



Rizzetta & Company

# **Meadow Pointe IV Community Development District**

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**Board of Supervisors' Meeting  
December 10, 2025**

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

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

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

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

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

**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**

December 3, 2025

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, December 10, 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 tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
- 4. STAFF REPORTS**
  - A.** Deputy/Captain Report
  - B.** District Engineer
    1. Update on CDD/HOA Turnover Inspection.....Tab 1
    2. Consideration of Phase 1 Milling and Resurfacing  
Cost Estimate and Location Maps .....Tab 2
  - C.** Aquatic Maintenance Report.....Tab 3
  - D.** Landscape Inspection Service Report.....Tab 4
    1. Review of the Juniper's Landscape Report response.....Tab 5
  - E.** Juniper Landscaping
    1. Consideration of Juniper Proposals.....Tab 6
    2. Ratification to the Juniper's Q4 Flower Rotation Proposal .....Tab 7
  - F.** Amenity Management Report.....Tab 8
  - G.** District Counsel
  - H.** District Manager
    1. Review of District Manager Report &  
Monthly Financial Statement.....Tab 9
    2. Review of the Outstanding Action Item List.....Tab 10
- 5. BUSINESS ITEMS**
  - A.** Ratification of Main Line Irrigation Repairs Proposal .....Tab 11
- 6. BUSINESS ADMINISTRATION**
  - B.** Consideration of Minutes of the Board of Supervisors'  
Regular Meeting held on November 12, 2025 .....Tab 12
  - C.** Consideration of Operation and Maintenance  
Expenditures for October 2025 .....Tab 13
- 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**





November 17, 2025

Stantec visited Meadow Pointe IV to review the existing infrastructure for turnover of maintenance responsibilities from the Home Owners Association (HOA) to the Community Development District (CDD).

Below is a map showing locations of maintenance items identified and photos documenting the condition during our onsite review.

Greg Woodcock

Project Manager

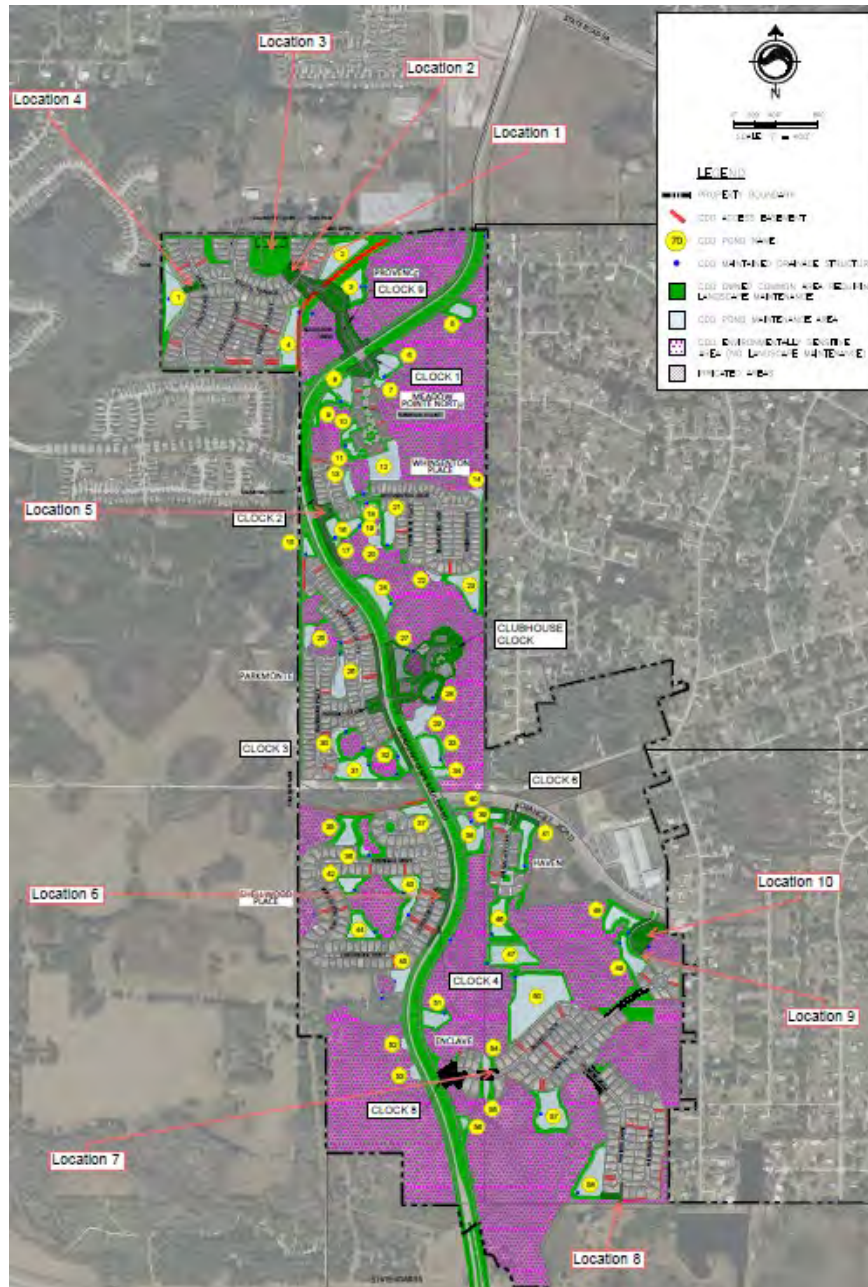
Stantec

(352) 777-0183

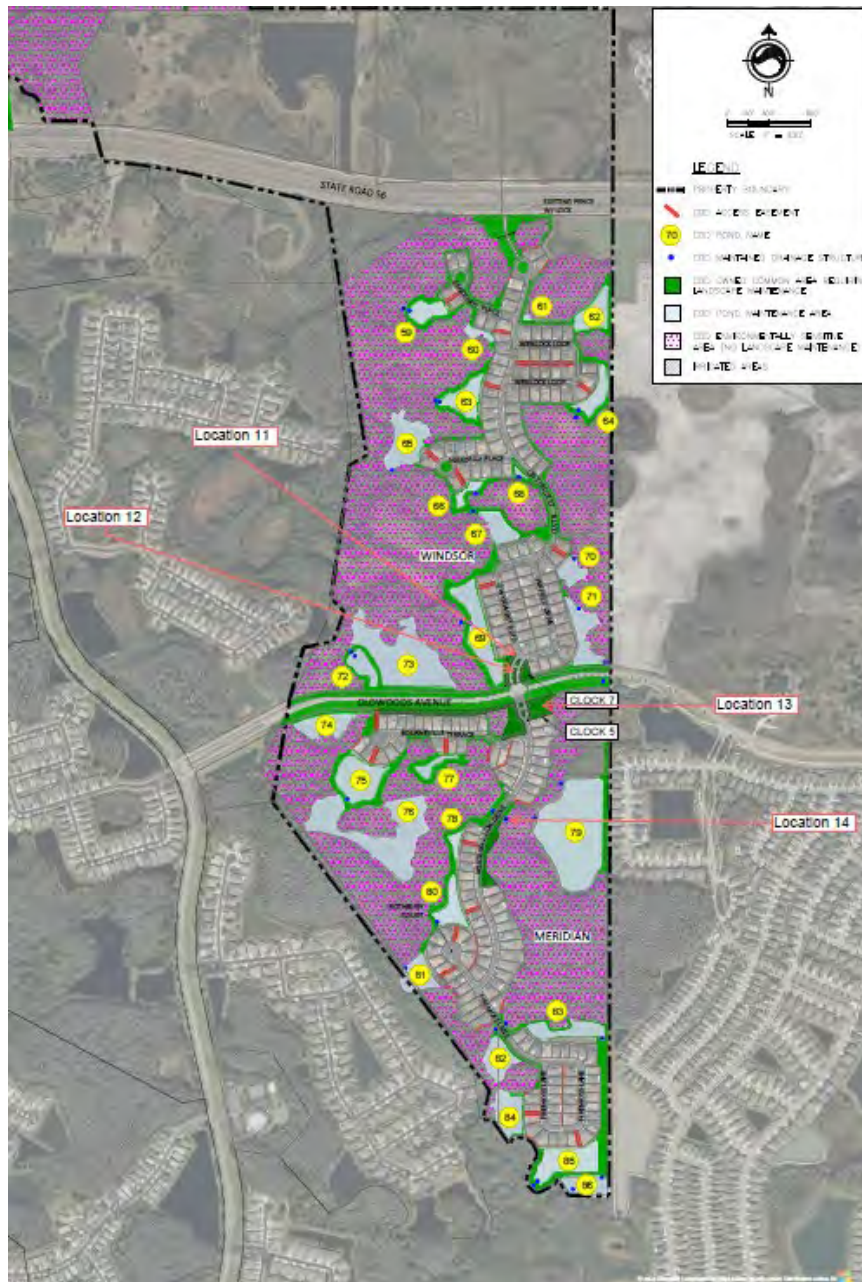
Greg.Woodcock@Stantec.com

November 17, 2025

**Location Map:**



November 17, 2025





**Location 1 : Bike racks were loose.**



**Location 2 : Broken sidewalk.**



November 17, 2025

**Location 3: Concrete slab for bench is starting to undermine.**



**Location 4: Cracked sidewalk.**





November 17, 2025

**Location 5: Six missing blocks from monument.**







**Location 6: Eleven missing blocks from monument.**





November 17, 2025







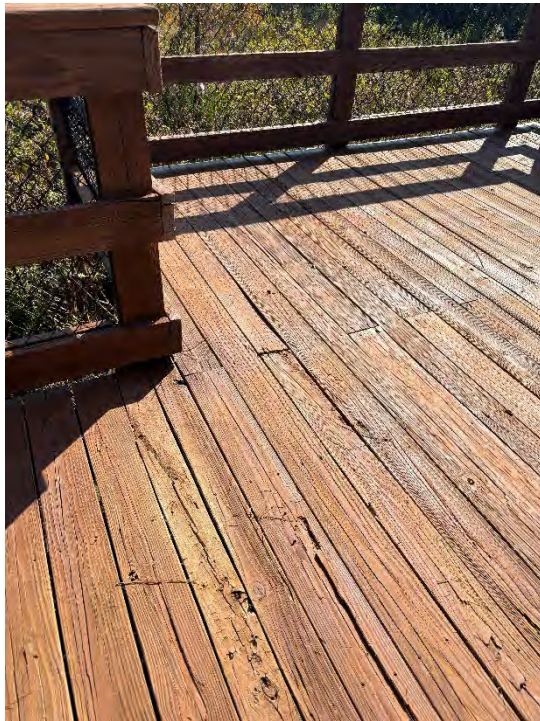
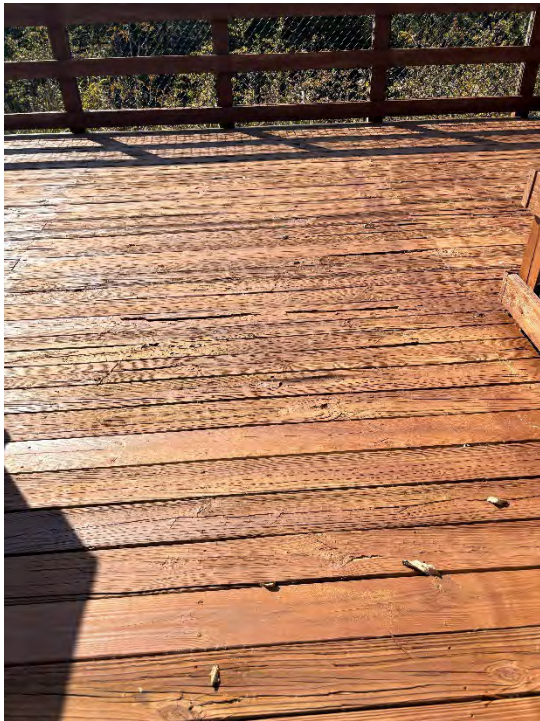
**Location 7: Loose bike racks**





November 17, 2025

**Location 8: Existing boardwalk was originally built in 2018 and is showing signs of wear. Life expectancy for timber boardwalks is 10-15 years. Redecking, including handrails is recommended every 5-7 years.**





November 17, 2025





**Location 9: Depression in walk path.**



**Location 10: Broken fence and gate.**







**Location 11: Missing block on monument.**





November 17, 2025

**Location 12: Depressed and cracked sidewalk.**



**Location 13:**





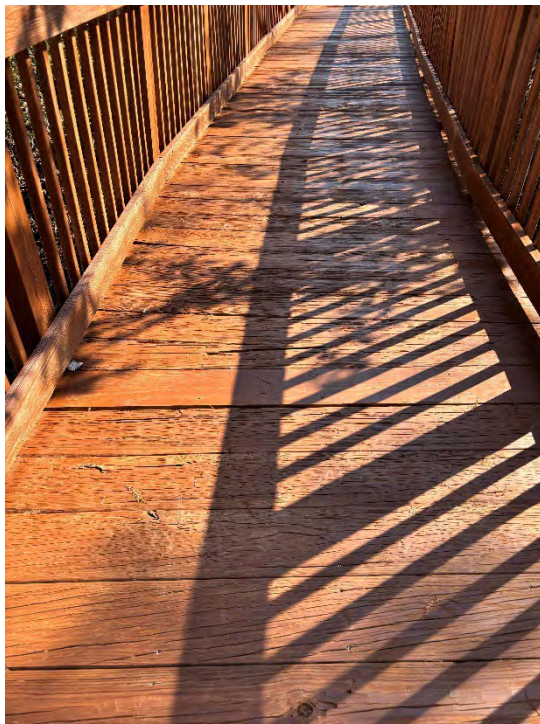
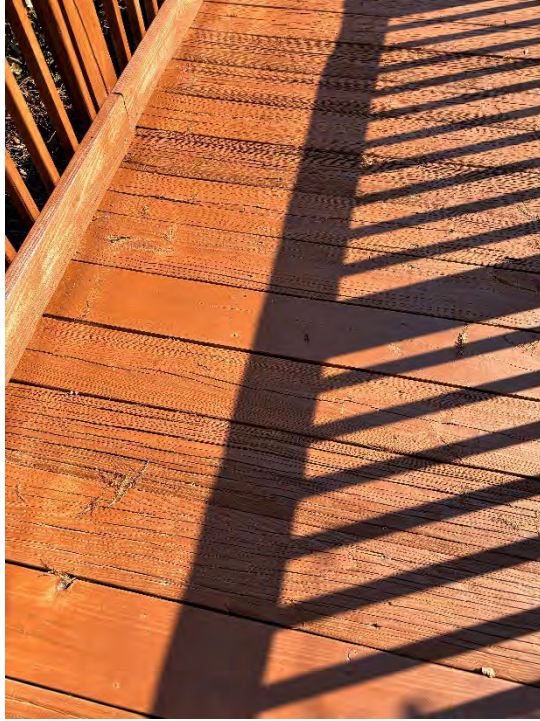
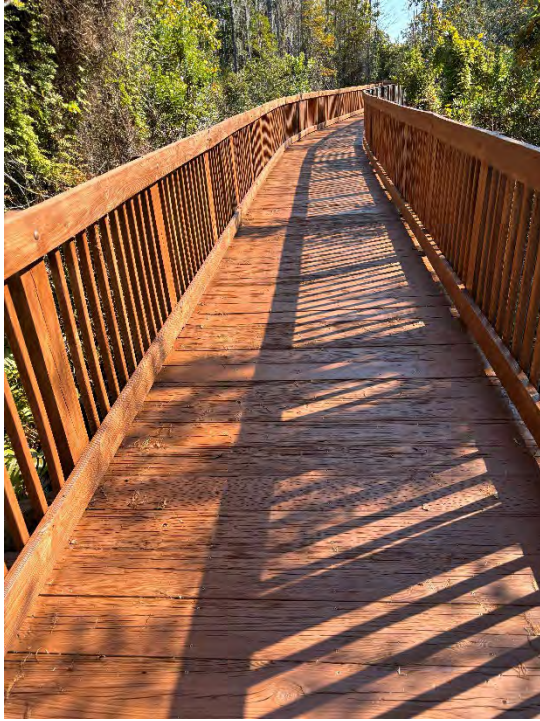
November 17, 2025





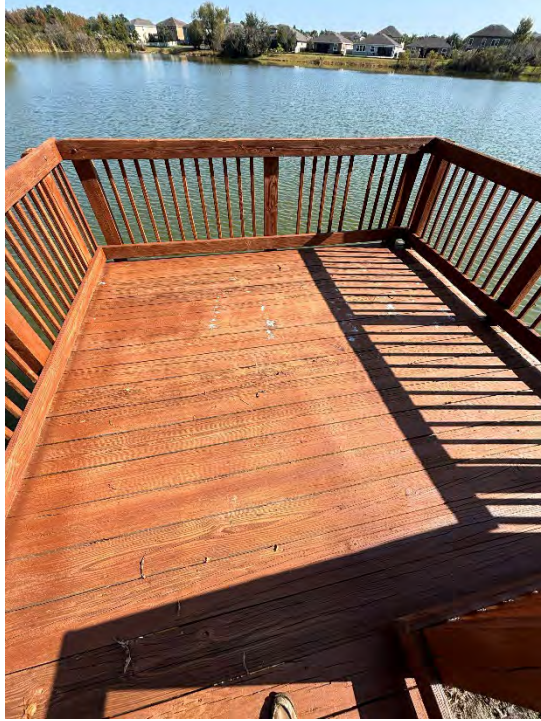
November 17, 2025

**Location 14: Existing boardwalk was originally built in 2016 and is showing signs of wear. Life expectancy for timber boardwalks is 10-15 years. Redecking, including handrails is recommended every 5-7 years.**





November 17, 2025



## Tab 2

MEADOW POINTE IV CDD  
ESTIMATED PAVEMENT PLANNING COSTS  
MILLING AND RESURFACING PHASE 1 COST ESTIMATE



ITEM NO.	STREET NAME	DATE OF LAST PAVEMENT CONSTRUCTION	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION (EA)	TOTAL PAVEMENT RESTORATION WORK
	Whinsenton Place												
1.0	WHINSENTON DRIVE	2005	2030	43,715.00	4,857.22	270.39	\$ 4.00	\$ 19,428.89	\$ 140.00	\$ 76,654.25	\$ 1,748.60	\$ 2,428.61	\$ 100,260.35
2.0	BALMORAL COURT	2005	2030	13,178.00	1,464.22	81.51	\$ 4.00	\$ 5,856.89	\$ 140.00	\$ 23,107.62	\$ 527.12	\$ 732.11	\$ 30,223.74
3.0	EDENROCK PLACE	2005	2030	17,446.00	1,938.44	107.91	\$ 4.00	\$ 7,753.78	\$ 140.00	\$ 30,591.56	\$ 697.84	\$ 969.22	\$ 40,012.40
4.0	MEDBURY DRIVE	2005	2030	24,537.00	2,726.33	151.77	\$ 4.00	\$ 10,905.33	\$ 140.00	\$ 43,025.63	\$ 981.48	\$ 1,363.17	\$ 56,275.61
5.0	BRANCHSIDE LANE	2005	2030	13,122.00	1,458.00	81.16	\$ 4.00	\$ 5,832.00	\$ 140.00	\$ 23,009.43	\$ 524.88	\$ 729.00	\$ 30,095.31
	Subtotal Whinsenton Place												\$ 256,867.41
	MAINTENANCE OF TRAFFIC (5%)												\$ 12,843.37
	MOBILIZATION (5%)												\$ 12,843.37
	PERFORMANCE BOND (3%)												\$ 7,706.02
	OVERALL TOTAL												\$ 290,260.18
	ParkMonte												
6.0	WASHBURN PLACE	2005	2030	31,998.00	3,555.33	197.91	\$ 4.00	\$ 14,221.33	\$ 140.00	\$ 56,108.49	\$ 1,279.92	\$ 1,777.67	\$ 73,387.41
7.0	PARKMONTE DRIVE	2005	2030	23,002.00	2,555.78	142.27	\$ 4.00	\$ 10,223.11	\$ 140.00	\$ 40,334.01	\$ 920.08	\$ 1,277.89	\$ 52,755.09
8.0	LANGDRUM DRIVE	2005	2030	47,920.00	5,324.44	296.39	\$ 4.00	\$ 21,297.78	\$ 140.00	\$ 84,027.72	\$ 1,437.60	\$ 2,129.78	\$ 108,892.88
	Subtotal Whinsenton Place												\$ 235,035.38
	MAINTENANCE OF TRAFFIC (5%)												\$ 11,751.77
	MOBILIZATION (5%)												\$ 11,751.77
	PERFORMANCE BOND (3%)												\$ 7,051.06
	OVERALL TOTAL												\$ 265,589.97
	Shellwood												
9.0	EDENDALE DRIVE	2005	2030	23,589.00	2,621.00	145.90	\$ 4.00	\$ 10,484.00	\$ 140.00	\$ 41,363.31	\$ 707.67	\$ 1,048.40	\$ 53,603.38
10.0	FORTINGALE DRIVE	2005	2030	20,777.00	2,308.56	128.51	\$ 4.00	\$ 9,234.22	\$ 140.00	\$ 36,432.47	\$ 623.31	\$ 923.42	\$ 47,213.42
11.0	JUNE BERRY DRIVE	2005	2030	41,322.00	4,591.33	255.58	\$ 4.00	\$ 18,365.33	\$ 140.00	\$ 72,458.13	\$ 1,239.66	\$ 1,836.53	\$ 93,899.65
12.0	CREEKRIDGE DRIVE	2005	2030	17,552.00	1,950.22	108.56	\$ 4.00	\$ 7,800.89	\$ 140.00	\$ 30,777.43	\$ 526.56	\$ 780.09	\$ 39,884.97
13.0	SHELLWOOD PLACE	2005	2030	5,948.00	660.89	36.79	\$ 4.00	\$ 2,643.56	\$ 140.00	\$ 10,429.82	\$ 178.44	\$ 264.36	\$ 13,516.17
	Subtotal Shellwood												\$ 248,117.60
	MAINTENANCE OF TRAFFIC (5%)												\$ 12,405.88
	MOBILIZATION (5%)												\$ 12,405.88
	PERFORMANCE BOND (3%)												\$ 7,443.53
	OVERALL TOTAL												\$ 280,372.89
	GRAND TOTAL												\$ 836,223.04



# Whinsenton Place Mill and Resurface

Location Map

Legend



Google Earth

Image © 2025 Airbus

500 ft



# Parkmont Mill and Resurface

Location Map

Legend



Google Earth

Chancey Rd

Chancey Rd

800 ft





# Shellwood Mill and Resurface

Location Map

Legend



Google Earth

600 ft





## Tab 3



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

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### **Reason for Inspection:**

Quality Assurance

### **Inspection Date:**

11/25/2025

### **Prepared for:**

Meadow Pointe IV  
Community Development District

### **Prepared by:**

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

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

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

### Pond 29

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



### Pond 30

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

Native aquatic plant species remain healthy throughout periods of lower pond levels.



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## Site Assessments

### Pond 31

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



### Pond 32

#### Comments:

Site Looks Good

Pond is nearly dry.

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



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## Site Assessments

### Pond 33

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

Also carefully spot sprayed invasive weed growth in between native aquatic plants on 11/25/25.



### Pond 34

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



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## Site Assessments

### Pond 35

#### Comments:

Treatment In Progress

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

Minimal algae present within pond and treated 11/25/25.



### Pond 36

#### Comments:

Treatment In Progress

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

Planktonic Algae present within pond and treated on 11/25/25.



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## Site Assessments

### Pond 37

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

Pond is currently shaded blue as a result of recent blue pond dye applications.



### Pond 38

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



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## Site Assessments

### Pond 39

#### Comments:

Site Looks Good

Pond is nearly dry. Minimal invasive growth present on exposed pond soil areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



### Pond 40

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



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## Site Assessments

### Pond 41

#### Comments:

Site Looks Good

Minimal Torpedograss present and targeted on 11/25/25.

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



### Pond 47

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

Minimal algae present within pond and treated 11/25/25.



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## Site Assessments

### **Pond 48**

#### **Comments:**

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

Planktonic Algae present within pond and treated on 11/25/25.



### **Pond 49**

#### **Comments:**

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

Also, we carefully spot sprayed invasive weed growth in between the native aquatic plants on 11/25/25.



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## Site Assessments

### **Pond 50**

#### **Comments:**

Normal Growth Observed

Trace amounts of Alligator Weed, Primrose, Torpedograss and Cattails present and targeted on 11/25/25.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

Also carefully spot sprayed invasive weed growth in between native aquatic plants on 11/25/25.



### **Pond 51**

#### **Comments:**

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

Native aquatic plant species remain healthy throughout periods of lower pond levels.



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## Site Assessments

### Pond 52

#### Comments:

Site Looks Good

Pond is completely dry. Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond soils treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



### Pond 53

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



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## Site Assessments

### Pond 54

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



### Pond 55

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



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## Site Assessments

### Pond 56

#### Comments:

Normal Growth Observed

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

Planktonic Algae present within pond and treated on 11/25/25.



### Pond 57

#### Comments:

Site Looks Good

Native aquatic plantings continue to fail to survive within this pond even after two separate planting attempts. Only a few native aquatic plants remain.

Advanced Aquatic is recommending to install the same amount of plants (3,000 native aquatic plants) within a different pond (#58). There will be no additional charge for this new planting in pond 58.



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## Site Assessments

### Pond 58

#### Comments:

Site Looks Good

This pond is being recommended for the installation of the 3,000 native aquatic plants in place of pond 57.

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.



### Pond 59

#### Comments:

Site Looks Good

Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond shoreline treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

Planktonic Algae present within pond and treated on 11/25/25.



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## Site Assessments

### Pond 60

#### Comments:

Requires Attention

Pond is not on current maintenance program. Pond is consumed by trees and is currently not viable for maintenance.

Also, pond identified as #76 on the revised maintenance map is not on current maintenance program.



CDD will decide if these ponds need to be added to the maintenance program.

### Pond 61

#### Comments:

Site Looks Good

Pond is completely dry. Minimal invasive growth present on exposed pond shoreline areas.

Entire exposed pond soil areas treated with EPA approved pre-emergent aquatic herbicide on 11/25/25.

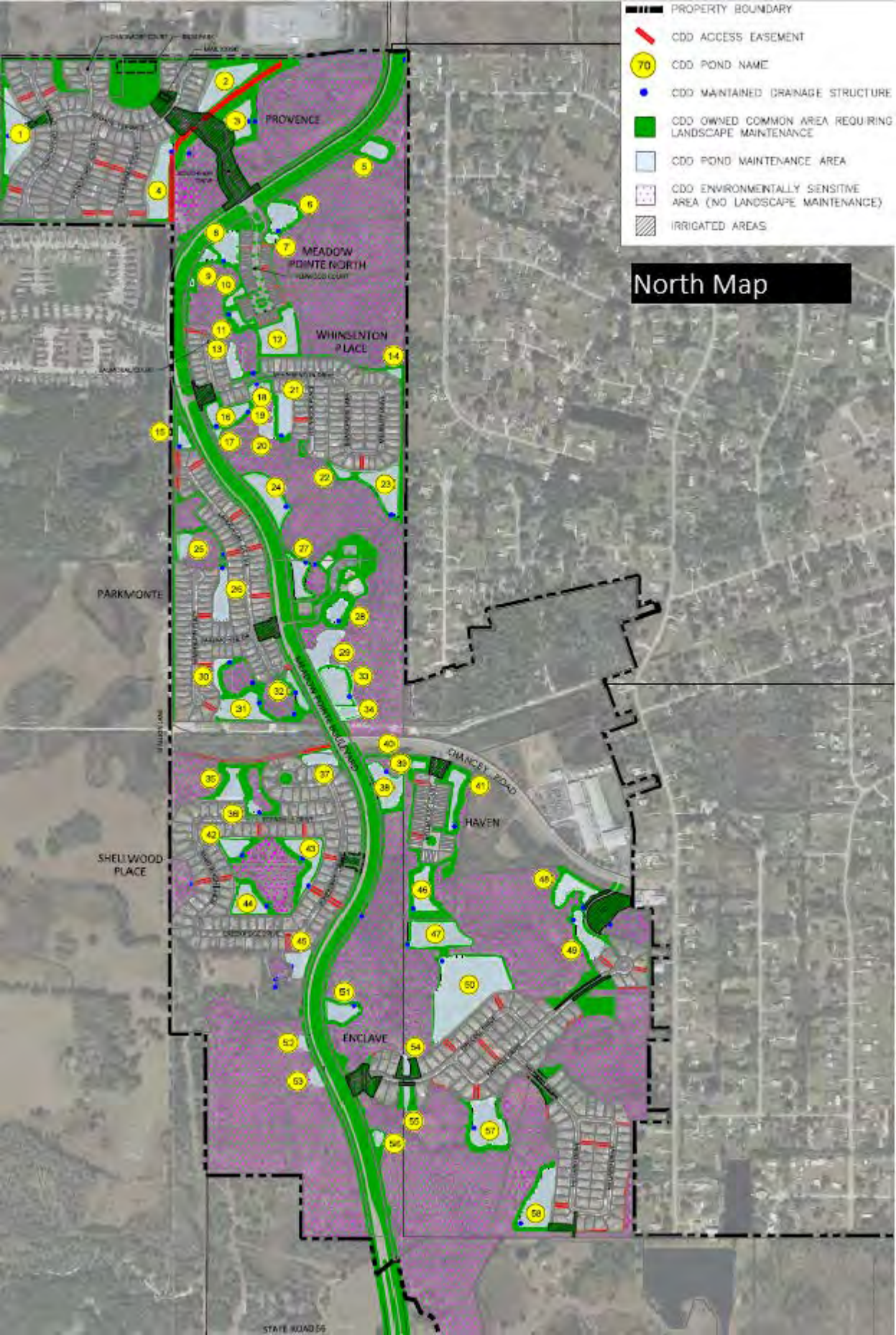


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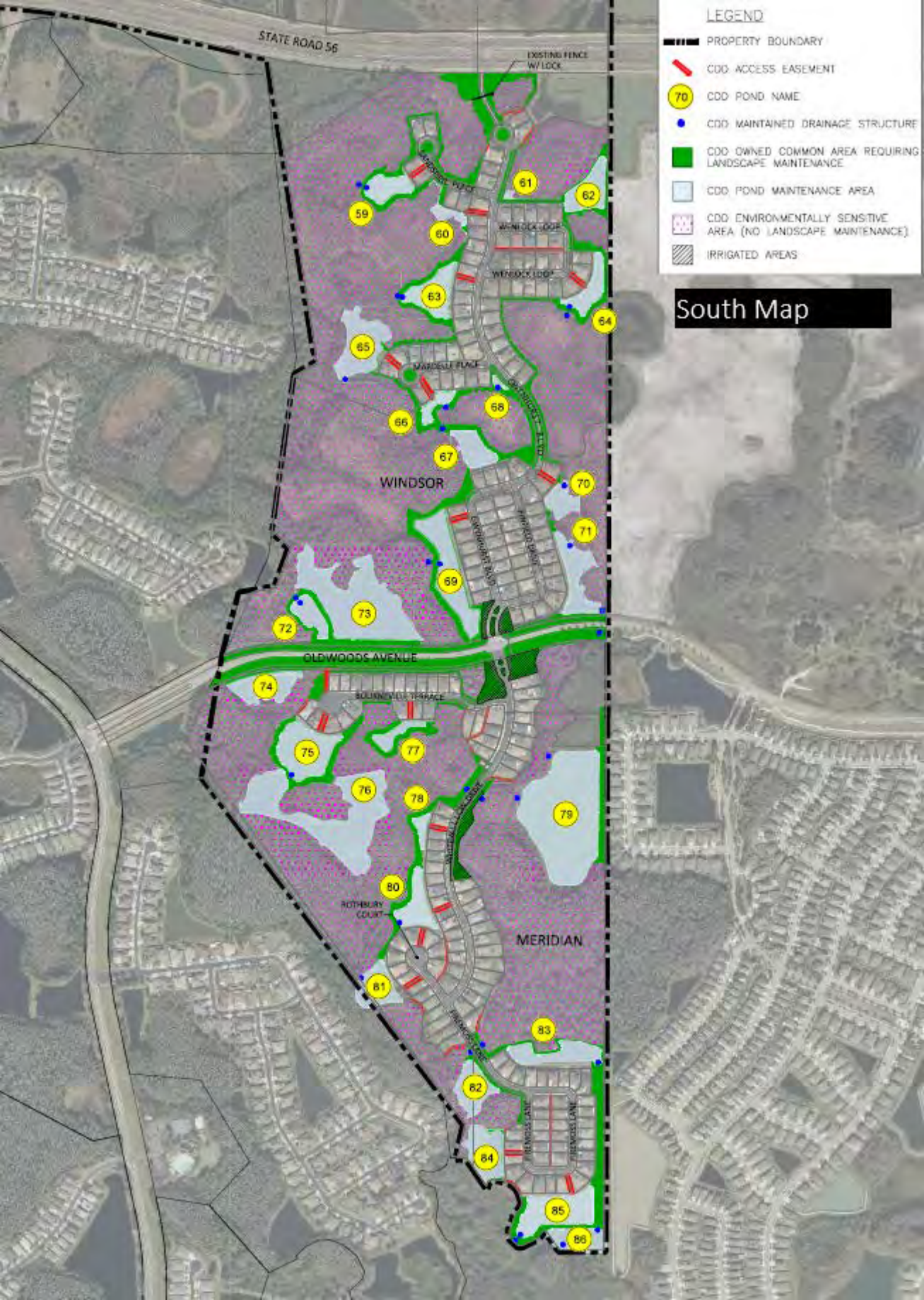
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LEGEND

- PROPERTY BOUNDARY
- CDD ACCESS EASEMENT
- CDD POND NAME
- CDD MAINTAINED DRAINAGE STRUCTURE
- CDD OWNED COMMON AREA REQUIRING LANDSCAPE MAINTENANCE
- CDD POND MAINTENANCE AREA
- CDD ENVIRONMENTALLY SENSITIVE AREA (NO LANDSCAPE MAINTENANCE)
- IRRIGATED AREAS

South Map



## Tab 4

# MEADOW POINTE IV

---

## LANDSCAPE INSPECTION REPORT



November 18, 2025  
Rizzetta & Company  
Amiee Brodeen – Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary, The Meridian

## General Updates, Recent & Upcoming Maintenance Events

- Define bed edge lines, remove any broken straps from trees, always remove trash debris, and always make sure the irrigation boxes and manhole covers are being edged around.
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# The Meridan, White Willow Dr

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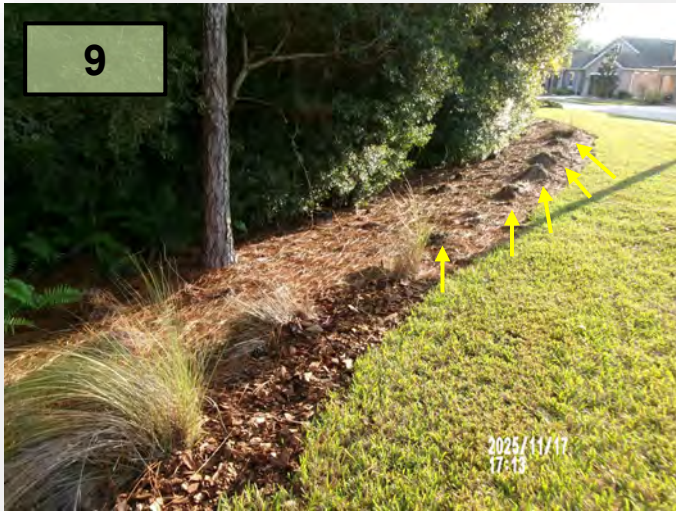
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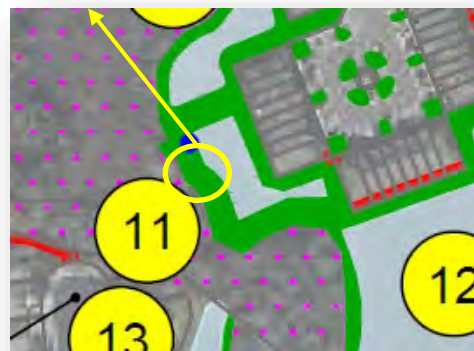
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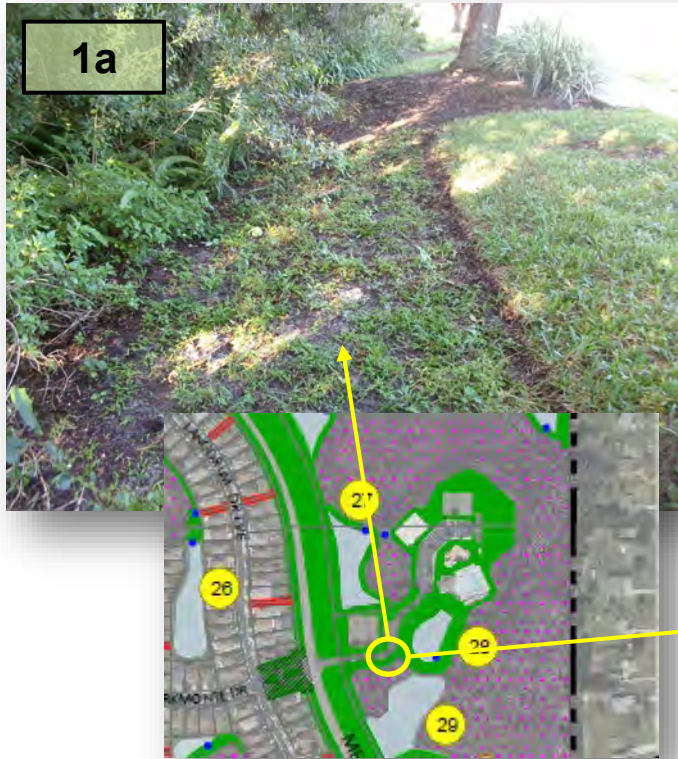
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# Proposal

1. Juniper – Please provide a proposal for both options at the amenities center: Remove the weeds and encroaching turf, treat the area with a pre-emergent, remove the bed edge, and mulch over the two areas. Prep the area for sod installation, remove the bed edge, and apply a pre-emergent treatment before installing the sod. (Pic 1a, 1b>, 1c>)





## **Tab 5**



# MEADOW POINTE IV

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## LANDSCAPE INSPECTION REPORT



November 18, 2025  
Rizzetta & Company  
Amiee Brodeen – Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary, The Meridian

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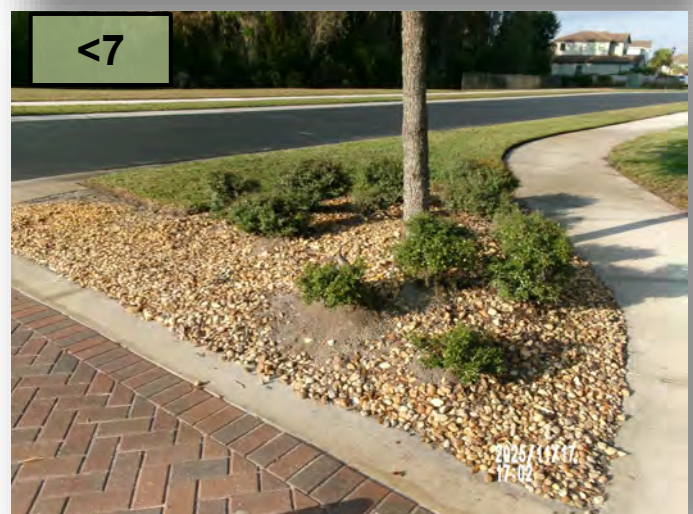


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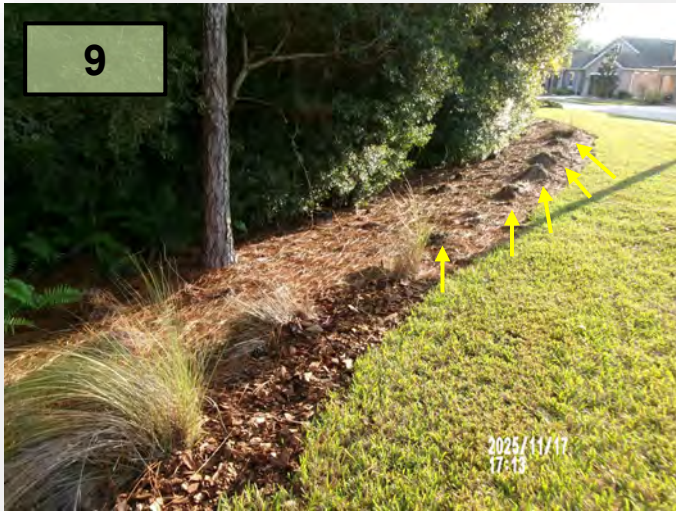
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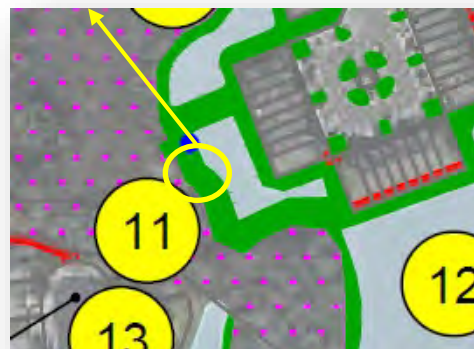
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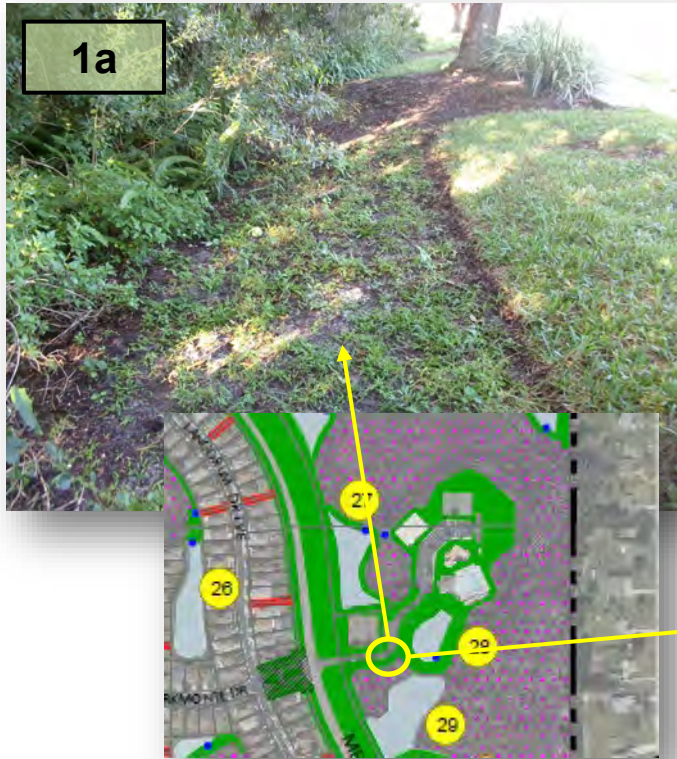
63. As I was leaving the Provence gates, I noticed a shrub in the median that appears sparse. While this may be due to the seasonal change, I recommend having someone inspect the shrub to ensure it is healthy. (Pic 63)





# Proposal

1. Juniper – Please provide a proposal for both options at the amenities center: Remove the weeds and encroaching turf, treat the area with a pre-emergent, remove the bed edge, and mulch over the two areas. Prep the area for sod installation, remove the bed edge, and apply a pre-emergent treatment before installing the sod. (Pic 1a, 1b>, 1c>)





## Tab 6



# Juniper

## Proposal

**Proposal No.:** 374102

**Proposed Date:** 11/20/25

PROPERTY:	FOR:
Meadow Pointe IV CDD Patti Bishop 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Clearing and Widening Access Path to Lake #79

### Clearing and Widening Access Path to Lake

- Provide vegetation clearing and path widening to create a 10-foot-wide access route for the client's pond maintenance contractor. Work includes removal of underbrush, small trees, vines, and low hanging

limbs along the existing pathway. The access path extends approximately 260 feet straight, transitions through a bend, and continues another 220 feet directly to the lake. All debris will be cut, cleared, and

stacked or hauled per project scope. Final path will allow sufficient clearance for the pond contractor to pull equipment or a cart safely through the corridor.





ITEM	QTY	UOM	TOTAL
<b>Clearing and Widening Access Path to Lake #79</b>			
<b>Landscape Material</b>			<b>\$8,400.00</b>
Tree work	1.00	EA	
<b>Total:</b>			<b>\$8,400.00</b>

Juniper Landscaping's policy is that we will not proceed with any enhancement projects on your property without prior approval from your Homeowners Association (HOA). It is the homeowner's responsibility to obtain and provide the necessary HOA approval before work can begin.

Thank you for your understanding.

**Payment Options:** In order to schedule, payment is required. Payments can be made by either calling (239) 561-5980 to pay via debit/credit card or provide a personal check made payable to Juniper Landscaping. Please add your proposal number to the check memo or have it available when making payments over the phone.

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

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

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

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

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

\_\_\_\_\_  
Signature (Owner/Property Manager)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name (Owner/Property Manager)

*Jorge Ledesma*

\_\_\_\_\_  
11/20/2025

\_\_\_\_\_  
Signature - Representative

\_\_\_\_\_  
Date





## Proposal

**Proposal No.:** 356493

**Proposed Date:** 12/01/25

PROPERTY:	FOR:
Meadow Pointe IV CDD Patti Bishop 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Provence-Duke energy screen landscape

We propose to provide labor, material and equipment to complete enhancement on empty bed located on inbound side near gate.

Remove declining plant material and dispose. Grade planting area and install Bald Cypress trees on a row along pond edge to close gaps between existing trees.

Install Japanese blueberry trees (full) in set of twos in space between cypress as a second row.

Install Muhly grass to fill bed as a third row and Jatropha bush to add some color to the area.

Install sod to and reshape/reduce planting bed size.

Install new dedicated irrigation bubbler zone for all new trees.

Replace drip line zone in planting area with a spray head zone for better coverage.

Install mulch in new planted area.

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Muhly grass

Jatropha bush

Bald cypress tree

Japanese blueberry tree

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Provence-</b>					
<b>Site Prep</b>					<b>\$906.25</b>
Bed Prep - Plant, Sod, Debris Removal	15.00	HR	\$55.00	\$825.00	
Debris by the truck	0.25	1	\$325.00	\$81.25	
<b>Landscape Material</b>					<b>\$16,675.00</b>
Bald Cypress, 10-12' x 5-6', 2.5-3" cal - 45G	3.00	45g	\$725.00	\$2,175.00	
Japanese Blueberry, Full To Ground, 07-10' x 3-4', 1.5-2" cal, FTG - 30G	12.00	30g	\$910.00	\$10,920.00	
Bush Jatropha, 07 gallon - 07G	5.00	07g	\$80.00	\$400.00	
Muhly Grass, 03 gallon - 03G	45.00	03g	\$24.00	\$1,080.00	
Floritam Saint Augustine, 01 SF MATERIAL ONLY	1500.00	01SF	\$1.40	\$2,100.00	
<b>Mulch</b>					<b>\$380.00</b>
Pine Bark Mulch 3 cu. ft. Bag	40.00	BG	\$9.50	\$380.00	
<b>Irrigation Renovation</b>					<b>\$2,000.00</b>
Irrigation Technician Labor	16.00	HR	\$75.00	\$1,200.00	
Misc Irrigation Parts	1.00	EA	\$999.99	\$999.99	
<b>Total:</b>					<b>\$19,961.25</b>



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

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

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**Signature (Owner/Property Manager)**

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**Date**

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**Printed Name (Owner/Property Manager)**

*Jorge Ledesma*

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12/01/2025

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**Signature - Representative**

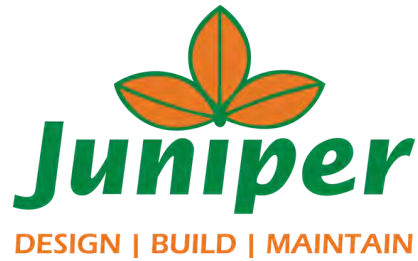
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**Date**



## Tab 7





## Proposal

**Proposal No.:** 329001

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

PROPERTY:	FOR:
Meadow Pointe IV CDD Jason Liggett 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	Q4 Annuals for December 2025

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

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

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

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

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

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

\_\_\_\_\_  
Signature (Owner/Property Manager)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name (Owner/Property Manager)

*Jorge Ledesma*

\_\_\_\_\_  
3/1/2025

\_\_\_\_\_  
Signature - Representative

\_\_\_\_\_  
Date



## Tab 8



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

3902 Meadow Pointe Blvd.  
Wesley Chapel, FL 33543



### Operations/Maintenance November 2025

Print Shack: 10/29/2025 Playground Rules Sign updated and replaced. (also includes a name plate and name badge) Invoice #619224 \$167.67

11/30/2025 Pool Rules sign updated, Haven No Parking signs. Invoice #619731 \$238.05  
(See pictures below)

JacPro: 11/11/2025 Misc. repairs at MPN, including stucco damage at dumpster. Invoice 11112025 \$232.00.

11/12/2025 Misc repairs and install security light, playground sign, shed locks at clubhouse amenities. Invoice #11122025 \$545.00



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11/13/2025 Install new panels, hardware and hang doors for MPN dumpster enclosure.  
Invoice #11132025 \$1,157.00 (See picture below)



Outsmart Pest Control: 11/3/2025 Monthly pest control service.  
Invoice #46358 \$60.00

Gym Tecs LLC: 11/5/2025 Replace Precor treadmill belt on the first machine and flip the deck. Est. #1298 \$364.99 Job completed 11/29/2025

SAAS:

11/6/2025 Enclave – Curbside exit gate not opening. This problem is intermittent. It may require a primary/secondary communication module. Watch for more issues.

Invoice #17250 \$115.00

11/6/2025 Provence – Curbside entrance gate not opening. May be a motor issue, as the island side gate is slow. Adjusted limit cam. Invoice #17251 \$115.00

11/10/2025 Parkmonte– Emergency Call Out (4 AM) – Entrance gates would not open  
Invoice #17252 \$345.00

11/18/2025 Provence– Motor failure on entrance island side gate operator.  
Invoice #17309 \$1,124.94



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## FIELD MAINTENANCE:

Advanced Aquatic: Ponds were assessed and treated on 11/4, 11/11, 11/18, 11/25 (part 1 and part 2).

Meridian Sign Progress: Carlson Construction anticipates this project beginning by the end of this year.

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

### **Conducted 157 Directed Patrols**

**Responded to the following calls for service. Conducted 157 Directed Patrols.**

1. Alarm calls: 1
2. Suspicious incident: 2
3. Traffic stop: 2
4. Battery: 4
5. Parking written warnings: 3
6. Unverified 911 calls: 2
7. Welfare Check calls: 1
8. Child Abuse calls: 1
9. Animal Complaints: 1
10. Trespass: 1
11. Assist Other LE Agency (Agency needs to make contact with MPIV resident) 2

### **Additional notes:**

On 11/13/2025 at approximately 2055 hours, two individuals were observed in a vehicle behind the dumpster at the Meadow Pointe IV Clubhouse. The individuals were identified as non-residents of the community. They were both issued a trespass warning to not return to clubhouse and community amenities.



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# Meadow Pointe IV Payment Log

11/1/2025 through 11/26/2025

Date	Purpose	Event Date	Community	Rm Dep	Rm Amt	Card Amt
11/1/2025	1 tag		Whinsenton			\$12.00
11/3/2025	1 tag		Meridian			\$12.00
11/4/2025	1 fob		MP North			\$24.00
11/5/2025	1 tag		Provence			\$12.00
11/5/2025	2 tags		Meridian			\$24.00
11/6/2025	1 tag		Shellwood			\$12.00
11/7/2025	1 tag		Shellwood			\$12.00
11/8/2025	1 tag		Windsor			\$12.00
11/8/2025	1 tag		Haven			\$12.00
11/8/2025	1 fob		Parkmonte			\$25.00
11/10/2025	1 Fob		Provence			\$25.00
11/10/2025	1 tag		Parkmonte			\$12.00
11/12/2025	1 tag		Windsor			\$12.00
11/12/2025	1 tag		Enclave			\$12.00
11/12/2025	2 tags		Enclave			\$24.00
11/16/2025	1 tag		Windsor			\$12.00
11/16/2025	2 tags		Windsor			\$24.00
11/18/2025	1 tag		Windsor			\$12.00
11/19/2025	1 tag		Provence			\$12.00
11/19/2025	1 tag		Meridian			\$12.00
11/20/2025	Room Rental	12/14/25	Parkmonte		\$50.00	\$50.00
11/20/2025	Room Deposit		Parkmonte	\$200.00		\$200.00
11/20/2025	1 tag		Windsor			\$12.00
11/21/2025	1 tag		Shellwood			\$12.00
11/24/2025	2 tags		Meridian			\$24.00
11/24/2025	1 tag		Provence			\$12.00
11/26/2025	2 tags		Meridian			\$24.00
			<b>TOTALS</b>	<b>\$200.00</b>	<b>\$50.00</b>	<b>\$648.00</b>



Rizzetta & Company

Professionals in Community Management



## Community Events:

Our Annual Christmas Party is scheduled for Sunday, December 21, 2025, from 2:00 pm to 4:00 pm. We'll provide balloon creations, face painting, crafts, music and snacks. Santa and Mrs. Claus will attend.

Respectfully submitted,

*Lori Stanger,*  
Manager



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## Tab 9



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 14, 2026, at 05:00 pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

## District Manager's Report

December 10

# 2025

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#### District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>10/31/2025</u>
General Fund Cash & Investment Balance:		\$839,797
Reserve Fund Cash & Investment Balance:		\$943,288
Debt Service Fund Investment Balance:		<u>\$461,253</u>
<b>Total Cash and Investment Balances:</b>		<b>\$2,244,338</b>
<b>General Fund Expense Variance:</b>	<b>\$8,737</b>	<b>Under Budget</b>





Rizzetta & Company

# **Meadow Pointe IV Community Development District**

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**Financial Statements  
(Unaudited)**

**October 31, 2025**

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

**meadowpointe4cdd.org**  
**rizzetta.com**

**Meadow Pointe IV Community Development District**

Balance Sheet

As of 10/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	64,563	(32,956)	0	31,607	0	0
Investments	775,234	976,244	461,253	2,212,731	0	0
Accounts Receivable	1,983,965	329,757	569,133	2,882,855	0	0
Refundable Deposits	20,945	0	0	20,946	0	0
Fixed Assets	0	0	0	0	18,376,008	0
Amount Available in Debt Service	0	0	0	0	0	1,030,386
Amount To Be Provided Debt Service	0	0	0	0	0	3,907,614
<b>Total Assets</b>	<b>2,844,707</b>	<b>1,273,045</b>	<b>1,030,386</b>	<b>5,148,139</b>	<b>18,376,008</b>	<b>4,938,000</b>
<b>Liabilities</b>						
Accounts Payable	78,907	0	0	78,907	0	0
Accrued Expenses	6,549	0	0	6,549	0	0
Other Current Liabilities	46	0	0	46	0	0
Due To Other	970	0	0	970	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,938,000
<b>Total Liabilities</b>	<b>86,472</b>	<b>0</b>	<b>0</b>	<b>86,472</b>	<b>0</b>	<b>4,938,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	994,110	939,785	459,733	2,393,628	0	0
Investment In General Fixed Assets	0	0	0	0	18,376,008	0
Net Change in Fund Balance	1,764,125	333,260	570,653	2,668,039	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>2,758,235</b>	<b>1,273,045</b>	<b>1,030,386</b>	<b>5,061,667</b>	<b>18,376,008</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>2,844,707</b>	<b>1,273,045</b>	<b>1,030,386</b>	<b>5,148,139</b>	<b>18,376,008</b>	<b>4,938,000</b>

See Notes to Unaudited Financial Statements



**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,794	2,794
Special Assessments				
Tax Roll	1,983,967	1,983,967	1,983,964	(3)
Other Misc. Revenues				
Key/Access/Transponder Revenue	0	0	164	164
Remotes	0	0	303	303
Room Rentals	0	0	186	186
Total Revenues	<u>1,983,967</u>	<u>1,983,967</u>	<u>1,987,411</u>	<u>3,444</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	15,000	1,250	1,000	250
Total Legislative	<u>15,000</u>	<u>1,250</u>	<u>1,000</u>	<u>250</u>
Financial & Administrative				
Accounting Services	23,168	1,931	1,930	0
Administrative Services	6,153	512	513	0
Arbitrage Rebate Calculation	2,000	1,000	0	1,000
Assessment Roll	5,304	5,304	5,304	0
Auditing Services	4,800	0	0	0
Bank Fees	650	55	35	20
Disclosure Report	6,000	500	500	0
District Engineer	50,000	4,166	7,545	(3,379)
District Management	33,256	2,772	2,771	0
Dues, Licenses & Fees	550	175	175	0
Financial & Revenue Collections	5,304	442	442	0
Legal Advertising	1,000	83	0	84
Miscellaneous Mailings	500	42	0	41
Public Officials Liability Insurance	4,163	4,163	3,922	241
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	11,000	8,300	8,381	(80)
Website Hosting, Maintenance, Backup & E	3,000	484	110	374
Total Financial & Administrative	<u>156,998</u>	<u>29,929</u>	<u>31,628</u>	<u>(1,699)</u>
Legal Counsel				
District Counsel	25,000	2,083	2,249	(166)
Total Legal Counsel	<u>25,000</u>	<u>2,083</u>	<u>2,249</u>	<u>(166)</u>
Law Enforcement				
Off Duty Deputy	156,771	13,065	12,966	98
Total Law Enforcement	<u>156,771</u>	<u>13,065</u>	<u>12,966</u>	<u>98</u>
Electric Utility Services				
Utility - Recreation Facilities	15,000	1,250	1,220	31
Utility - Street Lights	87,150	7,262	7,455	(193)
Utility Services	6,000	500	802	(302)

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Total Electric Utility Services	108,150	9,012	9,477	(464)
Garbage/Solid Waste Control Services				
Garbage - Dumpster	14,310	1,193	1,497	(304)
Garbage - Recreation Facility	1,050	87	110	(23)
Garbage - Residential	177,153	14,763	14,095	668
Solid Waste Assessment	1,600	133	0	134
Total Garbage/Solid Waste Control Services	194,113	16,176	15,702	475
Water-Sewer Combination Services				
Utility - Reclaimed	3,500	292	0	291
Utility Services	12,000	1,000	300	700
Total Water-Sewer Combination Services	15,500	1,292	300	991
Stormwater Control				
Aquatic Maintenance	60,375	5,031	4,882	149
Aquatic Plant Replacement	15,000	1,250	0	1,250
Mitigation Area Monitoring & Maintenance	5,000	417	0	417
Stormwater Assessments	2,444	203	12,900	(12,696)
Stormwater System Maintenance	10,000	834	0	833
Total Stormwater Control	92,819	7,735	17,782	(10,047)
Other Physical Environment				
Conservation Cutbacks	10,000	833	0	834
Entry & Walls Maintenance & Repair	22,000	1,833	0	1,833
General Liability Insurance	5,419	5,419	4,634	785
Holiday Decorations @ Clubhouse	2,700	2,700	2,500	200
Holiday Lights @ Entrance	22,500	9,875	10,000	(125)
Irrigation Maintenance & Repair	21,600	1,800	0	1,800
Landscape - Annuals/Flowers	17,580	1,465	0	1,465
Landscape - Fertilizer	16,500	1,375	3,093	(1,718)
Landscape - Mulch	55,000	4,584	0	4,583
Landscape - Pest Control	3,000	250	175	74
Landscape Inspection Services	12,900	1,075	1,075	0
Landscape Maintenance	409,586	34,132	29,713	4,420
Landscape Replacement Plants, Shrubs, Tr	50,000	4,167	0	4,167
Lift Station Maintenance	5,000	416	99	317
Playground Mulch	9,000	750	0	750
Property Insurance	37,531	37,531	34,835	2,696
Rust Prevention	10,000	834	0	833
Tree Trimming Services	10,000	833	5,038	(4,204)
Well Maintenance	4,000	333	0	333
Total Other Physical Environment	724,316	110,205	91,162	19,043
Road & Street Facilities				
Gate Maintenance & Repair	54,800	4,567	2,778	1,789
Gate Phone	20,000	1,667	1,472	195
Gate Service Contract	8,000	666	0	666
Roadway Repair & Maintenance	10,000	834	0	834
Security Camera Maintenance	2,500	208	0	208

See Notes to Unaudited Financial Statements



**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Sidewalk Maintenance & Repair	15,000	1,250	0	1,250
Street Sign Repair & Replacement	1,000	83	3,345	(3,262)
Total Road & Street Facilities	111,300	9,275	7,595	1,680
Parks & Recreation				
Athletic Court/Field/Playground Main-tena	2,500	209	0	208
Clubhouse Maintenance & Repair	30,000	2,500	220	2,280
Dog Park Maintenance	3,500	291	0	292
Employee - Amenity Staff	200,000	16,667	18,365	(1,698)
Employee - Incentives and Bonuses	500	42	0	41
Facility Supplies	8,000	666	636	31
Fitness Equipment Maintenance & Re- pair	2,300	192	0	192
Landscape Maintenance	5,000	417	0	417
Management Contract	24,720	2,060	196	1,864
Pest Control & Termite Bond	720	60	60	0
Pest Control - Top Choice Treatment	5,000	416	0	416
Playground Repairs	2,500	209	0	209
Pool Maintenance	1,300	108	0	108
Pool Service Contract	41,500	3,458	3,200	258
Security Camera Clubhouse	760	64	190	(126)
Telephone, Internet, Cable	6,700	558	324	234
Tennis/Athletic Court/Park Maintenance	2,000	167	0	167
Wildlife Management Services	14,500	1,208	0	1,208
Total Parks & Recreation	351,500	29,292	23,191	6,101
Special Events				
Special Events	7,500	625	912	(287)
Total Special Events	7,500	625	912	(287)
Contingency				
Miscellaneous Contingency	25,000	2,083	9,321	(7,238)
Total Contingency	25,000	2,083	9,321	(7,238)
Total Expenditures	1,983,967	232,022	223,285	8,737
Total Excess of Revenues Over(Under) Ex- penditures	0	1,751,945	1,764,126	12,181
Fund Balance, Beginning of Period	0	0	994,109	994,110
Total Fund Balance, End of Period	0	1,751,945	2,758,235	1,006,291

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,503	3,503
Special Assessments				
Tax Roll	329,758	329,758	329,758	0
Total Revenues	<u>329,758</u>	<u>329,758</u>	<u>333,261</u>	<u>3,503</u>
Expenditures				
Contingency				
Capital Reserve	329,758	329,758	0	329,758
Total Contingency	<u>329,758</u>	<u>329,758</u>	<u>0</u>	<u>329,758</u>
Total Expenditures	<u>329,758</u>	<u>329,758</u>	<u>0</u>	<u>329,758</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>333,261</u>	<u>333,261</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>939,784</u>	<u>939,784</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,273,045</u>	<u>1,273,045</u>



**Meadow Pointe IV Community Development District**

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

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	544	544
Special Assessments				
Tax Roll	177,209	177,209	177,208	0
Total Revenues	<u>177,209</u>	<u>177,209</u>	<u>177,752</u>	<u>544</u>
Expenditures				
Debt Service				
Interest	57,209	57,209	0	57,208
Principal	120,000	120,000	0	120,000
Total Debt Service	<u>177,209</u>	<u>177,209</u>	<u>0</u>	<u>177,208</u>
Total Expenditures	<u>177,209</u>	<u>177,209</u>	<u>0</u>	<u>177,208</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>177,752</u>	<u>177,752</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>162,543</u>	<u>162,543</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>340,295</u>	<u>340,295</u>

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

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

As of 10/31/2025  
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	976	976
Special Assessments				
Tax Roll	391,924	391,924	391,924	0
Total Revenues	<u>391,924</u>	<u>391,924</u>	<u>392,900</u>	<u>976</u>
Expenditures				
Debt Service				
Interest	136,924	136,924	0	136,924
Principal	255,000	255,000	0	255,000
Total Debt Service	<u>391,924</u>	<u>391,924</u>	<u>0</u>	<u>391,924</u>
Total Expenditures	<u>391,924</u>	<u>391,924</u>	<u>0</u>	<u>391,924</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>392,900</u>	<u>392,900</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>297,191</u>	<u>297,191</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>690,091</u>	<u>690,091</u>

See Notes to Unaudited Financial Statements



**Meadow Pointe IV CDD**  
**Investment Summary**  
**October 31, 2025**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Balance as of</b></u> <u><b>October 31, 2025</b></u>
FLCLASS Operating	Average Monthly Yield - 4.2333%	\$ 775,234
<b>Total General Fund Investments</b>		<u><u><b>\$ 775,234</b></u></u>
FLCLASS Asset Replacement	Average Monthly Yield - 4.2333%	\$ 439,468
FLCLASS Road Reserve	Average Monthly Yield - 4.2333%	536,776
<b>Total Reserve Fund Investments</b>		<u><u><b>\$ 976,244</b></u></u>
US Bank Series 2014 Revenue A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	\$ 88,932
US Bank Series 2014 Reserve A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	123,593
US Bank Series 2014 Interest A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	2,436
US Bank Series 2014 Prepayment A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	306
US Bank Series 2015 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	72,907
US Bank Series 2015 Reserve	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	86,760
US Bank Series 2015 Prepayment	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	3,419
US Bank Series 2022 A-1 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	33,725
US Bank Series 2022 A-2 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	49,175
<b>Total Debt Service Fund Investments</b>		<u><u><b>\$ 461,253</b></u></u>

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

**Meadow Pointe IV Community Development District**  
**Summary A/R Ledger**  
**From 10/01/2025 to 10/31/2025**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>845, 2720</b>							
	845-001	845 General Fund	Pasco County Tax Collector	AR00002918	12110	10/01/2025	1,983,964.56
<b>Sum for 845, 2720</b>							<b>1,983,964.56</b>
<b>845, 2721</b>							
	845-005	845 Reserve Fund	Pasco County Tax Collector	AR00002918	12110	10/01/2025	329,757.45
<b>Sum for 845, 2721</b>							<b>329,757.45</b>
<b>845, 2722</b>							
	845-200	845 Debt Service Fund S2004 & S2015	Pasco County Tax Collector	AR00002918	12110	10/01/2025	177,208.73
<b>Sum for 845, 2722</b>							<b>177,208.73</b>
<b>845, 2725</b>							
	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	105,750.00
	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	175,541.10
	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	110,633.18
<b>Sum for 845, 2725</b>							<b>391,924.28</b>
<b>Sum for 845</b>							<b>2,882,855.02</b>
<b>Sum Total</b>							<b>2,882,855.02</b>

See Notes to Unaudited Financial Statements



**Meadow Pointe IV Community Development District**  
**Summary A/P Ledger**  
**From 10/01/2025 to 10/31/2025**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>845, 2720</b>					
845 General Fund	10/28/2025	ADT Security Services, Inc.	102525-307149137	Security Monitoring & Maintenance 11/25	189.90
845 General Fund	10/01/2025	American Power Washing, LLC	620 Balance	Pressure Washing 10/25	9,000.00
845 General Fund	10/28/2025	Clean Sweep Supply Co., Inc.	14729	Janitorial Supplies 10/25	110.10
845 General Fund	10/13/2025	Frontier Florida, LLC	813-994-4726-101321	Gate Phone 10/25	59.99
845 General Fund	10/28/2025	Juniper Landscaping of Florida, LLC	364156	Landscape Maintenance 10/25	10,161.61
845 General Fund	10/28/2025	Juniper Landscaping of Florida, LLC	364155	Tree Services 10/25	5,037.50
845 General Fund	10/28/2025	Juniper Landscaping of Florida, LLC	363626	Fertilizer 10/25	3,093.16
845 General Fund	10/28/2025	Juniper Landscaping of Florida, LLC	363626	Fertilizer 10/25	175.70
845 General Fund	10/01/2025	Mr. Electric of Land O Lakes	2503696	Service Call 09/25	3,345.55
845 General Fund	10/21/2025	Pasco County Utilities	23262298 ACH	0514195-01034859 3902 Meadow Pointe Blvd 09/25	229.75
845 General Fund	10/28/2025	Pasco Sheriffs Office	AROCT25 MPIV	Deputy Services 10/25	12,966.33
845 General Fund	10/28/2025	Rizzetta & Company, Inc.	INV0000104780	Cell Phone, Auto Mileage & Travel 10/25	388.25
845 General Fund	10/01/2025	Rizzetta & Company, Inc.	INV0000103859	Cell Phone, Auto Mileage & Travel 09/25	202.90
845 General Fund	10/24/2025	Rizzetta & Company, Inc.	INV0000104425	Personnel Reimbursement 10/25	8,332.38
845 General Fund	10/27/2025	Southern Automated Access Services, LLC	17173	Preventative Maintenance - Enclave 10/25	190.00
845 General Fund	10/21/2025	Southern Automated Access Services, LLC	17124	Cell Phone Usage - 813-576-9368 Haven & 813-482-6396 Meridian 10/25	103.90
845 General Fund	10/28/2025	Southern Automated Access Services, LLC	17178	Gate Maintenance & Repair 11/25	115.00
845 General Fund	10/27/2025	Southern Automated Access Services, LLC	17174	Preventative Maintenance - Haven 10/25	190.00
845 General Fund	10/24/2025	Southern Automated Access Services, LLC	17170	Preventative Maintenance - Parkmonte 10/25	236.50
845 General Fund	10/28/2025	Stantec Consulting Services, Inc.	2475307	Engineering Services 07/25 - 09/25	11,545.12
845 General Fund	10/22/2025	Straley Robin Vericker	27376	Legal Services 09/25	3,756.00
845 General Fund	10/17/2025	TECO	221006228235	Electric Services 10/25	1,604.31
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418224 ACH	Electric Services 10/25	57.90
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418225 ACH	Electric Services 10/25	76.99
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418230 ACH	Electric Services 10/25	41.12
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418228 ACH	Electric Services 10/25	44.29
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418227 ACH	Electric Services 10/25	55.57
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-2185385 ACH	Electric Services 10/25	257.57
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-2187625 ACH	Electric Services 10/25	64.96

**Meadow Pointe IV Community Development District**  
**Summary A/P Ledger**  
**From 10/01/2025 to 10/31/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845 General Fund	10/28/2025	Inc. Withlacoochee River Electric Cooperative, Inc.	111025-1418229	ACH Electric Services 10/25	64.34
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418215	ACH Electric Services 10/25	40.16
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418221	ACH Electric Services 10/25	1,040.66
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418220	ACH Electric Services 10/25	53.15
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418216	ACH Electric Services 10/25	53.25
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418223	ACH Electric Services 10/25	81.22
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418211	ACH Electric Services 10/25	5,593.90
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418217	ACH Electric Services 10/25	53.04
845 General Fund	10/28/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1418218	ACH Electric Services 10/25	294.83
<b>Sum for 845, 2720</b>					<b>78,906.90</b>
<b>Sum for 845</b>					<b>78,906.90</b>
<b>Sum Total</b>					<b>78,906.90</b>



**Meadow Pointe IV Community Development District**  
**Notes to Unaudited Financial Statements**  
**October 31, 2025**

**Balance Sheet**

1. Trust statement activity has been recorded through 10/31/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## **Tab 10**



## OUTSTANDING ITEMS *(as of 11/12/2025)*

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Original Target Date	Status (RYG)	Progress Notes	Close Date
1	Duke Energy Project - Part 2	01/18/25	High	Aimee Brodeen	Fiscal 24-25	R	11/12 - No progress. Same proposal presented in August. BOS requested a proposal that does not exceed \$20K & includes tiered landscaping with a preference for low maintenance plantings. Aimee to present new proposal during December meeting. 10/3 - No progress. Aimee is assuming ownership for obtaining proposals. 8/13 - John shared one proposal in Aug and committed to obtaining add'l ones in Sept	
2	Pond 64 Maintenance	2024	Critical	Greg Woodcock	Fiscal 24-25	R	11/12- (a) County agreed to replacing trees in irrigated areas. <b>Greg</b> will work with Union Park to identify locations for new trees. (b) Jorge reported that acquatics path was cleared. (c) Scott clarified that the mowing issue was not resolved as part of the boundary discussion. <b>Darryl</b> will contact code enforcement to see whether the area can be treated as a conservation area (no mowing). If not, he will contact Union Park to establish a paid mowing agreement with their landscapers. 10/3 - Greg is checking to see if we can replace 10 trees elsewhere in the district. Juniper is preparing 2 proposals. One for removal of entire tree and one to remove of portion of tree on MP-4 property. Scott reported that mowing issues were resolved as part of the boundary discussion on 10/7.	
3	HOA Turnover Inspection	06/11/25	High	Greg Woodcock Aimee Brodeen	12/10/25	G	11/12 - Greg & Aimee to complete HOA inspections of their respective areas and present findings/punchlist to BOS in December's meeting.	
4	Holiday Decorations	05/14/25	High	Lori Stanger	Nov 2025	G	Contract approved. Lights to be turned on day after Thanksgiving.	
5	Landscape RFP	06/11/25	Critical	Aimee Brodeen	<del>December 2025</del> February 2026	G	11/12 - Timeline confirmed. Add to be submitted on 11/19 and run on 11/21. Project manual available beginning 11/24, mandatory pre-proposal meeting on 11/25. Submissions due 1/15. Selection made during Feb meeting, 10/3 boundary map completed awaiting irrigation mapping from Jorge. RFP to go out by no later than end of Oct	
6	Meridian Sign Restoration	07/09/25	Critical	Darryl Adams	TBD	G	11/12 - Claim paid. Eng drawings submitted to county for permitting. Target date dependent on permitting. 10/3 - Claim for approx. \$50K submitted. Demo completed, contract approved, insurance outstanding.	
7	Reserves Plan	09/10/25	High	Board	TBD	NS	11/12 - No updates. Dependency on Mill & Resurface Plan, Sidewalk & Flumes Plan and Meridian Sign Restoration and funding available in fiscal yr 25-26 to achieve X% of funding for reserves.	
8	Mill & Resurface Plan	09/10/25	High	Greg Woodcock	<del>Oct 2025</del> <del>November 2025</del> 12/10/25	G	11/12 -Cost matrix completed. Greg will present plan for Phase 1 work needed in Whinsenton, Parkmonte and Shellwood during Dec's meeting. 10/3 - Greg will complete and share plan in November's meeting.	

## OUTSTANDING ITEMS *(as of 11/12/2025)*

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Original Target Date	Status (RYG)	Progress Notes	Close Date
9	Sidewalk Plan	09/10/25	High	Greg Woodcock	<del>Oct-2025</del> 12/10/25	G	11/12 - No updates. 10/3 Greg working with Scott to identify areas of concern. Greg will complete and share plan & estimates during Dec's meeting.	
10	Pond Erosion Repair	09/10/25	High	Greg Woodcock	Spring 2026	G	11/12 - Finn to begin work in January. 10/3 - Completion of agreement in progress. Work likely to begin mid-November. Proposal for \$196,960 approved	
11	Gates not opening via Yelps	08/13/25	High	Lori Stanger	Yr End 2025	G	11/12 - No updates. 10/3 Lori worked with emergency reponse & gate vendor to test Yelp responsiveness. Issue identified and corrected. Lori will work with deputies to conduct periodic testing of the gates & determine whether the Yelp activators need to be relocated in some communities.	
12	Community Mulching	10/08/25	Medium	Jorge Ledesma	Nov 2025	G	11/12 - Mulching to begin week of November 17. 10/3 Proposal for \$46,225 accepted. Jorge indicated mulching will be completed by end of November.	
13	Pond 74 Muck Clean Up	10/08/25	Medium	Advanced Aquatic	<del>Nov-2025</del> 12/10/25	G	11/12 - No updates, 10/3 Doug to submit proposal for pond 74 clean up	
14	Golf Cart Notification	11/12/25	Medium	Lori Stanger	12/10/25	G	11/12 - Lori to work with Deputy to create a notification reminding residences that MP4 is not a golf cart community and they are prohibited on pathways/sidewalks/roads.	
15	Ponds 61,62, 64	11/12/25	Medium	Advanced Aquatic	12/10/25	G	11/12 - Doug to inspect ponds 61, 62 and 64 to confirm they are functioning as designed, i.e. no structural issues causing low water tables.	
16	MP North Wells	11/12/25	Hlgh	Lori Stanger	12/10/25	G	11/12 - Lori will contact Patriot Pump and Well Repair to request an inspection of the MPN wells to determine root cause of ongoing issues.	
17	Dog Waste Stations	11/12/25	Medium	Lori Stanger	12/10/25	G	11/12 - Lori will determine whether there are any waste stations in The Haven & will confirm number with Jayman Enterprises. Additionally, Lori will contact the current MPN provider to see if they are interested in submitting a proposal. Minimally, expect a revised proposal from Jayman for December's meeting.	
18	Misc. Landscaping Proposals	11/12/25	Medium	Jorge Ledesma	12/10/25	G	<b><u>Requested Proposals:</u></b> (a) remove bed edging (shrink bed size) & install sod @ amenities center (b) on north side of MPN replace dead loropetalum and replace with 3 gallon loropetalum chinense along with bag of mulch (c) replace 3 dead magnolias that were removed by Provence entry (gate box) with suitable replacements (d) turf installation at entrance of Provence where dead junipers were removed and not replaced	

### Status Definitions:

- R Off Track
- Y Potential Problems, Delays
- G On Track



OUTSTANDING ITEMS *(as of 11/12/2025)*

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Original Target Date	Status (RYG)	Progress Notes	Close Date
B	Done							
G	Not Started							

## ITEMS CLOSED

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Original Target Date	Status (RYG)	Closing Comments	Close Date
4	Street Sign Repair	10/09/24	Critical	Greg Woodcock	June 2025	Done	Hurrican Milton clean up	06/11/25
5	Pond 50 Control Structure		Critical	Greg Woodcock	June 2025	Done	Greg reviewed, control structure is good	06/11/25
6	Sidewalk Project - Phase 1	01/08/25	Critical	Greg Woodcock	June 2025	Done	Phase 2 will be considered for 25-26 fiscal yr	06/11/25
7	Flume Project - Phase 1	01/08/25	Critical	Greg Woodcock	June 2025	Done	Phase 2 will be considered for 25-26 fiscal yr	06/11/25
16	Key Fob Project	03/12/25	Low	Clubhouse Mgr	Fall 2025	Done	Lori reports positive feedback from residents	09/10/25
15	Pressure Washing	05/14/25	Medium	Lori Stanger	Fall 2025	Done	Completed	11/12/25
10	Palm Fertilization - Provence	12/11/24	Medium	Jorge Ledesma	Spring 2025 November 2025	Done	Completed - ongoing maintenance to be included in new landscaping contract (including mulch round trees)	11/12/25
25	Tree Clean Up @ Amenity Ctr	10/08/25	Medium	Jorge Ledesma	Nov 2025	Done	Completed	11/12/25



## **Tab 11**

# Juniper

## Proposal

**Proposal No.:** 369564

**Proposed Date:** 11/19/25

PROPERTY:	FOR:
Meadow Pointe IV CDD Patti Bishop 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543	November 2025 Irrigation Repair-Broken Main Line

Meadow Point: 7 broken main lines in need of repair.



ITEM	QTY	UOM	TOTAL
<b>Irrigation Renovation</b>			
<b>Lateral Components</b>			\$5,057.44
Irrigation Tech Labor	28.00	HR	
Harco Knock-On PVC Pressure Repair Coupling 2-1/2 in. Gasket x Gasket	7.00	EA	



Harco Ductile Iron Fitting to Pipe Style A Joint  
Restraint 2-1/2 in.

14.00

EA

**Total: \$5,057.44**

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

*Elias Avila*

11.19.25

Signature - Representative

Date

## **Tab 12**



**MINUTES OF MEETING**

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

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, November 12, 2025, at 5:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

Present and constituting a quorum:

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

Also, present were:

Daryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Michael Scanlon	<b>Board Supervisor, Assistant Secretary (via phone)</b>
Lori Stanger	<b>Clubhouse Manager</b>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin (via phone)</b>
Greg Woodcock	<b>District Engineer, Stantec (via phone)</b>
Doug Agnew	<b>Sr. Environmental Consultant, Advanced Aquatic</b>
Jorge Ledesma	<b>Juniper Landscape</b>
Amiee Brodeen	<b>Field Services, Rizzetta &amp; Company</b>
Deputy Francis	<b>Pasco Sheriff Office</b>
Matt Gerich	<b>Branch Manager, Juniper</b>

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

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

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

**THIRD ORDER OF BUSINESS**

**AUDIENCE COMMENTS - Items not on  
Agenda**

There were no members of the general audience in attendance.

**FOURTH ORDER OF BUSINESS****BUSINESS ITEMS****A. Consideration of the Outstanding Action Items**

The Board reviewed the Outstanding Active Items and discussed current projects.

**B. Consideration of Erosion/Pond Bank Restoration Proposal**

The District Engineer discussed the proposal, and the vendor will start work in January.

**C. Consideration of Grau & Associates Engagement Letter**

On a motion from Ms. McNeil, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors, approved the Grau & Associates Engagement Letter, for the Meadow Pointe IV Community Development District.

**D. Consideration of Florida Insurance Alliance Claim**

On a motion from Ms. McNeil, seconded by Ms. Fischer, with four in favor, the Board of Supervisors approved the Florida Insurance Alliance Claim, for the Meadow Pointe IV Community Development District.

**E. Consideration of Dog Waste Station Maintenance Proposal**

Mr. Jeremy Joyman, Dog Waste Vendor, discussed the proposal and stated he will provide a revised proposal to include Meadow Pointe North at no additional cost. The revised proposal will be submitted for inclusion on next month's agenda.

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

The Deputy provided a report on recent activity within the community, including mental health-related calls. He noted that he will be working additional night shifts and assisting with parking enforcement.

**B. District Engineer****1. Consideration of Field Observation Report**

Mr. Woodcock provided updates from his report and stated he will bring proposals for the road milling.

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

Mr. Agnew reviewed his report.

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

Ms. Brodeen reviewed the report.

**E. Juniper Landscaping**

No report provided.



**F. Amenity Management****1. Review of Amenities Report**

Ms. Stanger presented her report.

**G. District Counsel**

No report.

Mr. Babbar discussed the Windsor encroachment agreement and reported that the agreement has been completed. He noted that the vendor requested a \$400 waiver, which the Board declined.

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

Mr. Adams presented the District Manager Report, Raid Log, and Monthly Financial Statement. He reminded the Board that the next meeting will be held on December 10, 2025, at 5:00 p.m.

**2. Presentation of the 3rd Quarter Website Audit**

Mr. Adams presented the 3<sup>rd</sup> quarter website audit.

**SIXTH ORDER OF BUSINESS****BUSINESS ADMINISTRATION****A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on October 8, 2025**

On a motion from Ms. McNeil, seconded by Ms. Fischer, with four in favor, the Board of Supervisors approved the Minutes of Regular Meeting held on October 8, 2025, as amended, for the Meadow Pointe IV Community Development District.

**B. Consideration of Operation and Maintenance Expenditures for September 2025**

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for September 2025 (\$145,274.54), for the Meadow Pointe IV Community Development District.

**SEVENTH ORDER OF BUSINESS****Supervisors Forum**

Mr. Scanlon requested maps be updated.

**EIGHTH ORDER OF BUSINESS****Adjournment**

On a motion from Ms. McNeil, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors adjourned the meeting at 7:55 a.m. for the Meadow Pointe IV Community Development District.

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**Assistant Secretary**

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**Chair/Vice Chair**

DRAFT



## **Tab 13**



**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

The total items being presented: **\$181,903.25**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

Megan McNeil	Susan A. Fischer	Scott Page	Michael Scanlon	Mechelle Jarvis	Darryl Adams
<i>Chairman</i>	<i>Vice Chairman</i>	<i>Supervisor</i>	<i>Supervisor</i>	<i>Supervisor</i>	<i>District Manager</i>



# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	300264	10560767	Monthly Aquatic Maintenance 10/25	\$ 4,882.00
Advanced Drainage Solutions	300265	1122	Stormwater System 10/25	\$ 12,900.00
Carlson Construction, Inc.	300267	9102025003idp	Monument Maintenance 09/25	\$ 30,000.00
Coastal Waste & Recycling, Inc.	300257	SW0001147558	Waste Disposal Services 10/25	\$ 14,094.36
Egis Insurance Advisors, LLC	300251	29554	Policy# 100125633 10/01/2025 - 10/01/2026 Florida Insurance Alliance	\$ 43,391.00
Florida Department of Commerce	103125-01	92754 ACH	Special District Fee for FY25-26	\$ 175.00
Florida Department of Revenue	101525-04	61-8015577602-6 09/25 ACH	61-8015577602-6 Sales & Use Tax 09/25	\$ 31.73
Frontier Florida, LLC	102125-01	813-973-3003-101308-5 10/25 ACH	Clubhouse Internet 10/25	\$ 264.17
Frontier Florida, LLC	101525-01	813-994-0164-071921-5 10/25 ACH	Meridia Gate Phone 10/25	\$ 59.99
Frontier Florida, LLC	101525-02	813-994-1603-072021-5 10/25 ACH	Whinsenton Sub Division Gate Phone 10/25	\$ 70.69
Frontier Florida, LLC	101525-03	813-994-1915-011921-5 10/25 ACH	Shellwood Sub Division Gate Phone 10/25	\$ 70.19

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

October 1, 2025 Through October 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	102825-01	813-994-4607-042922-5 10/25 ACH	Windsor Internet 10/25	\$ 59.99
Frontier Florida, LLC	100825-02	813-994-4726-101321-5 09/25 ACH	Gate Phone 09/25	\$ 59.99
Frontier Florida, LLC	100125-01	813-994-4731-080621-5 09/25 ACH	Windsor Internet 09/25	\$ 59.99
Frontier Florida, LLC	103125-02	813-994-4731-080621-5 10/25 ACH	Windsor Internet 10/25	\$ 59.99
Frontier Florida, LLC	102025-01	813-994-6437-121521-5 10/25 ACH	Gate Phone 10/25	\$ 59.99
Gymtecs LLC	300258	1216	Preventive Maintenance 09/25	\$ 130.00
Juniper Landscaping of Florida, LLC	300266	358550	Irrigation Repair 09/25	\$ 1,087.17
Juniper Landscaping of Florida, LLC	300266	358551	Irrigation Repair 09/25	\$ 612.32
Juniper Landscaping of Florida, LLC	300266	358552	Irrigation Repair 09/25	\$ 736.70
Juniper Landscaping of Florida, LLC	300259	360109	Landscape Maintenance 10/25	\$ 19,550.76
Juniper Landscaping of Florida, LLC	300266	360356	Fertilizer - Pest Control 09/25	\$ 763.90



## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Mechelle Jarvis	300268	MJ100825-845	Board of Supervisors Meeting 10/08/25	\$ 200.00
Megan McNeil	300269	MM100825-845	Board of Supervisors Meeting 10/08/25	\$ 200.00
Michael J Scanlon	300270	MS100825-845	Board of Supervisors Meeting 10/08/25	\$ 200.00
Outsmart Pest Management, Inc.	300262	46088	Monthly Pest Control Services 10/25	\$ 60.00
Pasco County Utilities	100825-01	23079212 ACH	0514195-01034859 3902 Meadow Pointe Blvd 08/25	\$ 127.30
Rizzetta & Company, Inc.	300254	INV0000103515	Personnel Reimbursement 09/25	\$ 7,308.59
Rizzetta & Company, Inc.	300255	INV0000103645	District Management Fees 10/25	\$ 7,341.75
Rizzetta & Company, Inc.	300256	INV0000103746	Assessment Roll FY25/26	\$ 5,304.00
Rizzetta & Company, Inc.	300275	INV0000103770	Personnel Reimbursement, Amenity Management & Oversight 10/25	\$ 9,644.42
Rust Off, LLC.	300273	50218	Rust Prevention - Monthly Maintenance 10/25	\$ 220.00
Scott W Page	300271	SP100825-845	Board of Supervisors Meeting 10/08/25	\$ 200.00

## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Seetha The Comic	300276	STC79	Comedy Night Event 11/25	\$ 400.00
Southern Automated Access Services, LLC	300252	17028	Service Call - Haven 09/25	\$ 604.00
Southern Automated Access Services, LLC	300274	17101	Preventative Maintenance - Meridian 10/25	\$ 266.00
Southern Automated Access Services, LLC	300274	17102	Preventative Maintenance - Windsor 10/25	\$ 230.00
Southern Automated Access Services, LLC	300274	17103	Preventative Maintenance - Shellwood 10/25	\$ 376.00
Southern Automated Access Services, LLC	300274	17104	Preventative Maintenance - MP North 10/25	\$ 190.00
Southern Automated Access Services, LLC	300274	17109	Gate Maintenance - Shellwood 10/25	\$ 985.00
Southern Automated Access Services, LLC	300260	Monthly Summary 10/25 845	CAPXL Cloud - Summary 10/25	\$ 770.00
Spectrum	102825-02	1316058100925 ACH	Internet Services 10/25	\$ 110.00
Spectrum	101025-01	1316728092125 ACH	3525 Bellmeade Ct 10/25	\$ 110.00
Straley Robin Vericker	300253	27172	Legal Services 08/25	\$ 2,139.50



## Meadow Pointe IV Community Development District

### Paid Operation & Maintenance Expenses

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Susan A. Fischer	300272	SF100825-845	Board of Supervisors Meeting 10/08/25	\$ 200.00
TECO	101025-02	221006228235 09/25 ACH	221006228235 Oldwoods Ave 09/25	\$ 1,604.31
Triangle Pool Service	300261	0320150	Pool Maintenance 10/25	\$ 3,200.00
U.S. Water Services Corporation	300263	SI128836	Monthly Lift Station Inspection 10/25	\$ 99.61
Valley National Bank	102225-02	CC093025-845 ACH	Credit Card Expenses 09/25	\$ 1,108.64
Waste Connections of Florida	102225-01	2032140W426 ACH	Account# 6426-016055 Waste Disposal Service Rec Center 11/25	\$ 110.66
Waste Connections of Florida	102225-01	2032251W426 ACH	Account# 6426-022299 Waste Disposal Service 4467 Fennwood Cr 11/25	\$ 1,496.10
Withlacoochee River Electric Cooperative, Inc.	102425-01	Monthly Summary 09/25 ACH 845	10252971 Monthly Electric Services 09/25	<u>\$ 7,977.44</u>
<b>Total Report</b>				<u><b>\$ 181,903.25</b></u>

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

10/1/2025
10560767
\$4,882.00

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

Due Date
Net 30
10/31/2025

Monthly Lake Maintenance.

\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED\*\*\*

4,882.00

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

RECEIVED  
09-9-2025

\$4,882.00



INVOICE

Advanced Drainage Solutions  
P.O. Box 526  
Land O Lakes, FL 34639

adsofflorida@gmail.com  
+1 (813) 568-2891



Bill to  
Meadow Pointe IV CDD

Ship to  
Meadow Pointe IV CDD

Invoice details

Invoice no.: 1122  
Terms: Net 30  
Invoice date: 10/01/2025  
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Excavate material around structure Inspect systems for faulty collar connections or additional inlet connections. Install proper backfill methods and materials per plan. De-water structure for inspections. Re-sod Install dot joint collar per plan Properly grout 6" inlet pipe All services per plan	1	\$12,900.00	\$12,900.00
2.		Service at	Meadow Pointe 4 (Gwynhurst Blvd/Inlet depression)	1	\$0.00	\$0.00
Total						\$12,900.00

53800-4626 per Darryl 10/07/25



10501 Marsha Dr.  
Trinity, FL 34655

**Lic #'s: PA2864 / LP09390**

# Invoice

**DATE** 9/11/2025  
**Invoice #** 9102025003idp

Prepared by: SMC

**Invoice for:**

Meadow Pointe IV CDD  
WC, FL

**Comments or special instructions:**

Description	AMOUNT
Meridian Community, Entrance Monument.	
Scope of work: Remove the damaged Meridian monument. Properly dispose of the	
demo'ed materials. Construct a new monument per the attached	
design reviewed at todays CDD meeting. Add low voltage lighting	
to the monument.	
Pricing:	
~ Furnish all materials and labor necessary to complete the scope of work.	
- 50% down payment, remainder billed upon complation.	
845-005 57900-6411 per Darryl 10/06/25	

Payment terms: Check, cash, or add 3% if paying with credit card.  
*If you have any questions, contact Shane, 727.744.8397, CarlsonConstruction@gmail.com*

**THANK YOU FOR YOUR BUSINESS!**





www.coastalwasteinc.com

# INVOICE

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

**Invoice** SW0001147558  
**Page** Page 1 of 1  
**Date** 09/30/2025  
**Customer** 21987  
**Site** 0  
**PO Number**  
**Due Date** 10/30/2025

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

RECEIVED  
09-26-2025

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

**INVOICE TOTAL** \$14,094.36

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

**Invoice** SW0001147558  
**Page** Page 1 of 1  
**Date** 09/30/2025  
**Customer** 21987  
**Site** 0  
**PO Number**  
**Due Date** 10/30/2025

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

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

0025756SW0219870000SW000114755800012995882



Meadow Pointe IV Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

# INVOICE

Customer	Meadow Pointe IV Community Development District
Acct #	606
Date	09/18/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 43,391.00
Payment Amount	<b>\$43,391.00</b>
Payment for:	Invoice#29554
100125633	

Thank You

Please detach and return with payment



Customer: Meadow Pointe IV Community Development District

Invoice	Effective	Transaction	Description	Amount
29554	10/01/2025	Renew policy	Policy #100125633 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/18/2025  <b>General Liability \$4,634.00</b> <b>Property \$34,835.00</b> <b>Public Officials Liability \$3,922.00</b>	43,391.00

Please Remit Payment To:  
Egis Insurance and Risk Advisors  
P.O. Box 748555

**RECEIVED**  
09-30-2025

**Total**

\$ 43,391.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555  
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/18/2025



Date Invoiced: 10/01/2025				Invoice No: 92754
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

**Meadow Pointe IV Community Development District**

Mr. William J. Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614



2. Telephone: 813-514-0400 Ext:  
 3. Fax: 813-514-0401  
 4. Email: brizzetta@rizzetta.com  
 5. Status: Independent  
 6. Governing Body: Elected  
 7. Website Address: meadowpointe4cdd.org  
 8. County(ies): Pasco  
 9. Special Purpose(s): Community Development  
 10. Boundary Map on File: 10/22/2002  
 11. Creation Document on File: 10/22/2002  
 12. Date Established: 09/04/2002  
 13. Creation Method: Local Ordinance  
 14. Local Governing Authority: Pasco County  
 15. Creation Document(s): County Ordinance 02-21  
 16. Statutory Authority: Chapter 190, Florida Statutes  
 17. Authority to Issue Bonds: Yes  
 18. Revenue Source(s): Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William J. Rizzetta Date OCT 17 2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ☐ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ☐ Denied: ☐ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



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: 251014864614**

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

**61-8015577602-6****09/2025****10/14/2025 3:19:50 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: 10/15/2025  
Amount for Check: \$31.73

**RECEIVED**  
10-14-2025

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) 435.00
2. Exempt Sales  
(Include these in Gross Sales, Line 1) 0.00
3. Taxable Sales/Purchases  
(Include Internet/Out-of-State Purchases) 435.00

Discretionary Sales Surtax Information			
Taxable Sales and			
A.	Purchases <b>Not</b> Subject to Discretionary Sales Surtax	\$	0.00
B.	Total Discretionary Sales Surtax Due	\$	4.35

4. Total Tax Due  
(Include Discretionary Sales Surtax from Line B) \$ 31.73
5. Less Lawful Deductions \$ 0.00
6. Less DOR Credit Memo \$ 0.00
7. Net Tax Due \$ 31.73
8. a. **Less (-)** Collection Allowance; or if Late, \$ 0.00
8. b. **Plus (+)** Penalty and Interest \$ 0.00
9. Amount Due With Return \$ 31.73

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



**Payment you have authorized**

31.73



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

Billing Date:  
Sep 25, 2025  
Billing Period:  
Sep 25 - Oct 24, 2025

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

Bill history		
Previous balance		\$252.51
Payment received by Sep 25, thank you		-\$252.51
Service summary	Previous month	Current month
Bundle	\$231.84	↑\$241.84
Other	-\$20.00	-\$20.00
Additional Services	\$7.99	\$7.99
One-Time Charges	\$0.10	↓\$0.00
Taxes and Fees	\$32.58	↑\$34.34
<b>Total services</b>	<b>\$252.51</b>	<b>\$264.17</b>
<b>Total balance</b>		<b>\$264.17</b>

Total balance  
**\$264.17**  
Auto Pay is scheduled  
**Oct 20**



Manage your account, payments, and services online at [frontier.com](https://frontier.com). Sign into your account and select Enhanced Online Billing to get the most robust account options.



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

6790 0107 DY RP 25 09262025 NNNNNNNN 01 992435

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

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

40500681397330031013080000000000000000000264175





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

Billing Date:  
**Sep 25, 2025**

Billing Period:  
**Sep 25 – Oct 24, 2025**

## WAYS TO PAY YOUR BILL



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



Download the  
MyFrontier® app



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

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES

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### SERVICE TERMS

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## Bundle

### Monthly Charges

09.25-10.24	Business Fiber Internet 500	\$49.99
	5 Usable Static IP Addresses	\$35.00
	Auto Pay Discount	-\$5.00
(2)	OneVoice Nationwide	\$79.98
	\$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
	Frontier Roadwork Recovery Surcharge	\$4.50
(2)	Multi-Line Federal Subscriber Line Charge	\$18.40
(2)	Access Recovery Charge Multi-Line Business	\$6.00
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50

**Bundle Total** **\$241.84**



## Other Charges

### Monthly Charges

09.25-10.24	(2)	Customer Loyalty Credit	-\$20.00
		\$10.00 Discount through 04/16/27	

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



## Additional Services

### Monthly Charges

09.25-10.24	Multi-Device Security	\$7.99
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**Additional Services Total** **\$7.99**



## Taxes and Fees

FCA Long Distance - Federal USF	\$22.32
Surcharge	
Federal USF Recovery Charge	\$12.02
<b>Federal Taxes</b>	<b>\$34.34</b>

**Taxes and Fees Total** **\$34.34**

**Total current month charges** **\$264.17**

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 \$264.17 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 Charges section of this bill for applicable term dates. Questions? Please contact Frontier or visit [frontier.com/terms](https://frontier.com/terms) or [frontier.com/tariffs](https://frontier.com/tariffs) for other important service Terms, Conditions, and Policies.

Effective with this bill, the long distance component of your OneVoice Nationwide service has increased \$10.00 per month, per line.







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

Billing Date:  
**Sep 25, 2025**  
Billing Period:  
**Sep 25 - Oct 24, 2025**

**813-973-3003**

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10/KQXA/509509/ /VZFL





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

Billing Date:  
**Sep 19, 2025**

Billing Period:  
**Sep 19 - Oct 18, 2025**

Hi MEADOW POINTE IV CDD- MERIDIA,

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

### Bill history

Previous balance	\$59.99
Payment received by Sep 19, thank you	-\$59.99

### Service summary

	Previous month	Current month
Internet	\$74.99	\$74.99
Other	-\$15.00	-\$15.00
<b>Total services</b>	<b>\$59.99</b>	<b>\$59.99</b>
<b>Total balance</b>		<b>\$59.99</b>

Total balance

**\$59.99**

Auto Pay is scheduled  
**Oct 14**



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**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:  
Sep 19, 2025

Billing Period:  
Sep 19 - Oct 18, 2025

## WAYS TO PAY YOUR BILL



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 <b>Internet</b>			
<b>Monthly Charges</b>			
09.19-10.18	Business Fiber Internet 500		\$49.99
	1 Usable Static IP Address		\$25.00
<b>Internet Total</b>			<b>\$74.99</b>
 <b>Other Charges</b>			
<b>Monthly Charges</b>			
09.19-10.18	Customer Loyalty Credit		-\$10.00
	\$10.00 Discount through 03/16/27		
	Customer Loyalty Credit		-\$5.00
	\$5.00 Discount through 03/16/27		
<b>Other Charges Total</b>			<b>-\$15.00</b>
<b>Total current month charges</b>			<b>\$59.99</b>

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**MEADOW POINTE IV CDD- MERIDIA**

Account Number:

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

Billing Date:

**Sep 19, 2025**

Billing Period:

**Sep 19 - Oct 18, 2025**





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

Billing Date:  
**Sep 20, 2025**  
Billing Period:  
**Sep 20 – Oct 19, 2025**

Hi MEADOW POINTE IV CDD,

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

### Bill history

Previous balance	\$70.69
Payment received by Sep 20, thank you	-\$70.69

### Service summary

	Previous month	Current month
Internet	\$84.99	\$84.99
Other	-\$15.00	-\$15.00
Taxes and Fees	\$0.70	\$0.70
<b>Total services</b>	<b>\$70.69</b>	<b>\$70.69</b>
<b>Total balance</b>		<b>\$70.69</b>

Total balance

**\$70.69**

Auto Pay is scheduled  
**Oct 14**

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

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9340088139941603072021000000000000000070695



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

Billing Date:  
**Sep 20, 2025**

Billing Period:  
**Sep 20 - Oct 19, 2025**

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 <b>Internet</b>			
<b>Monthly Charges</b>			
09.20-10.19	Business Fiber Internet 500		\$49.99
	1 Usable Static IP Address		\$25.00
	WiFi Router Lease		\$10.00
<b>Internet Total</b>			<b>\$84.99</b>
 <b>Other Charges</b>			
<b>Monthly Charges</b>			
09.20-10.19	Customer Loyalty Credit		-\$10.00
	\$10.00 Discount through 04/28/27		
	Customer Loyalty Credit		-\$5.00
	\$5.00 Discount through 04/28/27		
<b>Other Charges Total</b>			<b>-\$15.00</b>
 <b>Taxes and Fees</b>			
	FL State Sales Tax		\$0.60
	County Sales Tax		\$0.10
	<b>State Taxes</b>		<b>\$0.70</b>
<b>Taxes and Fees Total</b>			<b>\$0.70</b>
<b>Total current month charges</b>			<b>\$70.69</b>

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

Billing Date:  
**Sep 20, 2025**

Billing Period:  
**Sep 20 - Oct 19, 2025**





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

Billing Date:  
**Sep 19, 2025**  
Billing Period:  
**Sep 19 - Oct 18, 2025**

Hi MEADOW POINTE IV CDD,

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

**Bill history**

Previous balance	\$70.19
Payment received by Sep 19, thank you	-\$70.19

**Service summary**

	Previous month	Current month
Internet	\$79.99	\$79.99
Other	-\$10.50	-\$10.50
Taxes and Fees	\$0.70	\$0.70
<b>Total services</b>	<b>\$70.19</b>	<b>\$70.19</b>
<b>Total balance</b>		<b>\$70.19</b>

Total balance  
**\$70.19**  
Auto Pay is scheduled  
**Oct 14**



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3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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6630038139941915011921000000000000000070195





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

Billing Date:  
Sep 19, 2025

Billing Period:  
Sep 19 – Oct 18, 2025

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## Internet

### Monthly Charges

09.19-10.18	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



## Other Charges

### Monthly Charges

09.19-10.18	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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Frontier® + RingCentral starting at

**\$19.99**

/mo. when bundled with Frontier Fiber

\*Standard package

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

Billing Date:  
**Sep 19, 2025**

Billing Period:  
**Sep 19 - Oct 18, 2025**







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

Billing Date:  
**Oct 01, 2025**

Billing Period:  
**Oct 01 – Oct 31, 2025**

Hi WINDSOR MPIV CDD,

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

### Bill history

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

### Service summary

	Previous month	Current month
Internet	\$74.99	\$74.99
Other	-\$15.00	-\$15.00
<b>Total services</b>	<b>\$59.99</b>	<b>\$59.99</b>
<b>Total balance</b>		<b>\$59.99</b>

Total balance

**\$59.99**

Auto Pay is scheduled  
**Oct 27**



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4370088139944607042922000000000000000059995



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

Billing Date:  
Oct 01, 2025

Billing Period:  
Oct 01 – Oct 31, 2025



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## Internet

### Monthly Charges

10.01-10.31	Business Fiber Internet 500	\$49.99
	Valued Customer Fiber 1 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
Internet Total		\$74.99



## Other Charges

### Monthly Charges

10.01-10.31	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**

## 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](https://business.frontier.com)







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

Billing Date:  
**Oct 01, 2025**

Billing Period:  
**Oct 01 - Oct 31, 2025**





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

Billing Date:  
**Sep 13, 2025**

Billing Period:  
**Sep 13 - Oct 12, 2025**

Hi MEADOW POINTE IV CDD- PARKMONT,

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

### Bill history

Previous balance	\$59.99
Payment received by Sep 13, thank you	-\$59.99

### Service summary

	Previous month	Current month
Internet	\$74.99	\$74.99
Other	-\$15.00	-\$15.00
<b>Total services</b>	<b>\$59.99</b>	<b>\$59.99</b>
<b>Total balance</b>		<b>\$59.99</b>

Total balance

**\$59.99**

Auto Pay is scheduled  
**Oct 07**

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

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

6790 0107 DY RP 13 09152025 NNNNNNNN 01 991972

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

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

1980088139944726101321000000000000000059995



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

**Billing Date:**  
**Sep 13, 2025**

**Billing Period:**  
**Sep 13 – Oct 12, 2025**

## WAYS TO PAY YOUR BILL



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MyFrontier® app



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

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES

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



### SERVICE TERMS

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

 <b>Internet</b>			
<b>Monthly Charges</b>			
09.13-10.12	Business Fiber Internet 500		\$49.99
	Valued Customer Fiber 500 Upgrade		\$0.00
	1 Usable Static IP Address		\$25.00
<b>Internet Total</b>			<b>\$74.99</b>
 <b>Other Charges</b>			
<b>Monthly Charges</b>			
09.13-10.12	Customer Loyalty Credit		-\$10.00
	\$10.00 Discount through 03/13/27		
	Customer Loyalty Credit		-\$5.00
	\$5.00 Discount through 03/13/27		
<b>Other Charges Total</b>			<b>-\$15.00</b>
<b>Total current month charges</b>			<b>\$59.99</b>

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$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.



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](https://business.frontier.com)



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

Billing Date:  
**Sep 13, 2025**

Billing Period:  
**Sep 13 - Oct 12, 2025**





**MEADOW POINTE IV CDD** Account Number:  
**813-994-4731-080621-5**

Billing Date:  
**Sep 06, 2025**

Billing Period:  
**Sep 06 – Oct 05, 2025**

Hi MEADOW POINTE IV CDD,

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

### Bill history

Previous balance	\$59.99
Payment received by Sep 06, thank you	-\$59.99

### Service summary

	Previous month	Current month
Internet	\$74.99	\$74.99
Other	-\$15.00	-\$15.00
<b>Total services</b>	<b>\$59.99</b>	<b>\$59.99</b>
<b>Total balance</b>		<b>\$59.99</b>

Total balance

**\$59.99**

Auto Pay is scheduled

**Sep 30**



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

**RECEIVED**  
09-09-2025

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

6790 0107 DY RP 06 09072025 NNNNNNNN 01 995140

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

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

7210088139944731080621000000000000000059995





MEADOW POINTE IV CDD Account Number:  
813-994-4731-080621-5

Billing Date:  
Sep 06, 2025

Billing Period:  
Sep 06 - Oct 05, 2025

## WAYS TO PAY YOUR BILL



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



Download the  
MyFrontier® app



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

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### SERVICE TERMS

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



## Internet

### Monthly Charges

09.06-10.05	Business Fiber Internet 500	\$49.99
	2 year term 4/30/25-4/29/27	
	1 Usable Static IP Address	\$25.00
Internet Total		\$74.99



## Other Charges

### Monthly Charges

09.06-10.05	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 04/27/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 04/27/27	
Other Charges Total		-\$15.00

**Total current month charges** **\$59.99**

## 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](https://business.frontier.com)



**MEADOW POINTE IV CDD** Account Number:  
**813-994-4731-080621-5**

Billing Date:  
**Sep 06, 2025**

Billing Period:  
**Sep 06 - Oct 05, 2025**







**MEADOW POINTE IV CDD** Account Number:  
**813-994-4731-080621-5**

Billing Date:  
**Oct 06, 2025**  
Billing Period:  
**Oct 06 - Nov 05, 2025**

Hi MEADOW POINTE IV CDD,

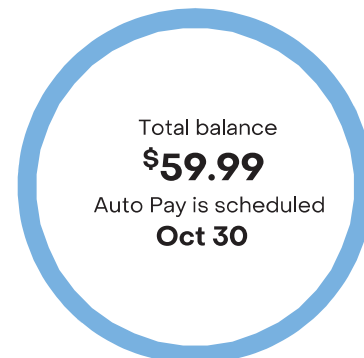
Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$59.99
Payment received by Oct 06, thank you	-\$59.99

### Service summary

	Previous month	Current month
Internet	\$74.99	\$74.99
Other	-\$15.00	-\$15.00
<b>Total services</b>	<b>\$59.99</b>	<b>\$59.99</b>
<b>Total balance</b>		<b>\$59.99</b>



Manage your account, payments, and services online at [frontier.com](https://frontier.com). Sign into your account and select Enhanced Online Billing to get the most robust account options.



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

6790 0107 DY RP 06 10062025 NNNNNNNN 01 995055

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

7210088139944731080621000000000000000059995



MEADOW POINTE IV CDD Account Number:  
813-994-4731-080621-5

Billing Date:  
Oct 06, 2025

Billing Period:  
Oct 06 - Nov 05, 2025

## WAYS TO PAY YOUR BILL



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Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



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For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://frontier.com/chat), or call us at 800-921-8102.  
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Manage your business, not your network. Managed Network Services gives you time to focus on what matters most. Learn more: [enterprise.frontier.com/managed-network-services](https://enterprise.frontier.com/managed-network-services)



## Internet

### Monthly Charges

10.06-11.05	Business Fiber Internet 500	\$49.99
	2 year term 4/30/25-4/29/27	
	1 Usable Static IP Address	\$25.00
Internet Total		\$74.99



## Other Charges

### Monthly Charges

10.06-11.05	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 04/27/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 04/27/27	
Other Charges Total		-\$15.00

**Total current month charges** **\$59.99**

## NEXT-GENERATION BUSINESS COMMUNICATIONS

Frontier® + RingCentral starting at

**\$19.99**

/mo. when bundled with Frontier Fiber

\*Standard package

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





**MEADOW POINTE IV CDD** Account Number:  
**813-994-4731-080621-5**

Billing Date:  
**Oct 06, 2025**

Billing Period:  
**Oct 06 - Nov 05, 2025**







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

Billing Date:  
Sep 23, 2025  
Billing Period:  
Sep 23 – Oct 22, 2025

Hi MEADOW POINTE IV COMMUNITY,

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

Bill history		
Previous balance		\$59.99
Payment received by Sep 23, 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  
**Oct 17**



Manage your account, payments, and services online at [frontier.com](https://frontier.com). Sign into your account and select Enhanced Online Billing to get the most robust account options.



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

6790 0107 DY RP 23 09242025 NNNNNNNN 01 995137

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



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

Billing Date:  
**Sep 23, 2025**

Billing Period:  
**Sep 23 – Oct 22, 2025**



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

 <b>Internet</b>			
<b>Monthly Charges</b>			
09.23-10.22	Business Fiber Internet 500		\$49.99
	1 Usable Static IP Address		\$25.00
<b>Internet Total</b>			<b>\$74.99</b>
 <b>Other Charges</b>			
<b>Monthly Charges</b>			
09.23-10.22	Customer Loyalty Credit		-\$10.00
	\$10.00 Discount through 03/24/27		
	Customer Loyalty Credit		-\$5.00
	\$5.00 Discount through 03/24/27		
<b>Other Charges Total</b>			<b>-\$15.00</b>
<b>Total current month charges</b>			<b>\$59.99</b>

**NEXT-GENERATION  
BUSINESS  
COMMUNICATIONS**

Frontier® + RingCentral starting at

**\$19.99**

/mo. when bundled with Frontier Fiber

\*Standard package

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



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

Billing Date:  
**Sep 23, 2025**

Billing Period:  
**Sep 23 - Oct 22, 2025**



# INVOICE

GymTecs LLC

1221 E Lemon St

Tarpon Springs, FL 34689

GymTecs1@gmail.com

+1 (727) 922-4424

gymtecs.com



## Bill to

Meadow Pointe IV CDD

Meadow Pointe IV CDD

3434 Colwell Ave

Tampa, Florida 33614 US

## Invoice details

Invoice no.: 1216

Terms: Net 30

Invoice date: 09/25/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Preventive Maintenance	Service date: 9/20/25 Tech : Tony  - Inspection of all cardio and strength equipment for proper function and safety. - Lubrication of moving parts - Checking and tightening bolts and fasteners - Inspecting all electrical components - Cleaning and sanitizing equipment  - Will send quote for damaged treadmill walking belt	1	\$130.00	\$130.00

Total \$130.00

## Ways to pay



View and pay

57200-4914

RECEIVED  
09-26-2025



**Please Remit Payment to:**

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



Invoice 358550

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

Date	Due Date
09/29/25	10/29/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#360485 - Irrigation Repair - Clubhouse Mainline Repair				\$1,087.17

*Lateral Components - 09/03/2025*

Irrigation Tech Labor	12.00HR	\$75.00	\$900.00
PVC Pipe 2" - 2.5" - sch 40 by the foot	5.00FT	\$2.40	\$12.00
PVC Pipe 1" - 1.5" - sch 40 by the foot	5.00FT	\$1.78	\$8.90
Expansion Coupling 2"	1.00EA	\$66.14	\$66.14
Expansion Coupling 1"	1.00EA	\$23.94	\$23.94
2" - 2.5" Misc Fittings	1.00EA	\$22.27	\$22.27
1" - 1.5" Misc Fittings	1.00EA	\$5.15	\$5.15
Top Soil 40 lb. Bag	6.00BG	\$8.13	\$48.77

**RECEIVED**  
09-29-2025**Grand Total** \$1,087.17

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,436.19	\$0.00	\$24,838.00	\$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 358551

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

Date	Due Date
09/29/25	10/29/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#361797 - Completed Irrigation Repairs - Clubhouse Zone 11 Re-did Junction Connection				\$612.32

*Lateral Components - 09/15/2025*

Irrigation Diagnostic Labor	2.50HR	\$100.00	\$250.00
Irrigation Tech Labor	3.00HR	\$75.00	\$225.00
Solenoids	1.00EA	\$40.52	\$40.52
Valve Box 12" Rectangle Deep	1.00EA	\$96.80	\$96.80

**RECEIVED**  
09-29-2025**Grand Total** \$612.32

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,436.19	\$0.00	\$24,838.00	\$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 358552

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

Date	Due Date
09/29/25	10/29/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#363836 - Irrigation Repair-Meadow Pointe Main Line Repair				\$736.70
<i>Lateral Components - 09/24/2025</i>				
Irrigation Tech Labor	8.00HR	\$75.00	\$600.00	
Expansion Coupling 2.5"	1.00EA	\$114.43	\$114.43	
2" - 2.5" Misc Fittings	1.00EA	\$22.27	\$22.27	

**RECEIVED**  
09-29-2025

**Grand Total** \$736.70

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,436.19	\$0.00	\$24,838.00	\$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 360109

Bill To
Meadow Pointe IV CDD c/o Rizzetta & Company PO Box 37231 Charlotte, NC 28237

Date	Due Date
10/01/25	10/31/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#356289 - Meadow Pointe IV 2025/2026 Landscape Maintenance Renewal October 2025	\$19,550.76

**RECEIVED**  
10-01-2025

**Grand Total** \$19,550.76

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,986.95	\$0.00	\$24,838.00	\$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 360356

Bill To
Meadow Pointe IV CDD c/o Rizzetta & Company PO Box 37231 Charlotte, NC 28237

Date	Due Date
09/30/25	10/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
<b>#356289 - Meadow Pointe IV 2025/2026 Landscape Maintenance Renewal</b>	
<i>Palm Fertilization - SEPTEMBER - 09/30/2025</i>	\$588.20
<i>IPM - 09/30/2025</i>	\$175.70



**Grand Total** \$763.90

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$22,750.85	\$0.00	\$24,838.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com  
(239) 561-5980

**Meadow Pointe IV CDD BOS Meeting**Meeting Date: October 8, 2025**SUPERVISOR PAY REQUEST****RECEIVED**  
10-09-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Megan McNeil	Yes
Mechelle Jarvis	Yes
Susan Fisher	Yes
Scott Page	Yes
Michael Scanlon	Yes

(\*) Does not get paid

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

Meeting Start Time:	9:00am
Meeting End Time:	11:06am
Total Meeting Time:	2.06

Time Over (3) Hours:

Total at \$ 175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

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







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

## Service Slip/Invoice

**INVOICE:** 46088  
**DATE:** 10/03/2025  
**ORDER:** 46088

**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
10/03/2025	08:11 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/03/2025		

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

**RECEIVED**  
10-03-2025

\* 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](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**  
Bill Number: 23079212  
Billing Date: 9/19/2025  
Billing Period: 8/6/2025 to 9/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	8/6/2025	8138	9/5/2025	8144	30	6

Usage History

	Water
September 2025	6
August 2025	12
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

Transactions

Previous Bill	181.54
Payment 09/08/25	-181.54 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	21.56
Water Tier 1	6.0 Thousand Gals X \$2.10 12.60
Sewer	
Sewer Base Charge	51.50
Sewer Charges	6.0 Thousand Gals X \$6.94 41.64
<b>Total Current Transactions</b>	127.30
<b>TOTAL BALANCE DUE</b>	<b>\$127.30</b>

**RECEIVED**  
09-23-2025



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](https://pascoeasypay.pascocountyfl.net)

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

Account # 0514195  
Customer # 01034859  
Balance Forward 0.00  
Current Transactions 127.30

**Total Balance Due \$127.30**  
**Due Date 10/6/2025**

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

**The Total Due will be electronically  
transferred on 10/06/2025.**

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

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

# Invoice

Date	Invoice #
9/26/2025	INV0000103515

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
September	Upon Receipt	00011

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$7,308.59	\$7,308.59
<div>RECEIVED</div> <div>09-29-2025</div>	Subtotal		\$7,308.59
	Total		\$7,308.59



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

Invoice

Date	Invoice #
10/2/2025	INV0000103645

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,930.67	\$1,930.67
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	\$1,075.00	\$1,075.00
Management Services	1.00	\$2,771.33	\$2,771.33
Website Compliance & Management	1.00	\$110.00	\$110.00
		Subtotal	\$7,341.75
		Total	\$7,341.75

RECEIVED  
09-29-2025

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

Invoice

Date	Invoice #
10/3/2025	INV0000103746

Bill To:

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

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,304.00	\$5,304.00
		Subtotal	\$5,304.00
		Total	\$5,304.00

RECEIVED  
09-29-2025

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

# Invoice

Date	Invoice #
10/10/2025	INV0000103770

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
October	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 #
10/15/2025	50218

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**  
10-14-2025

**Balance Due** \$220.00



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

3434 Colwell Ave., Tampa, FL 33614 (813) 994-1001 MeadowPointe4CDD.org

### Check Request

Amount: \$400.00

**RECEIVED**  
10-22-2025

Date: 10-22-2025

Payable to: Seetharaman Radhakrishnan

Address: Meadow Pointe IV CDD

3902 Meadow Pointe Blvd

Wesley Chapel, FL 33543

\*Please mail to the clubhouse, as we will make the full payment on the date of service.

Reason: Event - Comedian

Comedy Night 11/08/25

Requestor: Lori Stanger

Approved by: 



SEETHA THE COMIC

**CONTRACT & INVOICE NO:  
STC79**

**INVOICE FROM:**

**INVOICE DATE: 6/11/2025**

NAME: SEETHARAMAN RADHAKRISHNAN

ADDRESS: 10845 BITTERNUT HICKORY LANE, BOYNTON BEACH, FL 33437

TELL: 617-755-0754

**INVOICE TO:**

BILL TO NAME: Meadow Pointe IV CDD

BILL TO ADDRESS: 3434 Colwell Avenue, Tampa, FL 33614, USA

ATTENTION: Jennifer Klukowski

PHONE: (813) 973-3003

ADDRESS OF EVENT: Meadow Pointe IV CDD, 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543

EMAIL: [mpivclub@live.com](mailto:mpivclub@live.com)

**SERVICES TO BE RENDERED:**

DESCRIPTION: 60 minutes of standup comedy show.

DATE OF SERVICE: NOV 8, 2025

<b>TOTAL INVOICE AMOUNT:</b>	<b>\$400</b>
<b>TOTAL DEPOSIT AMOUNT DUE NOW</b>	<b>\$0</b>
<b>TOTAL REMAINING AMOUNT:</b>	<b>\$400</b>
<b>REMAINING 400\$ DUE AFTER SHOW</b>	





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/29/2025	17028

**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
	Report that the curb side entrance gate was swinging freely. The sprocket key had come out of the shaft. Reinserted the key and tightened.			
	Retrieved loaner call box circuit board and installed repaired board. Tested functions successfully. All performing properly at this time.			
1	Hourly Tech Charge	115.00		115.00
1	Repaired Door King 1835-010 circuit board. 90 day warranty on repair.	489.00		489.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$604.00
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.			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$604.00

**RECEIVED**  
09-29-2025



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/9/2025	17101

## Bill To

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

			Job Name	Terms
			MERIDIAN	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance completed. Replaced limit disk assembly in entrance island side operator. No other issues found.	190.00		190.00
1	VIKING LIMIT DISK AND CAMS.	76.00		76.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$266.00	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$266.00	

RECEIVED  
10-09-2025



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/9/2025	17102

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
	Preventative Maintenance completed. Replaced broken V belt in the exit island operator. Replaced worn V belt in the entrance operator. All vehicle loops megged bad. They will still work, but may cause intermittent issues. I will quote installing new loops.	190.00		190.00
2	All else good. Elite V Belt	20.00		40.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	
<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>			\$230.00	
			<b>Payments/Credits</b>	
			\$0.00	
			<b>Balance Due</b>	
			\$230.00	

RECEIVED  
10-09-2025





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/9/2025	17103

## 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
	Preventative Maintenance completed. Replaced batteries in the entrance island side and exit island side operators. Entrance shadow loop megged at 60 MegOhms. Reopen loop 40 MegOhms. Exit Shadow loop megged at 100 Meg Ohms and the Exit loop 40 MegOhms. This is in the caution range.	190.00		190.00
4	All else is good. 12 Volt 7 AH battery	46.50		186.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			<b>Payments/Credits</b>	
			<b>Balance Due</b>	

\$376.00

\$0.00

\$376.00

RECEIVED  
10-09-2025



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/9/2025	17104

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
	Preventative Maintenance completed. There were no issues found at this site.	190.00		190.00

RECEIVED  
10-09-2025

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

**Total** \$190.00

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** \$190.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/10/2025	17109

**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
	SHELLWOOD			
	COMPLETED AND TESTED SUCCESSFULLY.			
	This estimate is to replace the hardwired primary/secondary communication wiring with a bluetooth wireless Viking Connect.			
1	Viking Blue master/slave wireless communication.	870.00		870.00
1	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			<b>Total</b> \$985.00	
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.			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$985.00	

RECEIVED  
10-10-2025



Southern Automated Access Services						
for Meadow Pointe IV CDD						
Summary Gate Phones 10/25						
Inv #	Amount	Bill Date	Location	Phone	GL Code	Object Code
17050	\$110.00	10/01/25	Enclave	0	54100	4102
17062	\$110.00	10/01/25	MP North	0	54100	4102
17065	\$110.00	10/01/25	Parkmonte	0	54100	4102
17066	\$110.00	10/01/25	Provence	0	54100	4102
17070	\$110.00	10/01/25	Shellwood	0	54100	4102
17078	\$110.00	10/01/25	Whinsenton	0	54100	4102
17079	\$110.00	10/01/25	Windsor	0	54100	4102
<b>Total</b>	<b>\$770.00</b>					

Grand Total **\$770.00**

**RECEIVED**  
10-01-2025

**Submit Summary along with check!**



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/1/2025	17050

## 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
	OCTOBER This fee is for the CAPXL cloud.	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

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 #
10/1/2025	17062

**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
	OCTOBER 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			<b>Total</b>	\$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>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$110.00





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/1/2025	17065

## 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
	OCTOBER 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			<b>Total</b>	\$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>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/1/2025	17066

**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
	OCTOBER 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			<b>Total</b>	\$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>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/1/2025	17070

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





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/1/2025	17078

**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
	OCTOBER 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			<b>Total</b>	\$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>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/1/2025	17079

**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
	OCTOBER 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

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

October 9, 2025  
Invoice Number: 1316058100925  
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](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary** *Service from 10/09/25 through 11/08/25  
details on following pages*

Previous Balance	110.00
Payments Received -Thank You!	-110.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
YOUR AUTO PAY WILL BE PROCESSED 10/26/25	
<b>Total Due by Auto Pay</b>	<b>\$110.00</b>

**NEWS AND INFORMATION**

Enjoy multi-line savings on **Business Mobile** with 4 lines for \$80/mo total. Call 1-866-736-3793 to claim this exclusive offer.

**Seamless communication solutions** are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-877-871-0875 today.

**Pick the right TV package** for your business. Stream popular news, sports and entertainment channels! Call 1-866-439-5143 today.



**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 10102025 NNNNNNNN 01 994654

MPIVCDD  
31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

October 9, 2025

**MPIVCDD**

Invoice Number: 1316058100925  
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

833713001131605800110007





Invoice Number: MPIVCDD  
 Account Number: 1316058100925  
 8337 13 001 1316058

**Contact Us**

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

8633 2390 DY RP 09 10102025 NNNNNNNN 01 994654

**Charge Details**

Previous Balance		110.00
EFT Payment	09/26	-110.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 10/09/25 will appear on your next bill.

Service from 10/09/25 through 11/08/25

**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
	<b>\$110.00</b>

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

**Other Charges**

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

**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](http://spectrum.net/taxesandfees) for more information.

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

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

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

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

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

Continued on the next page....

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



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



September 21, 2025

Invoice Number: 1316728092125

Account Number: **8337 13 001 1316728****Auto Pay Notice**Service At: 3525 BELLMEADE CT  
WESLEY CHAPEL FL 33543-2731**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary***Service from 09/21/25 through 10/20/25  
details on following pages*

Previous Balance	110.00
Payments Received -Thank You!	-110.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
YOUR AUTO PAY WILL BE PROCESSED 10/08/25	
<b>Total Due by Auto Pay</b>	<b>\$110.00</b>

**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**  
10-04-2025**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 09222025 NNNNNNNN 01 994495MEADOW POINTE 4 CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

September 21, 2025

**MEADOW POINTE 4 CDD**

Invoice Number: 1316728092125

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

833713001131672800110007



MEADOW POINTE 4 CDD  
 Invoice Number: 1316728092125  
 Account Number: 8337 13 001 1316728

**Contact Us**

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

8633 2390 DY RP 21 09222025 NNNNNNNN 01 994495

**Charge Details**

Previous Balance		110.00
EFT Payment	09/08	-110.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 09/21/25 will appear on your next bill.

Service from 09/21/25 through 10/20/25

**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
	<b>\$110.00</b>

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

**Other Charges**

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

**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](http://spectrum.net/taxesandfees) for more 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**.





# 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

September 26, 2025  
Client: 001010  
Matter: 000001  
Invoice #: 27172

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through August 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2025	VKB	REVIEW AND REPLY TO EMAIL FROM ATTORNEY FOR G. PICKETTE AND EMAIL FROM G. PILLING RE: UNAUTHORIZED ENCROACHMENTS ON CDD PROPERTY.	0.6	\$183.00
8/5/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O/M ASSESSMENTS AND CERTIFYING ALL SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL.	0.5	\$152.50
8/12/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING. DRAFT EMAIL TO BOARD RE: UPDATE ON UNAUTHORIZED ENCROACHMENTS.	0.9	\$274.50
8/13/2025	VKB	TELECONFERENCE WITH D. ADAMS RE: UPCOMING PUBLIC HEARING ON O&M BUDGET AND ASSESSMENTS AND MAILED NOTICE LETTER MISSING RECEIVING ASSESSMENT CHART; PREPARE FOR AND ATTEND BOARD MEETING.	4.9	\$1,494.50
8/14/2025	MS	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
Total Professional Services			7.1	\$2,139.50

September 26, 2025  
Client: 001010  
Matter: 000001  
Invoice #: 27172

Page: 2

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Total Services	\$2,139.50	
Total Disbursements	\$0.00	
Total Current Charges		\$2,139.50
Previous Balance		\$3,647.50
Less Payments		(\$3,647.50)
<b>PAY THIS AMOUNT</b>		<b>\$2,139.50</b>

RECEIVED  
09-26-2025

***Please Include Invoice Number on all Correspondence***



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

Statement Date: September 18, 2025

Amount Due: **\$1,604.31**

Due Date: October 09, 2025

Account #: 221006228235

**DO NOT PAY. Your account will be drafted on October 09, 2025**

## Account Summary

**Current Service Period:** August 14, 2025 - September 12, 2025

Previous Amount Due	\$1,605.10
Payment(s) Received Since Last Statement	-\$1,605.10

<b>Current Month's Charges</b>	<b>\$1,604.31</b>
--------------------------------	-------------------

<b>Amount Due by October 09, 2025</b>	<b>\$1,604.31</b>
---------------------------------------	-------------------

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**  
09-21-2025

**SEE HOW YOU  
CAN SAVE**

with tips  
from our  
energy  
experts.



[TampaElectric.com/BizSavingsTips](http://TampaElectric.com/BizSavingsTips)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221006228235

Due Date: October 09, 2025



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$1,604.31**

Payment Amount: \$ \_\_\_\_\_

662495429454

Your account will be  
drafted on October 09, 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:** September 18, 2025  
**Charges Due:** October 09, 2025

**Service Period:** Aug 14, 2025 - Sep 12, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	983 kWh @ \$0.03412/kWh	\$33.54
Fixture & Maintenance Charge	32 Fixtures	\$505.57
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	983 kWh @ \$0.03363/kWh	\$33.06
Storm Protection Charge	983 kWh @ \$0.00559/kWh	\$5.49
Clean Energy Transition Mechanism	983 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	983 kWh @ \$0.01230/kWh	\$12.09
Florida Gross Receipt Tax		\$2.17
State Tax		\$105.73

#### Lighting Charges

**\$1,604.31**

**Total Current Month's Charges**

**\$1,604.31**

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

**Aqua Triangle 1 Corp**

12801 Belcher Rd S

Largo, FL 33773

(727) 531-0473

billing@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 No: **0320150**  
Status: **Open**  
Invoice Date: **10/01/2025**  
Due Date: **10/10/2025**  
Total: **\$3,200.00**

Service Date	Product/Service	Quantity	Unit Price	Total
	<b>3X WEEKLY COMMERCIAL POOL SERVICE</b>			
	-CHEMICALS INCLUDED			
	-TEST & BALANCE WATER			
	-SKIM SURFACE & VACUUM THE POOL			
	-BRUSH WALLS & STEPS OF POOL			
	-CLEAN TILE LINE			
	-EMPTY SKIMMER & PUMP BASKETS			
	-MIX CHLORINE & ACID SOLUTIONS FOR FEEDERS	1.00	\$3,200.00	\$3,200.00
	-CHECK ALL EQUIPMENT FOR MALFUNCTION - ANY SUCH DEFECTS WILL BE REPORTED IMMEDIATELY TO TRIANGLE POOL SERVICE			
	-BACKWASHING FILTER/ HOSING OFF CARTRIDGES INSIDE OF FILTER HOUSING AS NEEDED			
	-DE FILTER SYSTEMS REQUIRE 2 YEARLY CLEAN AND DEGREASING SERVICES FOR OPTIMAL FILTRATION,			

Thank you for doing business with us!



# INVOICE

**Aqua Triangle 1 Corp**

12801 Belcher Rd S

Largo, FL 33773

(727) 531-0473

billing@triangle-pool.com

Service Date	Product/Service	Quantity	Unit Price	Total
	CIRCULATION, CLARITY AND WATER HEALTH. PRICE FOR CLEAN AND DEGREASING IS DETERMINED PER SYSTEM SIZE. -RECORD CHEMICAL READINGS EACH VISIT USING PROPER COUNTIES HEALTH DEPARTMENT APPROVED LOG SHEETS PROVIDED BY TRIANGLE POOL SERVICE -PROMPTLY RESPOND TO ANY HEALTH CODE VIOLATIONS AND DEAL WITH HEALTH INSPECTORS AS NEEDED			

## Notes

Please Note: If any invoiced amount is not received by the mentioned due date, then those charges may accrue a late fee of \$5.00 of the outstanding balance every 30 days, or the maximum rate permitted by the law, whichever is lower.

<b>Subtotal:</b>	\$3,200.00
<b>Tax:</b>	\$0.00
<b>Invoice Amount:</b>	\$3,200.00
<b>Previous Payment(s):</b>	\$0.00
<b>Amount Due (USD)</b>	<b>\$3,200.00</b>

**RECEIVED**  
10-01-2025

Thank you for doing business with us!





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

## INVOICE

Page: 1

Invoice Number: SI128836  
Invoice Date: 10/1/2025  
Due Date: 10/31/2025

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

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

Job Number: J02185  
Job Description: Meadow Pointe IV, CDD

Customer ID: C00588  
P.O. Number:  
WA:

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
10/1/2025	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  
10-03-2025

**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: 9/8/25

MODEL OF PUMPS: \_\_\_\_\_

HP: 5

POWER: AC VOLTS: 230

PHASE: 3

PUMPS AMPS:	#1	L1	<u>15.8</u>	L2	<u>17.0</u>	L3	<u>16.8</u>
	#2	L1	<u>16.0</u>	L2	<u>16.1</u>	L3	<u>15.9</u>

RESISTANCE:	#1	L1 & L2	<u>0</u>	L2 & L3	<u>0</u>	L1 & L3	<u>0</u>
	#2	L1 & L2	<u>0</u>	L2 & L3	<u>0</u>	L1 & L3	<u>0</u>

PUMP GROUND: #1 ETM 3534.4 ETM #2 4058.8

CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) \_\_\_\_\_

### CONTROL PANEL:

ALTERNATION	<u>ok</u>
ALARM HORN	<u>ok</u>
ALARM LIGHT	<u>ok</u>
FLOAT SYSTEM	<u>ok</u>
#1	<u>ok</u>
#2	<u>ok</u>
#3	<u>ok</u>
#4	<u>ok</u>

### CONDITION OF PANEL BOX:

PAINT	<u>ok</u>
HASP	<u>ok</u>
HINGES	<u>ok</u>
STAND	<u>ok</u>
LOCK	<u>ok</u>

### OTHER PANEL PROBLEMS

### WET WELL:

SIZE PIPING	<u>2 in.</u>
TYPE	<u>PVC</u>
COND. PIPE	<u>ok</u>
GREASE ON WALL	<u>Min</u>
GREASE FLOATING	<u>heavy</u>
HATCH COVER	<u>ok</u>
HINGES	<u>ok</u>

### DRY WELL:

SIZE PIPING	<u>4 in</u>
TYPE	<u>Duct</u>
COND. PIPE	<u>ok</u>
GREASE ON WALL	<u>NA</u>
GREASE FLOATING	<u>NA</u>
HATCH COVER	<u>NA</u>
HINGES	<u>NA</u>

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

WORK THAT NEEDS TO BE DONE: \_\_\_\_\_

CC: OWNER

Signature & Date Robert Christerson



4939 Cross Bayou Boulevard • New Port Richey, FL 34652  
Phone: 777.848.8707 • Fax: 777.848.7701 • Toll Free: 866.752.9707



CC093025-845

0 0

**ACCOUNT SUMMARY**

Credit Limit \$10,000.00  
Credit Available \$8,891.00  
Statement Closing Date September 30, 2025  
Days in Billing Cycle 30  
Previous Balance \$1,237.95  
Payments & Credits \$1,298.62  
Purchases & Other Charges \$1,169.31  
Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
New Balance \$1,108.64  
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 \$1,108.64  
**Minimum Payment Due** \$1,108.64  
**Payment Due Date** October 27, 2025

**RECEIVED**  
10-28-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>\$1,237.95-</b>	
09/25	09/25	F1515008C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,237.95-
		<b>MICHELLE WHITE</b>	<b>\$0.00</b>	
		<b>LORI STANGER</b>	<b>\$1,108.64</b>	
09/02	09/02	55432867M5W3GFFN9	AMAZON MKTPL*YT54V9H13 AMZN.COM/BILL WA	54.52
			MCC: 5942 MERCHANT ZIP:	
09/03	09/03	55483827P0QWYBSP9	SAMSClub #4852 WESLEY CHAPEL FL	32.98
			MCC: 5300 MERCHANT ZIP: 33544	
09/03	09/03	82305097NEHT9GD5N	NEW AIR SYSTEMS INC SAN ANTONIO FL	204.00
			MCC: 1711 MERCHANT ZIP:	
09/07	09/07	55483827V0D1X0LM9	WAL-MART #3526 BROOKSVILLE FL	26.88
			MCC: 5411 MERCHANT ZIP: 34601	
09/08	09/08	55432867V5VBK1F9N	AMAZON MKTPL*X28EP3LG3 AMZN.COM/BILL WA	60.67
			MCC: 5942 MERCHANT ZIP:	
09/08	09/08	55432867V5VFGM6GD	IN *PRINT SHACK OF THE 352-7992972 FL	24.84
			MCC: 2741 MERCHANT ZIP:	

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** October 27, 2025  
**New Balance** \$1,108.64  
**Minimum Payment Due** \$1,108.64  
**Past Due Amount** \$0.00

Amount Enclosed:

\$

Make Check  
Payable to:

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

0 0

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



TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
09/10	09/10	55432867X5W08XHXN	AMAZON MKTPL*H00QS4I63 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	127.28
09/11	09/11	55432867Y5WD8M59M	AMAZON MKTPL*V044Z3G53 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	11.76
09/12	09/12	5548382800DBKYBPK	SAMSClub #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	104.78
09/12	09/12	023053780HEWYJ3QB	HOBBY LOBBY ECOMM OKLAHOMACITY OK MCC: 5945 MERCHANT ZIP:	145.59
09/16	09/16	5543286835Y0WS4Y8	AMAZON MKTPL*EL6765QM3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	32.09
09/18	09/18	5543286855YEHGYBK	AMAZON MKTPL*YT28U9ND3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	63.09
09/18	09/18	5543286855YEVJE64	AMAZON MKTPL*XV2UU8DH3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	19.25
09/20	09/20	5543286875Z8M38SJ	AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT MCC: 5942 MERCHANT ZIP:	60.67-
09/20	09/20	5543286875Z8TNM9X	AMAZON MKTPL*6X0JD0KH3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	53.53
09/23	09/23	55432868A5ZZWBWWM	AMAZON MKTPL*FP3QT22F3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	54.16
09/26	09/26	05416018D43ABYESF	SAMSClub #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP:	52.72
09/28	09/28	12302028F00HZZZ9Y	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	60.00
09/29	09/29	05410198G2LR7K1VA	TARGET 00009191 SPRING HILL FL MCC: 5411 MERCHANT ZIP:	18.57
09/29	09/29	55483828H0E0LTB5M	WAL-MART #1213 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34613	22.60

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,108.64 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 10/27/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$11.08	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.77	\$0-\$500,000 = 0.25%
New Cashback Balance	\$13.85	\$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	30	\$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**

September 30, 2025

**Payment Date**

October 25, 2025

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

				Parks & Rec	Parks & Rec	Special Events	Contingency
				Facility Supplies	Fitness Equipment Maintenance & Repair	Special Events	Misc. Contingency
Date	Vendor Name	Description	Amount	57200-4619	57200-4914	57400-4775	57900-6409
9/1/2025		Beginning Balance	\$ 1,237.95				
09/02/25	Amazon	Reflective Tape MPN, Cleaning Supplies	\$ 54.52	\$ 54.52			
09/03/25	New Air Systems Inc	AC Service unit b (shut down -- lines clog)	\$ 204.00				\$ 204.00
09/03/25	Sams Club	Coffee	\$ 32.98	\$ 32.98			
09/07/25	Walmart	AC filters 1" (unit a)	\$ 26.88	\$ 26.88			
09/08/25	Amazon	AC filters 4" (unit b)	\$ 60.67	\$ 60.67			
09/08/25	In Print Shack	2 Name Badges	\$ 24.84				\$ 24.84
09/10/25	Amazon	AC filters 4" (unit b)	\$ 127.28	\$ 127.28			
09/11/25	Amazon	EVENT Sign Materials	\$ 11.76			\$ 11.76	
09/12/25	Sams Club	Office Supplies, Water, Carry Cart	\$ 104.78	\$ 104.78			
09/12/25	Hobby Lobby	EVENT	\$ 145.59			\$ 145.59	
09/16/25	Amazon	2 Locks Replacement for Shed	\$ 32.09				\$ 32.09
09/18/25	Amazon	EVENT	\$ 63.09			\$ 63.09	
09/18/25	Amazon	EVENT black vinyl	\$ 19.25			\$ 19.25	
09/20/25	Amazon	Returned AC filters	\$ (60.67)	\$ (60.67)			
09/20/25	Amazon	12 oz Cups	\$ 53.53	\$ 53.53			
09/23/25	Amazon	Air Freshner, Coffee Supplies	\$ 54.16	\$ 54.16			
09/26/25	Sams Club	Water, Coffee	\$ 52.72	\$ 52.72			
09/29/25	Target	First Aid	\$ 18.57	\$ 18.57			
09/29/25	Walmart	EVENT (craft supplies)	\$ 22.60			\$ 22.60	
09/28/25	MailChimp	Email Subscription	\$ 60.00				\$ 60.00
09/25/25		CC Payment	\$ (1,237.95)				
09/30/25	TOTAL		\$ 1,108.64	\$ 525.42	\$ -	\$ 262.29	\$ 320.93
				57200-4619	57200-4914	57400-4775	57900-6409

Order Summary

Order placed September 1, 2025 Order # 112-1270193-5837869

9-1-25 Page 1

Ship to

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

Payment method

Mastercard ending in 8066  
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$50.95
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$50.95
Estimated tax to be collected:	\$3.57
Grand Total:	\$54.52 ✓

Delivered September 2

It was handed directly to a receptionist or someone at a front desk.  
Signed by: Jennifer Klukowski



SWRT DOT-C2 Reflective Tape 2 Inch x 200 Feet Red White Reflective Tape Outdoor Waterproof Conspicuity Strong Adhesive Reflector Tape Warning Safety Reflective Tape for Vehicles Trailers Boats Signs

Sold by: Shanaimu Reflective Safety Tape  
Return or replace items: Eligible through October 2, 2025  
\$25.99

MPN



Clorox Toilet Bowl Cleaner, Clinging Bleach Gel, Ocean Mist - 24 Ounces, Pack of 2

Sold by: Amazon.com  
Supplied by: Other  
Return or replace items: Eligible through October 2, 2025  
\$4.98

Delivered September 2

It was handed directly to a receptionist or someone at a front desk.  
Signed by: Jennifer Klukowski



OKIAAS Disposable Gloves L, Food Safe| Latex-Free and Powder-Free Clear Vinyl Gloves for Cooking, Food Prep, Household Cleaning | Medium,100 Counts/Box

Sold by: OKIAAS  
Return or replace items: Eligible through October 2, 2025  
\$9.99

page 2



# **New Air Systems, Inc.**

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

Manager: Lori Stanger

(352) 584-0862

mpivclub@live.com

9-3-25

JOB	#4742
SERVICE DATE	Sep 03, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Sep 03, 2025
AMOUNT DUE	\$0.00

## CONTACT US

12035 Meadow Ln  
San Antonio, FL 33576

(352) 206-3298

blake@newairsystemsinc.com

## INVOICE

Services	qty	unit price	amount
<u>A/C Service Call</u> A service pro will come to your home to diagnose your Air Conditioner problem.	1.0	\$79.00	\$79.00
Clear/Clean Drainline	1.0	\$125.00	\$125.00
Subtotal			\$204.00
Total Tax			\$0.00
FL (0%)			\$0.00
<b>Job Total</b>			<b>\$204.00</b>
<b>Amount Due</b>			<b>\$0.00</b>

## Payment History

Sep 03 Wed 1:02pm Credit Card \$204.00 ✓

New Air Systems Inc is a local Veteran-owned and operated company that specializes in residential and commercial HVAC system Installation. We also provide a next-level service and offer a money saving Bi-Annual Maintenance plan for your home or office that is guaranteed to keep your system in tip top shape all year long! At New Air Systems we are more than just a company, we are "Family" and are 100 % committed to providing you with Quality Service, Expert Knowledge and Unmatched Dedication.



mp coffee

9-3-25



sam's club

813-929-7010

09/03/25 19:06 2065 04852 090 9090

Lori 101-\*\*\*\* \*082 1

980010669 MMDANUT100CF 32.98 0

SUBTOTAL 32.98

TOTAL 32.98

MCARD TEND 32.98

CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#003073

32.98 TOTAL PURCHASE

REF # 524622347974

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 54729579

\*No Signature Required

09/03/25 19:06:36

# ITEMS SOLD 1

TC# 3501 2516 2282 3738 6127



Yay! You earned \$0.66 Sam's Cash with Plus. Check all earnings and savings at SamsClub.com/Account

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VQNHD175LSJ

9-7-25 Walmart

WM Supercenter

352-796-5996 Mgr. MELISSA

7305 BROAD ST

BROOKSVILLE FL 34601

ST# 03526 OP# 009002 TE# 02 TR# 00811

# ITEMS SOLD 2

TC# 1034 3174 3008 7434 3587

REPRINT BY OP# 195



RED20X20 1PK 051111098020 13.44 N

RED20X20 1PK 051111098020 13.44 N

A/C filters

SUBTOTAL 26.88

TOTAL 26.88

MCARD TEND 26.88

CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#007452

26.88 TOTAL PURCHASE

REF # 525070178235

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 21657989

\*No Signature Required

09/07/25 13:59:43



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.

09/07/25 14:00:23

# Order Summary

Order placed September 7, 2025

Order # 112-6214646-2235409

9-7-25

page 4

## Ship to

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

## Payment method

Mastercard ending in 8066

[View related transactions](#)

## Order Summary

Item(s) Subtotal:	\$56.70
Shipping & Handling:	\$0.00
Total before tax:	\$56.70
Estimated tax to be collected:	\$3.97
<b>Grand Total:</b>	<b>\$60.67</b> ✓

## Arriving Wednesday



Filterbuy 20x22x4 Air Filter MERV 8 Dust Defense (2-Pack), Pleated HVAC AC  
Furnace Air Filters Replacement (Actual Size: 19.50 x 21.50 x 3.63 Inches)

Sold by: Filterbuy

Supplied by: Other

\$56.70

(too small)

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PRINT SHACK OF THE NATURE COAST INC.  
13045 CORTEZ BLVD  
BROOKSVILLE, FL 34613  
+13527992972

page 5

**BILL TO**

Lori Stanger  
Meadow Pointe 4  
Clubhouse and Amenities  
3902 Meadow Pointe Blvd.  
813-973-3003  
Wesley Chapel, FL 33543

**INVOICE 618215**

**DATE** 09/08/2025 **TERMS** Due on receipt

**REP**

Susan

PRODUCT #	DESCRIPTION	QTY	RATE	AMOUNT
P- Name Tag Sub	Custom Name Badge Sublimation File:Engrave-Badges   Meadow Point IV Name badges Lori Stanger Clubhouse Manager Jennifer Klukowski Assistant Manager	2	12.00	24.00T
				Subtotal: 24.00
CCCF	Electronic Payment /Credit Card Convenience Fee	1	0.84	0.84

SUBTOTAL 24.84  
TAX 0.00  
TOTAL 24.84

**TOTAL DUE \$24.84**

~FOR INTERNAL USE ONLY~

Order Checked In \_\_\_\_\_  
After Printing \_\_\_\_\_

Customer Notified 9/29 2:06p  
left message with reception.  
\_\_\_\_\_

**PAID** CK# *LM*



# Order Summary

Order placed **September 9, 2025**

Order # 112-0328839-3700207

page 7

## Ship to

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

## Payment method

Mastercard ending in 8066

[View related transactions](#)

## Order Summary

Item(s) Subtotal:	\$118.95
Shipping & Handling:	\$0.00
Total before tax:	\$118.95
Estimated tax to be collected:	\$8.33
<b>Grand Total:</b>	<b>\$127.28</b> ✓

## Arriving Friday



Filterbuy 20x22.25x4 Air Filter MERV 8 Dust Defense (5-Pack), Pleated HVAC AC Furnace Air Filters Replacement (Actual Size: 20.00 x 22.25 x 3.63 Inches)

Sold by: Filterbuy

Supplied by: Other

\$118.95

# Order Summary

page 6

Order placed September 9, 2025

Order # 112-7680838-0203430

## Ship to

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

## Payment method

Mastercard ending in 8066

[View related transactions](#)

## Order Summary

Item(s) Subtotal:	\$10.99
Shipping & Handling:	\$0.00
Total before tax:	\$10.99
Estimated tax to be collected:	\$0.77
<b>Grand Total:</b>	<b>\$11.76</b>

## Arriving Friday



NefLaca 100 Full Sheets Sticker Paper for Laser & Ink Jet Printers, 8.5" x 11" Full Sheet Address Shipping Label, 100 Sheets 100 Labels

Sold by: jisu

Supplied by: Other

\$10.99

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mp offc supplies  
water

page 9

carry  
cart



9-12-25

sam's club

813-929-7010

09/12/25 16:02 1863 04652 095 9095

Lori 101-\*\*\*-\*\*\*-\*\*\* \*382

980130015 BIC WIFE DU	0.76 0
2 @ 12.91	
E24730 SUPER STICK	25.82 0
2 @ 3.96	
561914 MM WATER	7.96 0
980404035 LUSCHLANI	64.24 0

SUBTOTAL	104.78
TAX	104.78

\$104.78

MASTERCARD	104.78	✓
CHANGE DUE	0.00	

MASTERCARD 5066 T 1 W/PK# 2412

104.78 TOTAL PURCHASE

REF # 525521055253

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 50452850

\*No Signature Required

09/12/25 16:02:51

# ITEMS SOLD 6

TCN 9847 5724 1799 7414 0466 1



Yay! You earned \$2.10 Sam's Cash with  
Plus. Check all earnings and savings  
at [SamsClub.com/Account](http://SamsClub.com/Account)



mpivclub@live.com

p. 8 a

**From:** Hobby Lobby <noreply@transact.hobbylobby.com>  
**Sent:** Wednesday, September 10, 2025 12:13 PM  
**To:** mpivclub@live.com  
**Subject:** Your Order Confirmation - # 36012572

9-10-2025

Please Do Not Respond, This Is An Automated Email.

# HOBBY LOBBY

Super Savings, Super Selection!



Weekly Ad



Stores



Shop



DIY

**Thank you for shopping with Hobby Lobby.**

Your order number **36012572** has been received. Most orders will ship within 1-2 business days and tracking is provided via email when the order ships. Delivery usually takes an additional 3-4 business days. Keep in mind, some orders may require an additional business day to process, and some locations can require 5-7 business days for delivery.

Larger orders may require additional time before shipping.

Need to cancel or view your order? You can now do so on our [Order Status](#) page.

*Shipping Address*

**Lori Stanger  
MPIV CDD**

3902 Meadow Pointe  
Boulevard  
Wesley Chapel,  
FL  
33543-5700  
US

(352) 584-0862

*Billing Address*

**Lori Stanger  
MPIV CDD**

3434 Colwell Avenue  
Tampa,  
FL  
33614  
US

(352) 584-0862

*Payment Details*

MASTERCARD: x8066

*Shipping Details*

**Your Order**

Cart: # 36012572 | Subtotal: \$119.10

**Total** \$145.59



Brown Shiplap Wood Wall Decor

SKU: 5303425

p. 8 b



Leaf Wood Shapes

SKU: 5684402



Thankful, Grateful & Blessed Wood Cutouts

SKU: 5542766



Mini Pinecone Fillers

SKU: 5690375



Turkey Foam Craft Kit

SKU: 5442264



Fall Icons Suncatchers Craft Kit

SKU: 5818174



Beaded Pumpkin Craft Kit

SKU: 5285424



Woodland Animals Paper Roll Craft Kit

SKU: 5471396

Subtotal:	\$119.10
Tax:	\$9.54
Shipping:	\$16.95
Shipping Discount:	\$0.00

**Total:** \$145.59

# Order Summary

page 10

Order placed September 13, 2025 Order # 112-0216218-8753027

## Ship to

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

## Payment method

Mastercard ending in 8066

[View related transactions](#)

## Order Summary

Item(s) Subtotal:	\$29.99
Shipping & Handling:	\$0.00
Total before tax:	\$29.99
Estimated tax to be collected:	\$2.10
<b>Grand Total:</b>	<b>\$32.09</b>

## Delivered today

Package was left in a secure location

for back shed



T-Handle Lock Kit, EFFIBUILD Double Shed Door Latch with 5.5" Stem, Lock Matching Set Includes 10 Keys for Sheds Doors, Playhouses, Chicken Coops, Camper, RV, etc (Black). All Keys are Universal.

Sold by: Effibuild

Return or replace items: Eligible through October 17, 2025

\$29.99

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# Order Summary

page 11

Order placed September 16, 2025    Order # 112-8347680-3750635

### Ship to

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

### Payment method

Mastercard ending in 8066  
[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$58.96
Shipping & Handling:	\$0.00
Total before tax:	\$58.96
Estimated tax to be collected:	\$4.13
<b>Grand Total:</b>	<b>\$63.09</b>

### Arriving Sunday



CSFOTO 6x4ft Bright Interior Backdrop Modern Living Room Office Photography Background Window Background Zoom Meeting YouTube Video Props Decorative Backgrounds  
Sold by: CSFOTO LTD  
Supplied by: Other  
\$6.99

### Delivered today

Package was left in a secure location



PerkHomy Brown Kraft Paper Roll 17.5" x 1,200" (100') for Gift Wrapping Bulletin Board Craft Art Bouquet Flower Packing Moving Shipping Floor Covering Table 70GSM 50LB (Brown, 17.5" x 100')  
Sold by: PerkHomy Direct  
Return or replace items: Eligible through October 17, 2025  
\$5.99



Ctosree 100 ft x 78 Inch Stone Wall Tablecloth Roll Plastic Medieval Castle Stone Brick Table Cover Cobblestone Wallpaper Backdrops for Halloween Knight Themed Party Supplies(Red)  
Sold by: Rimelzos  
Return or replace items: Eligible through October 17, 2025  
\$38.99

# Order Summary

page 12

Order placed September 17, 2025    Order # 112-2054736-2017024

### Ship to

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

### Payment method

Mastercard ending in 8066

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$17.99
Shipping & Handling:	\$0.00
Total before tax:	\$17.99
Estimated tax to be collected:	\$1.26
<b>Grand Total:</b>	<b>\$19.25 ✓</b>

### Arriving tomorrow



Black Permanent Vinyl Roll, 12" x 50 FT Black Adhesive Vinyl for Cricut & All Cutting Machine, Outdoor Permanent Vinyl for Cup Decal, Decorations, Decor Sticker, Scrapbooking, DIY  
Sold by: QIMUKEJI  
Supplied by: Other  
\$17.99

**i We are processing your refund. You don't need to return the item back to us!**

We've emailed these details to you at [loristanger82@gmail.com](mailto:loristanger82@gmail.com).

Thanks for your feedback!

### Did you know?

If you're having trouble with certain items, you can get help from a technical expert, send items for repair, and more through Get Product Support in Your Orders.

[Learn more](#)



Filterbuy 20x22x4 Air Filter MERV 8 (MPR 700) Dust Defense Replacement (2-Pack). Electrostatic Pleated HVAC AC Furnace Filters, Made in USA (Actual Size: 19.50 x 21.50 x 3.63)  
Return Reason: Bought by mistake

[Continue shopping](#)

### Refund summary

Refund subtotal

\$60.67

**Total estimated refund**

**- \$60.67**

\$60.67 was sent to your original payment method

[View return/refund status](#)

Credit of \$60.67  
9-20-2025 Sat.  
cc ending 8066



Order Summary

Order placed September 20, 2025 Order # 112-9956309-4482613

page 14

Ship to

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

Payment method

Mastercard ending in 8066

[View related transactions](#)

9-20-2025

Order Summary

Item(s) Subtotal:	\$50.03
Shipping & Handling:	\$0.00
Total before tax:	\$50.03
Estimated tax to be collected:	\$3.50
Grand Total:	\$53.53 ✓

Arriving Friday



Dart Container Corp. 12J12 Foam Cups, 12 oz., White (Pack of 1000)  
Sold by: Shoplet  
Supplied by: Other  
\$50.03

Order Summary

Order placed September 20, 2025      Order # 112-3592773-0471403

page 13

Ship to

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

Payment method

Mastercard ending in 8066

[View related transactions](#)

9-20-2025

Order Summary

Item(s) Subtotal:	\$50.61
Shipping & Handling:	\$0.00
Total before tax:	\$50.61
Estimated tax to be collected:	\$3.55
<b>Grand Total:</b>	<b>\$54.16</b> ✓

Arriving Tuesday



Febreze Air Freshener Spray, Odor-Fighting Room Spray, Crisp Fall Breeze Scent, 8.8oz, 2 Count  
Sold by: Amazon.com  
Supplied by: Other  
\$6.94



Air Wick Scented Oils 0+10 Fresh Waters  
Sold by: Amazon.com  
Supplied by: Other  
\$19.84



YANPROG Wooden Coffee Stirrers 5.5" Coffee Stir Sticks 100 Pcs, Natural Birch Round End Thick Birch Wood Eco-Friendly, Suitable for Coffee, Cocktail and Hot Drinks  
Sold by: FANYG  
Supplied by: Other  
\$3.99

MP coffee supplies  
water



9-26-25

sam's club

813-929-7010

09/26/25 12:03 2609 04852 095 9095

Lori 101-\*\*\*\* \*082 1

2 @ 6.48	
1 514890 ZEPHYRHILLSF	12.96 0
2 @ 0.60-	
S INST SV ZEPHYRHILLSF	1.20-0
980029987 COFFEEHATESF	7.98 0
980010669 HNDONUT100CF	32.98 0
SUBTOTAL	52.72
TOTAL	52.72
MCARD TEND	52.72
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR#026252  
52.72 TOTAL PURCHASE

REF # 526900636433

AID A0000000041010

TERMINAL # 50452850

\*No Signature Required

09/26/25 12:03:43

Additional Savings This Trip:

Sam's Instant Savings 1.20

# ITEMS SOLD 4

TC# 9909 6711 6696 0603 0265



Yay! You earned \$1.06 Sam's Cash with  
Plus. Check all earnings and savings  
at SamsClub.com/Account

MP firstaid



9-29-25

Spring Hill - 352-596-1411  
4401 Commercial Way  
Spring Hill, Florida 34606-1914  
09/29/2025 05:44 PM



HEALTH AND BEAUTY

245070158 BAND-AID	N+	\$12.98
2 @ \$6.49 ea		
245070559 Nexcare	N+	\$5.59

SUBTOTAL \$18.57

NO TAX \$0.00

TOTAL \$18.57

\*8066 MASTERCARD CHARGE \$18.57

AID: A0000000041010

Mastercard

AUTH CODE: 029811

WHEN YOU RETURN ANY ITEM, YOUR  
RETURN CREDIT WILL NOT INCLUDE ANY  
PROMOTIONAL DISCOUNT OR COUPON  
APPLIED TO THE ORIGINAL ORDER.  
+ INDICATES HEALTH ITEM

HEALTH ITEM TOTAL: 18.57

page 16

MP Event  
(crafts)

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VQ0SRF45FJ

Walmart\*

9-29-25

WM Supercenter  
352-597-3807 Mgr. MARK  
13300 CORTEZ BLVD  
BROOKSVILLE FL 34613

ST# 01213 OP# 009014 TE# 14 TR# 00161

# ITEMS SOLD 6  
TC# 7888 8017 8976 2970 4788



STORAGE BAGS 078742349560	4.67 X
STORAGE BAGS 078742349560	4.67 X
APPLEBRL PNT 028995204320	2.97 X
APPLEBRL PNT 028995204320	2.97 X
PAINT 028995204030	2.97 X
PAINT 028995204030	2.97 X

SUBTOTAL	21.22
TAX1 6.5000 %	1.38
TOTAL	22.60
MCARD TEND	22.60
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR#029309

22.60 TOTAL PURCHASE

REF # 527318011126

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 22863872

\*No Signature Required

09/29/25 20:10:38



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial

Low prices You Can Trust. Every Day.  
09/29/25 20:10:53





# Mailchimp Receipt MC24340607

## Issued to

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

## Issued by

Mailchimp  
c/o The Rocket Science Group, LLC  
405 N. Angier Ave. NE, Atlanta, GA 30308  
USA  
www.mailchimp.com  
Tax ID: US EIN 58-2554149

## Details

Order# 24340607  
Date Paid September 28, 2025 02:54 AM  
New York

9-28-2025

## 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 September 28, 2025	\$60.00 ✓

Balance as of September 28, 2025

\$0.00

[Looking for our W-9?](#)

[Looking for our United](#)

[States Residency](#)

[Certificate?](#)

\* 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.



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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. 2032140W426  
STATEMENT DATE 10/20/25  
DUE DATE 10/25/25  
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 #016065-0001	
	MEADOW POINT IV CDD REC CENTER 3902 MEADOW POINT BLVD WESLEY CH	
10/20/25	BASIC SERVICE CHARGE 1.00 6.00YD	\$ 110.66
	11/1/2025-11/30/2025	
	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](http://myaccount.wcicustomer.com).

**RECEIVED**  
10-21-2025

\*\*\*\*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. 2032140W426  
STATEMENT DATE 10/20/25  
DUE DATE 10/25/25  
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 0000001106600000000000002032140 1



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. 2032251W426  
STATEMENT DATE 10/20/25  
DUE DATE 10/25/25  
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: 27612	
	Service Location	
	Acct #022299-0001	
	MEADOW POINTE NORTH HOA	
	4467 FENNWOOD CT WESLEY CHAPEL,	
10/20/25	FUEL SURCHARGE 1.00 SC70361229	\$ 4.30
10/20/25	FUEL SURCHARGE 1.00 SC70361792	\$ 238.50
10/20/25	ENVIRONMENTAL SURCHARGE 1.00 SC70361228	\$ 2.02
10/20/25	ENVIRONMENTAL SURCHARGE 1.00 SC70361791	\$ 111.92
10/20/25	BASIC SERVICE CHARGE 1.00 8.00YD	\$ 1,119.20
	11/1/2025-11/30/2025	
10/20/25	BASIC CONTAINER CHARGE 1.00 8.00YD	\$ 20.16
	11/1/2025-11/30/2025	
	<b>Invoice Total</b>	<b>\$ 1,496.10</b>
	<b>Account Balance</b>	<b>\$ 1,496.10</b>

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

**RECEIVED**  
10-21-2025

\*\*\*\*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.

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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. 2032251W426  
STATEMENT DATE 10/20/25  
DUE DATE 10/25/25  
PAY THIS AMOUNT 1,496.10

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 00000149610000000000000002032251 1

WREC Meadow Pointe IV

September 2025

Account	Dates	Rate	Bill Date	Due Date	Amount Due
1418211	09/05/25 - 10/06/25	PL	10/9/2025	10/31/2025	\$ 5,622.70
1418215	09/05/25 - 10/06/25	GS	10/9/2025	10/31/2025	\$ 40.16
1418216	09/05/25 - 10/06/25	GS	10/9/2025	10/31/2025	\$ 54.37
1418217	09/05/25 - 10/06/25	GS	10/9/2025	10/31/2025	\$ 54.15
1418218	09/05/25 - 10/06/25	GS	10/9/2025	10/31/2025	\$ 233.82
1418220	09/05/25 - 10/06/25	LP	10/9/2025	10/31/2025	\$ 53.83
1418221	09/05/25 - 10/06/25	LP	10/9/2025	10/31/2025	\$ 1,147.68
1418223	09/05/25 - 10/06/25	LP	10/9/2025	10/31/2025	\$ 86.33
1418224	09/05/25 - 10/06/25	GS	10/9/2025	10/31/2025	\$ 59.31
1418225	09/05/25 - 10/06/25	GS	10/9/2025	10/31/2025	\$ 90.51
1418227	09/05/25 - 10/06/25	GS	10/9/2025	10/31/2025	\$ 57.27
1418228	09/05/25 - 10/06/25	LP	10/9/2025	10/31/2025	\$ 45.98
1418229	09/05/25 - 10/06/25	GS	10/9/2025	10/31/2025	\$ 66.20
1418230	09/05/25 - 10/06/25	GS	10/9/2025	10/31/2025	\$ 41.24
2185385	09/05/25 - 10/06/25	PL	10/9/2025	10/31/2025	\$ 258.00
2187625	09/05/25 - 10/06/25	GS	10/9/2025	10/31/2025	\$ 65.89
					<b>\$ 7,977.44</b>

PL 53100 - **4307** \$5,880.70LP 53100 - **4304** \$1,333.82GS 53100 - **4301** \$762.92Total **\$7,977.44****RECEIVED**  
10-14-2025





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 **10/09/2025**  
Amount Due **5,622.70**  
Current Charges Due **10/31/2025**

District Office Serving You  
One Pasco Center

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

**ELECTRIC SERVICE**

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

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
--------	------	---------

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



1 0 2 5 2 9 7 1

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance	5,616.97
Payment	5,616.97CR
Balance Forward	0.00

Light Energy Charge	329.53
Light Support Charge	301.69
Light Maintenance Charge	997.50
Light Fixture Charge	1,199.05
Light Fuel Adj 12,426 KWH @ 0.04400	546.74
Poles (QTY 332)	2,218.00
FL Gross Receipts Tax	30.19

Total Current Charges	5,622.70
Total Due	E.F.T. 5,622.70

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 166	205 70	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 10/24/2025.



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: 10/09/2025**

District: OP06

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

Electronic Funds Transfer on or after	<b>10/24/2025</b>
<b>TOTAL CHARGES DUE</b>	<b>5,622.70</b>
<b>DO NOT PAY</b>	

000141821100056227000056227005



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 **10/09/2025**  
Amount Due **40.16**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	0
Sep 2025	30	0
Oct 2024	29	0

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



1 0 2 5 2 9 7 1

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/05	32182	10/06	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.

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: **10/09/2025**

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 <b>10/24/2025</b>
<b>TOTAL CHARGES DUE 40.16</b>
<b>DO NOT PAY</b>

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 **10/09/2025**  
Amount Due **54.37**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	4
Sep 2025	30	5
Oct 2024	29	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](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/05	51595	10/06	51727				132

Previous Balance 54.69  
Payment 54.69CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 132 KWH @ 0.06090 8.04  
Fuel Adjustment 132 KWH @ 0.04400 5.81  
FL Gross Receipts Tax 1.36

Total Current Charges 54.37  
Total Due E.F.T. 54.37

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

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 10/24/2025  
TOTAL CHARGES DUE 54.37  
DO NOT PAY

000141821600000543700000543704



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 **10/09/2025**  
Amount Due **54.15**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	4
Sep 2025	30	4
Oct 2024	29	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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payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/05	60254	10/06	60384				130

Previous Balance 53.51  
Payment 53.51CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 130 KWH @ 0.06090 7.92  
Fuel Adjustment 130 KWH @ 0.04400 5.72  
FL Gross Receipts Tax 1.35

Total Current Charges 54.15  
Total Due E.F.T. 54.15

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

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 10/24/2025  
TOTAL CHARGES DUE 54.15  
DO NOT PAY

000141821700000541500000541509





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 **10/09/2025**  
Amount Due **233.82**  
Current Charges Due **10/31/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/05	51282	10/06	53082				1800

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	31	58
Sep 2025	30	1
Oct 2024	29	34

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 43.83  
Payment 43.83CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 1,800 KWH @ 0.06090 109.62  
Fuel Adjustment 1,800 KWH @ 0.04400 79.20  
FL Gross Receipts Tax 5.84

Total Current Charges 233.82  
Total Due E.F.T. 233.82

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **10/24/2025**  
**TOTAL CHARGES DUE 233.82**  
**DO NOT PAY**

000141821800002338200002338207



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 **10/09/2025**  
Amount Due **53.83**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	4
Sep 2025	30	4
Oct 2024	29	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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payment using your credit card, please call  
855-938-3431. This number is WREC's  
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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/05	10/06		47622				127

Previous Balance 52.64  
Payment 52.64CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 127 KWH @ 0.06090 7.73  
Fuel Adjustment 127 KWH @ 0.04400 5.59  
FL Gross Receipts Tax 1.35

Total Current Charges 53.83  
Total Due E.F.T. 53.83

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

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 **10/24/2025**  
**TOTAL CHARGES DUE 53.83**  
**DO NOT PAY**

000141822000000538300000538303



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 **10/09/2025**  
Amount Due **1,147.68**  
Current Charges Due **10/31/2025**

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/05	15271	10/06	25565		23.28	23	10294

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	31	332
Sep 2025	30	307
Oct 2024	29	228

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 1,031.06  
Payment 1,031.06CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 10,294 KWH @ 0.06090 626.90  
Fuel Adjustment 10,294 KWH @ 0.04400 452.94  
FL Gross Receipts Tax 28.68

Total Current Charges 1,147.68  
Total Due E.F.T. 1,147.68

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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

Please **Detach and Return** This Portion With  
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Bill Date: 10/09/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	10/24/2025
TOTAL CHARGES DUE	1,147.68
DO NOT PAY	

000141822100011476800011476802



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 **10/09/2025**  
Amount Due **86.33**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	14
Sep 2025	30	13
Oct 2024	29	12

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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payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/05	73267	10/06	73696				429

Previous Balance 81.36  
Payment 81.36CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 429 KWH @ 0.06090 26.13  
Fuel Adjustment 429 KWH @ 0.04400 18.88  
FL Gross Receipts Tax 2.16

Total Current Charges 86.33  
Total Due E.F.T. 86.33

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



Your Touchstone Energy® Cooperative  
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Please **Detach and Return** This Portion With  
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Bill Date: 10/09/2025

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	10/24/2025
TOTAL CHARGES DUE	86.33
DO NOT PAY	

000141822300000863300000863304





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 **10/09/2025**  
Amount Due **59.31**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	6
Sep 2025	30	6
Oct 2024	29	6

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



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/05	13009	10/06	13187				178

Previous Balance 58.55  
Payment 58.55CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 178 KWH @ 0.06090 10.84  
Fuel Adjustment 178 KWH @ 0.04400 7.83  
FL Gross Receipts Tax 1.48

Total Current Charges 59.31  
Total Due E.F.T. 59.31

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

District: OP06

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

Electronic Funds Transfer on or after	10/24/2025
TOTAL CHARGES DUE	59.31
DO NOT PAY	

000141822400000593100000593109



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

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

Bill Date **10/09/2025**  
Amount Due **90.51**  
Current Charges Due **10/31/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	31	15
Sep 2025	30	12
Oct 2024	29	20

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				
09/05	85604	10/06	86072				468

Previous Balance 77.71  
Payment 77.71CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 468 KWH @ 0.06090 28.50  
Fuel Adjustment 468 KWH @ 0.04400 20.59  
FL Gross Receipts Tax 2.26

Total Current Charges 90.51  
Total Due E.F.T. 90.51

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

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	10/24/2025
TOTAL CHARGES DUE	90.51
DO NOT PAY	

000141822500000905100000905105



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

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

Bill Date **10/09/2025**  
Amount Due **57.27**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	5
Sep 2025	30	4
Oct 2024	29	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				
09/05	17956	10/06	18115				159

Previous Balance 53.51  
Payment 53.51CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 159 KWH @ 0.06090 9.68  
Fuel Adjustment 159 KWH @ 0.04400 7.00  
FL Gross Receipts Tax 1.43

Total Current Charges 57.27  
Total Due E.F.T. 57.27

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	10/24/2025
TOTAL CHARGES DUE	57.27
DO NOT PAY	

000141822700000572700000572704



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

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

Bill Date **10/09/2025**  
Amount Due **45.98**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	2
Sep 2025	30	1
Oct 2024	29	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
09/05	13513	10/06	13567				54

Previous Balance **44.69**  
Payment **44.69CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 54 KWH @ 0.06090 **3.29**  
Fuel Adjustment 54 KWH @ 0.04400 **2.38**  
FL Gross Receipts Tax **1.15**

Total Current Charges **45.98**  
Total Due **E.F.T. 45.98**

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

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 **10/24/2025**  
**TOTAL CHARGES DUE 45.98**  
**DO NOT PAY**

000141822800000459800000459804





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

Account Number **1418229** Cycle **06**  
Meter Number 74619209  
Customer Number 10252971  
Customer Name MEADOW POINTE IV CDD  
HILDA SERRATO

Bill Date **10/09/2025**  
Amount Due **66.20**  
Current Charges Due **10/31/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	31	8
Sep 2025	30	8
Oct 2024	29	6

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



1 0 2 5 2 9 7 1

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/05	24401	10/06	24643				242

Previous Balance 65.55  
Payment 65.55CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 242 KWH @ 0.06090 14.74  
Fuel Adjustment 242 KWH @ 0.04400 10.65  
FL Gross Receipts Tax 1.65

Total Current Charges 66.20  
Total Due E.F.T. 66.20

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

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	10/24/2025
TOTAL CHARGES DUE	66.20
DO NOT PAY	

000141822900000662000000662008



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

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

Bill Date **10/09/2025**  
Amount Due **41.24**  
Current Charges Due **10/31/2025**

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

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/05	1459	10/06	1469				10

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	31	0
Sep 2025	30	0
Oct 2024	29	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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Previous Balance **41.14**  
Payment **41.14CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 10 KWH @ 0.06090 **0.61**  
Fuel Adjustment 10 KWH @ 0.04400 **0.44**  
FL Gross Receipts Tax **1.03**

Total Current Charges **41.24**  
Total Due **E.F.T. 41.24**

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025**

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 **10/24/2025**  
**TOTAL CHARGES DUE 41.24**  
**DO NOT PAY**

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

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

Bill Date **10/09/2025**  
Amount Due **258.00**  
Current Charges Due **10/31/2025**

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

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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

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

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025**

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	<b>10/24/2025</b>
<b>TOTAL CHARGES DUE</b>	<b>258.00</b>
<b>DO NOT PAY</b>	

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

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

Bill Date **10/09/2025**  
Amount Due **65.89**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	8
Sep 2025	30	7
Oct 2024	29	6

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



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/05	10/06		8980				239

Previous Balance 62.21  
Payment 62.21CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 239 KWH @ 0.06090 14.56  
Fuel Adjustment 239 KWH @ 0.04400 10.52  
FL Gross Receipts Tax 1.65

Total Current Charges 65.89  
Total Due E.F.T. 65.89

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 10/09/2025

District: OP06

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

Electronic Funds Transfer on or after	10/24/2025
TOTAL CHARGES DUE	65.89
DO NOT PAY	

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