment.



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Site Assessments

Pond 64

Comments:

Requires Attention

Algae is continuing to form.

Pond can only be treated from the dock that extends out into the pond. Fallen tree in the photo on the right is still blocking ATV access to the east side of the pond. Tree needs to be removed so ATV access can be gained. The future goal is to remove multiple trees to allow boat access into this pond.



Pond 65

Comments:

Site Looks Good

Trace amount of algae targeted for treatment.



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Site Assessments

Pond 66

Comments:

Site Looks Good

Trace amount of algae targeted for treatment.



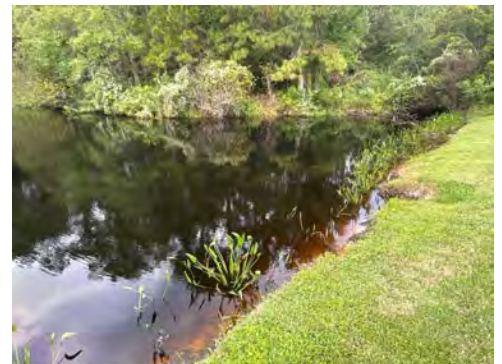
Pond 67

Comments:

Site Looks Good

This pond has been previously planted last year with native aquatic plants and they appear to be well established.

Erosion is still present along portions of the ponds edge.



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Site Assessments

Pond 68

Comments:

Normal Growth Observed

Pond is periodically treated via boat to target invasive growth around the full perimeter of the pond.



Pond 69

Comments:

Site Looks Good

Trace amount of algae targeted for treatment.



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Site Assessments

Pond 70

Comments:

Site Looks Good

A number of the native aquatic plants installed within this pond in July did not survive. Accordingly, Advanced Aquatic will install 500 additional native aquatic plants along the pond shoreline to achieve a 100% survival rate.



Pond 71

Comments:

Site Looks Good

Trace amount of algae targeted for treatment.



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Site Assessments

Pond 72

Comments:

Normal Growth Observed

Pond is periodically treated via boat to treat the remainder of the perimeter that cannot be reached from the ATV.

Boat will be launched in early October to target the Torpedograss growing along the ponds edge bordering the wetland conservation area.



Pond 73

Comments:

Site Looks Good

EPA approved pre-emergent aquatic herbicide has been applied to the exposed soil along the pond littoral shoreline.



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Site Assessments

Pond 74

Comments:

Normal Growth Observed

Continue targeting growth that tends to grow near the two drainage structures.

We recommend clearing out the vegetative growth bordering this area (see photo on left) as well as muck and debris within the cement structure.



Pond 75

Comments:

Normal Growth Observed

Torpedograss has been treated and EPA approved pre-emergent aquatic herbicide has been applied to the exposed soils within this pond area. We are careful to avoid negatively impacting the native aquatic plants.



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Site Assessments

Pond 76

Comments:

Normal Growth Observed

Continue targeting invasive Primrose, Alligator weed, and Torpedograss along the edge of the pond and within the native aquatic plants.

Algae was treated on 9/9/25 and pond dye has been added to assist in algae control.

The native aquatic plant growth is healthy and robust.



Pond 77

Comments:

Normal Growth Observed

Continue targeting invasive Primrose, Alligator weed, and Torpedograss along the edge of the pond and within the native aquatic plants.

Algae was treated on 9/9/25 and pond dye has been applied to assist in algae control.



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Site Assessments

Pond 78

Comments:

Normal Growth Observed

Continue targeting invasive Primrose, Alligator weed, and Torpedograss along the edge of the pond and within the native aquatic plants.

Algae was treated on 9/9/25 and pond dye has been assist in algae control.

The native aquatic plant growth is healthy and robust.



Pond 79

Comments:

Site Looks Good

Trace amount of algae targeted for treatment.

EPA approved pre-emergent aquatic herbicide has been applied to the exposed soil along the pond littoral shoreline.



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Site Assessments

Pond 80

Comments:

Site Looks Good

Trace amount of algae targeted for treatment.

As previously noted (and observed in the photo on the left), there are pockets of erosion located around a portion of the pond perimeter.



Pond 81

Comments:

Site Looks Good

A number of the native aquatic plants installed within this pond in July of 2025 did not survive. Accordingly, Advanced Aquatic will install an additional 2,400 native aquatic plants along the pond shoreline to achieve a 100% survival rate.



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Site Assessments

Pond 82

Comments:

Site Looks Good

Trace amount of algae targeted for treatment.



Pond 83

Comments:

Normal Growth Observed

Native aquatic plants installed last year are robust and thriving within this pond. Healthy clusters of Duck Potato, Gulf Spikerush, and Pickerelweed continue to grow and spread along the pond shoreline.

We continue to target invasive species such as Primrose, Torpedograss, and Alligator weed as they appear around the ponds edge and within these native aquatic planted areas.



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Site Assessments

Pond 84

Comments:

Site Looks Good

Trace amount of algae targeted for treatment.



Pond 85

Comments:

Normal Growth Observed

Continue targeting Alligator weed, Torpedograss, and Primrose as these invasive plant species appear around the ponds edge.

Although somewhat limited, the native aquatic plant growth is healthy and robust.



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Site Assessments

Pond 86

Comments:

Normal Growth Observed

Continue targeting Alligator weed, Torpedograss, and Primrose as these invasive plant species appear around the ponds edge.

Although somewhat limited, the native aquatic plant growth is healthy and robust.



Pond 87

Comments:

Site Looks Good

Trace amount of algae targeted for treatment.

EPA approved pre-emergent aquatic herbicide has been applied to the exposed soil along the pond littoral shoreline.



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Site Assessments

Pond 88

Comments:

Normal Growth Observed

Continue targeting Torpedograss and Primrose along the ponds edge.

Recent planting of native aquatic plants are becoming more established as these plant species begin to grow and will soon spread along ponds edge.

To assist with this goal, Advanced Aquatic will install an additional 900 native aquatic plants within the planted area as part of our plant warranty.



Pond 89

Comments:

Normal Growth Observed

Continue targeting trace amounts of algae and Torpedograss along the ponds edge.



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Site Assessments

Pond 90

Comments:

Site Looks Good

Trace amount of algae targeted for treatment.



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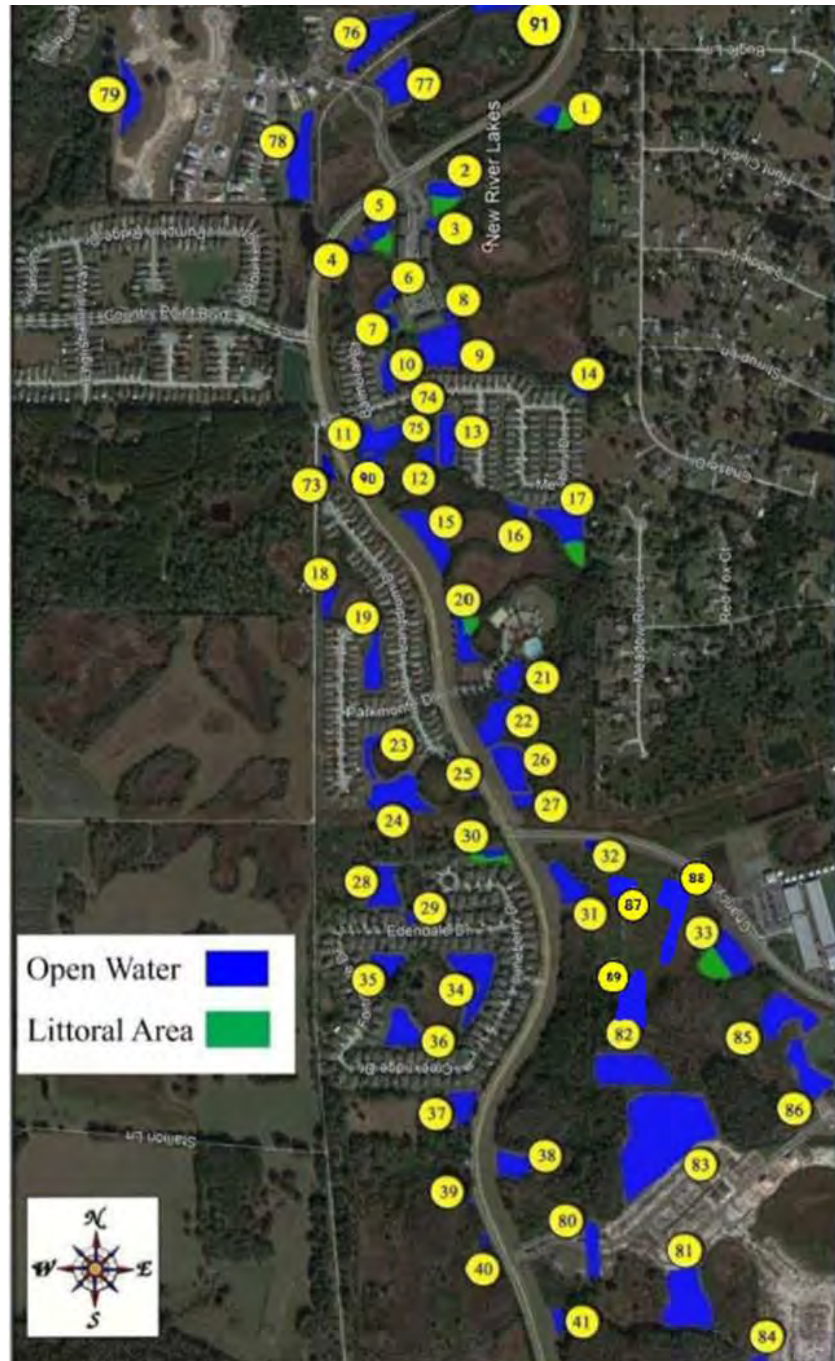
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North Site Map



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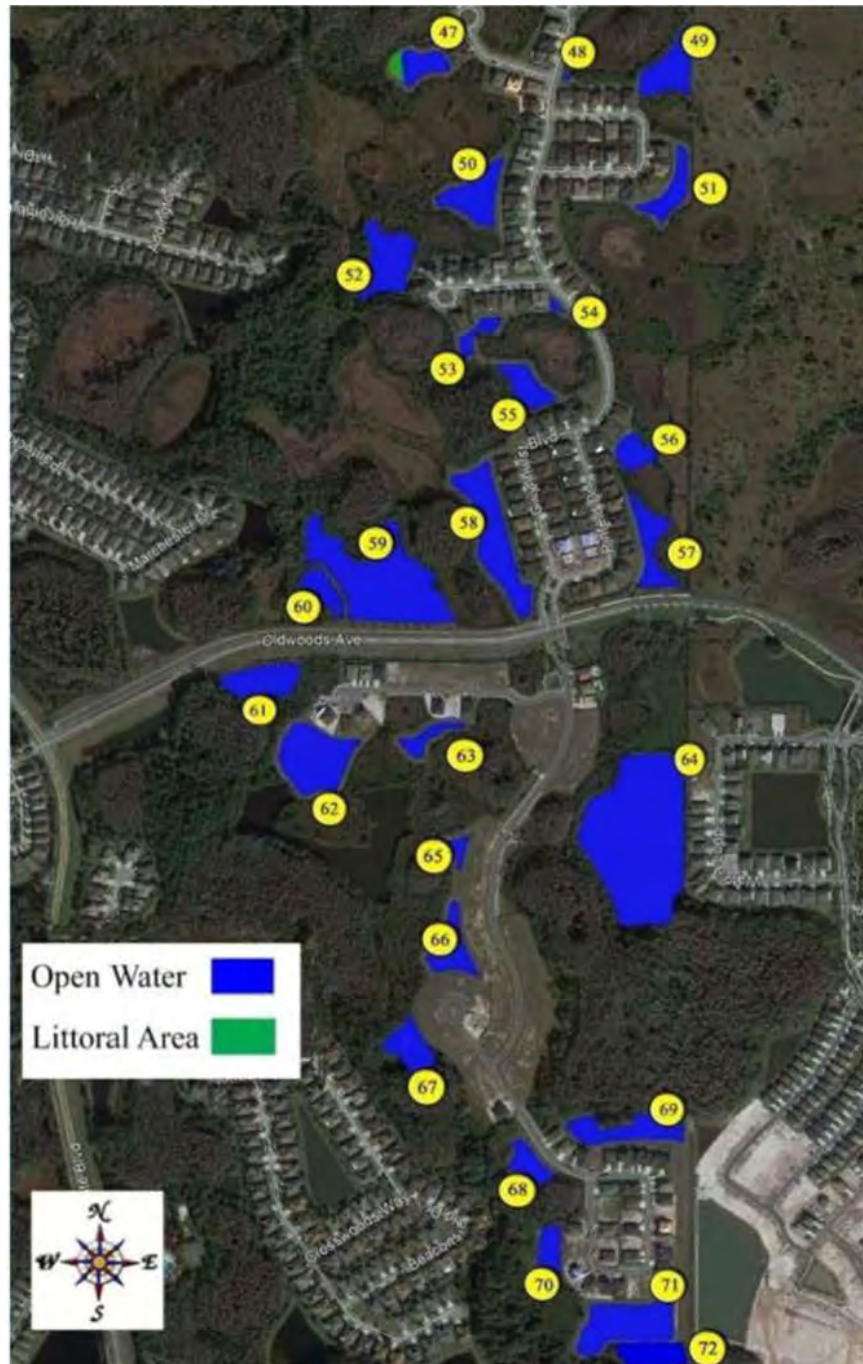
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South Site Map



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Tab 5

MEADOW POINTE IV

LANDSCAPE INSPECTION REPORT



September 15, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

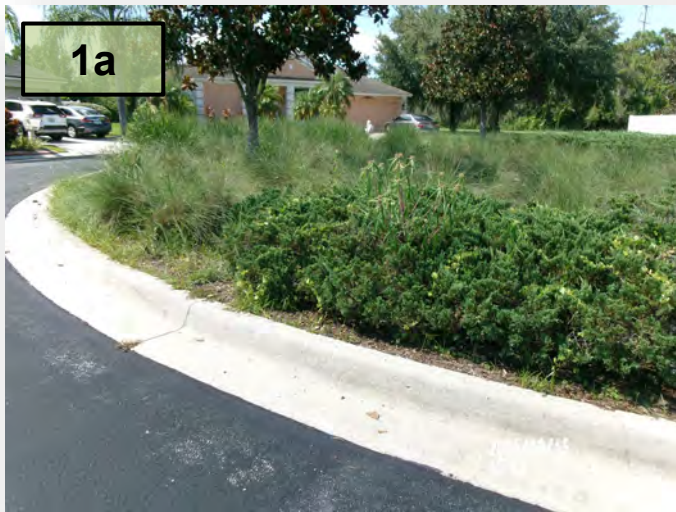
Summary, Juneberry Dr, Shellwood Place

General Updates, Recent & Upcoming Maintenance Events

- Per Contract - All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, **September**, November) 100% of the N, K & Mg MUST be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

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. In the cul-de-sac of Juneberry Drive, the planting bed still contains a significant amount of weeds, including some that are seeding. The bed is no more than 80 feet in length, and the majority is planted with juniper, so this task should take no more than two hours to complete. Please ensure this bed is thoroughly weeded during the next detailing event. (Pic 1a, 1b>, 1c>)



2. Additionally, during the weeding, please clean out any trash and debris throughout the bed. This needs to be addressed at the next detailing event.
3. At the front entrance of Shellwood, the crape myrtle needs to be detailed by removing the watersprouts growing at the base of the trunk.



Amenity Center

4. At **ALL** gate electrical boxes, the vines should be cut back regularly before they begin growing vertically onto the walls, as this growth may cause damage to the electrical equipment. (Pic 4)
7. Please have the crew spray for weeds around the pool maintenance areas. Since there is no ground cover in these spaces, they will need to be addressed at every visit to ensure weeds do not become established. (Pic 7)



5. Unfortunately, sections of the large yaupon holly hedge around the amenities parking lot are declining. Please have the crew cut out the dead portions to encourage new growth. While this may appear unruly during the recovery period, if the shrubs are healthy, they should fill back in over time. (Pic 5)
8. On the backside of the pool area, these dead roots should be removed, and the hole filled. This step should have been completed when the shrub was originally removed. (Pic 8>)
9. In another area (just south of #8) where a shrub was removed on the backside of the fence, the hole was neither filled nor was the mulch adjusted to conceal the removal. Please fill the hole and spread the remaining mulch to blend with the surrounding areas.



6. Per contract - **Every** palm around the amenity center needs to be limbed up and cleared of debris. During the next detailing event, please have the crew remove all spent fruits and flowers before they drop onto the surrounding plants. (Pic 6>)



Amenity Center

10. While we are awaiting guidance regarding the encroachment of plant material from the preserve, please ensure the crew continues to trim any plants that are extending onto the common areas. (Pic 10)

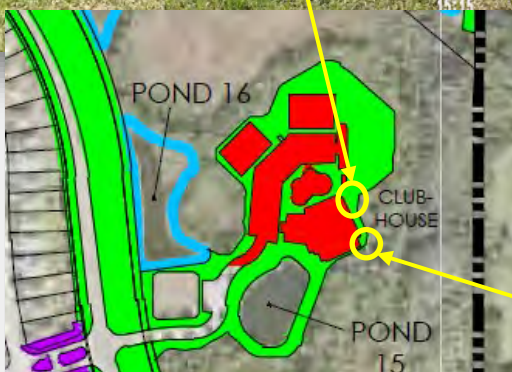


12. This ligustrum has been in this condition for over a month. I waited to see if the crew would return to finish shaping it, but no one has. While it does not need to be perfectly ball-shaped, it should be properly trimmed with no "wild hairs" sticking out. (Pic 12)



13. Just a reminder: any ropes or straps around the base of trees that are no longer in use should be removed immediately. Prolonged use can cause indentations in the bark as it begins to grow around the rope, which may damage the tree's epidermis.

14. The Loropetalum shrubs around the tennis courts are showing increasing dieback each month. We may need to consider replacement plants in the near future. In the meantime, Juniper should closely monitor these shrubs, as they are continuing to decline.... (next pg)



11. At the southeast corner of the pool area, it appears that some irrigation lines have been cut and left exposed. Please have the irrigation team inspect these lines and ensure they are fully operational. (Pic 11>)



Amenity Center

(cont.).... Begin by promptly removing all dead, diseased, or dying branches to reduce plant stress and prevent the spread of disease. Then, lightly prune to improve air circulation. If we observe a decline of more than 50%, the best course of action will be to discuss potential replacements. (Pic 14)



15. The erosion area mentioned two months ago is showing significant improvement. The tree roots are helping stabilize the pond's edge and preventing further deterioration. I will continue to monitor this area. (Pic 15)



16. Detail crew, please remember that volunteer palms and other weedy plants growing within the shrubs need to be hand-pulled. This palmetto palm has been present for some time—please remove it immediately when spotted. (Pic 16>)

17. Here is an example of what I mentioned earlier regarding ropes and straps: any that are no longer needed should be removed immediately. (Pic 17)



18. The flax lilies near the tennis court entrance appear to be damaged or declining. Please have a crew member clean up this area and thoroughly detail the bed. (Pic 18>)

19. There is a broken irrigation line in the planting beds surrounding the tennis court. Please have an irrigation technician inspect it to determine if it is still functioning and cap the drip line, as this tree is well-established and no longer requires supplemental watering.

20. These flax lilies are ready for cleanup and detailing. During the next detailing day, please have someone thoroughly detail.... (next pg)



Amenity Center

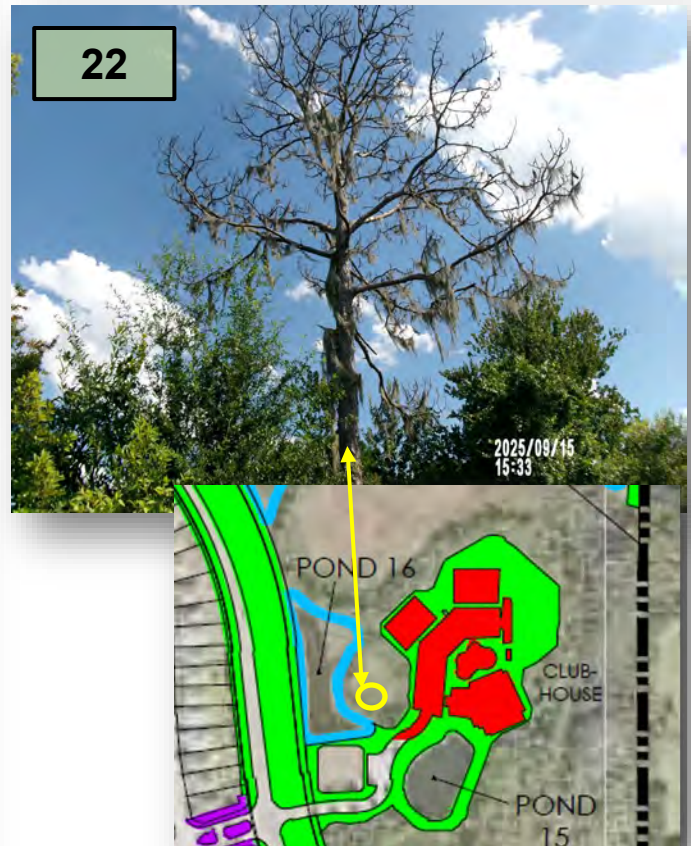
(cont.)this bed. We may also need to add additional lilies to fully fill out the area. (Pic 20)



21. Please continue detailing the beds around the tennis courts, as they are currently at a very manageable height. (Pic 21a, 21b>)



22. Dead Tree – In the preserve area, there is a dead pine tree that is currently far enough from the parking lot. However, it should be monitored in case any upcoming storms cause it to fall. (Pic 22)



23. The overhanging vines west of the volleyball courts have still not been trimmed. Please trim them up to approximately 10-ft to provide clearance beneath the trees. (Pic 23>)



Amenity Center, Medbury Dr, Branchside Ln, Pond 12B

24. The crew should be maintaining this line, but vines are still draping over into the common areas. These are aggressive vines that will quickly take over if not controlled. Please cut back any overgrowth that extends beyond the defined line. (Pic 24)



26. Along the preserve line, this is a prime example of areas not being maintained, with grapevine overtaking the native beautyberry shrubs. When cutting back, please be mindful of the native shrubs—do not trim them unless they have become “leggy,” and proceed only after making a careful judgment call. (Pic 26)



25. **Per contract:** For the month of October, apply a complete fertilizer based on soil test results along with a pre-emergent herbicide (see March application) for Bahia grasses. For all St. Augustine turf, apply a complete fertilizer based on soil test results along with a pre-emergent herbicide (see February application). Prior to selecting the final fertilizer, a complete soil test should be performed to determine soil pH as well as nitrogen (N), phosphorus (P), and potassium (K) levels.



27. Here is another area where the shrubs are declining and unfortunately appear unruly. Please trim out all dead wood and monitor their recovery. If they continue to struggle, we should consider either replacing the shrubs with the same selection or installing new, more vigorous species. (Pic 27)



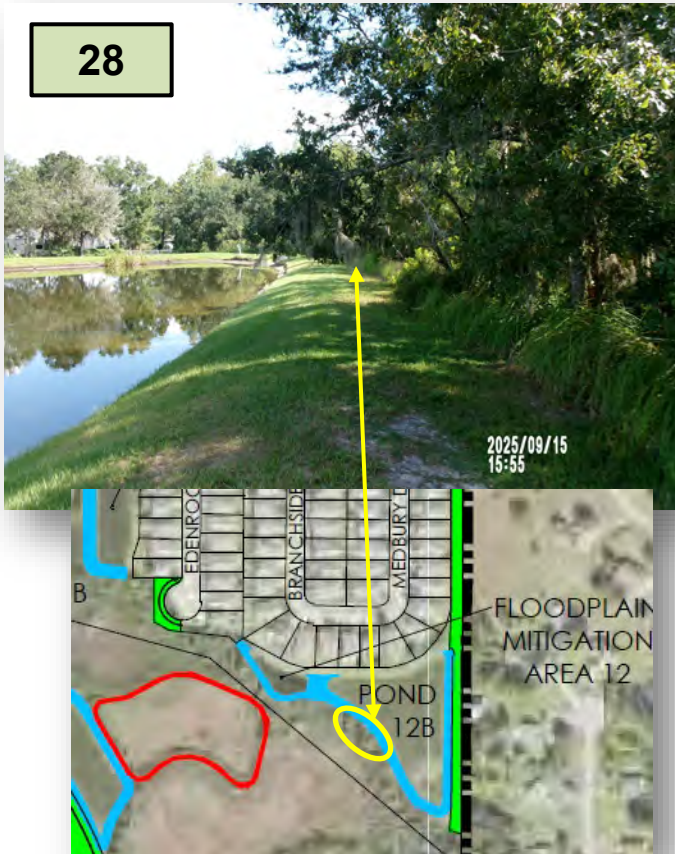
28. At Pond 12B, behind Medbury and Branchside, the crew has not limbed up the overhanging branches. These.... (nxt pg)



Pond 12B, Whinsenton PI

(cont.)should provide a clearance of no less than 10 feet. Please address these branches during the next mowing event. (Pic 28)

28



29. These in/out flows for the ponds have not been line-trimmed for the past two months. This area needs to be addressed during every mowing event. Including line-trimming around all posts. (Pic 29a, 29b>)

29a



30. Pond Technician – please remove any unwanted plant debris from the native pond lilies and clean up all dead leaves. (Pic 30)

30



31. Another electrical box with unmanaged plant growth. Please have the crew trim these back before they cause any damage. (Pic 31)

31



<29b



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Pond 12B, Fenwood Ct,

32. The planting bed at the exit of Whinsenton needs to be detailed. There are not many weeds, but enough to be noticeable while waiting for the gate to open. (Pic 32)



33. The ligustrums in the front planting bed of Whinsenton need to be shaped but not necessarily require pruning into a perfect circle. (Pic 33)



34. All grates should be line-trimmed during each mowing event to ensure proper water flow. (Pic 34>)

35. Around Floodplain Mitigation Area 10A (in the MPIV North CDD), the northern edge is experiencing erosion. I recommend sending someone to assess the severity of the erosion. (Pic 35>)

36. I did notice that the weedy growth under the MPIV North side has been cleared; however, the lack of detailing within the liriopie is still noticeable. Throughout the lilyturf, there is a significant amount of torpedo grass as well as a few volunteer palms that need to be removed. (Pic 36>)

37. Also, please note that as the warm-season turf weeds die off, the thinning areas in the turf are becoming more noticeable. Ensure the crew addresses this area when developing a plan to build up and improve the turf.

38. On the opposite side of the MPIV North sign, the bed is still full of weeds. It appears that one side was treated while the other side was left untreated. Please treat this area, remove all trash and debris, and hand-pull.... (next pg)



Pond 12B, Fenwood Ct,



(cont.).... any weedy plants over 3 inches tall.
(Pic 38a, 38b, 38c>)



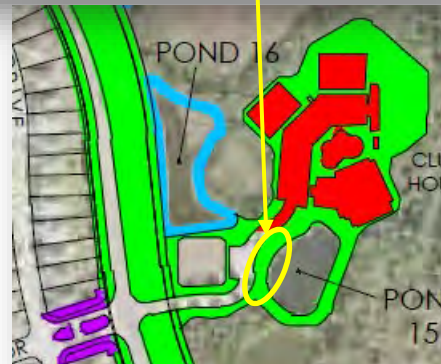
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Professionals in Community Management

Proposal

1. Juniper - Please provide a **detailed** proposal for the trimming, cleanup, and installation of pine bark mulch for all palms located along Pond E2 and Pond E3 at the entrance of Provence. The scope of work should include limbing up palm fronds, removing spent flowers and fruit stalks, inspecting and diagnosing any declining palms, removing any dead palms as necessary, and topping each palm bed with pine bark mulch. Please also include any additional recommendations you may have to improve the health and appearance of these palms, along with a clear breakdown of labor, materials, and disposal costs. (Pic 1a, 1b, 1c>)

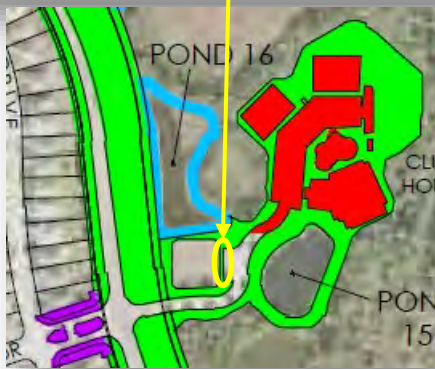


2. Juniper - At the amenity center, near the corner before the parking area, there are a couple of flax lily beds surrounding the base of the trees. Please provide a proposal to trim the lilies by half, reposition them around the tree trunk and away from the sidewalk, and refresh the area with pine bark mulch. (Pic 2)



Proposal

3. Juniper – please provide a proposal to remove the dead plant material and replace it with three full 3-gallon *Schefflera arboricola* (umbrella plants) to fill the open area along the front bed at the entrance of the amenity center. (Pic 3)



Tab 6

MEADOW POINTE IV

LANDSCAPE INSPECTION REPORT



September 15, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

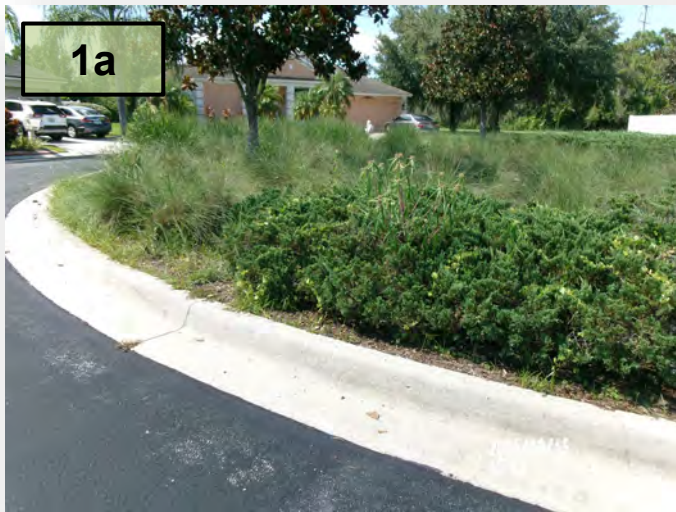
Summary, Juneberry Dr, Shellwood Place

General Updates, Recent & Upcoming Maintenance Events

- Per Contract - All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, **September**, November) 100% of the N, K & Mg MUST be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

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. In the cul-de-sac of Juneberry Drive, the planting bed still contains a significant amount of weeds, including some that are seeding. The bed is no more than 80 feet in length, and the majority is planted with juniper, so this task should take no more than two hours to complete. Please ensure this bed is thoroughly weeded during the next detailing event. (Pic 1a, 1b>, 1c>)



2. Additionally, during the weeding, please clean out any trash and debris throughout the bed. This needs to be addressed at the next detailing event.
3. At the front entrance of Shellwood, the crape myrtle needs to be detailed by removing the watersprouts growing at the base of the trunk.



Amenity Center

4. At **ALL** gate electrical boxes, the vines should be cut back regularly before they begin growing vertically onto the walls, as this growth may cause damage to the electrical equipment. (Pic 4)



7. Please have the crew spray for weeds around the pool maintenance areas. Since there is no ground cover in these spaces, they will need to be addressed at every visit to ensure weeds do not become established. (Pic 7)



5. Unfortunately, sections of the large yaupon holly hedge around the amenities parking lot are declining. Please have the crew cut out the dead portions to encourage new growth. While this may appear unruly during the recovery period, if the shrubs are healthy, they should fill back in over time. (Pic 5)



8. On the backside of the pool area, these dead roots should be removed, and the hole filled. This step should have been completed when the shrub was originally removed. (Pic 8>)

9. In another area (just south of #8) where a shrub was removed on the backside of the fence, the hole was neither filled nor was the mulch adjusted to conceal the removal. Please fill the hole and spread the remaining mulch to blend with the surrounding areas.

6. Per contract - **Every** palm around the amenity center needs to be limbed up and cleared of debris. During the next detailing event, please have the crew remove all spent fruits and flowers before they drop onto the surrounding plants. (Pic 6>)

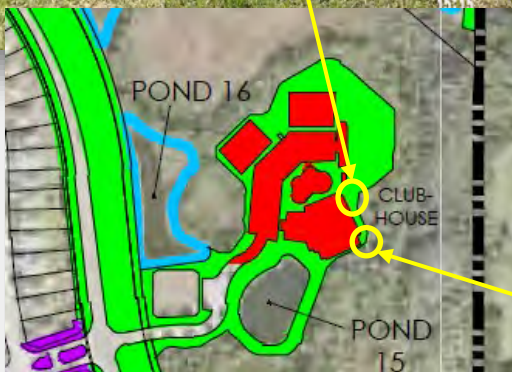


Amenity Center

10. While we are awaiting guidance regarding the encroachment of plant material from the preserve, please ensure the crew continues to trim any plants that are extending onto the common areas. (Pic 10)



12. This ligustrum has been in this condition for over a month. I waited to see if the crew would return to finish shaping it, but no one has. While it does not need to be perfectly ball-shaped, it should be properly trimmed with no "wild hairs" sticking out. (Pic 12)



11. At the southeast corner of the pool area, it appears that some irrigation lines have been cut and left exposed. Please have the irrigation team inspect these lines and ensure they are fully operational. (Pic 11>)

13. Just a reminder: any ropes or straps around the base of trees that are no longer in use should be removed immediately. Prolonged use can cause indentations in the bark as it begins to grow around the rope, which may damage the tree's epidermis.

14. The Loropetalum shrubs around the tennis courts are showing increasing dieback each month. We may need to consider replacement plants in the near future. In the meantime, Juniper should closely monitor these shrubs, as they are continuing to decline.... (next pg)



Amenity Center

(cont.).... Begin by promptly removing all dead, diseased, or dying branches to reduce plant stress and prevent the spread of disease. Then, lightly prune to improve air circulation. If we observe a decline of more than 50%, the best course of action will be to discuss potential replacements. (Pic 14)



15. The erosion area mentioned two months ago is showing significant improvement. The tree roots are helping stabilize the pond's edge and preventing further deterioration. I will continue to monitor this area. (Pic 15)



16. Detail crew, please remember that volunteer palms and other weedy plants growing within the shrubs need to be hand-pulled. This palmetto palm has been present for some time—please remove it immediately when spotted. (Pic 16>)

17. Here is an example of what I mentioned earlier regarding ropes and straps: any that are no longer needed should be removed immediately. (Pic 17)



18. The flax lilies near the tennis court entrance appear to be damaged or declining. Please have a crew member clean up this area and thoroughly detail the bed. (Pic 18>)

19. There is a broken irrigation line in the planting beds surrounding the tennis court. Please have an irrigation technician inspect it to determine if it is still functioning and cap the drip line, as this tree is well-established and no longer requires supplemental watering.

20. These flax lilies are ready for cleanup and detailing. During the next detailing day, please have someone thoroughly detail.... (next pg)



Amenity Center

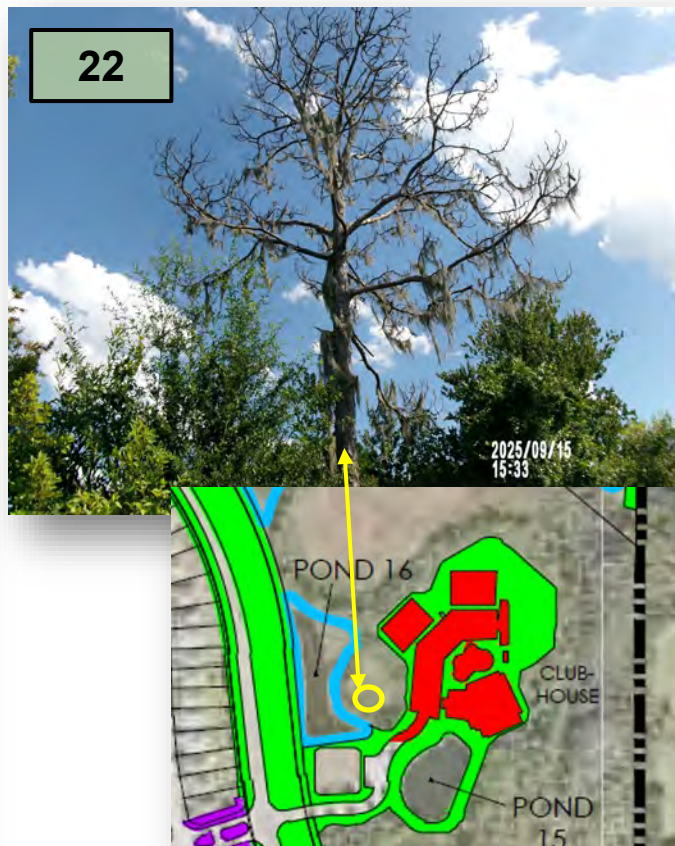
(cont.)this bed. We may also need to add additional lilies to fully fill out the area. (Pic 20)



21. Please continue detailing the beds around the tennis courts, as they are currently at a very manageable height. (Pic 21a, 21b>)



22. Dead Tree – In the preserve area, there is a dead pine tree that is currently far enough from the parking lot. However, it should be monitored in case any upcoming storms cause it to fall. (Pic 22)



23. The overhanging vines west of the volleyball courts have still not been trimmed. Please trim them up to approximately 10-ft to provide clearance beneath the trees. (Pic 23>)



Amenity Center, Medbury Dr, Branchside Ln, Pond 12B

24. The crew should be maintaining this line, but vines are still draping over into the common areas. These are aggressive vines that will quickly take over if not controlled. Please cut back any overgrowth that extends beyond the defined line. (Pic 24)



25. **Per contract:** For the month of October, apply a complete fertilizer based on soil test results along with a pre-emergent herbicide (see March application) for Bahia grasses. For all St. Augustine turf, apply a complete fertilizer based on soil test results along with a pre-emergent herbicide (see February application). Prior to selecting the final fertilizer, a complete soil test should be performed to determine soil pH as well as nitrogen (N), phosphorus (P), and potassium (K) levels.



26. Along the preserve line, this is a prime example of areas not being maintained, with grapevine overtaking the native beautyberry shrubs. When cutting back, please be mindful of the native shrubs—do not trim them unless they have become “leggy,” and proceed only after making a careful judgment call. (Pic 26)



27. Here is another area where the shrubs are declining and unfortunately appear unruly. Please trim out all dead wood and monitor their recovery. If they continue to struggle, we should consider either replacing the shrubs with the same selection or installing new, more vigorous species. (Pic 27)



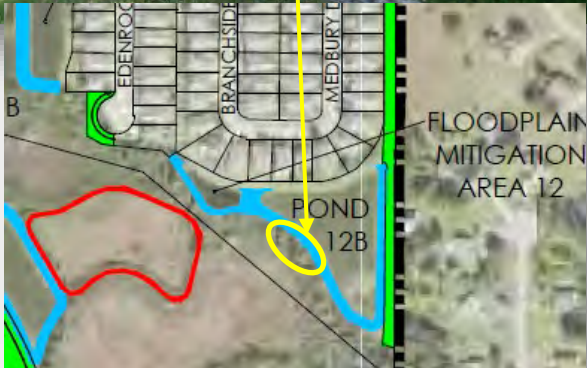
28. At Pond 12B, behind Medbury and Branchside, the crew has not limbed up the overhanging branches. These.... (nxt pg)



Pond 12B, Whinsenton PI

(cont.)should provide a clearance of no less than 10 feet. Please address these branches during the next mowing event. (Pic 28)

28



29. These in/out flows for the ponds have not been line-trimmed for the past two months. This area needs to be addressed during every mowing event. Including line-trimming around all posts. (Pic 29a, 29b>)

29a



30. Pond Technician – please remove any unwanted plant debris from the native pond lilies and clean up all dead leaves. (Pic 30)

30



31. Another electrical box with unmanaged plant growth. Please have the crew trim these back before they cause any damage. (Pic 31)

31



<29b



Rizzetta & Company
Professionals in Community Management

Pond 12B, Fenwood Ct,

32. The planting bed at the exit of Whinsenton needs to be detailed. There are not many weeds, but enough to be noticeable while waiting for the gate to open. (Pic 32)



33. The ligustrums in the front planting bed of Whinsenton need to be shaped but not necessarily require pruning into a perfect circle. (Pic 33)



34. All grates should be line-trimmed during each mowing event to ensure proper water flow. (Pic 34>)

35. Around Floodplain Mitigation Area 10A (in the MPIV North CDD), the northern edge is experiencing erosion. I recommend sending someone to assess the severity of the erosion. (Pic 35>)

36. I did notice that the weedy growth under the MPIV North side has been cleared; however, the lack of detailing within the liriope is still noticeable. Throughout the lilyturf, there is a significant amount of torpedo grass as well as a few volunteer palms that need to be removed. (Pic 36>)

37. Also, please note that as the warm-season turf weeds die off, the thinning areas in the turf are becoming more noticeable. Ensure the crew addresses this area when developing a plan to build up and improve the turf.

38. On the opposite side of the MPIV North sign, the bed is still full of weeds. It appears that one side was treated while the other side was left untreated. Please treat this area, remove all trash and debris, and hand-pull.... (next pg)



Pond 12B, Fenwood Ct,



(cont.).... any weedy plants over 3 inches tall.
(Pic 38a, 38b, 38c>)



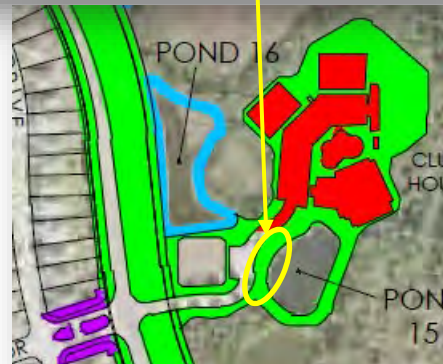
Rizzetta & Company
Professionals in Community Management

Proposal

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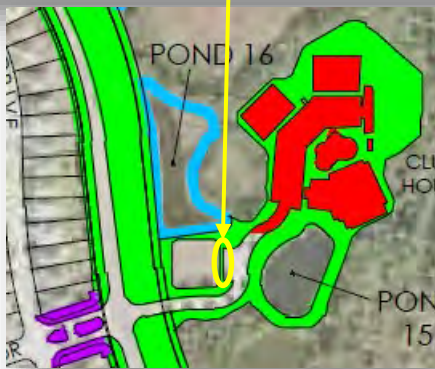


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Proposal

3. Juniper – please provide a proposal to remove the dead plant material and replace it with three full 3-gallon *Schefflera arboricola* (umbrella plants) to fill the open area along the front bed at the entrance of the amenity center. (Pic 3)



Tab 7



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

3902 Meadow Pointe Blvd.
Wesley Chapel, FL 33543



Operations/Maintenance September 2025

Outsmart Pest Control: 9/4/2025 Monthly pest control service.
Invoice #45800 \$60.00

GymTechs: 9/25/2025 Preventive Maintenance for gym equipment. Invoice #1216
\$130.00

One treadmill belt is beginning to separate. He'll provide a quote for a replacement.

Mr. Electric: 9/2/2025 Haven – Replace lighting for the sign monument, as none are
functioning. Add surge protector. Invoice #2503696 \$3,395.50



Rizzetta & Company

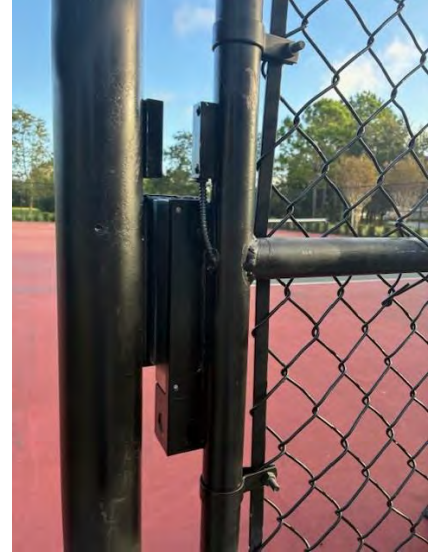
Mr. Electric: 9/5/2025 Provence – Intermittent power issues affecting the security cameras. Refurbished the breaker panel and replaced photo eye and one landscape light. Invoice #2503720 \$2,143.74

Meridian Sign Demolition Progress:



Rizzetta & Company

Tennis Courts Fob Access:



FIELD MAINTENANCE:

Advanced Aquatic: Ponds were assessed and treated on 9/2, 9/4, 9/9, 9/12, 9/16, 9/18, 9/23, 9/26, 9/29

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

Conducted 145 Directed Patrols.

Responded to the following calls for service:

1. Alarm calls: 4
2. Suspicious person: 3
3. Traffic stop: 5
4. Battery: 1
5. Parking written warnings: 3
6. Unverified 911 calls: 2
7. Welfare Check calls: 2
8. Child Custody Dispute: 1



Rizzetta & Company

Meadow Pointe IV Payment Log

9/1/2025 through 9/27/2025

Date	Purpose	Event Date	Community	Rm Dep	Rm Amt	Card Amt
9/1/2025	3 tags		Meridian			\$36.00
9/6/2025	1 tag, 1 fob		MP North			\$37.00
9/7/2025	2 tags		Windsor			\$24.00
9/8/2025	1 tag		Provence			\$12.00
9/10/2025	1 tag		Windsor			\$12.00
9/11/2025	Refund Rm & Dep	12/20/25	Parkmonte	-\$200.00	-\$50.00	-\$250.00
9/12/2025	2 tags		Meridian			\$24.00
9/12/2025	1 tag		Windsor			\$12.00
9/12/2025	1 tag		Meridian			\$12.00
9/13/2025	1 tag		Meridian			\$12.00
9/13/2025	1 fob		Provence			\$25.00
9/14/2025	1 fob		Meridian			\$25.00
9/16/2025	1 tag		Haven			\$12.00
9/17/2025	1 tag		Enclave			\$12.00
9/18/2025	2 tags		Meridian			\$24.00
9/20/2025	Refund Rm Dep	9/20/25	Provence	-\$200.00		-\$200.00
9/23/2025	2 tags		Meridian			\$24.00
9/23/2025	1 tag		MP North			\$12.00
9/24/2025	2 tags		Windsor			\$24.00
9/24/2025	1 fob		Provence			\$25.00
9/25/2025	3 tags		MP North			\$36.00
9/26/2025	2 tags 1 fob		Whinsenton			\$49.00
9/27/2025	Refund Rm Dep	9/27/25	Provence	-\$200.00		-\$200.00

Upcoming Community Events:

Fall Festival will be celebrated with activities, food, crafts and music in our back field on **Saturday, October 18, 2025, from 11:00 AM to 2:00 PM.** This year we have added “Touch a Truck”.

Fall Garage Sale will be held on Saturday, November 1st, from 8:00 AM to 2:00 PM.

Respectfully submitted, *Lori Stanger*



Rizzetta & Company

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 12, 2025, at 05:00 pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager's Report

October 8

2025

District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>8/31/2025</u>
General Fund Cash & Investment Balance:		\$1,130,677
Reserve Fund Cash & Investment Balance:		\$969,310
Debt Service Fund Investment Balance:		<u>\$458,114</u>
Total Cash and Investment Balances:		\$2,558,101
General Fund Expense		Under
Variance: \$80,318		Budget

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RAID Log - Risks, Actions, Issues, Decisions						
#	Description	Type	Criticality	Status	Due Date	Owner
1	Duke Energy Project Part 2			Received proposals, but will begin next fiscal year.	Fiscal Year 2025-2026	Juniper
2	Pond 64 Maintenance			The Board will discuss at the September meeting.	Fiscal Year 2024-2025	Juniper
3	Volleyball Maintenance Proposal			Waiting on proposals. Will be discussed at the meeting in September.	Fiscal Year 2024-2025	Clubhouse Manager
4	Street Sign Repair			The Board approved this at the January's meeting.	Jun-25	District Engineer
5	Pond 50 Control Structure			An update will be provided at the meeting.	Jun-25	District Engineer
6	Sidewalk Project			The Board approved this at the February's meeting.	Jun-25	District Engineer
7	Flumes Project			The Board approved this at the February's meeting.	Jun-25	District Engineer
8	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
9	Annual Approval for Winter			This will be approved at the meeting in the Winter.	Winter 2025	District Manager
10	Lighting for the Basketball Courts and Tennis Courts			On hold.	Fiscal Year 2025-2026	District Manager and Clubhouse Manager
11	Holiday Decorations			Approved in August.	Sep-25	District Manager and Clubhouse Manager
12	Camera's Upgrades			Lori is getting proposals.	Jun-25	Clubhouse Manager
13	Landscape Contract Competitive Bids			The Board motion for RFP in May 2025.	Winter 2025	Field Services
14	Restoration of Sign at Meridian			The project is ongoing.	Aug-25	The Board and the District Manager
15	Pressure Washing			Approved at the August Meeting.	Fall 2025	District Manager and Clubhouse Manager
16	Key Fob Project			Project is ongoing.	Fall 2025	Clubhouse 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			

Tab 9

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, September 10, 2025, at 9:02 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

Present and constituting a quorum:

Megan McNeil	Board Supervisor, Chairman
Susan Fischer	Board Supervisor, Vice Chairman
Mechelle Jarvis	Board Supervisor, Assistant Secretary
Scott Page	Board Supervisor, Assistant Secretary
Michael Scanlon	Board Supervisor, Assistant Secretary (via conference call)

Also, present were:

Ruben Durand	District Manager, Rizzetta & Company, Inc.
Amiee Brodeen	Field Services, Rizzetta & Company
Lori Stanger	Clubhouse Manager
Vivek Babbar	District Counsel, Straley & Robin
Greg Woodcock	District Engineer, Stantec
Jorge Ledesma	Juniper Landscape
Doug Agnew	Sr. Environmental Consultant, Advanced Aquatic
Shane Carlson	Carlson Construction

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Durand 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 put forward.

FOURTH ORDER OF BUSINESS**BUSINESS ITEMS****A. Consideration of District Management Contract**

The Board tabled this matter, pending the requested changes being included, along with receipt of the redline version for the Board's review.

B. Discussion of Reserve Study

Discussion was held regarding pond repairs, stormwater repairs, and road repairs. The Board requested that Staff prepare a listing of what items need to be addressed this year. A request was also made for a determination on how much the Board can afford to spend annually on the reserves and still sustain the reserve amount.

C. Discussion of Windsor Road access to SR 56

The Board discussed the possibility of connecting Windsor's paved pathway at the northernmost area of Windsor, to the recreation path paralleling SR 56. Mr. Page related that Windsor homeowner Mr. Conrad Milne had coordinated with the County and Florida Department of Transportation. It was determined that FDOT did not plan to connect Windsor to SR56, and County officials said they cannot consider using public funds if Windsor maintains private access, i.e., the fence/gate blocking the public from entering the neighborhood would have to be removed. The Board tabled this matter indefinitely.

D. Consideration of Proposal to Replace Meridian Entryway Sign and Monument

Mr. Carlson presented a proposal to replace the damaged Meridian entryway sign and monument; he responded to Board questions. The Board wanted demolition and removal of the damaged sign and monument to be the first priority. The Board also asked that Mr. Adams collaborate with the District Engineer on the quote and submit a claim to insurance.

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$60,000 for the monument work, subject to District Counsel drafting the agreement and District Engineer collaborating on the specs, and authorized the Chair to execute the agreement outside of a meeting, for the Meadow Pointe IV Community Development District.

E. Discussion of Resident Painting on CDD Wall

The Board discussed a resident request to paint the interior of a party wall along his rear property line adjacent Meadow Pointe Blvd in Parkmonte. The District Engineer is to

determine whether the fence is on CDD property or on homeowner property. District Manager will coordinate with the MPIII/IV HOA Property Management to confirm responsibilities for this and other portions of the party wall.

FIFTH ORDER OF BUSINESS**STAFF REPORTS****A. Deputy/Captain Report**

Ms. Stanger presented a report on behalf of the Deputy. She highlighted that PCSO has provided a flyer/poster to inform residents on enforcement of the law regarding use of electronic bicycles and scooters.

B. District Engineer**1. Consideration of Pond Erosion Proposal**

Mr. Woodcock presented three proposals to the Board, and a brief discussion ensued.

On a motion from Ms. McNeil, seconded by Mr. Page, with all in favor, the Board of Supervisors approved the proposal from Finn Outdoor in the amount of \$196,960 to make repairs to the bond banks, subject to District Counsel and District Engineer collaborating to draft the agreement, for the Meadow Pointe IV Community Development District. Funding is to be from the Reserve Account.

2. Presentation of Mill and Resurface Cost Summary

Mr. Woodcock presented the cost summary for the mill and resurfacing project to the Board and responded to questions. A discussion ensued regarding the value of applying HA-5 road preservation treatments vice re-milling & re-surfacing without preservation treatments every 5-10 years. Mr. Woodcock agreed to take a closer look at the numbers and bring them back to the next meeting.

C. Aquatic Maintenance Report**1. Presentation of Waterway Inspection Report**

Mr. Agnew reviewed his report, noting that a significant number of the aquatic plants recently installed died and the vendor will be replacing them under warranty.

The Aquatics report noted hog damage in Windsor, on the west side of Gwynhurst Blvd. The Board asked District Management to have the hog trapper respond, and to also learn from MPIII if their nearby neighborhoods also are experiencing similar damage.

D. Landscape Inspection Services**1. Review of Field Inspection Report**

Ms. Brodeen reviewed the report, highlighting specific areas of concern. The Board commented that the budget provides for one-third of the District to have conservation area cutbacks every three years.

The Board requested that Mr. Adams provide Ms. Brodeen and Mr. Ledesma the aquatics vendors map, ensuring that the numbering matches what the District Engineer has.

E. Juniper Landscaping

Mr. Ledesma provided his feedback regarding the Landscape Inspection Report. He also said that Juniper is developing a proposal to perform structural pruning to trees.

Juniper also is working on a revised proposal for the Provence entryway to help conceal or district attention from the large power lines/poles installed by Duke Energy two-three years earlier.

Ms. Jarvis requested attention to palm trees installed along the pond behind homes in Provence along Kelmin Terrace as part of the Duke Energy remediation project.

F. Amenity Management

1. Review of Amenities Report

Ms. Stanger announced the Fall Festival to be held Oct 18.

The Board discussed for the District Manager to send an official letter to the County Commissioner to repair sidewalks along Meadow Pointe Blvd. The Board asked that Mr. Adams reach out to Meadow Pointe III on this to have greater leverage with the County.

G. District Counsel

Mr. Babbar discussed the homeowner encroachment on CDD property, stating for the record that these are unique circumstances as evidenced by the records on file with the CDD and are likely the result of prior homeowners and the Developer-controlled HOA not following up to inspect the improvements were constructed according to the application and approval or communicating to the CDD when CDD property may be involved. The HOAs are now communicating a lot better with the CDD for such applications. The CDD does not permit residents to encroach upon CDD property and evaluates any encroachments on a case-by-case basis and is not setting any precedence or policy for any encroachments discovered in the future.

On a motion from Ms. McNeil, seconded by Ms. Jarvis, with all in, the Board of Supervisors authorized entering into agreements for 31961 and 31962 Sandspirit PI that will be recorded in the public records to allow the encroachments currently in place to remain, with no authorization for further modifications to CDD property, for the residents to maintain and assume all liability for the encroachment area, for the residents to grant pedestrian access to the CDD and its residents over the sidewalk that the survey shows is within their lots, and with the expenses of such agreements to

be reimbursed by the residents, for the Meadow Pointe IV Community Development District.

H. District Manager

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

Mr. Durand presented the District Manager Report, Raid Log, and Monthly Financial Statement. He reminded the Board that the next meeting will be held on October 8, 2025, at 9:00 a.m.

Mr. Adams will inform the Board regarding the landscape contract RFP process, as well as changes requested to the documents.

SIXTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 13, 2025

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the Minutes of Regular Meeting held on August 13, 2025, as presented, for the Meadow Pointe IV Community Development District.

B. Consideration of Operation and Maintenance Expenditures for July 2025

On a motion from Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for July 2025 (\$153,420.63), for the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisors Forum

There were no requests put forward.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with all in favor, the Board of Supervisors adjourned the meeting at 11:32 a.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary

Chair/Vice Chair

Tab 10



**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$142,575.28**

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

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	300200	1154826497	Installation 1150337676 and Security Services 08/13/25-11/12/25	\$ 392.13
Advanced Aquatic Services, Inc.	300191	10559692 Balance	Balance - Installation of Bare Root Native Aquatic Plants at Ponds 07/25	\$ 8,932.50
Advanced Aquatic Services, Inc.	300205	10559937	Monthly Aquatic Maintenance 08/25	\$ 4,882.00
American Illuminations & Decor	300206	117 Deposit	Deposit - Holiday Lighting 08/25	\$ 12,500.00
American Power Washing, LLC	300207	620 Deposit	Pressure Washing 04/25	\$ 3,000.00
Brian C Svoboda	300192	7092025	Rebuild Ramp for Storage Shed at Clubhouse Facility 07/25	\$ 375.00
Brian C Svoboda	300192	7102025	Gate Install/Repair 07/25	\$ 225.00
Brian C Svoboda	300201	7292025	Sign Installation 07/25	\$ 315.00
Brian C Svoboda	300201	7302025	Landfill Trip - Paint/Chemical Disposal 07/25	\$ 281.00
Charter Communications	082825-01	1316058080925 ACH	31187 Sotherby Dr 08/25	\$ 110.00
Charter Communications	081125-01	1316728072125 ACH	3525 Bellmeade Ct 08/25	\$ 110.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clean Sweep Supply Co., Inc.	300193	13684	Janitorial Supplies 07/25	\$ 90.55
Coastal Waste & Recycling, Inc.	300208	SW0001052788	Waste Disposal Services 08/25	\$ 14,094.36
Day Metal Products LLC	300194	619	Fabricate Aluminum Tubing Grate Frames 07/25	\$ 859.00
DCSI, Inc.	300209	33944	Service Call 07/25	\$ 294.00
Florida Department of Revenue	082025-01	61-8015577602-6 07/25 ACH	61-8015577602-6 Sales & Use Tax 07/25	\$ 82.96
Frontier Florida, LLC	081925-02	813-973-3003-101308-5 08/25 ACH	Clubhouse Internet 08/25	\$ 251.87
Frontier Florida, LLC	081325-02	813-994-0164-071921-5 08/25 ACH	Meridia Gate Phone 08/25	\$ 59.99
Frontier Florida, LLC	081425-01	813-994-1603-072021-5 08/25 ACH	Whinsenton Sub Division Gate Phone 08/25	\$ 70.69
Frontier Florida, LLC	081325-03	813-994-1915-011921-5 08/25 ACH	Shellwood Sub Division Gate Phone 08/25	\$ 70.19
Frontier Florida, LLC	082625-02	813-994-4607-042922-5 08/25 ACH	Windsor Internet 08/25	\$ 59.99
Frontier Florida, LLC	080725-01	813-994-4726-101321-5 07/25 ACH	Gate Phone 07/25	\$ 59.99

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	081925-01	813-994-6437-121521-5	Gate Phone 08/25	\$ 59.99
		08/25 ACH		
Juniper Landscaping of Florida, LLC	300210	347099	Fertilizer 07/25	\$ 243.67
Juniper Landscaping of Florida, LLC	300210	348094	Landscape Maintenance 08/25	\$ 19,899.00
Juniper Landscaping of Florida, LLC	300210	349285	Irrigation Repair 07/25	\$ 308.92
Juniper Landscaping of Florida, LLC	300222	350508	Irrigation Repair 08/25	\$ 300.00
Juniper Landscaping of Florida, LLC	300222	350509	Irrigation Repair 08/25	\$ 400.00
Mechelle Jarvis	300211	MJ081325	Board of Supervisors Meeting - Budget Workshop 08/13/25	\$ 200.00
Megan McNeil	300212	MM081325	Board of Supervisors Meeting - Budget Workshop 08/13/25	\$ 200.00
Michael J Scanlon	300213	MS081325	Board of Supervisors Meeting - Budget Workshop 08/13/25	\$ 200.00
Mr. Electric of Land O' Lakes	300202	2503089	Entry Gate Internet 07/25	\$ 1,225.15
Mr. Electric of Land O' Lakes	300202	2503090	Province Entry - North Side Lighting 07/25	\$ 2,564.15

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Mr. Electric of Land O' Lakes	300195	2503246	Install Wall Sconce 07/25	\$ 960.00
Outsmart Pest Management, Inc.	300223	45512	Monthly Pest Control Services 08/25	\$ 60.00
Pasco County Utilities	081325-01	22747406 ACH	0514195-01034859 3902 Meadow Pointe Blvd 06/25	\$ 354.83
Pasco Sheriff's Office	300203	ARJUL25 MPIV	Deputy Services 07/25	\$ 11,876.58
Rizzetta & Company, Inc.	300189	INV0000101279	District Management Fees 08/25	\$ 7,157.50
Rizzetta & Company, Inc.	300197	INV0000101301	Personnel Reimbursement, Amenity Management & Oversight 08/25	\$ 9,377.70
Rizzetta & Company, Inc.	300199	INV0000101340	Cell Phone, Auto Mileage & Travel 07/25	\$ 216.20
Rizzetta & Company, Inc.	300221	INV0000101373	Personnel Reimbursement 08/25	\$ 7,849.95
Rust Off, LLC.	300214	49485	Rust Prevention - Monthly Maintenance 08/25	\$ 220.00
School Now	300196	INIV-SN-840	Quarterly Website Services 07/25	\$ 384.38

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Scott W Page	300215	SP081325	Board of Supervisors Meeting - Budget Workshop 08/13/25	\$ 200.00
Southern Automated Access Services, LLC	300216	16769-B	CAPXL Cloud - Windsor 08/25	\$ 34.50
Southern Automated Access Services, LLC	300216	16791	Service Call - Haven 08/25	\$ 115.00
Southern Automated Access Services, LLC	300216	16847	813-576-9368 Cell Phone Usage - Haven 08/25	\$ 57.95
Southern Automated Access Services, LLC	300216	16848	813-482-6396 Cell Phone Usage - Meridian 08/25	\$ 57.95
Southern Automated Access Services, LLC	300224	16865	Preventative Maintenance - Provence 08/25	\$ 451.00
Southern Automated Access Services, LLC	300198	Monthly Summary 08/25 845	CAPXL Cloud - Summary 08/25	\$ 735.50
Stantec Consulting Services, Inc.	300217	2435614	Engineering Services - Project 238202061 06/25	\$ 8,052.12
Straley Robin Vericker	300190	26857	Legal Services 06/25	\$ 3,989.70
Susan A. Fischer	300218	SF081325	Board of Supervisors Meeting - Budget Workshop 08/13/25	\$ 200.00
TECO	081225-01	221006228235 07/25 ACH	221006228235 Oldwoods Ave 07/25	\$ 1,605.37

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

August 1, 2025 Through August 31, 2025

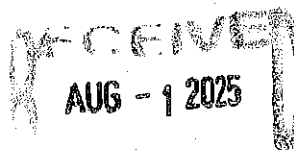
<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Triangle Pool Service	300204	10136103	Pool Maintenance 08/25	\$ 3,200.00
U.S. Water Services Corporation	300219	SI123109	Monthly Lift Station Inspection 08/25	\$ 99.61
Valley National Bank	082625-01	CC073125-845 ACH	Credit Card Expenses 07/25	\$ 2,022.72
Waste Connections of Florida	082225-02	1988005W426 ACH	Account# 6426-016055 Waste Disposal Service Rec Center 09/25	\$ 110.66
Waste Connections of Florida	082225-02	1988117W426 ACH	Account# 6426-022299 Waste Disposal Service 4467 Fennwood Cr 09/25	\$ 1,500.20
Wildlands Conservation, Inc.	300220	4431	Conservation Easements Annual Reports 08/25	\$ 818.69
Withlacoochee River Electric Cooperative, Inc.	082225-01	Monthly Summary 07/25 ACH 845	10252971 Monthly Electric Services 07/25	<u>\$ 8,150.07</u>
Total Report				<u>\$ 142,575.28</u>

Your account number: Security provided for: Your ADT system is located at:
Meadow Pointe Iv Cdd 3902 Meadow Pointe Blvd
Wesley Chapel FL 33543-5700

Page 1/2



Invoice date: Jul 25, 2025
Service period: Aug 13 - Nov 12, 2025



Your total due is: **\$392.13**
Due by: **Aug 14, 2025**

Visit our Support Center
for quick and easy help

Your Bill at-a-glance

Previous Balance	\$0.00
Payments and Adjustments	\$0.00
Current Charges	\$366.48
Taxes and Fees	\$25.65

Total Due \$392.13

Would you like more detail? See the back of the bill for your account activity and charges.

Message from ADT

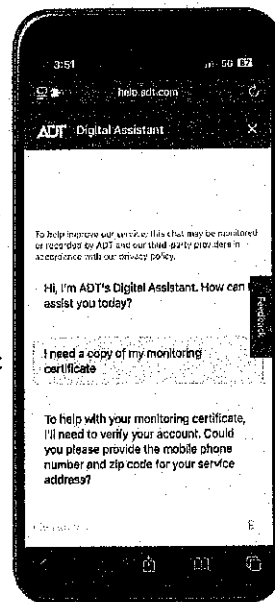
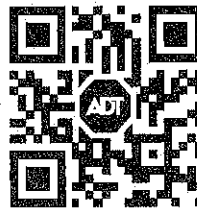
Stay safe from a common scam – remember to Identify, Verify and Notify.

Watch out for unexpected telephone calls, text messages, or door-to-door agents offering to "check" or "upgrade" your security system. They could be competitors misleading you into believing they are performing a service for ADT rather than a sale by another company. Identify who is contacting you and verify who they work for. A false sense of urgency is often employed with deceptive sales to confuse or distract you.

If you think you may be a victim of this scam and your ADT system has been replaced, conduct a test at the keypad to confirm it is connected to our monitoring center.

ADT offers support 24/7 using our Digital Assistant chat experience to help with questions about appointments, product details, billing and troubleshooting - **no need to call!**

Scan the QR code below or go to i.adt.com/helpad



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

6230 0020 DY RP 25 07252025 NNNNNNNY 01 008138 0023

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

Due Date	Aug 14, 2025
Amount Due	\$392.13

Amount Enclosed \$ **392.13**

Please send payment to:

ADT SECURITY SERVICES
PO BOX 371878
PITTSBURGH, PA 15250-7878

Please detach and submit this slip with your payment. Do not send cash.
Please write your customer Account Number on your check or money order and make payable to: ADT.



Your account number: Security provided for: Your ADT system is located at:
Meadow Pointe Iv Cdd 3902 Meadow Pointe Blvd
Wesley Chapel FL 33543-5700

Page 2/2

Is your billing information incorrect? You can change it on [MyADT.com](https://myadtdotcom.com).

Your Account Activity

Previous Balance	\$0.00
Payments and Adjustments	\$0.00
Current Charges	
RECURRING CHARGES	
Services*	
Invoice Number 1154826497	Aug 13 - Nov 12, 2025
Tax	\$177.48 \$12.42
ADDITIONAL CHARGES	
Installation and Service Charges*	
Invoice Number 1150337676	Jul 25, 2025
Tax	\$189.00 \$13.23
Total Taxable Charges	\$366.48
Taxes and Fees	\$25.65

Any balance left from previous billing periods

All payments and adjustments received from you during billing period

About your Services: Security Services*

What was installed as a part of your security system: Service Call Incremental Charge*

Total Due to be paid by Aug 14, 2025 **\$392.13**

Have questions?
Chat with us at
[MyADT.com](https://myadtdotcom.com).

Pay your bill online at
[MyADT.com](https://myadtdotcom.com).

* Taxable charges



Thinking of moving?

Life changes, but your security provider doesn't have to. Scan the barcode below or visit i.adt.com/safemove to learn how we can help you have a new home with no worries.



Protect yourself against FRAUD

- 1 ADT representatives and ADT Authorized Dealers will always carry proper, company-issued identification.
- 2 If their ID is not visible, be cautious and ask to see it. If they're with us, they'll gladly show you.
- 3 When in doubt, verify their credentials. Visit ADT.com/verify for ADT representatives, or ADT.com/dealer for ADT Authorized Dealers.
- 4 If they refuse to give you their ID, or you are still unsure, call ADT at (800)238-2727.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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

7/17/2025
10559692
\$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
8/16/2025

Remaining Balance on installation of bare root native aquatic plants at Ponds #17, 67, 70,81,83,88	8,932.50
Completed 7-15-25	

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

RECEIVED
07-17-2025

\$8,932.50

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

8/1/2025
10559937
\$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
8/31/2025

Monthly Lake Maintenance.

4,882.00

THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

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



\$4,882.00



American Illuminations

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

(813) 973-3003
lstanger@rizzetta.com

INVOICE	#117
PAYMENT TERMS	On date
DUE DATE	Aug 13, 2025
DEPOSIT DUE	\$12,500.00

CONTACT US

1560 Jutland Drive
Trinity, FL 34655

(757) 572-3732
william@american-powerwashing.com

INVOICE

Services	qty	unit price	amount
3-Year Premium Holiday Lighting	1.0	\$0.00	\$0.00
Premium Holiday Lighting agreement locks in pricing for 3 years. American Illuminations will add decorations each year at each entrance (where applicable) without the increase in price. This will be an effort to increase the scope of work gradually while maintaining the same cost for the district.			
9 Neighborhood Entrances	1.0	\$22,500.00	\$22,500.00

Provence Entrance
4 X garland to tops of gate:
48" unlit wreath on wall between gates
Warm White mini lights on junipers beneath monument and between gates
Warm White LED C9 lights on top of sign monument by road entry
(2) 36" Pre-lit wreath with bow (one on each side of monument at road entrance)

Meadow Pointe North
(2) 9' X 18" extra thick garland on top of monument
(2) 36" Pre-Lit Wreaths on each side of monument (on medallion)
18" Bow on each end monument post face
Green LED Mini Lights on bushes directly below monument
3 Reclenadas Palms behind monument: wrap trunks with Warm White LED Mini Lights, Green 'candletops'

Whinsenton
48" warm white LED clear lit wreath with 2 X 18" large bow on the top center monument on each side
(3) 9' sections of thick garland with warm white LED clear lights per side
Wrap the oak tree at the front of monument with warm white lights on trunk 30 sets LED Green Mini lights on foundation bushes.

Parkmonte
48" Pre-Lit wreath and 2 X-large bows on each side
(3) 9' sections of thick garland with warm white LED clear lights with bows per side
Front Junipers with LED Green Mini lights
48" LED clear lit wreath on front of the front center column in the center median.

Shellwood
36" warm white LED clear lit wreath
(2) 18" large bow on each side
(2) 9' sections thick garland with warm white LED clear lights
2 of 5 Palm trees/side with candle tops
Inner Ligustrum next to each monument warm white mini lights on canopies.

The Haven
48" lit wreath on fence between gates
(2) 48" lit wreath on gates, inner gates only Magnetic WW LED C9s on top of sign monument
(2) 36" wreath on the taller end of monument stone wall
20 X Staked meteors at center in front of monument.

Enclave
Magnetic warm white LED C9s on top of sign monument
36" lit wreath with bow on each side of monument
Warm white mini lights on ligustrum behind sign monument
Warm white mini lights on junipers beneath monument and between gates
48" lit wreath with bow on the wall between gates

Meridian
2 X warm white mini lights on trunk, wrap candle tops around Mejoor palm in center island and between gates
(2) 48" lit wreath on gates, inner gates only
(3) X 14" lit garland and 2 X 36" lit wreaths on sign monument
Warm White mini lights below center median Mejoor palm and between gates

Windsor
(3) garland on sign monument
48" lit wreath on the tower over the monument
(3) Mejoor palm candle wraps in the center island
(2) 48" lit wreath on gates, inner gates only
Candle wrap Mejoor palm inside center median
Warm White mini lights on curved bshes in front of monument

Clubhouse	1.0	\$2,500.00	\$2,500.00
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Clubhouse
Outline lower drip edges on front and both sides, warm white C9 LED lights
Wrap 4 palm candletops, 2 green & 2 red
(5) 18" garland around edge of portico
2 large bows on front two columns of porch

Subtotal	\$25,000.00
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RECEIVED
08-14-2025

Job Total	\$25,000.00
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Deposit Due	\$12,500.00
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See our [Terms & Conditions](#)



American Power Washing LLC

1560 Jutland Drive Trinity, Florida 34655

Cell 813-716-5999

www.american-powerwashing.com

Bill To:

Meadow Pointe IV CDD
Lori Stanger
3902 Meadow Pointe Boulevard
Wesley Chapel, FL 33543
813-973-3003 Business

Invoice

Invoice No: 620

Invoice Date: Apr 18, 2025

Job Date	Description	Qty	Each	Amount
Apr 18, 2025	Steam Cleaning Pressure Washing at Meadow Pointe IV CDD Provence: 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 included. Meadow Pointe North: 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. Whinsenton: 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. Parkmonte: 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. Shellwood: Entrance: Clean curbing, gutters and storm drains around the island on both sides of the gates. Clean	1	\$12,000.00	\$12,000.00

sidewalks, gutters, curbing and storm drains from the main road, inside the gate and up to the stop sign. Clean signs, columns and monuments.

The Haven: 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.

Enclave: 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.

Meridian: 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.

Windsor: 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

Total	\$12,000.00
Deposit (25.00%)	\$3,000.00

RECEIVED
08-14-2025

INVOICE

Billing: Meadow Pointe IV CDD
3434 Colwell Ave. Suite 200
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 - LABOR ONLY
Title:	ATTENTION	L. Stanger	7-9-25
Company Name:	BRIAN SVOBODA dba JAC	P.O. Number:	7092025
Address:	7331 Pulteney Dr	Invoice Number:	7092025
City, State Zip Code:	Wesley Chapel Fl 33545	Term:	Net 30
Date:	7/9/25		

Description	Quantity	Unit Price	Cost
Labor and Installation	5	\$75.00	\$375.00
			\$0.00
Rebuild Ramp for Storage Shed at Clubhouse Facility		Subtotal	\$375.00
	Tax		\$0.00
Total			\$375.00

57900-6409

RECEIVED
07-15-2025

Make Checks Payable to :

Brian Svoboda

c/o JAC

7331 Pulteney Drive

Wesley Chapel Florida, 33545

INVOICE

Billing: Meadow Pointe IV CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614

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

Attention:	Meadow Pointe IV	Project Title:	Gate install, basketball rim, etc..
Title:	ATTENTION	L. Stanger	7/10/2025
Company Name:	BRIAN SVOBODA dba JAC	P.O. Number:	7102025
Address:	7331 Pulteney Dr	Invoice Number:	7102025
City, State Zip Code:	Wesley Chapel FL 33545	Term:	Net 30
Date:	7/10/25		

Description	Quantity	Unit Price	Cost
Labor for items	3	\$75.00	\$225.00
Partmonte Ped. gate install, MPN 2 ped-gates repair, remove MPN dumpster gate (for rebuild), install new basketball hoop			\$0.00
		Subtotal	\$225.00
	Tax		\$0.00
Total			\$225.00

57900-6409

RECEIVED
07-15-2025

Make Checks Payable to :

Brian Svoboda

c/o JAC

7331 Pulteney Drive

Wesley Chapel Florida, 33545

BRIAN SVOBODA

INVOICE

813-545-1948
jacpro1@yahoo.com

7331 Pulteney Dr.
Wesley Chapel, FL
33545

Attention: Lori Stranger

Billing:

Meadow Pointe IV CDD
3434 Colwell Ave Suite 200
Tampa Florida 33614
Date: 7/30/2025

Project Title: Miscellaneous
P.O. Number: 7292025
Invoice Number: 7292025

Payable upon receipt

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

Description	Quantity	Unit Price	Cost
Sign Installation - PARKMONTE	1	\$85.00	\$85.00
Sign Installation - LARGE POND	1	\$85.00	\$85.00
Gate Closure installation - PROVENCE	1	\$85.00	\$85.00
Installation of Basketball Net - CLUBHOUSE	1	\$25.00	\$25.00
Materials	1	\$35.00	\$35.00
		Subtotal	\$315.00
	Tax	0.00%	\$0.00
		Total	\$315.00

RECEIVED
07-30-2025

Thank you for your business. It's a pleasure to work with you on your project.

Please make all PAYMENTS TO:

BRIAN SVOBODA

7331 PULTNEY DRIVE

WESLEY CHAPEL FLORIDA 33545

BRIAN SVOBODA

INVOICE

813-545-1948
jacpro1@yahoo.com

7331 Pulteney Dr.
Wesley Chapel, FL
33545

Attention: Lori Stranger

Billing:

Meadow Pointe IV CDD
3434 Colwell Ave Suite 200
Tampa Florida 33614
Date: 7/30/2025

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

Project Title: Shed Cleanout/Landfill Trip
P.O. Number: 7302025
Invoice Number: 7302025

Payable upon receipt

Description	Quantity	Unit Price	Cost
Landfill trip with paint and chemical disposal	1	\$111.00	\$111.00
Labor / Trip	2	\$85.00	\$170.00
		Subtotal	\$281.00
	Tax	0.00%	\$0.00
		Total	\$281.00

RECEIVED
07-30-2025

Thank you for your business. It's a pleasure to work with you on your project.

Please make all PAYMENTS TO:

BRIAN SVOBODA

7331 PULTNEY DRIVE

WESLEY CHAPEL FLORIDA 33545

August 9, 2025
Invoice Number: 1316058080925
Account Number: **8337 13 001 1316058**

Auto Pay Notice

Service At: 31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

Contact Us

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

Summary

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

Previous Balance	110.00
Payments Received -Thank You!	-110.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
<i>YOUR AUTO PAY WILL BE PROCESSED 08/26/25</i>	
Total Due by Auto Pay	\$110.00

NEWS AND INFORMATION

Stay connected to your business and save big with multi-line mobile savings. Call **1-855-767-1766**.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call **1-833-584-1017** today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-844-927-0890** today.

RECEIVED
08-19-2025

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 DY RP 09 08102025 NNNNNNNN 01 994784

MPIVCDD
31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

August 9, 2025

MPIVCDD

Invoice Number: 1316058080925
Account Number: 8337 13 001 1316058
Service At: 31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

Total Due by Auto Pay **\$110.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: MPIVCDD
 Account Number: 1316058080925
 8337 13 001 1316058

Contact Us

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

8633 2390 DY RP 09 08102025 NNNNNNNN 01 994784

Charge Details

Previous Balance		110.00
EFT Payment	07/26	-110.00
Remaining Balance		\$0.00

Payments received after 08/09/25 will appear on your next bill.

Service from 08/09/25 through 09/08/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	160.00
Promotional Discount	-80.00

Your promotional price will expire on 06/09/26

Business WiFi	10.00
	\$110.00

Spectrum Business™ Internet Total **\$110.00**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges **\$110.00**

Total Due by Auto Pay **\$110.00**

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 for more information.

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

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

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

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**.

July 21, 2025

Invoice Number: 1316728072125

Account Number: **8337 13 001 1316728**

Auto Pay Notice

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

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

*Service from 07/21/25 through 08/20/25
details on following pages*

Previous Balance	110.00
Payments Received -Thank You!	-110.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
YOUR AUTO PAY WILL BE PROCESSED 08/08/25	
Total Due by Auto Pay	\$110.00

RECEIVED
07-22-2025

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 DY RP 21 07222025 NNNNNNNN 01 996427

MEADOW POINTE 4 CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

July 21, 2025

MEADOW POINTE 4 CDD

Invoice Number: 1316728072125

Account Number: 8337 13 001 1316728

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

Total Due by Auto Pay	\$110.00
------------------------------	-----------------

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



MEADOW POINTE 4 CDD
 Invoice Number: 1316728072125
 Account Number: 8337 13 001 1316728

Contact Us

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

8633 2390 DY RP 21 07222025 NNNNNNNN 01 996427

Charge Details

Previous Balance		110.00
EFT Payment	07/08	-110.00
Remaining Balance		\$0.00

Payments received after 07/21/25 will appear on your next bill.

Service from 07/21/25 through 08/20/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	160.00
Promotional Discount	-80.00

Your promotional price will expire on 06/09/26

Business WiFi	10.00
	\$110.00

Spectrum Business™ Internet Total **\$110.00**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges **\$110.00**
Total Due by Auto Pay **\$110.00**

Billing Information

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

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Continued on the next page....

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



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

Clean Sweep Supply Co., INC.

206 E Waters Ave
Tampa, FL 33604 US
+18139329564
Beth@cleansweepsupply.biz

**INVOICE**

BILL TO
MEADOW POINTE IV CDD *MPC400
Meadow Point IV CDD
3434 Colwell Ave, suite 200
Tampa, FL 33614

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

INVOICE #
13684

DATE
07/16/2025

TERMS
Net 30

DUE DATE
08/15/2025

SHIP DATE
07/22/2025

SKU	DESCRIPTION	QTY	RATE	AMOUNT
CSDH080	H080 CASCADES HARDWOUND TOWEL 8" WHITE 800' 6/CASE	1	35.50	35.50T
HT400011	HT400011 TOWEL MULTIFOLD WHITE 16/250/CS	1	31.25	31.25T
EVPFL4003	EVPFL4003 Vinyl Glove Powder Free Large box / 10 box/ case	4	5.95	23.80T

Thank you for your business. You can pay via this payment link with ACH or can call with a credit card or mail a check to 206 E Waters Ave, Tampa FL 33604

SUBTOTAL	90.55
TAX	0.00
TOTAL	90.55

BALANCE DUE

\$90.55

RECEIVED
07-23-2025



www.coastalwasteinc.com

INVOICE

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

Invoice SW0001052788
Page Page 1 of 1
Date 07/31/2025
Customer 21987
Site 0
PO Number
Due Date 08/30/2025

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) MEADOW POINTE IV CDD CYPRESS RIDGE BLVD, WESLEY CHAPEL FL Serv #001 96 GALLON MSW 846 - 0YD				
31 - Jul	846 UNITS @ \$16.66 (Aug 01/25 - Aug 31/25)		\$14,094.36	1.00	\$14,094.36
<div>RECEIVED 07-29-2025</div>					

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

INVOICE TOTAL	\$14,094.36
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Payments made by credit card or debit card are subject to a 2.55% service fee

Invoice SW0001052788
Page Page 1 of 1
Date 07/31/2025
Customer 21987
Site 0
PO Number
Due Date 08/30/2025

Please return this portion with payment to:
Coastal Waste & Recycling
PO Box 632201
Cincinnati, OH 45263-2201

AMOUNT REMITTED	\$14,094.36
------------------------	--------------------

0025756SW0219870000SW000105278800027090244

Day Metal LLC

PO Box 176
Brooksville, FL 34605

Invoice

Date	Invoice #
7/15/2025	619

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

Ship To
MEADOW POINTE NORTH DUMPSTER

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
LORI STANGER	Net 30		7/15/2025	PICK UP	233	

Quantity	Item Code	Description	Price Each	Amount
	FAB Exempt	FABRICATE (2) 70" X 68" - 1-1/2" X 1/8" SQUARE ALUMINUM TUBING GRATE FRAMES Sales Tax Exempt	859.00 0.00%	859.00 0.00
57900-6409				

Phone #	RECEIVED 07-18-2025	Total	\$859.00
---------	-------------------------------	--------------	----------

352-799-9258

Day Metal , LLC

Custom Sheet Metal Fabrication

119 E Dr MLK Jr Blvd
Brooksville, FL 34601
Phone (352) 799-9258 Fax (352) 799-8912

Quotation For:

Lori Stanger
Meadow Pointe IV CDD
c/o Rizzetta & Co
3434 Colwell Ave
Tampa, FL 33614
Cell (352) 584-0862

Quotation

Date: 6/25/2025

Prepared by: Rory Day

Project Name: (2) Gate Frames for
Meadow Pointe
North Dumpster

QTY	DESCRIPTION	UNIT PRICE	TOTAL
2	Fabricate 70" x 68" - 1-1/2" x 1/8" Aluminum square tubing gate frame	\$ 859.00	\$ 859.00

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATIONS OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COST WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THIS PROPOSAL. OWNER TO CARRY ALL NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE.

SUBTOTAL	\$ 859.00
SALES TAX	Exempt
OTHER	
TOTAL	\$ 859.00

Acceptance Of Proposal

Signature  Date 7/9/25

THANK YOU FOR YOUR BUSINESS!



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
33944	08/07/2025	\$294.00	08/22/2025	Net 15	

P.O. NUMBER
11175

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/09/2025	Access/ Gate:Service Reason for call: Pool gate reader not working - please check. Tech notes: Pool reader was not acknowledging prox cards. Reset the reader, but it still did not read cards. Replaced with a new reader and tested; gate is now functioning properly.	1	145.00	145.00
07/09/2025	Access/ Gate:Parts 6005BG HID Proxpoint Plus Reader	1	149.00	149.00

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	294.00
TAX (8.5%)	0.00
TOTAL	294.00
BALANCE DUE	\$294.00

RECEIVED
08-07-2025



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: 250819638644**

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

61-8015577602-6**07/2025****08/19/2025 3:19:32 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: 8/20/2025
Amount for Check: \$82.96
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: 813-533-2950
Email Address: ekanjirathingal@rizzetta.com

1. Gross Sales
(Do not include tax) 514.02
2. Exempt Sales
(Include these in Gross Sales, Line 1) 0.00
3. Taxable Sales/Purchases
(Include Internet/Out-of-State Purchases) 514.02

Discretionary Sales Surtax Information			
Taxable Sales and			
A.	Purchases Not Subject to Discretionary Sales Surtax	\$	0.00
B.	Total Discretionary Sales Surtax Due	\$	5.15

4. Total Tax Due
(Include Discretionary Sales Surtax from Line B) \$ 82.96
5. Less Lawful Deductions \$ 0.00
6. Less DOR Credit Memo \$ 0.00
7. Net Tax Due \$ 82.96
8. a. **Less (-)** Collection Allowance; or if Late, \$ 0.00
8. b. **Plus (+)** Penalty and Interest \$ 0.00
9. Amount Due With Return \$ 82.96

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

Payment you have authorized

82.96



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

Billing Date:
Jul 25, 2025

Billing Period:
Jul 25 – Aug 24, 2025

Hi MEADOW POINTE IV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$101.10
Payment received by Jul 25, thank you	-\$101.10

Service summary

	Previous month	Current month
Bundle	\$79.85	↑\$231.34
Other	-\$20.00	-\$20.00
Additional Services	\$7.99	\$7.99
Taxes and Fees	\$33.26	↓\$32.54
Total services	\$101.10	\$251.87
Total balance		\$251.87

Total balance

\$251.87

Auto Pay is scheduled
Aug 18

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

RECEIVED
07-30-2025

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 NO RP 25 07282025 NNNNNNNN 01 959085

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 or the MyFrontier app.



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

Billing Date:
Jul 25, 2025

Billing Period:
Jul 25 – Aug 24, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at 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.

SERVICE TERMS

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



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

07.25-08.24	Business Fiber Internet 500	\$49.99
	5 Usable Static IP Addresses	\$35.00
	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	\$6.00
Bundle Total		\$231.34

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 \$251.87 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 or frontier.com/tariffs for other important service Terms, Conditions, and Policies.



Other Charges

Monthly Charges

07.25-08.24	(2) Customer Loyalty Credit	-\$20.00
	\$10.00 Discount through 04/16/27	
Other Charges Total		-\$20.00

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased by \$5.00 per month, per line. Questions? Please contact customer service.

Starting in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges.



Additional Services

Monthly Charges

07.25-08.24	Multi-Device Security	\$7.99
Additional Services Total		\$7.99



Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	\$20.52
	Federal USF Recovery Charge	\$12.02
Federal Taxes		\$32.54
Taxes and Fees Total		\$32.54

Total current month charges **\$251.87**



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

Billing Date:
Jul 25, 2025

Billing Period:
Jul 25 - Aug 24, 2025

Frontier

813-973-3003

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jul 18	11:17A	1.0	DD	VENICE FL 941-468-3555	\$0.00	U
2	Jul 21	2:33P	2.0	DD	HUDSON FL 727-699-5001	\$0.00	U
Subtotal						\$0.00	

Frontier Com of America

813-973-3003

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jun 25	3:48P	4.0	DD	NORTHBROOK IL 847-946-9275	\$0.00	U
2	Jun 27	6:40A	2.0	DD	ALLENTOWN PA 484-505-0200	\$0.00	U
3	Jun 27	7:06A	2.0	DD	ALLENTOWN PA 484-505-0200	\$0.00	U
4	Jun 27	8:59A	1.0	DD	MABANK TX 430-302-6066	\$0.00	U
5	Jun 28	12:34P	1.0	DD	ALLENTOWN PA 484-505-0200	\$0.00	U
6	Jun 28	3:29P	1.0	DD	EL PASO TX 915-373-4702	\$0.00	U
7	Jul 03	6:42A	2.0	DD	DAYTON OH 937-626-3567	\$0.00	U
8	Jul 03	1:01P	4.0	DD	SANANTONIO TX 210-314-9344	\$0.00	U
9	Jul 03	1:26P	2.0	DD	PHILA PA 215-800-7076	\$0.00	U
10	Jul 06	9:43A	1.0	DD	SAVANNAH GA 912-441-0999	\$0.00	U
11	Jul 06	9:45A	1.0	DD	BALTIMORE MD 443-253-4665	\$0.00	U
12	Jul 06	9:47A	1.0	DN	DEERFLDBCH FL 954-254-0966	\$0.00	U
13	Jul 06	9:48A	1.0	DN	DEERFLDBCH FL 954-254-0966	\$0.00	U
14	Jul 12	3:56P	1.0	DN	FTLAUDERDL FL 954-270-7297	\$0.00	U
15	Jul 12	4:25P	2.0	DD	TACOMA WA 253-426-0370	\$0.00	U
16	Jul 12	4:35P	1.0	DN	MIDDLEBURG FL 904-589-4729	\$0.00	U
17	Jul 15	2:06P	2.0	DD	NWYRCYZN01 NY 646-359-5020	\$0.00	U
18	Jul 15	2:08P	1.0	DD	NWYRCYZN08 NY 347-969-4660	\$0.00	U
19	Jul 15	4:21P	2.0	DD	BALTIMORE MD 410-963-2839	\$0.00	U
20	Jul 15	5:54P	3.0	DD	ORLANDO FL 407-883-5997	\$0.00	U
21	Jul 18	7:16A	1.0	DD	BOCA RATON FL 561-212-3784	\$0.00	U
22	Jul 18	7:21A	2.0	DD	BOCA RATON FL 561-212-3784	\$0.00	U
23	Jul 18	9:19A	2.0	DD	TACOMA WA 253-426-0370	\$0.00	U
24	Jul 19	5:32A	2.0	DD	MABANK TX 430-302-6066	\$0.00	U
25	Jul 19	5:35A	2.0	DD	BALTIMORE MD 410-963-2839	\$0.00	U
26	Jul 19	6:08A	2.0	DD	BALTIMORE MD 410-963-2839	\$0.00	U
27	Jul 22	1:13P	1.0	DD	AUSTIN TX 512-963-0487	\$0.00	U
28	Jul 23	12:41P	2.0	DD	ORLANDO FL 407-883-5997	\$0.00	U
29	Jul 23	1:00P	3.0	DD	AUSTIN TX 512-963-0487	\$0.00	U
Subtotal						\$0.00	

813-973-3883

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jul 14	1:56P	3.0	DD	CAPITOLHTS MD 301-702-6074	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day
 DN - Night

813-973-3003

10/KQXA/509509/ /VZFL



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

Billing Date:
Jul 25, 2025

Billing Period:
Jul 25 - Aug 24, 2025

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-973-3003	31	55	\$0.00
813-973-3883	1	3	\$0.00
Total	32	58	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	2	3	\$0.00
Interstate	22	43	\$0.00
Intrastate	8	12	\$0.00
Total	32	58	\$0.00



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

Billing Date:
Jul 25, 2025

Billing Period:
Jul 25 - Aug 24, 2025



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

Billing Date:
Jul 19, 2025

Billing Period:
Jul 19 - Aug 18, 2025

Hi MEADOW POINTE IV CDD- MERIDIA,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$54.99
Payment received by Jul 19, thank you	-\$54.99

Service summary

	Previous month	Current month
Internet	\$69.99	↑\$74.99
Other	-\$15.00	-\$15.00
Total services	\$54.99	\$59.99
Total balance		\$59.99

Total balance

\$59.99

Auto Pay is scheduled
Aug 12

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Eagan, MN 55121-2879

6790 0107 NO RP 19 07212025 NNNNNNNN 01 992452

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

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

Billing Date:
Jul 19, 2025

Billing Period:
Jul 19 - Aug 18, 2025



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Internet

Monthly Charges

07.19-08.18	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00

Internet Total	\$74.99
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NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to \$25.00 per month, per line. Questions? Please contact customer service.



Other Charges

Monthly Charges

07.19-08.18	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	-\$15.00
---------------------	----------

Total current month charges	\$59.99
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MEADOW POINTE IV CDD- MERIDIA

Account Number:

813-994-0164-071921-5

Billing Date:

Jul 19, 2025

Billing Period:

Jul 19 - Aug 18, 2025



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

Billing Date:
Jul 20, 2025

Billing Period:
Jul 20 – Aug 19, 2025

Hi MEADOW POINTE IV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$65.69
Payment received by Jul 20, thank you	-\$65.69

Service summary

	Previous month	Current month
Internet	\$79.99	↑\$84.99
Other	-\$15.00	-\$15.00
Taxes and Fees	\$0.70	\$0.70
Total services	\$65.69	\$70.69
Total balance		\$70.69

Total balance

\$70.69

Auto Pay is scheduled
Aug 13

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07-24-2025

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Eagan, MN 55121-2879

6790 0107 NO RP 20 07222025 NNNNNNNN 01 994815

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

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

Billing Date:
Jul 20, 2025

Billing Period:
Jul 20 – Aug 19, 2025



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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.

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Internet

Monthly Charges

07.20-08.19	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00
	WiFi Router Lease	\$10.00
Internet Total		\$84.99

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to \$25.00 per month, per line. Questions? Please contact customer service.



Other Charges

Monthly Charges

07.20-08.19	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		-\$15.00



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 **\$70.69**

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

Billing Date:
Jul 20, 2025

Billing Period:
Jul 20 - Aug 19, 2025



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

Billing Date:
Jul 19, 2025

Billing Period:
Jul 19 – Aug 18, 2025

Hi MEADOW POINTE IV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$65.19
Payment received by Jul 19, thank you	-\$65.19

Service summary

	Previous month	Current month
Internet	\$74.99	↑\$79.99
Other	-\$10.50	-\$10.50
Taxes and Fees	\$0.70	\$0.70
Total services	\$65.19	\$70.19
Total balance		\$70.19

Total balance

\$70.19

Auto Pay is scheduled
Aug 12

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07-23-2025



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Eagan, MN 55121-2879

6790 0107 NO RP 19 07212025 NNNNNNNN 01 002405 0009

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

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

Billing Date:
Jul 19, 2025

Billing Period:
Jul 19 – Aug 18, 2025



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Internet

Monthly Charges

07.19-08.18	Business Fiber Internet 500	\$49.99
	1 year term 3/20/25-3/19/26	
	1 Usable Static IP Address	\$25.00
	Auto Pay Discount	-\$5.00
	WiFi Router Lease	\$10.00
Internet Total		\$79.99

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to \$25.00 per month, per line. Questions? Please contact customer service.



Other Charges

Monthly Charges

07.19-08.18	Printed Bill Fee	\$4.50
	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		-\$10.50



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 \$70.19

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\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

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

Billing Date:
Jul 19, 2025

Billing Period:
Jul 19 - Aug 18, 2025



WINDSOR MPIV CDD Account Number:
813-994-4607-042922-5

Billing Date:
Aug 01, 2025

Billing Period:
Aug 01 – Aug 31, 2025

Hi WINDSOR MPIV CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$59.99
Payment received by Aug 01, thank you	-\$59.99

Service summary

	Previous month	Current month
Internet	\$74.99	\$74.99
Other	-\$15.00	-\$15.00
Total services	\$59.99	\$59.99
Total balance		\$59.99

Total balance

\$59.99

Auto Pay is scheduled
Aug 25

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6790 0107 DY RP 01 08042025 NNNNNNNN 01 988964

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

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WINDSOR MPIV CDD Account Number:
813-994-4607-042922-5

Billing Date:
Aug 01, 2025

Billing Period:
Aug 01 – Aug 31, 2025



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Internet

Monthly Charges

08.01-08.31	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00
	Valued Customer Fiber 1 Gig Upgrade	\$0.00
Internet Total		\$74.99



Other Charges

Monthly Charges

08.01-08.31	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/13/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/13/27	
Other Charges Total		-\$15.00

Total current month charges **\$59.99**

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WINDSOR MPIV CDD Account Number:
813-994-4607-042922-5

Billing Date:
Aug 01, 2025

Billing Period:
Aug 01 - Aug 31, 2025



MEADOW POINTE IV CDD- PARKMONT Account Number: **813-994-4726-101321-5**

Billing Date:
Jul 13, 2025

Billing Period:
Jul 13 - Aug 12, 2025

Hi MEADOW POINTE IV CDD- PARKMONT,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$54.99
Payment received by Jul 13, thank you	-\$54.99

Service summary

	Previous month	Current month
Internet	\$69.99	↑\$74.99
Other	-\$15.00	-\$15.00
Total services	\$54.99	\$59.99
Total balance		\$59.99

Total balance

\$59.99

Auto Pay is scheduled
Aug 06

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6790 0107 NO RP 13 07152025 NNNNNNNN 01 992082

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

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



MEADOW POINTE IV CDD- Account Number:
PARKMONT 813-994-4726-101321-5

Billing Date:
Jul 13, 2025

Billing Period:
Jul 13 – Aug 12, 2025



WAYS TO PAY YOUR BILL



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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.

SERVICE TERMS

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



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

 Internet			
Monthly Charges			
07.13-08.12	Business Fiber Internet 500	\$49.99	
	Valued Customer Fiber 500 Upgrade	\$0.00	
	1 Usable Static IP Address	\$25.00	
Internet Total		\$74.99	
 Other Charges			
Monthly Charges			
07.13-08.12	Customer Loyalty Credit	-\$10.00	
	\$10.00 Discount through 03/13/27		
	Customer Loyalty Credit	-\$5.00	
	\$5.00 Discount through 03/13/27		
Other Charges Total		-\$15.00	
Total current month charges		\$59.99	

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 \$59.99 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to \$25.00 per month, per line. Questions? Please contact customer service.

LET FRONTIER
BE YOUR
TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



MEADOW POINTE IV CDD- Account Number:
PARKMONT 813-994-4726-101321-5

Billing Date:
Jul 13, 2025

Billing Period:
Jul 13 - Aug 12, 2025



MEADOW POINTE IV COMMUNITY Account Number:
813-994-6437-121521-5

Billing Date:
Jul 23, 2025

Billing Period:
Jul 23 - Aug 22, 2025

Hi MEADOW POINTE IV COMMUNITY,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$54.99
Payment received by Jul 23, thank you	-\$54.99

Service summary

	Previous month	Current month
Internet	\$69.99	↑\$74.99
Other	-\$15.00	-\$15.00
Total services	\$54.99	\$59.99
Total balance		\$59.99

Total balance

\$59.99

Auto Pay is scheduled
Aug 18

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RECEIVED
07-28-2025

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 NO RP 23 07232025 NNNNNNNN 01 995324

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 or the MyFrontier app.



MEADOW POINTE IV COMMUNITY Account Number:
813-994-6437-121521-5

Billing Date:
Jul 23, 2025

Billing Period:
Jul 23 – Aug 22, 2025



Easy, simple, secure payments with
 Auto Pay at frontier.com/autopay



Download the
 MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at 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.

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SERVICE TERMS

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



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup

Internet		
Monthly Charges		
07.23-08.22	Business Fiber Internet 500	\$49.99
	Valued Customer Fiber 500 Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
Internet Total		\$74.99

Other Charges		
Monthly Charges		
07.23-08.22	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		-\$15.00

Total current month charges		\$59.99
-----------------------------	--	---------

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to \$25.00 per month, per line. Questions? Please contact customer service.

LET FRONTIER
BE YOUR
TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



MEADOW POINTE IV COMMUNITY Account Number:
813-994-6437-121521-5

Billing Date:
Jul 23, 2025

Billing Period:
Jul 23 - Aug 22, 2025

Please Remit Payment to:

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



Invoice 347099

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

Date	Due Date
07/31/25	8/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#283641 - Meadow Pointe IV - 2024/2025 Maintenance Contract	
Fertilize Turf St Augustine - JULY - 07/29/2025	\$77.00
IPM - 07/29/2025	\$166.67



Grand Total \$243.67

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$243.67	\$300.00	\$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 348094

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

Date	Due Date
08/01/25	8/31/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#283641 - Meadow Pointe IV - 2024/2025 Maintenance Contract August 2025	\$19,899.00

RECEIVED
08-01-2025

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)
\$20,142.67	\$300.00	\$0.00	\$0.00	\$0.00

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

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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 349285

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

Date	Due Date
07/31/25	8/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#349677 - Irrigation Repair - Clock 7 Winsor Zone 2 Controller Replacement				\$308.92

Control Components - 07/31/2025

Hunter Base Unit Controller Pro-C	1.00EA	\$196.42	\$196.42
Modular Outdoor 4 Station			
Irrigation Tech Labor	1.50HR	\$75.00	\$112.50

RECEIVED
08-01-2025

Grand Total \$308.92

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$20,451.59	\$300.00	\$0.00	\$0.00	\$0.00

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

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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 350508

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

Date	Due Date
08/11/25	9/10/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#353123 - Irrigation Repair - Clock 5 Zone 16 Troubleshooting				\$300.00
<i>Control Components - 08/06/2025</i>				
Irrigation Diagnostic Labor	3.00HR	\$100.00	\$300.00	



Grand Total \$300.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,151.59	\$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 350509

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

Date	Due Date
08/11/25	9/10/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#353128 - Irrigation Repair - Clock 4 Drip Line and Zone Troubleshooting				\$400.00
<i>Control Components - 08/06/2025</i>				
Irrigation Diagnostic Labor	4.00HR	\$100.00	\$400.00	



Grand Total \$400.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,151.59	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Meadow Pointe IV CDD BOS MeetingMeeting Date: August 13, 2025**Budget Workshop****SUPERVISOR PAY REQUEST****RECEIVED**
08-15-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Megan McNeil	<input checked="" type="checkbox"/>
Mechelle Jarvis	<input checked="" type="checkbox"/>
Susan Fisher	<input checked="" type="checkbox"/>
Scott Page	<input checked="" type="checkbox"/>
Michael Scanlon	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.**EXTENDED MEETING TIMECARD**

Meeting Start Time:	5:00 pm
Meeting End Time:	8:12 pm
Total Meeting Time:	3.2

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: _____





Mr. Electric of Land O' Lakes
3761 Correia Drive
Zephyrhills, Florida 33542
(813) 540-0012

BILL TO

Meadow Pointe IV - CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

INVOICE
2503089

INVOICE DATE
Jul 10, 2025

JOB ADDRESS

Meadow Pointe IV – Parkmonte
31122 Parkmonte Drive
Wesley Chapel, FL 33543 USA

Completed Date: 7/10/2025

Technician: Seth

Technician: Tony

Technician: Tyler

Payment Term: Due Upon Receipt

Due Date: 7/10/2025

DESCRIPTION OF WORK

REASON FOR CALL:

Provide constant power for entry gate internet.

WORK COMPLETED:

Relocated new photocell to existing light post, existing photocell did not operate. By relocating the photocell are be able to use the existing circuit which feeds the landscape lights in center median. The photocell relocation will allow constant power for the internet, and maintain normal function of landscape lights and holiday light outlets controlled dusk/dawn by new photocell.

New underground conduit has been provided from the existing light post based to the existing gate operator post. At this post, a weatherproof PVC junction box has been provided for the gate controls at this location. Our new outlet has been installed inside of this to provide protection from tampering and from weather.

We rewired the circuit to provide photocell control for the lights while maintaining constant power for the Internet.

Tested and verified correct voltage in operation of photocell and GFCI's in the area.

Thank you for continuing to choose Mr. electric for your electrical needs.

Your electricians,
Seth and Tony

Photocell controls 4 landscape lights and 2 GFCI outlets for holiday lights. 1 of the 4 landscape lights works. One of 2 GFCI outlets work, not working GFcl is missing cover and exposed to the weather. Seperate quote provided to address these

issues.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	BRANCH CIRCUIT ASSEMBLY AND TERMINATION. INCLUDES RACEWAY MOUNTING OR TRENCHING (DOES NOT INCLUDE DEVICES OR MOUNTING HARDWARE)	1.00	\$891.52	\$891.52
2	INSTALL ONE NEW EXTERIOR 15A WEATHER AND TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING GFCI PROTECTED CIRCUIT AND EXISTING BOX DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC	1.00	\$141.34	\$141.34
3	REPLACE PHOTOCELL (DOES NOT INCLUDE CIRCUIT)	1.00	\$192.29	\$192.29

53900-4603

SUB-TOTAL \$1,225.15

TAX \$0.00

RECEIVED
08-06-2025

TOTAL DUE \$1,225.15

BALANCE DUE **\$1,225.15**

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910

This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$1,225.15

Thank You

Sign here

Date 7/10/2025

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$1,225.15

Thank You



Sign here

Date 7/10/2025



Mr. Electric of Land O' Lakes
3761 Correia Drive
Zephyrhills, Florida 33542
(813) 540-0012

BILL TO

Meadow Pointe IV - CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

ESTIMATE
82188004

ESTIMATE DATE
Jul 09, 2025

JOB ADDRESS

Meadow Pointe IV - Provence
31187 Sotherby Dr.
Wesley Chapel, FL 33543 USA

Job: 2503061

Technician: Seth

ESTIMATE DETAILS

Parkmonte entry gate location. Internet power source: Provide constant power for entry gate internet

Relocate new photocell to existing light post, existing photocell does not operate. By relocating photocell we will be able to use the existing circuit which only has power with photocell. The relocation will allow constant power for the internet, and maintain normal function of landscape lights and holiday light outlets.

Photocell controls 4 landscape lights and 2 GFCI outlets for holiday lights. 1 of the 4 landscape lights works. One of 2 GFCI outlets work, not working GFCI is missing cover and exposed to the weather. Separate quote provided to address these issues.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	BRANCH CIRCUIT ASSEMBLY AND TERMINATION. INCLUDES RACEWAY MOUNTING OR TRENCHING (DOES NOT INCLUDE DEVICES OR MOUNTING HARDWARE)	1.00	\$891.52	\$891.52
2	INSTALL ONE NEW EXTERIOR 15A WEATHER AND TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING GFCI PROTECTED CIRCUIT AND EXISTING BOX DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES	1.00	\$141.34	\$141.34

* ETC

3	REPLACE PHOTOCELL (DOES NOT INCLUDE CIRCUIT)	1.00	\$192.29	\$192.29
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SUB-TOTAL \$1,225.15

TAX \$0.00

TOTAL \$1,225.15

EST. FINANCING \$14.70

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910

This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$1,225.15

Thank You

Darryl Adams

Date

7-9-25



Mr. Electric of Land O' Lakes
3761 Correia Drive
Zephyrhills, Florida 33542
(813) 540-0012

BILL TO

Meadow Pointe IV - CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

INVOICE
2503090

INVOICE DATE
Jul 18, 2025

JOB ADDRESS

Meadow Pointe IV – Provence
31187 Sotherby Dr.
Wesley Chapel, FL 33543 USA

Completed Date: 7/18/2025

Technician: Isaiah

Technician: Seth

Payment Term: Due Upon Receipt

Due Date: 7/18/2025

DESCRIPTION OF WORK

REASON FOR CALL:

At the province entry location the north side of the sign has five landscape lights which are in operable which shine on the Provonce sign.

WORK COMPLETED:

Today we arrived to replace the inoperable landscape lights for the north side of the Provonce signage. 4 of the five landscape lights did not work, only one did.

On the south side 405 lights did operate only one did not work.

Five brand new landscape lights with telescoping arms to elevate above the bushes were provided installed in the existing locations for the Provant sign. The one light on the north side was removed and relocated to the southside to replace the inoperable bowl light that was on that side.

All telescoping lights have been adjusted to be slightly above the bushes to illuminate any shadowing and pruning of the bushes as requested.

All lights on northside operate as normal with telescoping rods.

All lights on southside operate as normal with non-telescoping rods as these are original.

Tested and verified corrected operation of all landscape lights in the center median as normal.

Thank you for continuing to choose Mr. electric for your electrical needs.

Your electrician,
Seth

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	1 - SPOT LIGHT WITH LED LAMPS AND BRONZE COATING CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING TRANSFORMER DOES NOT INCLUDE * NEW CIRCUIT * OUTLET * REMOTE MOUNTED TRANSFORMER * LAMP WARRANTY * WIRE * TRANSFORMER * SURGE PROTECTION	5.00	\$410.63	\$2,053.15
2	ELECTRICAL SERVICES, INSTALL OR REPAIR	1.00	\$511.00	\$511.00

53900-4603

RECEIVED
08-06-2025

SUB-TOTAL	\$2,564.15
TAX	\$0.00
TOTAL DUE	\$2,564.15
BALANCE DUE	\$2,564.15

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910

This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

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Thank You

Sign here

Date 7/18/2025

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$2,564.15

Thank You

Sign here



Date 7/18/2025



Mr. Electric of Land O' Lakes
3761 Correia Drive
Zephyrhills, Florida 33542
(813) 540-0012

BILL TO

Meadow Pointe IV - CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

ESTIMATE
82183840

ESTIMATE DATE
Jul 09, 2025

JOB ADDRESS

Meadow Pointe IV - Provence
31187 Sotherby Dr.
Wesley Chapel, FL 33543 USA

Job: 2503061

Technician: Seth

ESTIMATE DETAILS

PROVANCE lighting
31187 Sotherby Dr.: 5 of 10 inoperable.

Quote provided is to remove and replace just the inoperable lights. Existing to be relocated and new stem to be provided to extend the lights above the bushes.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	1 - SPOT LIGHT WITH LED LAMPS AND BRONZE COATING CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING TRANSFORMER DOES NOT INCLUDE * NEW CIRCUIT * OUTLET * REMOTE MOUNTED TRANSFORMER * LAMP WARRANTY * WIRE * TRANSFORMER * SURGE PROTECTION	5.00	\$410.63	\$2,053.15
2	ELECTRICAL SERVICES, INSTALL OR REPAIR	1.00	\$511.00	\$511.00

SUB-TOTAL	\$2,564.15
TAX	\$0.00
TOTAL	\$2,564.15
EST. FINANCING	\$30.77

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910

This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$2,564.15

Thank You

Darryl Adams

Date 7-9-25



Mr. Electric of Land O' Lakes
3761 Correia Drive
Zephyrhills, Florida 33542
(813) 540-0012

BILL TO

Meadow Pointe IV - CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

INVOICE
2503246

INVOICE DATE
Jul 24, 2025

JOB ADDRESS

Meadow Pointe IV – North
4456 Fennwood Court
Wesley Chapel, FL 33543 USA

Completed Date: 7/24/2025

Technician: Seth

Payment Term: Due Upon Receipt

Due Date: 7/24/2025

DESCRIPTION OF WORK

REASON FOR CALL:

Today I arrived at the Meadow Pointe North entry location to remove and replace the existing lantern style lights. The (6) existing lights are old and corroded, damaged internal parts, and are pulling away from the wall from the Christmas wreaths hung from the lights.

Six new lights provided by Lori have been rewired to bypass the internal photo eye and motion sensor function as these already have their own photocell control and would cause issues over time.

The (6) new lights have been installed in existing locations after resealing the metal junction boxes back to the wall to ensure the lights mount flush with the wall.

Tested and verified correct operation of all (6) newly installed lights. All lights and now secured flush with the wall.

These lights provided are made mostly of plastic parts, it is highly recommended to advise holiday decorators to DO NOT HANG HEAVY WREATHS FROM THE LIGHTS. This will cause damage and or begin creating the same issues of pulling away from the wall.

Thank you for continuing to choose Mr. electric for your electrical needs.

Your electrical service professional,
Seth

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	INSTALL CUSTOMER SUPPLIED WALL SCONCE FIXTURE LESS THAN 14' HEIGHT(HEIGHTS OVER 14' MAY HAVE ADDITIONAL HEIGHT CHARGE) (DOES NOT INCLUDE BOX, CIRCUIT, NEW WIRE, SWITCHES, DIMMERS,	4.00	\$240.00	\$960.00

ETC)

SUB-TOTAL \$960.00

TAX \$0.00

RECEIVED
07-30-2025

TOTAL DUE \$960.00

BALANCE DUE \$960.00

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910

This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$960.00

Thank You

Sign here

Date 7/24/2025

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$960.00

Thank You

Sign here

Date 7/24/2025



Outsmart Pest Management
4814 Parkway Blvd
Land O Lakes, FL 34639

Service Slip/Invoice

INVOICE: 45512
DATE: 08/04/2025
ORDER: 45512

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
08/04/2025	03:39 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/04/2025			

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	\$60.00
		SUBTOTAL \$60.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$60.00
		PRIOR BAL \$0.00
		AMOUNT DUE \$60.00

RECEIVED
08-06-2025

* 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



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

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

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

1 0 1
17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**

Bill Number: 22747406

Billing Date: 7/23/2025

Billing Period: 6/6/2025 to 7/8/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/6/2025	8098	7/8/2025	8126	32	28

Usage History

	Water
July 2025	28
June 2025	22
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

Transactions

Previous Bill	283.10
Payment 07/10/25	-283.10 CR
Past Due	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 3.0 Thousand Gals X \$6.69	20.07
Sewer	
Sewer Base Charge	51.50
Sewer Charges 28.0 Thousand Gals X \$6.94	194.32
Total Current Transactions	354.83

TOTAL BALANCE DUE \$354.83

*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. To request a
paper copy, please call (813) 929-2733.

RECEIVED
07-25-2025

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0514195
Customer # 01034859
Past Due 0.00
Current Transactions 354.83

Total Balance Due \$354.83
Due Date 8/11/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 08/11/2025.**

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: ARJUL25 MEADOW PT IV #10
Invoice Date: 8/8/2025
Terms: DUE UPON RECEIPT

To: MEADOW PT IV CDD - 845
C/O RIZZETTA & CO
3434 COLWEL AVE, SUITE 200
TAMPA FL 33614

Date	Description	Amount
8/8/2025	0001-0000-3690800 - Meadow Point IV AR/CR 0001-0000-3690800 - Meadow Point IV AR/CR JUL25 #10	\$11,876.58
	Total Due	\$11,876.58

RECEIVED
08-08-2025

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00255
Invoice Number: ARJUL25 MEADOW PT IV #10
Invoice Date: 8/8/2025
Total Amount Due \$ 11,876.58



Pasco Sheriff's Office
8661 Citizens Dr.
New Port Richey FL 34654

Total Payment \$ 11,876.56

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

Invoice

Date	Invoice #
8/2/2025	INV0000101279

Bill To:

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

Services for the month of	Terms	Client Number
August	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
07-30-2025

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

Invoice

Date	Invoice #
8/2/2025	INV0000101301

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
8/1/2025	INV0000101340

Bill To:

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

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	25.20	\$1.00	\$25.20
Auto Mileage & Travel	91.00	\$1.00	\$91.00
Subtotal			\$216.20
Total			\$216.20

RECEIVED
08-07-2025

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

Invoice

Date	Invoice #
8/15/2025	INV0000101373

Bill To:

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

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

[illegible]

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
8/15/2025	49485

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
Subtotal				\$220.00
Sales Tax (7.5%)				\$0.00
Payments/Credits				\$0.00

RECEIVED
08-14-2025

Balance Due \$220.00



INVOICE

Meadow Point IV CDD
1500 MEADOW POINTE BLVD
Zephyrhills FL 33543
United States

Invoice # INV-SN-840
Invoice Date: 7/14/2025
Due Date: 8/13/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
Subscription start: 10/1/2024		Subtotal: \$384.38
Subscription end: 9/30/2025		Tax Total:
		Total: \$384.38
		Amount Paid: \$0.00
Direct Deposit Instruction:		Amount Due: \$384.38

RECEIVED
07-28-2025

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

Southern Automated Access Services, Inc. is not responsible for any of the following:

- Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
- Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
- Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/8/2025	16791

Bill To

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

			Job Name	Terms
			HAVEN	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that the first two characters and LCD display aren't visible when scrolling through residents. Installed a loaner circuit board and will send the original for an out of warranty repair at the factory. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$115.00	
<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>			Payments/Credits \$0.00	
			Balance Due \$115.00	

RECEIVED
08-08-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/18/2025	16847

Bill To

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

Job Name	Terms
HAVEN	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage for phone number 813-576-9368	57.95		57.95

RECEIVED
08-18-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$57.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$57.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/18/2025	16848

Bill To

Meadow Pointe IV CDD
MERIDIAN
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Job Name	Terms
CELL USAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 813 482 6396	57.95	8/14/2025	57.95

RECEIVED
08-18-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$57.95

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Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$57.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/20/2025	16865

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
	Preventative maintenance completed. Replaced brushes in the entrance island side operator. Replaced batteries in the entrance curb side operator and the exit island side. Updated firmware on the CAPXLV2. Tested SOS and grease all hinges.	190.00		190.00
4	12 Volt 7 AH battery	46.50		186.00
1	Viking DC motor brushes.(pair)	75.00		75.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$451.00	
<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>			Payments/Credits \$0.00	
			Balance Due \$451.00	

RECEIVED
08-20-2025

Southern Automated Access Services						
for Meadow Pointe IV CDD						
Summary Gate Phones 08/25						
Inv #	Amount	Bill Date	Location	Phone	GL Code	Object Code
16741	\$110.00	08/01/25	Enclave	0	54100	4102
16753	\$110.00	08/01/25	MP North	0	54100	4102
16755	\$110.00	08/01/25	Parkmonte	0	54100	4102
16756	\$110.00	08/01/25	Provence	0	54100	4102
16760	\$110.00	08/01/25	Shellwood	0	54100	4102
16768	\$110.00	08/01/25	Whinsenton	0	54100	4102
16769	\$75.50	08/01/25	Windsor	0	54100	4102
Total	\$735.50					

Grand Total **\$735.50**



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/1/2025	16741

Bill To

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

Job Name	Terms
ENCLAVE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	AUGUST This fee is for the CAPXL cloud.	110.00		110.00

RECEIVED
08-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$110.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/1/2025	16753

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
	AUGUST This fee is for the CAPXL cloud and VOIP.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$110.00	
<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>			Payments/Credits \$0.00	
			Balance Due \$110.00	

RECEIVED
08-01-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/1/2025	16755

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
	AUGUST This fee is for the CAPXL cloud, and VOIP.	110.00		110.00

RECEIVED
08-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$110.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/1/2025	16756

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
	AUGUST This fee is for the CAPXL cloud and VOIP.	110.00		110.00

RECEIVED
08-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$110.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/1/2025	16760

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
	AUGUST This fee is for the CAPXL cloud and the voice phone service.	110.00		110.00

RECEIVED
08-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$110.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/1/2025	16768

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
	AUGUST This fee is for the CAPXL cloud and VOIP.	110.00		110.00

RECEIVED
08-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$110.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/1/2025	16769

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
	AUGUST			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50

RECEIVED
08-01-2025

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	2435614
Invoice Date	August 7, 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:

\$8,052.12

For Period Ending:

August 1, 2025

RECEIVED
08-14-2025

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 Number2435614

Project Number238202061

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 06			
Woodcock, Braydon	26.00	156.00	4,056.00
	26.00		4,056.00
Level 07			
Dabash, Sama	1.00	167.00	167.00
	1.00		167.00
Level 10			
Nolte, Robert (Frank)	2.00	190.00	380.00
	2.00		380.00
Level 12			
Woodcock, Gregory (Greg)	14.50	217.00	3,146.50
	14.50		3,146.50
Professional Services Subtotal	43.50		7,749.50

Disbursements

	Current Amount
Direct - Printing	
	36.62
Direct - Vehicle (mileage)	
	266.00
Disbursements Subtotal	302.62

Top Task 2025 Total

8,052.12

Total Fees & Disbursements

\$8,052.12

INVOICE TOTAL (USD)

\$8,052.12

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-06-03	238202061	2025	Direct - Regular	DABASH, SAMA	0.50	167.00	83.50	CO COORDINATION
2025-06-09	238202061	2025	Direct - Regular	DABASH, SAMA	0.50	167.00	83.50	CHANGE ORDER COORDINATION
2025-06-02	238202061	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	190.00	380.00	REVIEWING PAVING CALCS FOR EACH NEIGHBORHOOD. COMPARING TO HA-5 CONTRACTOR CALCS..
2025-05-12	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	5.00	156.00	780.00	SIGN REVIEW AND INLET DEPRESSION REVIEWS DURING RAIN EVENT
2025-05-20	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	5.00	156.00	780.00	CURB REMOVAL.
2025-05-28	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	3.00	156.00	468.00	FLUME REVIEW
2025-05-29	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	8.00	156.00	1,248.00	FLUME REVIEW FOR PAYMENT AND POND REVIEW WITH THE AQUATIC'S COMPANY
2025-05-30	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	3.00	156.00	468.00	TREE CLEARING
2025-06-10	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	2.00	156.00	312.00	FLUME REVIEW AT 3042 HILLIARD DR
2025-05-28	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	EMAIL TO ARBORIST ABROAD TO OBTAIN UPDATE PROPOSAL FOR WATERING TREES DURING RAINY SEASON. EMAIL SITEMASTERS FOR STATUS OF FLUME PROJECT. REVIEW REPORT FOR DRAINAGE ITEMS TO REVIEW TOMORROW IN FIELD. PROPOSAL REQUESTS FINN OUTDOOR.
2025-05-29	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	5.00	217.00	1,085.00	PREPARE FOR AND ATTEND ONSITE REVIEW OF POND EROSION WITH ADVANCED AQUATICS. REVIEW FLUME PROJECT FOR PAYMENT.
2025-06-02	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	217.00	434.00	PREPARE FOR AND ATTEND BUDGET WORKSHOP VIA CONFERENCE CALL. CALL WITH STAFF TO DISCUSS CHECKING SQUARE FOOTAGE FOR PAVEMENT AREAS.
2025-06-09	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	REVIEW EMAIL FROM SCOTT REGARDING STANDING WATER ON SIDEWALK. PRINT PHOTOS AND DESCRIPTION FOR STAFF TO REVIEW IN FIELD.
2025-06-10	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	217.00	651.00	PREPARE POND SUMMARY WITH COST ESTIMATE. UPDATE HA5 SPREADSHEET. REVIEW AGENDA AND PROJECTS. PREPARE FOR MEETING TOMORROW.
2025-06-11	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	217.00	651.00	PREPARE FOR AND ATTEND CDD MEETING.
Total Labor:					43.50		\$7,749.50	
2025-05-20	238202061	2025	Direct - Printing		14.49	1.00	14.49	21015ARC052025B8
2025-06-29	238202061	2025	Direct - Printing		22.13	1.00	22.13	21015ARC062925B8
Total Direct - Printing					36.62		\$36.62	
2025-05-28	238202061	2025	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	44.80	1.00	44.80	MEADOW POINTE 4 ONSITE INSPECTION
2025-05-29	238202061	2025	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	44.80	1.00	44.80	MEADOW POINTE 4 ONSITE INSPECTION
2025-06-10	238202061	2025	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	44.80	1.00	44.80	MEADOW POINTE 4 ONSITE INSPECTION
2025-06-19	238202061	2025	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	44.80	1.00	44.80	MEADOW POINTE 4 ONSITE INSPECTION
2025-05-29	238202061	2025	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	43.40	1.00	43.40	MP4 POND REVIEW WITH ADVANCED AQUATICS
2025-06-11	238202061	2025	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	43.40	1.00	43.40	MEADOW POINTE IV CDD MEETING
Total Direct - Vehicle (mileage)					266.00		\$266.00	
Total Project 238202061					346.12		\$8,052.12	

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

July 29, 2025

Client: 001010

Matter: 000001

Invoice #: 26857

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2025	MS	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	1.8	\$315.00
6/6/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER, COVER LETTER, AND LONG FORM PULICATION AD FOR BUDGET.	1.9	\$332.50
6/10/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING; DRAFT LETTERS OF POTENTIAL UNAUTHORIZED ENCROACHMENTS TO 31961 AND 31962 SANDSPIRIT PLACE.	2.4	\$732.00
6/11/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	4.5	\$1,372.50
6/18/2025	VKB	REVIEW AND REPLY TO EMAIL FROM RESIDENT G. PILLING RE: POTENTIAL ENCROACHMENT ON CDD PROPERTY.	0.7	\$213.50
6/24/2025	VKB	REVIEW EMAILS RE: HOSTILE AND AGGRESSIVE RESIDENT AT HOA MEETING AT CLUBHOUSE AND INTERACTIONS WITH STAFF; ATTEND CONFERENCE CALL RE: SAME.	0.6	\$183.00
6/25/2025	VKB	REVIEW AND REPLY TO EMAILS RE: SUSPENSION OF AMENITY PRIVILEGES FOR RESIDENT B. LEGGETT AND RELATED PUBLIC RECORDS REQUEST; TELECONFERENCE WITH D. ADAMS RE: SAME.	1.4	\$427.00

July 29, 2025
Client: 001010
Matter: 000001
Invoice #: 26857

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
6/27/2025	VKB	REVIEW ADOPTED PRELIMINARY BUDGET; TELECONFERENCE WITH D. ADAMS RE: SAME; REVIEW AND REVISE MAILED NOTICE LETTER AND COVER LETTER; DRAFT EMAIL TO BOARD RE: SAME.	1.3	\$396.50
Total Professional Services			14.6	\$3,972.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/11/2025	Postage	\$17.70
Total Disbursements		\$17.70

Total Services	\$3,972.00	
Total Disbursements	\$17.70	
Total Current Charges		\$3,989.70
Previous Balance		\$1,377.00
Less Payments		(\$1,377.00)
PAY THIS AMOUNT		\$3,989.70

RECEIVED
07-29-2025

Please Include Invoice Number on all Correspondence



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

Statement Date: July 21, 2025

Amount Due: \$1,605.37

Due Date: August 11, 2025

Account #: 221006228235

DO NOT PAY. Your account will be drafted on August 11, 2025

Account Summary

Current Service Period: June 14, 2025 - July 15, 2025

Previous Amount Due \$1,605.37

Payment(s) Received Since Last Statement -\$1,605.37

Current Month's Charges \$1,605.37

Amount Due by August 11, 2025 \$1,605.37

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
07-22-2025



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



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

Account #: 221006228235

Due Date: August 11, 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 to enroll now.

Amount Due: \$1,605.37

Payment Amount: \$ _____

698296672444

Your account will be
drafted on August 11, 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: July 21, 2025
Charges Due: August 11, 2025

Service Period: Jun 14, 2025 - Jul 15, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$34.74
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		\$2.28
State Tax		\$105.83

Lighting Charges

\$1,605.37

Total Current Month's Charges

\$1,605.37

Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit [TampaElectric.com/2025Bills](https://www.tampaelectric.com/2025Bills) to learn more.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.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.

INVOICE

Triangle Pool Service
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



Bill to

Meadow Pointe #4
Meadow Pointed IV CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614 United States

Ship to

Meadow Pointe #4
Meadow Pointed IV CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614 United States

Invoice details

Invoice no.: 10136103
Terms: DUE ON 10TH
Invoice date: 08/01/2025
Due date: 08/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		3X WEEKLY COMMERICAL POOL SERVICE	<p>-TEST & BALANCE WATER</p> <p>-SKIM SURFACE & VACUUM THE POOL</p> <p>-BRUSH WALLS & STEPS OF POOL</p> <p>-CLEAN TILE LINE</p> <p>-EMPTY SKIMMER & PUMP BASKETS</p> <p>-MIX CHLORINE & ACID SOLUTIONS FOR FEEDERS</p> <p>-CHECK ALL EQUIPMENT FOR MALFUNCTION - ANY SUCH DEFECTS WILL BE REPORTED IMMEDIATLY TO TRIANGLE POOL SERVICE</p> <p>-BACKWASHING FILTER/HOSING OFF CARTRIDGES INSIDE OF FILTER HOUSING AS NEEDED</p> <p>-DE FILTER SYSTEMS REQUIRE 2 YEARLY CLEAN AND DEGREASING SERVICES FOR OPTIMAL FILTRATION, CIRCULATION, CLARITY AND WATER HEALTH. PRICE FOR CLEAN AND DEGREASING IS DETERMINED PER SYSTEM SIZE.</p> <p>-RECORD CHEMICAL READINGS EACH VISIT USING PROPER COUNTIES HEALTH DEPARTMENT APPROVED LOG SHEETS PROVIDED BY TRIANGLE POOL SERVICE</p> <p>-PROMPTLY RESPOND TO ANY HEALTH CODE VIOLATIONS AND</p>	1	\$3,200.00	\$3,200.00

DEAL WITH HEALTH INSPECTORS AS
NEEDED

Total	\$3,200.00
-------	------------

57200-4625

RECEIVED
08-01-2025



U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652

INVOICE

Page: 1

Invoice Number: SI123109
Invoice Date: 8/1/2025
Due Date: 8/31/2025

All pricing anticipates payment by check or ACH. Due to additional cost incurred, services paid by credit card will require an additional 3% processing fee.

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

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
8/1/2025	Monthly Lift Station Inspection	2001	1	EA	99.61	99.61

Remit To:
U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652
Phone: (727) 848-8292 Ext. 219
Toll Free: (866) 753-8292 Ext. 219
Email: ar@uswatercorp.net

RECEIVED
08-03-2025

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 4 DATE: 7-10-25
MODEL OF PUMPS: _____ HP: 5
POWER: AC VOLTS: 230 PHASE: 3
PUMPS AMPS: #1 L1 16.5 L2 17.5 L3 16.3
#2 L1 14.3 L2 15.7 L3 15.5
RESISTANCE: #1 L1 & L2 0 L2 & L3 0 L1 & L3 0
#2 L1 & L2 0 L2 & L3 0 L1 & L3 0
PUMP GROUND: #1 ETMS 3488.4 #2 ETMS 4016.4
CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL:

ALTERNATION OK
ALARM HORN OK
ALARM LIGHT OK
FLOAT SYSTEM #1 OK
#2 OK
#3 OK
#4 OK

CONDITION OF PANEL BOX:

PAINT OK
HASP OK
HINGES OK
STAND OK
LOCK OK

OTHER PANEL PROBLEMS

WET WELL:

SIZE PIPING 2" in
TYPE Duct
COND. PIPE OK
GREASE ON WALL Med
GREASE FLOATING Med
HATCH COVER OK
HINGES OK

DRY WELL:

SIZE PIPING 4" in
TYPE Duct
COND. PIPE OK
GREASE ON WALL N/A
GREASE FLOATING N/A
HATCH COVER N/A
HINGES N/A

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

WORK THAT NEEDS TO BE DONE: _____

CC: OWNER

Signature & Date

7-10-25



4939 Cross Bayou Boulevard New Port Richey, FL 34652
Phone: 727.848.8202 Fax: 727.848.7701 Toll Free: 866.752.8202



CC073125-845

0 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$7,763.00
Statement Closing Date July 31, 2025
Days in Billing Cycle 31
Previous Balance \$1,139.33
Payments & Credits \$1,158.93
Purchases & Other Charges \$2,042.32
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$2,022.72
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 \$2,022.72
Minimum Payment Due \$2,022.72
Payment Due Date August 25, 2025

RECEIVED
08-06-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$1,139.33-	
07/25	07/25	F1515006E00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,139.33-
		MICHELLE WHITE	\$0.00	
		LORI STANGER	\$2,022.72	
07/01	07/01	02305375PHEXXXWDE	PUBLIX #1877 WESLEY CHAPEL FL	27.89
			MCC: 5411 MERCHANT ZIP: 33545	
07/05	07/05	55483825V0ASA787K	SAMSClub #4852 WESLEY CHAPEL FL	6.16
			MCC: 5300 MERCHANT ZIP: 33544	
07/05	07/05	02305375V2X8RVEYL	PUBLIX #006 WESLEY CHAPEL FL	16.05
			MCC: 5411 MERCHANT ZIP: 33544	
07/06	07/06	55432865V5W0EMWMS	AMAZON MKTPL*N357Z4UB1 AMZN.COM/BILL WA	120.21
			MCC: 5942 MERCHANT ZIP:	
07/08	07/08	05436845X8PJ4D8HL	FSP*EVENT KINGDOM TAMPA FL	229.52
			MCC: 7394 MERCHANT ZIP:	
07/08	07/08	55483825Y0AXE19ZH	SAMSClub #4852 WESLEY CHAPEL FL	22.89
			MCC: 5300 MERCHANT ZIP: 33544	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date August 25, 2025
New Balance \$2,022.72
Minimum Payment Due \$2,022.72
Past Due Amount \$0.00

Amount Enclosed:

\$

Make Check
Payable to:

0 0

MEADOW POINTE IV COMMUNITY DEVELOP
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
07/08	07/08	02305375Y00GM55QF	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	13.47
07/13	07/13	5543286635YFLQRG6	LOWES #01827* BROOKSVILLE FL MCC: 5200 MERCHANT ZIP: 346015536	321.18
07/15	07/15	054368465BLJ5KV3N	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	7.96
07/17	07/17	5543286675ZTRNAYN	LOWES #01827* BROOKSVILLE FL MCC: 5200 MERCHANT ZIP: 346015536	129.96
07/17	07/17	5543286675ZTRNB6M	LOWES #01827* BROOKSVILLE FL CREDIT MCC: 5200 MERCHANT ZIP:	19.60-
07/23	07/23	55432866Q61HBPV4T	AMAZON MKTPL*GW2NW13D3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	185.36
07/23	07/23	05436846DBLJ5YTD5	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	59.71
07/24	07/24	55432866D61P52GFX	AMAZON.COM*2U0880UZ3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	48.14
07/28	07/28	12302026H00EYV7SD	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	60.00
07/29	07/29	55432866J63FJ0HA1	AMAZON.COM*XC1QA1X33 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	695.49
07/30	07/30	05436846LBLJ5JPGN	WM SUPERCENTER #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	98.33

IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,022.72 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$2.93	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$5.06	\$0-\$500,000 = 0.25%
New Cashback Balance	\$7.99	\$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.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

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.

Meadow Pointe IV CDD**Closing Date**

July 31, 2025

Payment Date

August 25, 2025

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.**Attach all receipts to this form.*

				Parks & Rec	Special Events	Contingency	Other Phys. Environ.
				Facility Supplies	Special Events	Misc. Contingency	Entry & Walls Maint. & Repair
Date	Vendor Name	Description	Amount	57200-4619	57400-4775	57900-6409	53900-4603
7/1/2025		Beginning Balance	\$ 1,139.33				
07/01/25	Publix	Staff Celebration	\$ 27.89			\$ 27.89	
07/05/25	Sam's Club	Ice	\$ 6.16	\$ 6.16			
07/05/25	Publix	Staff Celebration	\$ 16.05			\$ 16.05	
07/06/25	Amazon	Gym Wipes, Pool Chem Test	\$ 120.21	\$ 120.21			
07/08/25	Event Kingdom	Event 10/18/25	\$ 229.52		\$ 229.52		
07/08/25	Sam's Club	Meeting Refreshments	\$ 22.89			\$ 22.89	
07/08/25	Publix	Meeting Refreshments	\$ 13.47			\$ 13.47	
07/15/25	Sam's Club	Water	\$ 7.96	\$ 7.96			
07/13/25	Lowe's	MPN Outdoor Lights Entr.	\$ 321.18				\$ 321.18
07/17/25	Lowe's	Sales Tax Refund	\$ (19.60)				\$ (19.60)
07/17/25	Lowe's	MPN Outdoor Lights Entr.	\$ 129.96				\$ 129.96
07/23/25	Amazon	Ped Gate Closers for Provence	\$ 185.36				\$ 185.36
07/24/25	Amazon	Events Limbo Games	\$ 48.14		\$ 48.14		
07/28/25	Mailchimp	Email Subscription	\$ 60.00			\$ 60.00	
07/29/25	Amazon	Projector for CDD Meetings	\$ 695.49			\$ 695.49	
07/23/25	Sam's Club	Water, Printer Paper	\$ 59.71	\$ 59.71			
07/30/25	Walmart	Coffee, Zip Ties, Water	\$ 98.33	\$ 98.33			
07/25/25		CC Payment	\$ (1,139.33)				
07/31/25	TOTAL		\$ 2,022.72	\$ 292.37	\$ 277.66	\$ 835.79	\$ 616.90
				57200-4619	57400-4775	57900-6409	53900-4603

7-1-2025

Publix.

Innovation Springs
32265 Overpass Rd.
Wesley Chapel, FL 33545
Store Manager: Andra Jones
813-953-4409

GARDEN GOGA'S	12.99 T
TART TRIPLE BERRY	13.99 F
Order Total	26.98
Sales Tax	0.91
Grand Total	27.89
Credit	Payment
Change	\$27.89
	0.00

Receipt ID: 1877 710 732 455

PRESTO!
Trace #: 739601
Reference #: 1186391776
Acct #: XXXXXXXXXXXX8066
Purchase Mastercard
Amount: \$27.89
Auth #: 001037

CREDIT CARD	PURCHASE
A0000000041010	A0000000041010
Entry Method:	Mastercard
Mode:	Chip Read
	Issuer

Your cashier was Self-Checkout Lane 1

07/01/2025 14:41 S1877 R173 2455 C0773

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



Ice

MP

7-5-25



sam's club

813-929-7010

07/05/25 12:23 4239 04852 091 9091

Lori 101-**** *082 1

2 @ 3.08
990002187 ICE 6.16 0

SUBTOTAL 6.16
TOTAL 6.16

\$6.16

MCARD TEND 6.16
CHANGE DUE 0.00

MASTERCARD- 6066 1 1 APPR0005700

6.16 TOTAL PURCHASE

REF # 518604394711

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 21971284

*No Signature Required

07/05/25 12:23:07

* ITEMS SOLD 2

TC# 9179 6456 8296 0108 8215



Yay! You earned \$0.12 Sam's Cash with
Plus, Check all earnings and savings
at SamsClub.com/Account

Page 1

Staff
celebrate

MP

Publix.

Shoppes of New Tampa
1920 County Road 581
Wesley Chapel, FL 33544
Store Manager: Mike Barton
813-994-4566

7-5-25

GUERRERO FAJITA	3.79 F
BAR CKE CHOC OVRLD	7.99 F
BDAY BALLOONS	3.99 T

Order Total	15.77
Sales Tax	0.28
Grand Total	16.05
Credit	Payment
Change	0.00

Receipt ID: 0006 750 770 368

PRESTO!
Trace #: 774566
Reference #: 1273332827
Acct #: XXXXXXXXXXXX0066
Purchase Mastercard
Amount: \$16.05
Auth #: 005231

\$16.05

CREDIT CARD	PURCHASE
A0000000041010	A0000000041010
Entry Method:	Mastercard
Mode:	Chip Read
	Issuer

Your cashier was Self-Checkout Lane 1

07/05/2025 12:01 S0006 R177 0368 C0777

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Publix Super Markets, Inc.



Amazon Online Purchase

7-4-2025

Order Details

Order placed July 4, 2025 Order # 112-3804017-3174654

[Save Order Details](#)

Ship to

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

Payment method

Mastercard ending in 8066

Order Summary

Item(s) Subtotal:	\$112.34
Shipping & Handling:	\$0.00
Total before tax:	\$112.34
Estimated tax to be collected:	\$7.87
Grand Total:	\$120.21

Arriving Monday



taylor Replacement Reagent Refill Kits - Basic Refill Kit - 3/4 oz.

Sold by: Obsidian Dist

Supplied by: Other

\$17.79



Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use

Sold by: Innovent Inc

Supplied by: Other

\$94.55

Page 3

Your Receipt and Confirmation from Event Kingdom LLC - Order #490

Order #490

7-8-2025

receipt@ers-mail.com@mailgun.ers-mail.com on behalf of Event Kingdom LLC <receipt@ers-mail.com>
To: mprclub@live.com

Reply Reply All Forward
Tue 7:53 AM

If there are problems with how this message is displayed, click here to view it in a web browser.



Event Date



Train Ride 2 hour	\$550.00	x	1	= \$550.00
CSO V - Double Lane Slide Combo	\$275.00	=	1	= \$275.00
DRY Slide Double Lane NO POOL		x	1	
CSO V - Tables And Chairs 50 Guests	\$150.00	x	1	= \$150.00
Choose 9 Six Foot Tables		x	1	

Sat, Oct 18 11:00 am → 2:00 pm

Total \$1147.62

SubTotal	\$975.00
CSO V - Exact Delivery and Pick Up Times - Accept	\$60.00 \$1,035.00
Delivery 10-25 Miles @ \$1.89 per mile (23 mi)	\$24.57 \$1,059.57
Tax 8.31%	\$88.06 \$1,147.62
Total	\$1,147.62
Credit Card (Visa, MC, Discover, Amex) Payment (8066)	\$229.52
Due	\$918.10

★ Deposit Paid \$229.52
w/cc 8066
7-8-25

bal due
at Oct Event \$ 918.10

mp CD meeting

7-8-25



sam's club

813-929-7010

07/08/25 19:54 3965 04852 093 9095

Lori 101-*** *082 1

1.0 @ 5.98
984233053 DANISH SWAGGE 5.98 0
1.0 @ 3.98
984221553 BLUEBERRY SWAGGE 3.98 0
205071 PINE SPEARS 7.97 0
749972 STRAWBERRY F 4.96 0

SUBTOTAL 22.89
TAX 0.00

\$22.89

MCARD TEND 22.89
CHANGE DUE 0.00

MASTERCARD- 8066 1 1 APPR#008932

22.89 TOTAL PURCHASE

REF # 51896034254

PAYMENT SERVICE - A

AID A000000041010

TERMINAL # 50452850

*No Signature Required

07/08/25 19:54:20

ITEMS SOLD 7

TC# 5602 0986 2000 1 1 5108



Yay! You earned \$0.16 Sam's Cash with Plus. Check all earnings and savings at SamsClub.com/Account.

7-8-25

Publix

Hollybrook Plaza
5400 Bruce B Downs Blvd
Wesley Chapel, FL 33544
Store Manager: Stacie Bradham
813-907-1699

ASSORTED BAGELS 1.69 F
CRM CHS GRMT CIN B 6.79 F
CROISSANT CHOC 2CT 4.99 F

Order Total 13.47
Sales Tax 0.00
Grand Total 13.47
Credit Payment 13.47

\$13.47

Change 0.00

*
* Store Number 0618 *
* Survey Code 0708061851751835 *
*

Receipt ID: 0618 760 751 835

PRESTO!

Trace #: 752534
Reference #: 1278902571
Acct #: XXXXXXXXXXXX8066
Purchase Mastercard
Amount: \$13.47
Auth #: 008532

CREDIT CARD PURCHASE
A0000000041010 Mastercard
Entry Method: Chip Read
Mode: Issuer

Your cashier was Self-Checkout Lane 1

07/08/2025 20:20 50618 R175 1835 00775

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Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



page 4

7-15-25



sam's club

813-929-7010

07/15/25 13:46 2859 04852 093 9093

Lori 101-*** *082 1

2 @ 3.98
561914 MM WATER F 7.96 0

SUBTOTAL 7.96
TOTAL 7.96

\$7.96

MCARD TEND 7.96
CHANGE DUE 0.00

MASTERCARD- 8066 1 1 APPR#015638

7.96 TOTAL PURCHASE

REF # U16908144125

AID A0000000041010

TERMINAL # 29815671

*No Signature Required

07/15/25 13:46:29

ITEMS SOLD 2

TC# 8561 2387 4282 3538 0197



Yay! You earned \$0.16 Sam's Cash with Plus. Check all earnings and savings at SamsClub.com/Account.



7-13-25



MPN
monument
lights

LEARN MORE AT LOWES.COM/NYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
7117 BROAD STREET
BROOKSVILLE, FL 34601 (352) 754-6320

- SALE -

SALES#: FSTLAN04 3252713 TRANSH: 253321897 07-13-25

253308 PROJECT SOURCE 3-IN BRUSH	5.68
146978 16 STORMCOAT SATIN HH WH	35.98
297077 AR ALEXANDRIA 17-IN BLK M	259.92
4 @	64.98

\$321.18

SUBTOTAL:	301.58
TOTAL TAX:	19.60
INVOICE 83021 TOTAL:	321.18
M/C:	321.18

MC: XXXXXXXXXXXX8066 AMOUNT: 321.18 AUTHCD: 013005
CHIP REFID: 182722021103 07/13/25 12:49:17
CUSTOMER CODE: NA
TUR : 0000008000
TSI : E800 AID : A0000000041010

7-17-25
CREDIT



LOWE'S HOME CENTERS, LLC
7117 BROAD STREET
BROOKSVILLE, FL 34601 (352) 754-6320

TAX CORRECTION REFUND 09852

SALES#: R S1827BB1 2608941 TRANSH: 9798853 07-17-25

RET PROJECT SOURCE 3-IN B	0.00-
ORIG. STORE: 1827 DATE: 071325 INV: 83021	
RET 16 VAL STORMCOAT SATI	0.00-
ORIG. STORE: 1827 DATE: 071325 INV: 83021	
RET AR ALEXANDRIA 17-IN B	0.00-
4 @	0.00-
ORIG. STORE: 1827 DATE: 071325 INV: 83021	

Sales
tax
refund

SUBTOTAL:	0.00-
TAX:	19.60-
TOTAL RETURN:	19.60-
M/C:	19.60-

M/C: XXXXXXXXXXXX8066 AMOUNT: 19.60- AUTHCD: 017485
KEYED REFID: 182709038874 07/17/25 20:34:59
STORE: 1827 TERMINAL: 09 07/17/25 20:34:59

STORE MANAGER: JEFF BATTIG

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

7-17-25



LOVE'S HOME CENTERS, LLC
7117 BROAD STREET
BROOKSVILLE, FL 34601 (352) 754-6320
- SALE -

SALES#: S1827BB1 2608941 TRANS#: 992747139 07-17-25

TE#: 501143643
297077 AR ALEXANDRIA 17-IN BLK M 129.96
2 @ 64.98
142711 SHIPPING CHARGE 0.00

ORDER#: 201827197251040030

\$129.96
SUBTOTAL: 129.96
TOTAL TAX: 0.00
INVOICE 99411 TOTAL: 129.96
M/C: 129.96

TAX EXEMPTION #: 501143643

I CERTIFY THAT THE ITEMS PURCHASED ON THIS INVOICE AND NOT TAXED WILL BE RESOLD OR USED IN CONFORMITY WITH THE PURPOSE AS STATED IN THE TAX EXEMPT CERTIFICATE PROVIDED TO LOVE'S AND THAT THEY ARE BEING PURCHASED WITH FUNDS OF MY COMPANY/ORGANIZATION AND NOT BY A PERSONAL CHECK OR MONIES. I FURTHER CERTIFY THAT, IN THE EVENT THAT I DO NOT USE THESE ITEMS IN THE MANNER STATED ABOVE, I WILL ACCRUE AND PAY USE TAX AS REQUIRED BY LAW.

CUSTOMER SIGNATURE

STORE: 1827 TERMINAL: 11 07/17/25 20:41:29

Ship To:

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

Order ID: 112-2505238-4769847

Thank you for buying from Hi-Lift Store on Amazon Marketplace.

Shipping Address:	Order Date:	Tue, Jul 22, 2025
L Stanger MPIV CDD	Shipping Service:	Standard
3902 MEADOW POINTE	Buyer Name:	L
BLVD	Seller Name:	Hi-Lift Store
WESLEY CHAPEL, FL		
33543-5700		

Quantity	Product Details	Unit price	Order Totals
2	Kant-Slam Hydraulic Gate & Door Closer KS-950 SKU: 5D-299A-1LC5 ASIN: B00065XS3U Condition: New Order Item ID: 134597602028001	\$79.69	Item subtotal \$159.38 Shipping total \$14.82 Tax \$11.16 Item total \$185.36

Grand total: \$185.36

Returning your item:

Go to "Your Account" on Amazon.com, click "Your Orders" and then click the "seller profile" link for this order to get information about the return and refund policies that apply.
Visit <https://www.amazon.com/returns> to print a return shipping label. Please have your order ID ready.

Thanks for buying on Amazon Marketplace. To provide feedback for the seller please visit www.amazon.com/feedback. To contact the seller, go to Your Orders in Your Account. Click the seller's name under the appropriate product. Then, in the "Further Information" section, click "Contact the Seller."

Order Summary

Order placed July 23, 2025 Order # 112-3063257-1943428

7-23-25 page 8

Ship to

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

Payment method

Mastercard ending in 8066

Order Summary

Item(s) Subtotal:	\$44.99
Shipping & Handling:	\$0.00
Total before tax:	\$44.99
Estimated tax to be collected:	\$3.15
Grand Total:	\$48.14 ✓

Events

Arriving Friday



GoSports Get Low Limbo Premium Wooden Limbo Game, Sets up in Seconds - Fun for Kids & Adults
Sold by: Amazon.com
Supplied by: Other
\$44.99

Mailchimp Receipt MC23892811 *page 9*

Issued to

Lori Stanger
Meadow Pointe IV CDD
mpivclub@live.com
Office phone: 813 973 3003
3434 Colwell Ave. Tampa, FL 33614
Tax ID: 858012657785C8

Issued by

Mailchimp
c/o The Rocket Science Group, LLC
405 N. Angier Ave. NE, Atlanta, GA 30312
USA
www.mailchimp.com
Tax ID: US EIN 58-2554149

Details

Order# 23892811
Date Paid: July 28, 2025 02:49 AM New York

7-28-25

Billing statement

Standard plan	\$60.00
2,500 contacts	

Intuit Assist for Mailchimp*	\$0.00
AI-powered marketing	

Paid via Mast ending in 8066 which expires 05/2027 on July 28, 2025	<i>\$60.⁰⁰</i>	\$60.00 ✓
--	---------------------------	-----------

Balance as of July 28, 2025	\$0.00
-----------------------------	--------

* Intuit Assist functionality (beta) is available to certain users with Premium, Standard and Legacy plans in select countries in English only. Access to Intuit Assist is available at no additional cost at this time. Pricing, terms, conditions, special features and service options are subject to change without notice. Availability of features and functionality varies by plan type. Features may be broadly available soon but represents no obligation and should not be relied on in making a purchasing decision. For details, please view Mailchimp's various [plans and pricing](#)

If a refund is required, it will be issued in the purchase currency for the amount of the original charge.

Sales Tax was not applied to this purchase.

[Looking for our W-9?](#)

[Looking for our United States Residency Certificate?](#)

Order Summary

7-27-25

paid 10

Order placed July 27, 2025 Order # 112-6517602-2789059

Ship to	Payment method	Order Summary	
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066	Item(s) Subtotal:	\$649.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$649.99
		Estimated tax to be collected:	\$45.50
		Grand Total:	\$695.49 ✓

Arriving Friday Projector

\$ 695.49



Epson Pro EX9240 3-Chip 3LCD Full HD 1080p Wireless Projector, 4,000 Lumens Color Brightness, 4,000 Lumens White Brightness, Miracast, 2 HDMI Ports, Built-in Speaker, 16,000:1 Contrast Ratio

Sold by: Amazon.com

Supplied by: Other

\$649.99

MP

7-23-25



sam's club

813-929-7010

07/23/25 19:10 0093 04852 095 9095

Lori 101 **** *082 1

561914 MM WATER F 3.98 0
980204735 REAM 40.96 0
990363042 10IN FOLIA 14.77 0

SUBTOTAL 59.71
TOTAL 59.71

\$59.71

MCARD TEND 59.71
CHANGE DUE 0.00

MASTERCARD- 6066 1 1 APPR#03822

59.71 TOTAL PURCHASE

REF # U148ed096832

AID A0000000041010

TERMINAL # 50452850

*No Signature Required

07/23/25 19:10:13

ITEMS SOLD 3

TC# 9785 5011 5107 8384 8702



Yay! You earned \$1.20 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQ22T160C41

7-30-25

Walmart

WM Supercenter

813-262-2180 Mgr. ALEJANDRA

28500 STATE ROAD 54

WESLEY CHAPEL FL 33543

ST# 03418 OP# 006529 TE# 14 TR# 00973

ITEMS SOLD 12

TC# 3043 1804 1206 9303 5365



11 100CT WH	713153294120	8.88 N
8 100CT WHT	713153294140	6.97 N
4 8 HOK/LOP	644824387950	2.97 N
8 100CT WHT	713153294140	6.97 N
8 100CT BLK	713153294150	6.97 N
11 100CT BL	713153294100	8.88 N
OW BLK ROLL	075967903400	7.34 N
DL REF SPGWT	017000047280	5.97 N
GV 40PK	078742279090 F	4.92 N
GV 40PK	078742279090 F	4.92 N
GV 40PK	078742279090 F	4.92 N
GV DNT 100	194346203550 F	28.62 0

\$98.33

SUBTOTAL 98.33
TOTAL 98.33

MCARD TEND 98.33
CHANGE DUE 0.00

MASTERCARD- 8066 1 1 APPR#030124

98.33 TOTAL PURCHASE

REF # U373w8054017

AID A0000000041010

TERMINAL # 28277727

*No Signature Required

07/30/25 14:54:16



Get free delivery
from this store
with Walmart+

Scan for 20-day free trial.

Low prices You Can Trust. Every Day.

07/30/25 14:54:24



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. 1988005W426
STATEMENT DATE 08/20/25
DUE DATE 08/25/25
BILLING PERIOD 11-11

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

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

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 20475 Service Location Acct #016055-0001	
	MEADOW POINT IV CDD REC CENTER 3902 MEADOW POINT BLVD WESLEY CH	
08/20/25	BASIC SERVICE CHARGE 1.00 6.00YD	\$ 110.66
	9/1/2025-9/30/2025	
	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.

RECEIVED
08-22-2025

****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. 1988005W426
STATEMENT DATE 08/20/25
DUE DATE 08/25/25
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 0000001106600000000000001988005 9



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. 1988117W426
STATEMENT DATE 08/20/25
DUE DATE 08/25/25
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,	
08/20/25	FUEL SURCHARGE 1.00 SC70356615	\$ 4.37
08/20/25	FUEL SURCHARGE 1.00 SC70357198	\$ 242.53
08/20/25	ENVIRONMENTAL SURCHARGE 1.00 SC70356614	\$ 2.02
08/20/25	ENVIRONMENTAL SURCHARGE 1.00 SC70357197	\$ 111.92
08/20/25	BASIC SERVICE CHARGE 1.00 8.00YD	\$ 1,119.20
	9/1/2025-9/30/2025	
08/20/25	BASIC CONTAINER CHARGE 1.00 8.00YD	\$ 20.16
	9/1/2025-9/30/2025	
	Invoice Total	\$ 1,500.20
	Account Balance	\$ 1,500.20

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

RECEIVED
08-22-2025

****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. 1988117W426
STATEMENT DATE 08/20/25
DUE DATE 08/25/25
PAY THIS AMOUNT 1,500.20

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 0000015002000000000000001988117 1



Wildlands Conservation, Inc.
15310 Amberly Dr Ste 206
Tampa, FL 33647

BILL TO

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

INVOICE # 4431

DATE 08/08/2025

DUE DATE 08/08/2025

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
MEADOW POINTE CDD IV			
Meadow Pointe IV Annual Monitoring	1	668.69	668.69
Meadow Point IV Annual Monitoring (modification 8)	1	150.00	150.00
"As per Agreement(s) between Wildlands Conservation, Inc., Standard Pacific of Florida, and Meadow Pointe IV Community Development District (CDD)"			

PLEASE REMIT PAYMENT TO:
Wildlands Conservation, Inc.
15310 Amberly Drive, Ste. 206
Tampa, FL 33647

BALANCE DUE

\$818.69

A finance charge of 1.5% per month will be charged on all past due
balances

RECEIVED
08-08-2025

WREC Meadow Pointe IV

July 2025

Account	Dates	Rate	Bill Date	Due Date	Amount Due
1418211	07/07/25 - 08/06/25	PL	8/11/2025	9/3/2025	\$ 5,616.97
1418215	07/07/25 - 08/06/25	GS	8/11/2025	9/3/2025	\$ 40.16
1418216	07/07/25 - 08/06/25	GS	8/11/2025	9/3/2025	\$ 50.71
1418217	07/07/25 - 08/06/25	GS	8/11/2025	9/3/2025	\$ 53.39
1418218	07/07/25 - 08/06/25	GS	8/11/2025	9/3/2025	\$ 315.16
1418220	07/07/25 - 08/06/25	LP	8/11/2025	9/3/2025	\$ 52.86
1418221	07/07/25 - 08/06/25	LP	8/11/2025	9/3/2025	\$ 1,262.81
1418223	07/07/25 - 08/06/25	LP	8/11/2025	9/3/2025	\$ 78.46
1418224	07/07/25 - 08/06/25	GS	8/11/2025	9/3/2025	\$ 57.92
1418225	07/07/25 - 08/06/25	GS	8/11/2025	9/3/2025	\$ 100.95
1418227	07/07/25 - 08/06/25	GS	8/11/2025	9/3/2025	\$ 55.23
1418228	07/07/25 - 08/06/25	LP	8/11/2025	9/3/2025	\$ 43.93
1418229	07/07/25 - 08/06/25	GS	8/11/2025	9/3/2025	\$ 62.44
1418230	07/07/25 - 08/06/25	GS	8/11/2025	9/3/2025	\$ 41.34
2185385	07/07/25 - 08/06/25	PL	8/11/2025	9/3/2025	\$ 258.00
2187625	07/07/25 - 08/06/25	GS	8/11/2025	9/3/2025	\$ 59.74
					\$ 8,150.07

PL 53100 - **4307** \$5,874.97LP 53100 - **4304** \$1,438.06GS 53100 - **4301** \$837.04Total **\$8,150.07**



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 **08/11/2025**
Amount Due **5,616.97**
Current Charges Due **09/03/2025**

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. 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 5,616.97
Payment 5,616.97CR
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
08-13-2025

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 08/22/2025.



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: 08/11/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	08/22/2025
TOTAL CHARGES DUE	5,616.97
DO NOT PAY	

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 **08/11/2025**
Amount Due **40.16**
Current Charges Due **09/03/2025**

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
Aug 2025	30	0
Jul 2025	32	0
Aug 2024	32	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	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/07	32182	08/06	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
08-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 08/22/2025.



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: **08/11/2025**

District: OP06

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

Electronic Funds Transfer on or after **08/22/2025**
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 **08/11/2025**
Amount Due **50.71**
Current Charges Due **09/03/2025**

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
Aug 2025	30	3
Jul 2025	32	4
Aug 2024	32	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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account on-line through Smarthub at
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
07/07	51362	08/06	51460				98

Previous Balance **54.47**
Payment **54.47CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 98 KWH @ 0.06090 **5.97**
Fuel Adjustment 98 KWH @ 0.04400 **4.31**
FL Gross Receipts Tax **1.27**

Total Current Charges **50.71**
Total Due **50.71** E.F.T.

RECEIVED
08-13-2025



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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: **08/11/2025**

District: OP06

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

Electronic Funds Transfer on or after **08/22/2025**
TOTAL CHARGES DUE 50.71
DO NOT PAY

000141821600000507100000507102



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 **08/11/2025**
Amount Due **53.39**
Current Charges Due **09/03/2025**

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
Aug 2025	30	4
Jul 2025	32	4
Aug 2024	32	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	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/07	60007	08/06	60130				123

Previous Balance 54.05
Payment 54.05CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 123 KWH @ 0.06090 7.49
Fuel Adjustment 123 KWH @ 0.04400 5.41
FL Gross Receipts Tax 1.33

Total Current Charges 53.39
Total Due E.F.T. 53.39

RECEIVED
08-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 08/22/2025.



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: 08/11/2025

District: OP06

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

Electronic Funds Transfer on or after **08/22/2025**
TOTAL CHARGES DUE 53.39
DO NOT PAY

000141821700000533900000533901



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 **08/11/2025**
Amount Due **315.16**
Current Charges Due **09/03/2025**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	85
Jul 2025	32	52
Aug 2024	32	67

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
07/07	48692	08/06	51248				2556

Previous Balance **220.70**
Payment **220.70CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,556 KWH @ 0.06090 **155.66**
Fuel Adjustment 2,556 KWH @ 0.04400 **112.46**
FL Gross Receipts Tax **7.88**

Total Current Charges **315.16**
Total Due **E.F.T. 315.16**

RECEIVED
08-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 08/22/2025.



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: 08/11/2025

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 08/22/2025
TOTAL CHARGES DUE 315.16
DO NOT PAY

000141821800003151600003151601



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 **08/11/2025**
Amount Due **52.86**
Current Charges Due **09/03/2025**

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
Aug 2025	30	4
Jul 2025	32	4
Aug 2024	32	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
07/07	08/06		47388				118

Previous Balance 53.18
Payment 53.18CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 118 KWH @ 0.06090 7.19
Fuel Adjustment 118 KWH @ 0.04400 5.19
FL Gross Receipts Tax 1.32

Total Current Charges 52.86
Total Due E.F.T. 52.86

RECEIVED
08-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 08/22/2025.



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: 08/11/2025

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 08/22/2025
TOTAL CHARGES DUE 52.86
DO NOT PAY

000141822000000528600000528607



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 **08/11/2025**
Amount Due **1,262.81**
Current Charges Due **09/03/2025**

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
Aug 2025	30	379
Jul 2025	32	346
Aug 2024	32	372

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	
07/07	94697	08/06	6061		23.71	24	11364	

Previous Balance 1,232.89
Payment 1,232.89CR
Balance Forward 0.00

Customer Charge	39.16
Energy Charge 11,364 KWH @ 0.06090	692.07
Fuel Adjustment 11,364 KWH @ 0.04400	500.02
FL Gross Receipts Tax	31.56

Total Current Charges 1,262.81
Total Due E.F.T. 1,262.81

RECEIVED
08-13-2025

DO NOT PAY

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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/11/2025

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	08/22/2025
TOTAL CHARGES DUE	1,262.81
DO NOT PAY	

000141822100012628100012628106



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 **08/11/2025**
Amount Due **78.46**
Current Charges Due **09/03/2025**

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
Aug 2025	30	12
Jul 2025	32	12
Aug 2024	32	12

BILLS ARE DUE
WHEN RENDERED
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less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/07	72528	08/06	72884				356

Previous Balance **82.44**
Payment **82.44CR**
Balance Forward **0.00**

Customer Charge	39.16
Energy Charge 356 KWH @ 0.06090	21.68
Fuel Adjustment 356 KWH @ 0.04400	15.66
FL Gross Receipts Tax	1.96

Total Current Charges **78.46**
Total Due **78.46** E.F.T.

RECEIVED
08-13-2025

DO NOT PAY

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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 08/11/2025

District: OP06

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

Electronic Funds Transfer on or after	08/22/2025
TOTAL CHARGES DUE	78.46
DO NOT PAY	

000141822300000784600000784606



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 **08/11/2025**
Amount Due **57.92**
Current Charges Due **09/03/2025**

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
Aug 2025	30	6
Jul 2025	32	6
Aug 2024	32	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				
07/07	12673	08/06	12838				165

Previous Balance 59.63
Payment 59.63CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 165 KWH @ 0.06090 10.05
Fuel Adjustment 165 KWH @ 0.04400 7.26
FL Gross Receipts Tax 1.45

Total Current Charges 57.92
Total Due E.F.T. 57.92

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Bill Date: 08/11/2025

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 **08/22/2025**
TOTAL CHARGES DUE 57.92
DO NOT PAY

000141822400000579200000579201



Your Touchstone Energy® Cooperative
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Account Number **1418225** Cycle **06**
Meter Number **73429087**
Customer Number **10252971**
Customer Name **MEADOW POINTE IV CDD
HILDA SERRATO**

Bill Date **08/11/2025**
Amount Due **100.95**
Current Charges Due **09/03/2025**

District Office Serving You
One Pasco Center

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	19
Jul 2025	32	13
Aug 2024	32	19

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



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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/07	84690	08/06	85255				565

Previous Balance **85.46**
Payment **85.46CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 565 KWH @ 0.06090 **34.41**
Fuel Adjustment 565 KWH @ 0.04400 **24.86**
FL Gross Receipts Tax **2.52**

Total Current Charges **100.95**
Total Due **E.F.T. 100.95**

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DO NOT PAY

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Bill Date: 08/11/2025

District: OP06

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

Electronic Funds Transfer on or after 08/22/2025
TOTAL CHARGES DUE 100.95
DO NOT PAY

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Your Touchstone Energy® Cooperative
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Account Number **1418227** Cycle **06**
Meter Number 70458978
Customer Number 10252971
Customer Name MEADOW POINTE IV CDD
HILDA SERRATO

Bill Date **08/11/2025**
Amount Due **55.23**
Current Charges Due **09/03/2025**

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
Aug 2025	30	5
Jul 2025	32	6
Aug 2024	32	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
07/07	17692	08/06	17832				140

Previous Balance 59.85
Payment 59.85CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 140 KWH @ 0.06090 8.53
Fuel Adjustment 140 KWH @ 0.04400 6.16
FL Gross Receipts Tax 1.38

Total Current Charges 55.23
Total Due E.F.T. 55.23

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Bill Date: 08/11/2025

District: OP06

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

Electronic Funds Transfer on or after **08/22/2025**
TOTAL CHARGES DUE 55.23
DO NOT PAY

000141822700000552300000552300



Your Touchstone Energy® Cooperative
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Account Number **1418228** Cycle **06**
Meter Number **74318268**
Customer Number **10252971**
Customer Name **MEADOW POINTE IV CDD
HILDA SERRATO**

Bill Date **08/11/2025**
Amount Due **43.93**
Current Charges Due **09/03/2025**

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
Aug 2025	30	1
Jul 2025	32	1
Aug 2024	32	2

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
07/07	13436	08/06	13471				35

Previous Balance **43.93**
Payment **43.93CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 35 KWH @ 0.06090 **2.13**
Fuel Adjustment 35 KWH @ 0.04400 **1.54**
FL Gross Receipts Tax **1.10**

Total Current Charges **43.93**
Total Due **43.93** E.F.T.

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Bill Date: **08/11/2025**

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 **08/22/2025**
TOTAL CHARGES DUE 43.93
DO NOT PAY

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Account Number **1418229** Cycle **06**
Meter Number **74619209**
Customer Number **10252971**
Customer Name **MEADOW POINTE IV CDD
HILDA SERRATO**

Bill Date **08/11/2025**
Amount Due **62.44**
Current Charges Due **09/03/2025**

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/07	23958	08/06	24165				207

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	7
Jul 2025	32	7
Aug 2024	32	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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Previous Balance 63.19
Payment 63.19CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 207 KWH @ 0.06090 12.61
Fuel Adjustment 207 KWH @ 0.04400 9.11
FL Gross Receipts Tax 1.56

Total Current Charges 62.44
Total Due E.F.T. 62.44



DO NOT PAY

Total amount will be electronically transferred on or after 08/22/2025.



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Bill Date: 08/11/2025

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 **08/22/2025**
TOTAL CHARGES DUE 62.44
DO NOT PAY

000141822900000624400000624404



Your Touchstone Energy® Cooperative
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Account Number **1418230** Cycle **06**
Meter Number **74326452**
Customer Number **10252971**
Customer Name **MEADOW POINTE IV CDD
HILDA SERRATO**

Bill Date **08/11/2025**
Amount Due **41.34**
Current Charges Due **09/03/2025**

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
Aug 2025	30	0
Jul 2025	32	0
Aug 2024	32	1

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
07/07	08/06		1439				11

Previous Balance 41.56
Payment 41.56CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 11 KWH @ 0.06090 0.67
Fuel Adjustment 11 KWH @ 0.04400 0.48
FL Gross Receipts Tax 1.03

Total Current Charges 41.34
Total Due E.F.T. 41.34

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DO NOT PAY

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Bill Date: 08/11/2025

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 **08/22/2025**
TOTAL CHARGES DUE 41.34
DO NOT PAY

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

Bill Date **08/11/2025**
Amount Due **258.00**
Current Charges Due **09/03/2025**

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
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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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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

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

DO NOT PAY

Total amount will be electronically transferred on or after 08/22/2025.



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Bill Date: 08/11/2025

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	08/22/2025
TOTAL CHARGES DUE	258.00
DO NOT PAY	

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Your Touchstone Energy® Cooperative
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Account Number **2187625** Cycle **06**
Meter Number **85203607**
Customer Number **10252971**
Customer Name **MEADOW POINTE IV CDD
HILDA SERRATO**

Bill Date **08/11/2025**
Amount Due **59.74**
Current Charges Due **09/03/2025**

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
Aug 2025	30	6
Jul 2025	32	6
Aug 2024	32	6

BILLS ARE DUE
WHEN RENDERED
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less than \$5, late charge
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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
07/07	8593	08/06	8775				182

Previous Balance 60.60
Payment 60.60CR
Balance Forward 0.00

Customer Charge	39.16
Energy Charge 182 KWH @ 0.06090	11.08
Fuel Adjustment 182 KWH @ 0.04400	8.01
FL Gross Receipts Tax	1.49

Total Current Charges 59.74
Total Due E.F.T. 59.74

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08-13-2025



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Bill Date: 08/11/2025

District: OP06

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

Electronic Funds Transfer on or after	08/22/2025
TOTAL CHARGES DUE	59.74
DO NOT PAY	

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