



Rizzetta & Company

Meadow Pointe IV Community Development District

Board of Supervisors' Meeting January 14, 2026

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

www.meadowpointe4cdd.org

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

January 8, 2026

REVISED 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, January 14, 2025, at 5:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the 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
 - B. District Engineer
 - C. Aquatic Maintenance Report..... Tab 1
 - D. Landscape Inspection Services..... Tab 2
 - E. Juniper Landscaping
 - F. Amenity Management Report..... Tab 3
 - G. District Counsel
 - H. District Manager
 1. Review of District Manager Report & Monthly Financial Statement..... Tab 4
 2. Review of the Outstanding Action Item List Tab 5
- 5. BUSINESS ITEMS**
 - A. Consideration of Dog Station Installation Proposal Tab 6
 - B. Consideration of SAASI Additional Sensor Proposal Tab 7
 - C. Consideration of Resolution 2026-01; General Election..... Tab 8**
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 12, 2025..... Tab 9
 - B. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 10, 2025..... Tab 10
 - C. Consideration of Operation and Maintenance Expenditures for November 2025..... Tab 11**
 - D. Consideration of Operation and Maintenance Expenditures for December 2025..... Tab 12**
- 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



Meadow Pointe IV Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

12/16/2025

Prepared by:

Stephen T. Roehm, Service Manager
Doug Agnew, Senior Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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



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Site Assessments

Pond 62

Comments:

Site Looks Good

Boat has been recently launched to treat trace amounts of invasive growth along the entire ponds edge on 12/9/25.



Pond 63

Comments:

Site Looks Good

Hogs have cause extensive damage around the west edge of this pond in the past.

Invasive growth on the bank is not being weed whacked down to the edge of the pond shoreline.

Advanced Aquatic can not spray the entirety of this growth as it will result in erosion. (Left picture)



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Site Assessments

Pond 64

Comments:

Site Looks Good

Continue targeting Torpedograss along ponds edge.

Homeowner side has about a two foot band of uncut grass at the ponds edge.



Pond 65

Comments:

Site Looks Good

Boat has been launched on 12/9/25 to treat all invasive growth along the entire ponds edge.



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Site Assessments

Pond 66

Comments:

Site Looks Good

Trace amounts of algae treated.



Pond 67

Comments:

Normal Growth Observed

Advance Aquatic is allowing some growth along the ponds edge where erosion is occurring in hopes to slow this process of deterioration. (Right picture)



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Site Assessments

Pond 68

Comments:

Normal Growth Observed

Continue treatments targeting Alligator Weed and Torpedograss along ponds edge and within native aquatic plant growth.



Pond 69

Comments:

Site Looks Good

Extensive algae and submersed aquatic treatments applied within this pond have resulted in great success.

No problems are currently within this pond and will be closely monitored.



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Site Assessments

Pond 70

Comments:

Site Looks Good

Pond is periodically treated via boat to treat the remaining perimeter that can't be treated from the ATV.

Site looks good at this time.



Pond 71

Comments:

Normal Growth Observed

Minimal growth of Chara has been observed within this pond. Advanced Aquatic has recently lost boat launch due to fallen tree the over grown grasses on the south side of this pond.

This submersed aquatic is not currently at a nuisance level as it is still below the water level. Advanced Aquatic recommends regaining this boat access for future treatment.



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Site Assessments

Pond 72

Comments:

Treatment In Progress

Boat has been launched to treat Planktonic Algae and invasive growth along the ponds edge on 12/9/25.

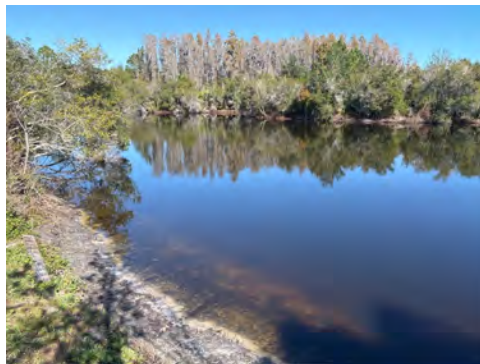


Pond 73

Comments:

Treatment In Progress

Boat has been launched on 12/9/25 to treat Duckweed and invasive growth along the entire ponds edge.



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Site Assessments

Pond 74

Comments:

Site Looks Good

Boat has been launched on 12/9/25 to treat invasive growth and submersed aquatics within the pond.



Pond 75

Comments:

Requires Attention

Minimal Planktonic Algae present within pond and requires treatment next visit.

Continue targeting Pennywort and Alligator Weed along the ponds edge.



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Site Assessments

Pond 76

Comments:

Not on the maintenance program.

Pond 77

Comments:

Site Looks Good

Trace amounts of algae treated.



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Site Assessments

Pond 78

Comments:

Requires Attention

Extensive growth on homeowner side (NE and SE of pond) occurring as a result of landscapers not fully maintaining down to the ponds edge.

Recommend cutting before the growth becomes larger resulting in physical removal of trees.



Pond 79

Comments:

Requires Attention

Recently access has been recovered to get an ATV to the East side of this pond. Extensive growth along the shoreline has been treated.

Currently awaiting removal to widen the path to 10' so Advance Aquatic can launch a Gheenoe to target Planktonic Algae and the remaining growth along the ponds edge.



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Site Assessments

Pond 80

Comments:

Requires Attention

Within the left image a cluster of grasses and large Dogfennel can be seen growing on the bank well above the shoreline edge of this pond.

Recommend landscapers cutting this growth before this area continues to grow larger.



Trace amounts of algae treated.

Pond 81

Comments:

Requires Attention

Erosion continues to worsen along this ponds edge.

Within the image on the right you can see a portion of the ponds edge continues to collapse.

This is being caused by the runoff of gutters. Advanced Aquatic requests that the CDD Engineer considers directing the homeowners to install French drains.



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Site Assessments

Pond 82

Comments:

Site Looks Good

Boat was launched on 12/9/25 to target invasive growth along the entire perimeter of this pond.



Pond 83

Comments:

Site Looks Good

Trace amounts of algae treated.



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Site Assessments

Pond 84

Comments:

Requires Attention

Erosion continues to worsen along this ponds edge.

Within the images you can see the ponds edge continues to collapse.

This is being caused by the runoff of gutters. Advanced Aquatic requests that the CDD Engineer considers directing the homeowners to install French drains.



Pond 85

Comments:

Site Looks Good

Trace amounts of algae treated.



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Site Assessments

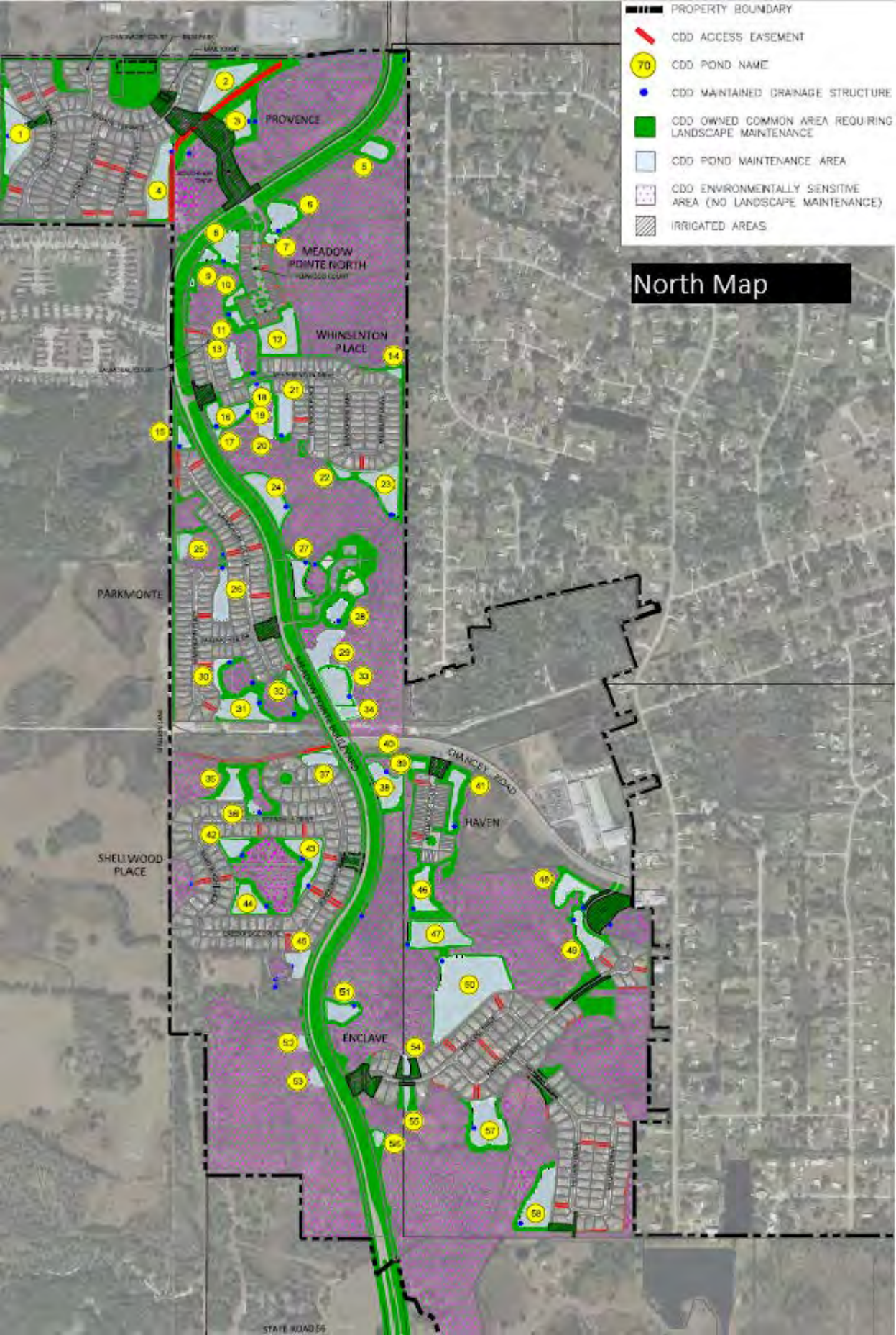
Pond 86

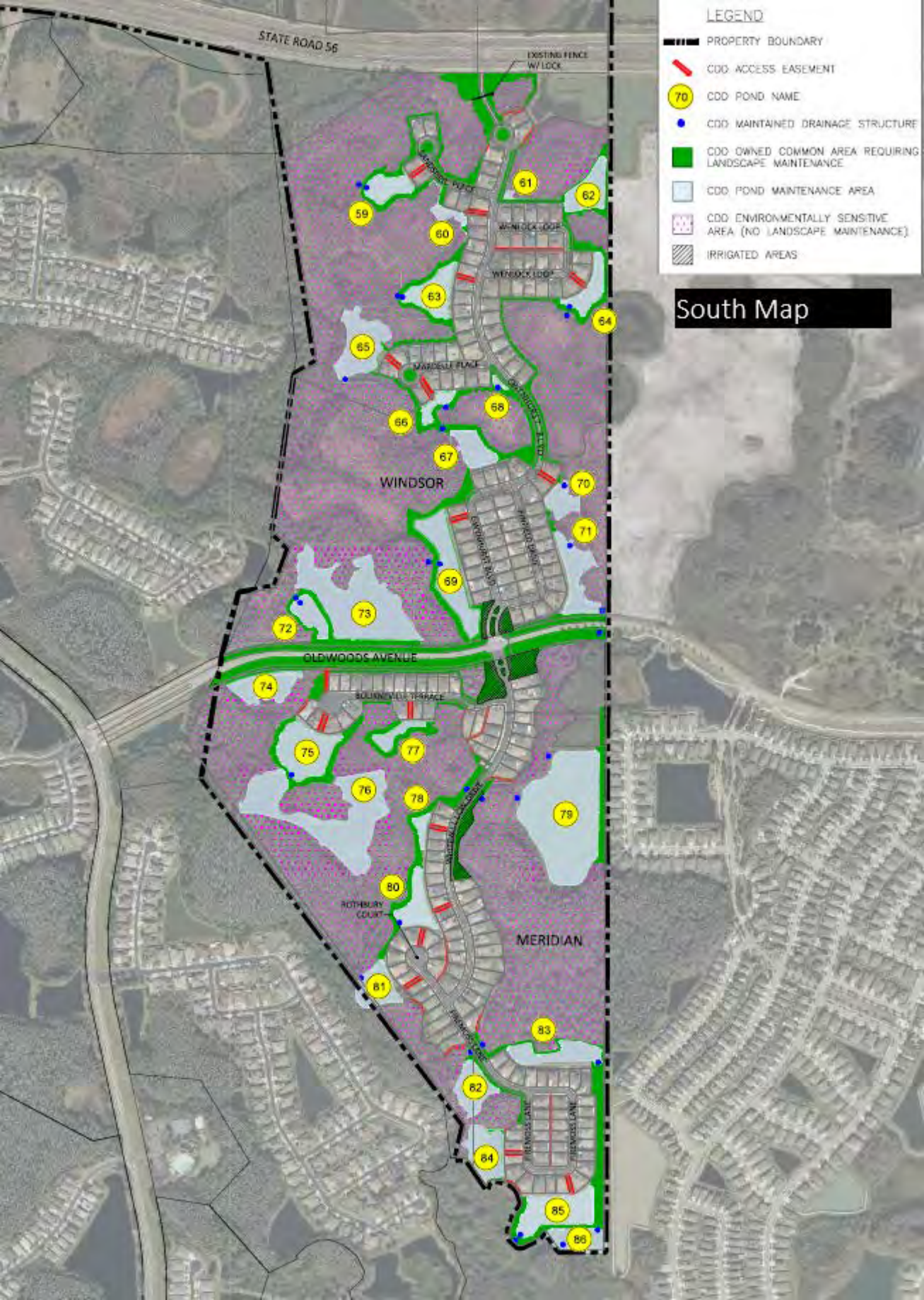
Comments:

Requires Attention

Dead tree has fallen onto the inflow structure. Advanced Aquatic recommends that this tree be removed.







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 2

MEADOW POINTE IV

LANDSCAPE INSPECTION REPORT



December 23, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Provence

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.
- With the cooler months approaching, this is an ideal time to focus on removing Spanish moss throughout the property; please prioritize cleanup efforts to improve overall landscape health.

The following are action items for Juniper Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates a task to be completed by Staff and **BOLD, underlined black** indicates a question or update for the BOS.

1. In the median beds of Provence, cool-season weeds are beginning to spread and are becoming more prevalent. Please properly identify the weed species present and apply the appropriate treatment to control and prevent further encroachment. (Pic 1)



4. I have observed an increasing number of loropetalum shrubs thinning and showing signs of decline. Please evaluate the potential causes (e.g., plant age, environmental stress, irrigation, or disease) and advise whether these shrubs should be replaced or if a plant material revision is recommended.

5. On the north side of the sidewalk in Provence, there are several ant mounds that are becoming quite tall. Please have the mower crew identify these mounds and eradicate the nests accordingly. If these continue to worsen, I will highly recommend proposing a Top Choice treatment. (Pic 5>)

6. In the planting beds, new mulch appears to have been installed; however, (nxt pg)



2. On the south side of the sidewalk in Provence, there appears to be a possible irrigation break. Based on the visible soil debris and spray pattern on the sidewalk, this is hopefully a minor repair. Please inspect and confirm. (Pic 2>)
3. Large ant mounds are present in the turf at the Provence entrance on the south. Please treat accordingly and rake out the affected areas once the nests are no longer active.



Provence, Meadow Pointe IV North

(cont.).... there is still a noticeable presence of weeds. Please have the crews identify the weed species present and apply the appropriate treatment accordingly. (Pic 6)



.... treat the turf appropriately and remove it once it has fully died back. (Pic 9)



10. One of the ribbon palms has a frond hanging down that should have been removed during the recent trimming. At this time, the palm appears unfinished. Please have this frond removed and the palm properly limbed up as soon as possible. (Pic 10>)

11. In front of the loropetalum shrubs at MPIV North, low-growing weeds are multiplying. I highly recommend treating these areas now to prevent them from becoming more problematic next season. Also noted in this photo, the turf is becoming increasingly weedy and patchy, likely due to warm-season weeds dying off and leaving the area brown and sparse in appearance. (Pic 11>)



7. During the cooler months, crews should focus on removing Spanish moss and moss balls from the oak and crape myrtle trees throughout the property.
8. At one of the nose islands in Provence, it appears that vehicles have run over the corner viburnum shrubs. Please have the crews remove dead material and prune any damaged branches accordingly. (Pic 8>)
9. At the MPIV North sign, on both sides within the mulched areas, there are patches of turf grass encroaching into the beds. Please....



Meadow Pointe IV North, Pond 13, Whinsenton Place

12. At the Whinsenton entrance annual beds, sandy loam soils are exposed. Please bring sufficient material to install a 1-inch layer of pine fines mulch. Additionally, the drip lines should not be exposed and should be properly covered beneath the mulch. Please adjust accordingly. (Pic 12>)



13. Around Pond 13, large weedy growth from the preserve area is falling over onto the walkway. Please trim back the encroaching vegetation and remove the fallen plant debris accordingly. (Pic 13>)

14. Around Pond 13, tree branches are hanging approximately one foot off the ground. These should be limbed up to provide adequate clearance and prevent interference with the mowing crew during maintenance passes.



15. Between the Whinsenton gates, this area is lacking mulch and has exposed drip lines. Vines are beginning to encroach into the electrical boxes, low-growing weeds are present, and the schefflera plantings are thinning, leaving a noticeable gap. Please detail this area accordingly. Additionally, next season we should evaluate the need for supplemental plant material. Please also have the irrigation technicians perform a water check to ensure the existing plants are receiving adequate irrigation. (Pic 15>)

16. The snapdragons no longer appear to have active flowering buds. Please have someone evaluate the potential contributing factors, such as irrigation coverage, soil conditions, or the need for additional soil amendments, and advise on recommended next steps. (Pic 16>)



Whinsenton Place, Clubhouse

17. When should we expect the mulch installation around the Clubhouse? This area currently has approximately one inch of mulch, with little to no mulch present along the edging. Please advise on the schedule for completion. (Pic 17a>, 17b>)



.... was performed here? This area should be restored to its original turf condition. (Pic 19>)

20. As noted in my previous report, sooty mold has now spread to additional Sweetbay Magnolia trees, affecting the..... (nxt pg)



18. Mulch appears to have been installed behind the pool area; however, there is no defined edge to prevent the mulch from spilling into the turf. Per the contract, the crew should have created a trench-like edge prior to mulching. Please address this during the next site visit. (Pic 18>)

19. On the north side of the driveway in the Clubhouse parking lot, there appears to be exposed sandy soil, possibly due to recent electrical work. Can you confirm if work....

Clubhouse, Tennis Courts, Enclave

(cont.).... canopies extensively. There are a total of six magnolias here that will need to be assessed and treated as soon as possible. Please address this during the next site visit (Pic 20a, 20b>, 20c>)



23. At the entrance of Enclave, the turf is becoming patchy and showing areas of dieback. Can you confirm if the irrigation system has been operating properly, or if there may be a pest or other.... (nxt pg)



21. The large hedge shrubs in the front require fertilization and weeding. Please have the crews visit the area and hand-pull all weedy plant materials to ensure proper maintenance.

22. **Board Members – Has there been recent work conducted in the front of the Clubhouse? There is an area of turf that was dug up, leaving exposed sandy soil, and in this photo a PVC pipe appears to have been cut and left in place. Will additional work be completed in this area? (Pic 22>)**



Enclave, Haven, Pond 41

issue? Please send a crew to the site to assess and diagnose the cause. (Pic 23a, 23b, 23c)



24. Regarding the 12 trees along Pond 41 in the Haven area, what is the prognosis for the failing trees? They have irrigation driplines—are these functioning properly? When was the last 'wet check' performed at this location? I highly recommend the following actions as soon as possible: clean out the tree canopies, remove broken or sun-bleached straps, test the irrigation system, recreate the missing tree rings, lightly trim low-hanging branches, and then reassess the overall health of the trees. (Pic 24a, 24b)



25. One section of the pond previously had an established planting bed (see photo); however, it is now overrun with weeds and lacks edging or mulch. While the grasses were trimmed and the crew has visited this area, no weeding or tree ring cleanup was completed. Please address this immediately. (Pic 25>)



Haven, Pond 41, Shellwood Place

26. At Pond 41, erosion is beginning to appear along the west side of the shoreline. The erosion is happening in a few areas along the shoreline. We may need to have an engineer assess the area to determine the appropriate corrective measures. (Pic 26a, 26b>, 26c>)



27. Please have the crews cut back the Fakahatchee grasses in the Haven area, as the tips are browning and there is already a section that appears to have been partially cut and left unfinished. I do recommend not cutting below the 1-foot mark of the grasses. It is unclear whether this was done by the landscape crew or a resident; however, please ensure the work is completed properly and all plant debris is thoroughly removed. Additionally, when will the mulch be installed for this area? (Pic 27>)



28. At Shellwood Place, the roundabout has been looking very good; however, weeds are beginning to return, and the two ornamental grasses are ready to be trimmed. Also, what is the status of the mulch in this.... (nxt pg)



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Shellwood Place, Meridan, Windsor

(cont.).... area? Bare soil is visible, which may be contributing to the weed growth. Please add this area to the schedule soon to clean out the planting bed and detail it thoroughly. (Pic 28)



29. At the Meridan entrance, the pine fines mulch is not consistently installed at the required 1-inch depth. As shown in the photo, there are several areas between the annuals and along the edging where sandy soil remains exposed. Additionally, the snapdragons are beginning to appear leggy. While it is unclear whether this is related to plant quality or site conditions, similar issues are being observed at other entrances and at the Clubhouse. Please review and advise on recommended corrective actions. (Pic 29)



30. The edge lines look great. However, removing the creeping turf within the mulched areas would have further enhanced the overall appearance. Please address this during the next visit to complete the detailing. (Pic 30)



31. On the exit-bound side of Meridan, the turf within the right-of-way is thinning and becoming increasingly weedy. Please treat the weeds and implement measures to thicken the turf before the condition worsens. (Pic 31)



32. Windsor: A couple of items to note in this photo: there is an irrigation lid sitting loose on the turf—please locate and reinstall it properly. Additionally, if the crew continues to edge around the utility boxes and clear plant debris, this area would typically be mulched; however, I recommend allowing the....(nxt pg)



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Windsor

(cont.).... turf to fill back in and continuing to line-trim around the boxes instead of maintaining this irregular shape that extends into the turf. (Pic 32)



35. Right behind the Windsor sign, the turf continues to struggle. Juniper, what actions have been taken to prevent this from spreading? If no measures have been implemented yet, please outline the steps you are taking to promote healthy turf growth. This area should be Bahia grass—please address accordingly. (Pic 35)



33. At the front entrance of Windsor, the Golden Mound shrubs continue to thin. At this time, the shrubs should not be trimmed until the lights have been removed. However, please begin treating the shrubs to encourage fill-in and lightly trim areas that need to leaf out. (Pic 33)



36. The row of Fakahatchee grasses was recently trimmed; however, many of the clippings were blown back into the bed, leaving the area looking unfinished. This area should be properly detailed, edged, and mulched to restore a clean and polished appearance. (Pic 36)



34. Additionally, the Blue Daze plants appear to be missing in some areas or have completely died back, and a few others are not performing well. Since we are past the 'replace under warranty' period, I recommend waiting until spring to either add additional plants or fill in the bare areas with another low-growing perennial.

37. The Canary Date Palm in the front median of Windsor is showing yellowing. Please confirm whether it was fertilized in November. Check soil moisture, inspect for pests.... (nxt pg)



(cont.).... and ensure that a palm-specific fertilizer with micronutrients was applied as scheduled. Remove only completely dead fronds to avoid stressing the tree. (Pic 37)



38. Per contract - All palms shall receive $1\frac{1}{2}$ pounds of $8N-2P_2O_5-12K_2O + 4Mg$ with micronutrients per 100 sq. ft. of palm canopy, four times per year (March, June, September, November). One hundred percent of the N, K, and Mg must be in slow-release form, and all micronutrients must be water-soluble. Fertilizer shall be broadcast evenly under the canopy dripline, maintaining a minimum distance of 6 inches from the palm trunk. Did this occur?



Tab 3



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

3902 Meadow Pointe Blvd.
Wesley Chapel, FL 33543



Operations/Maintenance December 2025

Print Shack: 12/22/2025 Meridian Boardwalk “No Trespassing” sign.
Invoice #620195 \$25.88

Dog Waste Stations: The previous vendor was notified that MPIV has hired a new vendor to service the dog waste stations. JacPro, Brian Svoboda, begins the service the week of 1-5-2026.



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SAAS:

12/23/2025 YELP Assessment at all gates: I met with Robert Saliva and Deputy Charlie Payton to test the YELP function at each neighborhood entrance. This meeting was of immense value. A more comprehensive report will be provided.

12/30/2025 Meridian – Curbside entrance gate staying open. Parts for repairs had to be obtained just after the holiday. The work was completed on 12/30/25. Robert Saliva notified me there is no charge for these repairs.

FIELD MAINTENANCE:

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

Meridian Sign Progress: Carlson Construction has not yet been able to provide a current update, as of 1/6/2026, on the progress of the engineering and permits to begin construction on the Meridian sign.

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

Conducted 121 Directed Patrols

Responded to the following calls for service:

1. Suspicious incident: 4
2. Traffic stop: 7
3. Battery: 2
4. Parking written warnings: 3
5. Neighbor Dispute: 3
6. Verbal Disturbance: 4
7. Parking Citations Issued: 2
8. Unverified 911 calls: 3
9. Death Investigation: 1
10. Welfare Check calls: 1
11. Child Custody Dispute: 1



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12. Animal Complaints: 1

13. Theft: 1

14. Trespass: 1

15. Assist Other LE Agency (Agency needs to make contact with MPIV resident): 1

Additional notes:

On 12/27/2025 The Haven Subdivision had a report of possible theft of a package from the front door. After investigation, it appears the package was delivered to the wrong address, and the owner of the package came to retrieve it.

Meadow Pointe IV Payment Log

12/1/2025 through 12/31/2025

Date	Purpose	Event Date	Community	Rm Dep	Rm Amt	Card Amt
12/6/2025	2 tags		Shellwood			\$24.00
12/6/2025	1 tag		Parkmonte			\$12.00
12/9/2025	1 tag		Provence			\$12.00
12/9/2025	1 tag		Provence			\$12.00
12/10/2025	1 tag		Provence			\$12.00
12/11/2025	1 tag		Meridian			\$12.00
12/11/2025	1 tag		Provence			\$12.00
12/12/2025	1 tag		Meridian			\$12.00
12/13/2025	1 tag		Parkmonte			\$12.00
12/13/2025	2 tags, 1 fob		Shellwood			\$49.00
12/13/2025	1 tag		Meridian			\$12.00
12/16/2025	Refund Rm Dep.	12/14/25	Parkmonte	-\$200.00		-\$200.00
12/16/2025	3 tags		Parkmonte			\$36.00
12/16/2025	1 tag		Haven			\$12.00
12/17/2025	1 tag		Meridian			\$12.00
12/18/2025	1 tag		Windsor			\$12.00
12/18/2025	1 tag		Whinsenton			\$12.00
12/19/2025	1 tag		Provence			\$12.00
12/19/2025	2 tags		Windsor			\$24.00
12/19/2025	2 tags, 2 fobs		Provence			\$74.00
12/22/2025	1 tag		Whinsenton			\$12.00
12/26/2025	3 tags		Whinsenton			\$36.00



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Respectfully submitted,

Lori Stanger,
Manager



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Tab 4



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UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 11, 2026, at 09:00 am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager's Report

January 14

2026

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District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>11/30/2025</u>
General Fund Cash & Investment Balance:		\$1,044,870
Reserve Fund Cash & Investment Balance:		\$946,443
Debt Service Fund Investment Balance:		<u>\$439,452</u>
Total Cash and Investment Balances:		\$2,430,765
General Fund Expense Variance:	\$1,684	Over Budget



Rizzetta & Company

Meadow Pointe IV Community Development District

**Financial Statements
(Unaudited)**

November 30, 2025

Prepared by: Rizzetta & Company, Inc.

meadowpointe4cdd.org
rizzetta.com

Meadow Pointe IV Community Development District

Balance Sheet

As of 11/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	417,471	0	13,121	430,592	0	0
Investments	627,399	946,443	426,331	2,000,172	0	0
Accounts Receivable	1,723,295	329,757	505,013	2,558,066	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	944,465
Amount To Be Provided Debt Service	0	0	0	0	0	3,993,535
Total Assets	2,789,110	1,276,200	944,465	5,009,776	18,376,008	4,938,000
Liabilities						
Accounts Payable	102,713	0	0	102,713	0	0
Accrued Expenses	32,016	0	0	32,016	0	0
Other Current Liabilities	29	0	0	29	0	0
Due To Other	970	0	0	970	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,938,000
Deposits Payable	200	0	0	200	0	0
Total Liabilities	135,928	0	0	135,928	0	4,938,000
Fund Equity & Other Credits						
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	1,659,072	336,415	484,732	2,480,219	0	0
Total Fund Equity & Other Credits	2,653,182	1,276,200	944,465	4,873,847	18,376,008	0
Total Liabilities & Fund Equity	2,789,110	1,276,200	944,465	5,009,776	18,376,008	4,938,000

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,984	4,984
Special Assessments				
Tax Roll	1,983,967	1,983,967	1,994,156	10,189
Other Misc. Revenues				
Insurance Proceeds	0	0	50,612	50,612
Key/Access/Transponder Revenue	0	0	234	234
Remotes	0	0	605	605
Room Rentals	0	0	234	234
Total Revenues	1,983,967	1,983,967	2,050,825	66,858
Expenditures				
Legislative				
Supervisor Fees	15,000	2,500	2,000	500
Total Legislative	15,000	2,500	2,000	500
Financial & Administrative				
Accounting Services	23,168	3,861	3,861	0
Administrative Services	6,153	1,026	1,026	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	108	56	52
Disclosure Report	6,000	1,000	1,000	0
District Engineer	50,000	8,334	11,545	(3,211)
District Management	33,256	5,542	5,543	0
Dues, Licenses & Fees	550	175	175	0
Financial & Revenue Collections	5,304	884	884	0
Legal Advertising	1,000	167	0	166
Miscellaneous Mailings	500	83	0	84
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	8,380	(81)
Website Hosting, Maintenance, Backup & E	3,000	585	220	365
Total Financial & Administrative	156,998	40,532	41,916	(1,384)
Legal Counsel				
District Counsel	25,000	4,166	5,249	(1,083)
Total Legal Counsel	25,000	4,166	5,249	(1,083)
Law Enforcement				
Off Duty Deputy	156,771	26,129	25,933	196
Total Law Enforcement	156,771	26,129	25,933	196
Electric Utility Services				
Utility - Recreation Facilities	15,000	2,500	2,419	81
Utility - Street Lights	87,150	14,525	14,860	(335)
Utility Services	6,000	1,000	1,502	(503)

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Total Electric Utility Services	108,150	18,025	18,781	(757)
Garbage/Solid Waste Control Services				
Garbage - Dumpster	14,310	2,385	2,986	(600)
Garbage - Recreation Facility	1,050	175	222	(47)
Garbage - Residential	177,153	29,525	28,188	1,337
Solid Waste Assessment	1,600	267	1,675	(1,408)
Total Garbage/Solid Waste Control Services	194,113	32,352	33,071	(718)
Water-Sewer Combination Services				
Utility - Reclaimed	3,500	583	0	584
Utility Services	12,000	2,000	646	1,353
Total Water-Sewer Combination Services	15,500	2,583	646	1,937
Stormwater Control				
Aquatic Maintenance	60,375	10,063	9,764	299
Aquatic Plant Replacement	15,000	2,500	0	2,500
Mitigation Area Monitoring & Maintenance	5,000	833	0	833
Stormwater Assessments	2,444	407	15,446	(15,039)
Stormwater System Maintenance	10,000	1,667	0	1,667
Total Stormwater Control	92,819	15,470	25,210	(9,740)
Other Physical Environment				
Conservation Cutbacks	10,000	1,667	0	1,667
Entry & Walls Maintenance & Repair	22,000	3,666	0	3,666
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	10,750	10,000	750
Irrigation Maintenance & Repair	21,600	3,600	375	3,225
Landscape - Annuals/Flowers	17,580	2,930	5,070	(2,140)
Landscape - Fertilizer	16,500	2,750	3,515	(765)
Landscape - Mulch	55,000	9,167	46,225	(37,058)
Landscape - Pest Control	3,000	500	176	324
Landscape Inspection Services	12,900	2,150	2,150	0
Landscape Maintenance	409,586	68,264	49,263	19,002
Landscape Replacement Plants, Shrubs, Tr	50,000	8,334	910	7,423
Lift Station Maintenance	5,000	833	199	634
Playground Mulch	9,000	1,500	0	1,500
Property Insurance	37,531	37,531	34,835	2,696
Rust Prevention	10,000	1,667	0	1,667
Tree Trimming Services	10,000	1,666	5,038	(3,371)
Well Maintenance	4,000	667	0	666
Total Other Physical Environment	724,316	165,761	164,890	871
Road & Street Facilities				
Gate Maintenance & Repair	54,800	9,133	4,623	4,510
Gate Phone	20,000	3,334	2,958	376
Gate Service Contract	8,000	1,333	1,820	(487)
Roadway Repair & Maintenance	10,000	1,667	0	1,667
Security Camera Maintenance	2,500	417	0	416

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Sidewalk Maintenance & Repair	15,000	2,500	0	2,500
Street Sign Repair & Replacement	1,000	166	3,346	(3,179)
Total Road & Street Facilities	111,300	18,550	12,747	5,803
Parks & Recreation				
Athletic Court/Field/Playground Main- tena	2,500	417	545	(128)
Clubhouse Maintenance & Repair	30,000	5,000	440	4,560
Dog Park Maintenance	3,500	583	0	583
Employee - Amenity Staff	200,000	33,334	37,440	(4,107)
Employee - Incentives and Bonuses	500	83	0	84
Facility Supplies	8,000	1,333	972	362
Fitness Equipment Maintenance & Re- pair	2,300	384	0	383
Landscape Maintenance	5,000	833	0	833
Management Contract	24,720	4,120	196	3,924
Pest Control & Termite Bond	720	120	120	0
Pest Control - Top Choice Treatment	5,000	833	0	833
Playground Repairs	2,500	417	0	417
Pool Maintenance	1,300	217	0	217
Pool Service Contract	41,500	6,916	6,400	517
Security Camera Clubhouse	760	127	190	(64)
Telephone, Internet, Cable	6,700	1,117	650	467
Tennis/Athletic Court/Park Maintenance	2,000	333	0	333
Wildlife Management Services	14,500	2,417	0	2,417
Total Parks & Recreation	351,500	58,584	46,953	11,631
Special Events				
Special Events	7,500	1,250	2,957	(1,707)
Total Special Events	7,500	1,250	2,957	(1,707)
Contingency				
Miscellaneous Contingency	25,000	4,166	11,400	(7,233)
Total Contingency	25,000	4,166	11,400	(7,233)
Total Expenditures	1,983,967	390,068	391,753	(1,684)
Total Excess of Revenues Over(Under) Ex- penditures	0	1,593,899	1,659,072	65,174
Fund Balance, Beginning of Period	0	0	994,110	994,109
Total Fund Balance, End of Period	0	1,593,899	2,653,182	1,059,283

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,658	6,658
Special Assessments				
Tax Roll	329,758	329,758	329,758	0
Total Revenues	<u>329,758</u>	<u>329,758</u>	<u>336,416</u>	<u>6,658</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>336,416</u>	<u>336,416</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>1,276,200</u>	<u>1,276,200</u>

Meadow Pointe IV Community Development District

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

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,093	1,093
Special Assessments				
Tax Roll	177,209	177,209	177,989	780
Total Revenues	<u>177,209</u>	<u>177,209</u>	<u>179,082</u>	<u>1,873</u>
Expenditures				
Debt Service				
Interest	57,209	57,209	26,660	30,549
Principal	120,000	120,000	0	120,000
Total Debt Service	<u>177,209</u>	<u>177,209</u>	<u>26,660</u>	<u>150,549</u>
Total Expenditures	<u>177,209</u>	<u>177,209</u>	<u>26,660</u>	<u>150,549</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>152,422</u>	<u>152,422</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>314,965</u>	<u>314,965</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 11/30/2025
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,962	1,962
Special Assessments				
Tax Roll	391,924	391,924	393,650	1,726
Total Revenues	<u>391,924</u>	<u>391,924</u>	<u>395,612</u>	<u>3,688</u>
Expenditures				
Debt Service				
Interest	136,924	136,924	63,303	73,621
Principal	255,000	255,000	0	255,000
Total Debt Service	<u>391,924</u>	<u>391,924</u>	<u>63,303</u>	<u>328,621</u>
Total Expenditures	<u>391,924</u>	<u>391,924</u>	<u>63,303</u>	<u>328,621</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>332,309</u>	<u>332,309</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>629,500</u>	<u>629,500</u>

See Notes to Unaudited Financial Statements

Meadow Pointe IV CDD
Investment Summary
November 30, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2025</u>
FLCLASS Operating	Average Monthly Yield - 4.0389%	\$ 627,399
Total General Fund Investments		<u><u>\$ 627,399</u></u>
FLCLASS Asset Replacement	Average Monthly Yield - 4.0389%	\$ 407,882
FLCLASS Road Reserve	Average Monthly Yield - 4.0389%	538,561
Total Reserve Fund Investments		<u><u>\$ 946,443</u></u>
US Bank Series 2014 Revenue A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	\$ 74,885
US Bank Series 2014 Reserve A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	124,010
US Bank Series 2014 Interest A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	2,444
US Bank Series 2014 Prepayment A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	307
US Bank Series 2015 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	16,660
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	50,215
US Bank Series 2022 A-1 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	30,570
US Bank Series 2022 A-2 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	40,480
Total Debt Service Fund Investments		<u><u>\$ 426,331</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 11/01/2025 to 11/30/2025

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
845, 2720						
845-001	845 General Fund	Pasco County Tax Collector	AR00002918	12110	10/01/2025	1,723,295.11
Sum for 845, 2720						1,723,295.11
845, 2721						
845-005	845 Reserve Fund	Pasco County Tax Collector	AR00002918	12110	10/01/2025	329,757.45
Sum for 845, 2721						329,757.45
845, 2722						
845-200	845 Debt Service Fund S2004 & S2015	Pasco County Tax Collector	AR00002918	12110	10/01/2025	157,243.97
Sum for 845, 2722						157,243.97
845, 2725						
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	93,835.95
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	155,764.21
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	98,168.98
Sum for 845, 2725						347,769.14
Sum for 845						2,558,065.67
Sum Total						2,558,065.67

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District
Summary A/P Ledger
From 11/01/2025 to 11/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845, 2720						
	845 General Fund	11/01/2025	Brian C Svoboda	11122025	Maintenance & Re- pairs 11/25	545.00
	845 General Fund	11/21/2025	CRT Services Inc.	20230561-R-0006	Security Monitoring & Maintenance 11/25	1,820.00
	845 General Fund	11/01/2025	Frontier Florida, LLC	111325-81399447261 013215 ACH	Gate Phones 11/25	59.99
	845 General Fund	11/01/2025	Frontier Florida, LLC	110625-81399447310 806215 ACH	Gate Phones 11/25	59.99
	845 General Fund	11/21/2025	Howard Anthony Frostman	20251221-01 Balance	Special Events 12/25	250.00
	845 General Fund	11/26/2025	Juniper Landscaping of Florida, LLC	369436	Landscape Annuals 11/25	5,070.00
	845 General Fund	11/26/2025	Juniper Landscaping of Florida, LLC	369430	Landscape - Fertilizer 11/25	421.60
	845 General Fund	10/28/2025	Juniper Landscaping of Florida, LLC	364156	Landscape Mainte- nance 10/25	10,161.61
	845 General Fund	11/26/2025	Juniper Landscaping of Florida, LLC	372220	Irrigation Repair 11/25	375.20
	845 General Fund	11/26/2025	Juniper Landscaping of Florida, LLC	370561	Landscape Mulch 11/25	46,225.00
	845 General Fund	10/28/2025	Juniper Landscaping of Florida, LLC	364155	Tree Services 10/25	5,037.50
	845 General Fund	11/21/2025	Juniper Landscaping of Florida, LLC	368833	Landscape Replace- ment 11/25	910.00
	845 General Fund	11/01/2025	Juniper Landscaping of Florida, LLC	365780	Landscape Mainte- nance 11/25	19,550.75
	845 General Fund	11/21/2025	Pasco County Utilities	23455810 ACH	Water Services 10/25	396.48
	845 General Fund	11/21/2025	Rizzetta & Company, Inc.	INV0000105079	Personnel Reimburse- ment 11/25	7,448.61
	845 General Fund	11/26/2025	Rizzetta & Company, Inc.	INV0000105463	Cell Phone, Auto Mileage & Travel 11/25	277.80
	845 General Fund	11/21/2025	Straley Robin Vericker	27501	Legal Services 10/25	2,249.00
	845 General Fund	11/21/2025	TECO	111825-22100622823 5	Electric Services 11/25	1,604.31
	845 General Fund	11/21/2025	Watch4Santa	122125-845 Balance	Special Events 12/25	250.00
Sum for 845, 2720						102,712.84
Sum for 845						102,712.84
Sum Total						102,712.84

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

Balance Sheet

1. Trust statement activity has been recorded through 11/30/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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.

Summary A/R Ledger – Subsequent Collections

5. General Fund - Payments for Invoice #AR00002918 totaling \$1,531,731.85 were received in December 2025.
6. Reserve Fund - Payments for Invoice #AR00002918 totaling \$329,757.45 were received in December 2025.
7. Debt Service Fund 200 - Payments for Invoice #AR00002918 totaling \$142,572.08 were received in December 2025.
8. Debt Service Fund 203 - Payments for Invoice #AR00002918 totaling \$315,320.02 were received in December 2025.

Tab 5

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
13	Pond 74 Muck Clean Up	10/08/25	Medium	Advanced Aquatic	Nov-2025 12/10/25	G	11/12 - No updates, 10/3 Doug to submit proposal for pond 74 clean up	
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.	
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	Landscape RFP	06/11/25	Critical	Aimee Brodeen	December 2025 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	
3	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.	
4	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.	
5	Pond 64 Maintenance	2024	Critical	Greg Woodcock	Fiscal 24-25	R	11/12- (a) County agreed to replacing trees in irrigated areas. Greg 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. Darryl 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.	
6	Mill & Resurface Plan	09/10/25	High	Greg Woodcock	Oct-2025 November 2025 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.	
7	Sidewalk Plan	09/10/25	High	Greg Woodcock	Oct-2025 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.	

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
8	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	
9	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.	
10	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.	
11	Misc. Landscaping Proposals	11/12/25	Medium	Jorge Ledesma	12/10/25	G	Requested Proposals: (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	
12	Holiday Decorations	05/14/25	High	Lori Stanger	Nov 2025	G	Contract approved. Lights to be turned on day after Thanksgiving.	
13	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.	
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	MP North Wells	11/12/25	High	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.	
16	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.	

Status Definitions:

R	Off Track
Y	Potential Problems, Delays
G	On Track
B	Done
G	Not Started

Tab 6

BRIAN SVOBODA

BID

813-545-1948
jacpro1@yahoo.com

7331 Pulteney Dr.
Wesley Chapel, Fl
33545

Attention: Lori Stanger
Billing:
Meadow Pointe IV CDD
3434 Colwell Ave Suite 200
Tampa Florida 33614
December 11, 2025
Project Title: NEW DOG STATION
P.O. Number:
Invoice Number:

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

Description	Quantity	Unit Price	Cost
NEW DOG STATION COMPLETE	1	\$305.00	\$305.00
Installation	1	\$95.00	\$95.00
Subtotal			\$400.00
Tax			0.00% \$0.00
Total			\$400.00

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

THIS BID IS FOR A SINGLE STATION- There is no volume discount for additional units

BRIAN SVOBODA
7331 PULTNEY DRIVE
WESLEY CHAPEL FLORIDA 33545

Tab 7



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
1/6/2026	2326

Name / Address
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Description	Qty	Cost	Total
This estimate is to add an additional siren sensor at each entrance as well as replace two that are in need of replacing.			
Siren Operated Sensor	11	495.00	5,445.00
Miscellaneous materials.		112.00	112.00
Hourly Tech Charge	5	115.00	575.00
Estimate valid for 30 days.		Total	\$6,132.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com

Tab 8

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

WHEREAS, the Meadow Pointe IV Community Development District ("**District**") is a local unit of special-purpose government situated in Pasco County, Florida (the "**County**");

WHEREAS, the Board of Supervisors of the District (the "**Board**") is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

WHEREAS, Section 190.003(17), *Florida Statutes* defines a "**qualified elector**" as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

WHEREAS, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be up for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

WHEREAS, the following Board seats will be up for election in the upcoming General Election and all seats will have 4-year terms:

Seat No. 4, Currently held by Susan Fischer
Seat No. 5, Currently held by Megan McNeil

NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:

Section 1. General Election. The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate to serve as a member on the Board is noon June 8, 2026, through noon June 12, 2026. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

Section 3. Conduction and Procedure of Election.

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.

- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021, *Florida Statutes*.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

This Resolution is duly passed and adopted on December 14, 2026.

Attest:

**Meadow Pointe IV
Community Development District**

Print Name: _____

☐ Secretary / ☐ Assistant Secretary

Print Name: _____

☐ Chairperson / ☐ Vice Chairperson

Tab 9

MINUTES OF MEETING

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

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, 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	Board Supervisor, Chairman
Susan Fischer	Board Supervisor, Vice Chairman
Mechelle Jarvis	Board Supervisor, Assistant Secretary
Scott Page	Board Supervisor, Assistant Secretary

Also, present were:

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

Audience	Present
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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**

Mr. Conrad Milne, of Windsor, commented about damage to trash cans caused by the trash collection vendor, and pedestrian access to the SR56 walkway from the rear of Windsor. He also asked if construction of new homes to the east of Windsor may be causing extremely low water levels in our ponds (the District Manager and Aquatics will review).

FOURTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Consideration of the Outstanding Action Items

The Board reviewed the Outstanding Active Items and discussed current projects to include additional landscaping to Provence as part of the Duke Energy restoration project, and construction of a new entry sign at Meridian. To gain access to the large pond between Meridian and Union Park, Juniper will present a proposal to removal trees and clear a pathway from Union Park, and the County concurred with the request to replant trees where irrigation exists.

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 recommends not doing HA-5 road preservation treatments every five years; instead, he recommends milling and resurfacing the roads every 20-25 years. He will bring proposals

for the road milling to the next meeting, starting with the oldest neighborhoods of Whinsenton, Parkmonte, and Shellwood Place.

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. The Landscape Request for Proposal (RFP), to obtain competitive bids for the expanded landscape maintenance requirements beginning January 1, 2026, is behind schedule but will be published prior to Thanksgiving. The Board likely will select the winner of the proposal at the February 2026 meeting. In the meantime, Juniper will be on a month-to-month contract responsible for all MPIV landscape requirements effective in January.

E. Juniper Landscaping

The Board reviewed the report.

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 owner requested a \$400 waiver of legal and recording fees, 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 9:00 a.m. Mr. Adams reminded Supervisors to complete the mandatory four hours of annual ethics training by the end of December 2025.

2. Presentation of the 3rd Quarter Website Audit

Mr. Adams presented the 3rd 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 the new District landscape and pond maps be provided to Supervisors.

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.

Assistant Secretary

Chair/Vice Chair

Tab 10

MINUTES OF MEETING

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

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, December 10, 2025 at 9:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

Present and constituting a quorum:

Megan McNeil	Board Supervisor, Chairman
Mechelle Jarvis	Board Supervisor, Assistant Secretary
Scott Page	Board Supervisor, Assistant Secretary
Michael Scanlon	Board Supervisor, Assistant Secretary

Also, present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Susan Fischer	Board Supervisor, Vice Chairman <i>(via phone)</i>
Lori Stanger	Clubhouse Manager
Vivek Babbar	District Counsel, Straley & Robin
Greg Woodcock	District Engineer, Stantec <i>(via phone)</i>
Doug Agnew	Sr. Environmental Consultant, Advanced Aquatic
Jorge Ledesma	Juniper Landscape
Matt Gerich	Branch Manager, Juniper
Amiee Brodeen	Field Services, Rizzetta & Company
Deputy David Francis	Pasco Sheriff Office
Will Bulter	American Illumination
Brian Svoboda	JAC

Audience	Present
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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**

Mr. Brian Mitchell, a resident in the Haven complained of frequent speeding of automobiles within the gates, raising concerns especially about the safety of children. He requested the CDD to install speed bumps. The Board tasked the Deputy Sheriff to run radar within the Haven, and all other neighborhoods, to help reduce speeding.

Mr. Conrad Milne, a resident in Windsor asked if the CDD can control the racoon population in the community; Mr. Adams stated that the CDD does not control or capture wild racoons.

Mr. Josy Palacios, a resident in Enclave, asked the CDD to determine if a stop sign replaced at the intersection of Driscoll Dr and Fairhill Dr, adjacent 31557 Fairhill Dr, caused a leak in his irrigation system within the District right-of-way. Mr. Adams directed Juniper Landscaping to assess the situation.

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

The Deputy provided a report on recent activity within the community. The Board requested the Sheriff's Office to target a problem occurring nearly every night with motor vehicles racing or speeding and creating very loud and disturbing noise along SR56, Meadow Pointe Blvd, Chancey Rd, and Oldwoods Ave. The Board also tasked that the Deputy emphasize speed control within the Haven and all other neighborhoods.

Mr. William Wesson, a resident in Meridian, discussed a recent incident in which the Sheriff's Office responded to the Meridian boardwalk due to a group of non-resident juveniles behaving suspiciously. The Deputy will add periodic checking of the boardwalk to his routine. Ms. Stanger will have a sign installed that the boardwalk is for residents only, and she also will examine potential installation of a security camera or cameras in the area.

B. District Engineer**1. Update on CDD/HOA Turnover Inspection**

Mr. Woodcock provided updates from his report, in part noting that structural repairs to the two boardwalks should be expected in coming years as they approach 10-15 years since installation. Repairs were made to the bicycle racks at the Enclave and Provence mail kiosks. The HOA is obtaining a proposal to repair the Enclave dog park fence. Separately, Mr. Woodcock noted that brick masonry is in need of repair at many entrances throughout the District.

2. Consideration of Phase 1 Milling and Resurfacing Cost Estimate and Location Maps

Mr. Woodcock provided a report, which in part shows that it would cost an estimated \$836,223 to mill and resurface the roadways of Parkmonte, Shellwood Place, and Whinsenton, which are the three oldest roads in the

District. Based on initial construction in 2005, he estimates the project should be done in 2030. Based on Board feedback, Mr. Woodcock will inspect the roadways to provide a personal recommendation as to when milling and resurfacing should occur.

Separately, Mr. Woodcock stated that he continues to work on the issue of tree removal and replacement in Union Park so that our Aquatics vendor can access Pond 79 via boat from the Union Park side of the pond. He also is working on the issue of landscaping along the far bank of Pond 79.

Construction of a replacement Meridian entrance sign is pending permitting approval by Pasco County.

C. Aquatic Maintenance Report

Mr. Agnew reviewed his report. He noted that the second installation of aquatic plants did not take root and grow in Pond 57, behind Fairhill Dr in Enclave. He has determined that the soil at that pond is problematic. Mr. Agnew will plant at Pond 58, behind Hilliard Dr in Enclave, 3,000 plants in March at no additional charge. Ponds 60 and 76 are not on the maintenance schedule, and he recommended that they remain off the schedule.

Windsor resident Mr. Milne expressed concerns about the appearance of Pond 61, at the intersection of Wenlock Lp and Gwynhurst Blvd. The Board requested that Mr. Adams reach out to the District Engineer to investigate potential solutions.

D. Landscape Inspection Service Report

1. Review of the Juniper's Landscape Report Response

Ms. Brodeen reviewed her report. The Board requested that since the CDD will now be responsible for landscaping of 9 neighborhoods, that she develop a prioritized list of projects and recommendations for the community.

The Request for Proposal for a new landscaping contract has not yet been published. The new expected date is Dec 14, 2025. Directors would select a vendor for the new contract at the Feb 11, 2026, meeting, for a contract period of Mar 1 – Feb 28.

The Board discussed the problem of not having a new landscape contract in place by Jan 1, 2026, as originally planned. One solution is to determine if Mainscape Landscaping could continue servicing the neighborhoods of Enclave, Meridian, Provence, and Windsor in Jan and Feb, until a new contract goes into effect. Juniper Landscaping would continue on a month-to-month basis to landscape the five other neighborhoods, amenity center, and common areas outside of all neighborhood gates.

<p>On a motion from Ms. McNeil, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors approved Mr. Page as the liaison for the January and February landscaping for the CDD in relation to the CDD/HOA turnover, for the Meadow Pointe IV Community Development District.</p>
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E. Juniper Landscaping

1. Consideration of Juniper Proposals

The Board tabled the proposals pending determination of a new landscape contract.

2. Ratification to the Juniper's Q4 Flower Rotation Proposal

On a motion from Ms. McNeil, seconded by Mr. Page, with four in favor, the Board of Supervisors ratified Juniper's Q4 Flower Rotation Proposal, in the amount \$5,070, for the Meadow Pointe IV Community Development District.

F. Amenity Management Report

Ms. Stanger presented her report and introduced Brianna Coon as the new Assistant Manager.

Ms. Stanger introduced Mr. Svoboda (dba JAC), who presented a proposal to assume CDD responsibilities to clean and maintain dog waste stations within the District. Mr. Svoboda proposed to service 13 stations for \$650 for weekly service, or \$858 for twice-weekly service.

On a motion from Mr. Scanlon, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors approved a modified proposal for JAC to service up to 17 dog stations in the District for \$650 per month, providing weekly service, for the Meadow Pointe IV Community Development District. Installation of new dog stations would be an additional cost. Mr. Svoboda stated that if he finds the cost of supplies to make this a losing business proposition, he will inform the Board.

G. District Counsel

Mr. Babbar reviewed his report. The encroachment agreement has been signed by one of the two owners.

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 January 14, 2026, at 5.00 p.m.

On a motion from Mr. Scanlon, seconded by Ms. McNeil, with four in favor, the Board of Supervisors approved holiday bonuses for staff: \$1,000 for the Clubhouse Manager, \$150 for the Assistant Manager, and \$50 for other staff members, for the Meadow Pointe IV Community Development District.

2. Review of the Outstanding Action Item List

The Board reviewed the action item list and requested that the Deputy provide additional information regarding requirements and restrictions for the use of golf carts within the District, to include on public roads and sidewalks.

A. Ratification of Main Line Irrigation Repairs Proposal

On a motion from Mr. Scanlon, seconded by Ms. McNeil, with four in favor, the Board of Supervisors ratified Juniper's proposal to repair the broken main well-water irrigation line, for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 12, 2025

The Board tabled the item until the next meeting.

B. Consideration of Operation and Maintenance Expenditures for October 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 October 2025 (\$181,903.25), for the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisors Forum

Supervisors admonished Mr. Butler for missing the required start date of holiday decorations by one week. Mr. Butler apologized, explained his misunderstanding, and offered a \$1,000 discount for his error.

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 12:13 p.m. for the Meadow Pointe IV Community Development District.

Assistant Secretary

Chair/Vice Chair

Tab 11



**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

The total items being presented: **\$119,218.66**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

Megan McNeil
Chairman

Susan A. Fisher
Vice Chairman

Scott Page
Supervisor

Michael Scanlon
Supervisor

Michelle Jarvis
Supervisor

Darryl Adams
District Manager

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	300288	102525-307149137	Security Monitoring & Maintenance 11/25	\$ 189.90
Advanced Aquatic Services, Inc.	300284	10561184	Monthly Aquatic Maintenance 11/25	\$ 4,882.00
American Power Washing, LLC	300277	620 Balance	Pressure Washing 10/25	\$ 9,000.00
Brian C Svoboda	300289	11112025	Maintenance & Repairs 11/25	\$ 232.00
Brian C Svoboda	300289	11132025	Maintenance & Repairs 11/25	\$ 1,157.00
Clean Sweep Supply Co., Inc.	300290	14729	Janitorial Supplies 10/25	\$ 110.10
Coastal Waste & Recycling, Inc.	300285	SW0001192798	Waste Disposal Services 11/25	\$ 14,094.36
DCSI, Inc.	300291	34416	Gate Maintenance & Repair 11/25	\$ 145.00
Florida Department of Revenue	111825-02	111725-6180155776026 ACH	Sales & Use Tax 10/25	\$ 45.73
Frontier Florida, LLC	112625-01	110125-81399446070429225 ACH	Gate Phones 11/25	\$ 59.99

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	111925-01	813-973-3003-101308-5 11/25 ACH	Internet Services 11/25	\$ 266.17
Frontier Florida, LLC	111325-02	813-994-0164-071921-5 11/25 ACH	Meridia Gate Phone 11/25	\$ 59.99
Frontier Florida, LLC	111425-01	813-994-1603-072021-5 11/25 ACH	Whinsenton Sub Division Gate Phone 11/25	\$ 70.69
Frontier Florida, LLC	111325-01	813-994-1915-011921-5 11/25 ACH	Shellwood Sub Division Gate Phone 11/25	\$ 70.19
Frontier Florida, LLC	110725-01	813-994-4726-101321-5 10/25 ACH	Gate Phone 10/25	\$ 59.99
Frontier Florida, LLC	111825-01	813-994-6437-121521-5 11/25 ACH	Gate Phone 11/25	\$ 59.99
Howard Anthony Frostman	300292	111425-845 Deposit	Special Events 12/25	\$ 250.00
Juniper Landscaping of Florida, LLC	300293	363626	Fertilizer 10/25	\$ 3,268.86
Mechelle Jarvis	300301	MJarvis111225-845	Board of Supervisors Meeting 11/12/25	\$ 200.00
Megan McNeil	300302	MMcNeil111225-845	Board of Supervisors Meeting 11/12/25	\$ 200.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael J Scanlon	300303	MScanlon111225-845	Board of Supervisors Meeting 11/12/25	\$ 200.00
Mr. Electric of Land O' Lakes	300278	2503696	Service Call 09/25	\$ 3,345.55
Outsmart Pest Management, Inc.	300294	46358	Pest Control 11/25	\$ 60.00
Pasco County Tax Collector	300295	111825-2226200000001000031	2025 Non-AD Valorem Stormwater Assessments 11/25	\$ 2,546.00
Pasco County Tax Collector	300295	25173326	Solid Waste Assessment 2025	\$ 1,674.42
Pasco County Utilities	111225-01	23262298 ACH	0514195-01034859 3902 Meadow Pointe Blvd 09/25	\$ 229.75
Pasco Sheriff's Office	300296	AROCT25 MPIV	Deputy Services 10/25	\$ 12,966.33
Rizzetta & Company, Inc.	300282	INV0000103859	Cell Phone, Auto Mileage & Travel 09/25	\$ 202.90
Rizzetta & Company, Inc.	300283	INV0000104425	Personnel Reimbursement 10/25	\$ 8,332.38
Rizzetta & Company, Inc.	300281	INV0000104557	District Management Fees 11/25	\$ 7,341.75

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300287	INV0000104586	Personnel Reimbursement, Amenity Management & Oversight 11/25	\$ 11,348.94
Rizzetta & Company, Inc.	300286	INV0000104780	Cell Phone, Auto Mileage & Travel 10/25	\$ 388.25
Rust Off, LLC.	300297	50577	Rust Prevention 11/25	\$ 220.00
Scott W Page	300304	SPage111225-845	Board of Supervisors Meeting 11/12/25	\$ 200.00
Southern Automated Access Services, LLC	300279	17124	Cell Phone Usage - 813-576-9368 Haven & 813-482-6396 Meridian 10/25	\$ 103.90
Southern Automated Access Services, LLC	300279	17170	Preventative Maintenance - Parkmonte 10/25	\$ 236.50
Southern Automated Access Services, LLC	300279	17173	Preventative Maintenance - Enclave 10/25	\$ 190.00
Southern Automated Access Services, LLC	300279	17174	Preventative Maintenance - Haven 10/25	\$ 190.00
Southern Automated Access Services, LLC	300298	17178	Gate Maintenance & Repair 11/25	\$ 115.00
Southern Automated Access Services, LLC	300298	17209	CAPXL Cloud 11/25	\$ 110.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	300298	17221	CAPXL Cloud 11/25	\$ 110.00
Southern Automated Access Services, LLC	300298	17223	CAPXL Cloud 11/25	\$ 110.00
Southern Automated Access Services, LLC	300298	17224	CAPXL Cloud 11/25	\$ 110.00
Southern Automated Access Services, LLC	300298	17228	CAPXL Cloud 11/25	\$ 110.00
Southern Automated Access Services, LLC	300298	17236	CAPXL Cloud 11/25	\$ 110.00
Southern Automated Access Services, LLC	300298	17237	CAPXL Cloud 11/25	\$ 110.00
Southern Automated Access Services, LLC	300298	17250	Gate Maintenance & Repair 11/25	\$ 115.00
Southern Automated Access Services, LLC	300298	17251	Gate Maintenance & Repair 11/25	\$ 115.00
Southern Automated Access Services, LLC	300298	17252	Gate Maintenance & Repair 11/25	\$ 345.00
Southern Automated Access Services, LLC	300298	17265	Gate Phones 11/25	\$ 115.90

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	300298	17309	Gate Maintenance & Repair 11/25	\$ 1,124.94
Spectrum	112825-01	1316058110925 ACH	Internet Services 11/25	\$ 110.00
Spectrum	111025-02	1316728102125 ACH	Internet Services 11/25	\$ 110.00
Stantec Consulting Services, Inc.	300299	2475307	Engineering Services 07/25 - 09/25	\$ 11,545.12
Straley Robin Vericker	300280	27376	Legal Services 09/25	\$ 3,756.00
Susan A. Fischer	300305	SFischer111225-845	Board of Supervisors Meeting 11/12/25	\$ 200.00
TECO	111025-01	221006228235 10/25 ACH	Electric Services 10/25	\$ 1,604.31
Triangle Pool Service	300300	011127506	Pool Maintenance 11/25	\$ 3,200.00
Valley National Bank	112525-03	CC103125-845 ACH	Credit Card Expenses 10/25	\$ 2,320.31
Waste Connections of Florida	112525-02	2056433W426 ACH	Waste Disposal Services 12/25	\$ 110.66

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Connections of Florida	112525-01	2056544W426 ACH	Waste Disposal Services 12/25	\$ 1,489.84
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418211 ACH	Electric Services 10/25	\$ 5,593.90
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418215 ACH	Electric Services 10/25	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418216 ACH	Electric Services 10/25	\$ 53.25
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418217 ACH	Electric Services 10/25	\$ 53.04
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418218 ACH	Electric Services 10/25	\$ 294.83
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418220 ACH	Electric Services 10/25	\$ 53.15
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418221 ACH	Electric Services 10/25	\$ 1,040.66
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418223 ACH	Electric Services 10/25	\$ 81.22
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418224 ACH	Electric Services 10/25	\$ 57.90

Meadow Pointe IV Community Development District

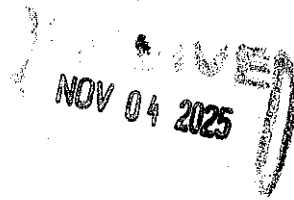
Paid Operation & Maintenance Expenses

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418225 ACH	Electric Services 10/25	\$ 76.99
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418227 ACH	Electric Services 10/25	\$ 55.57
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418228 ACH	Electric Services 10/25	\$ 44.29
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418229 ACH	Electric Services 10/25	\$ 64.34
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1418230 ACH	Electric Services 10/25	\$ 41.12
Withlacoochee River Electric Cooperative, Inc.	112125-02	111025-2185385 ACH	Electric Services 10/25	\$ 257.57
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-2187625 ACH	Electric Services 10/25	<u>\$ 64.96</u>
Total Report				<u><u>\$ 119,218.66</u></u>

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

Page 1/2



Invoice date: Oct 25, 2025
Service period: Nov 13, 2025 - Feb 12, 2026

Your total due is: **\$189.90**
Due by: **Nov 14, 2025**

Your Bill at-a-glance

Previous Balance	\$0.00
Payments and Adjustments	\$0.00
Current Charges	\$177.48
Taxes and Fees	\$12.42
Total Due	\$189.90

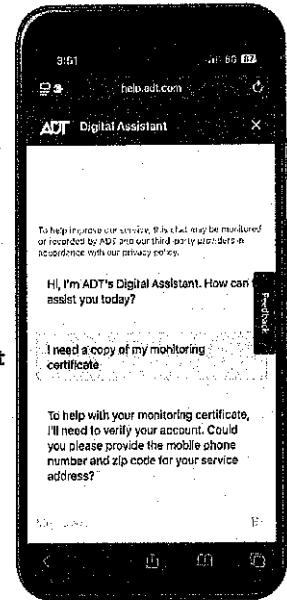
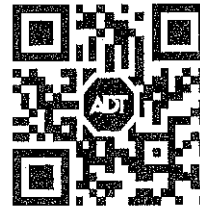
Would you like more detail? See the back of the bill for your account activity and charges.

Message from ADT

Visit our Support Center for quick and easy help

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

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



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

6230 0020 DY RP 25 10252025 NNNNNNNY 01 003000 0008

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

Due Date	Nov 14, 2025
Amount Due	\$189.90

Amount Enclosed \$

Please send payment to:

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

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

00307149137000000000000102425000000000000189909

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

Page 2/2

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

Your Account Activity

Previous Balance	\$0.00
Payments and Adjustments	\$0.00
Current Charges	
RECURRING CHARGES	
Services*	
Invoice Number 1174852538	Nov 13, 2025-Feb 12, 2026
Tax	\$177.48
	\$12.42
Total Taxable Charges	\$177.48
Taxes and Fees	\$12.42

Any balance left from previous billing periods

All payments and adjustments received from you during billing period

About your Services: Security Services*

Moving? Lets make sure your new place is protected. Scan the QR code for exclusive loyalty offers just for you.



Total Due to be paid by Nov 14, 2025 **\$189.90**

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

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

* Taxable charges

Connect and stay connected with ADT Wifi Fix

With the ADT WiFi Fix app, you can easily perform a quick network scan to diagnose and resolve network-related issues affecting your security and smart home devices.

Scan the QR code or visit i.adt.com/wifi to learn more.

Welcome to ADT Wifi Fix.

This analysis will run diagnostics on your network to help provide troubleshooting guidance and improve the performance of your devices.

[details](#)

[BEGIN](#)

By tapping BEGIN you accept our End User License Agreement

Keep your contacts up-to-date

Your designated contact list is important. ADT will reach out to your contacts as listed when we receive an emergency alarm signal or need to confirm a false alarm.

Scan the QR code below, or go to i.adt.com/mycontacts to log in. Once logged in, go to Account / Emergency Contacts.



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

11/1/2025
10561184
\$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
12/1/2025

Monthly Lake Maintenance.

4,882.00

THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

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

RECEIVED
10-24-2025

\$4,882.00



American Power Washing LLC

8247 W Haven Dr Land O Lakes, Florida 34638

Cell 813-716-5999

www.american-powerwashing.com

Bill To:

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

Invoice

Invoice No: 620

Invoice Date: Apr 18, 2025

Job Date	Description	Qty	Each	Amount
Apr 18, 2025	Steam Cleaning Pressure Washing at Meadow Pointe IV CDD Provence: Outside Entrance: Clean sidewalks, curbing, street gutter, storm drains from the main road, up to the gates. Clean sign monument, columns. The stone wall, columns and pergolas are included. Meadow Pointe North: Entrance: Clean sidewalks, gutters, storm drains and curbing up to and through the entry gate to the first parking space. Clean entryway structure, sign monument, island, street gutter, storm drains. Wash both sides of the '3-board' PVC fence coming out of the entrance and running north and south. Clean dumpster area, including the concrete pad inside and outside, and the enclosure. Clean pad and equipment at the pump station immediately inside the neighborhood on the south side of Fennwood Ct. Whinsenton: Entrance: Clean sidewalks storm drains and curbing up to and through the gates, up to the stop sign. Clean island curb and gutter on both sides of the gate, storm drains, clean columns and sign monument. Also clean the wall on the outside and 3-board PVC fence on both sides. Clean the 3-board PVC fences north and south of Whinsenton Dr., inside the gates just before 31117 Whinsenton Dr. Parkmonte: Entrance: Clean curbing, gutter and storm drains around the island on both sides of the gates. Clean sidewalks, gutters, curbing and storm drains from the main road, inside the gate and up to the stop sign. Clean signs, columns and monuments. Shellwood: Entrance: Clean curbing, gutters and storm drains around the island on both sides of the gates. Clean	1	\$12,000.00	\$12,000.00

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

The Haven: Outside Entrance: Clean common area sidewalks, common area curbing, street gutters, islands and storm drains, including the drain structure on the north side of the pond along Chancey Rd. Clean the sign monument.

Enclave: Outside Entrance: Clean sidewalks, curbing, storm drains. Clean island curbing and gutters. Clean the sign monument. The stone wall at the outside entrance and the stone columns are not included.

Meridian: Outside Entrance: Clean sidewalks, curbing, island, street gutter, and storm drains. Clean the sign monument. The stone wall at the outside entrance and the stone columns are not included. Clean the outside front of the PVC privacy fencing to the right (west) of the entrance, which runs along Old Woods Ave. At the entrance, treat rust-stained sidewalks and street gutters with mild acid solution.

Windsor: Outside Entrance: Clean sidewalks, curbing, island, street gutter, and storm drains. Clean the sign monument and columns. Clean the outside front of PVC privacy fencing to the right (east) of the entrance, down to the black iron fence at the pond. At the entrance, treat rust-stained sidewalks and street gutters with mild acid solution.

Meadow Pointe Blvd: Clean both sides of '3-board' PVC fence around the retention pond at Stallion Ln. and Meadow Pointe Blvd., including the gate and fence on the west side of Stallion Ln. (at the north end of Parkmonte along MP Blvd). Clean panel walls (outside only) and both sides of the '3-board' PVC fence along the west side of Meadow Pointe Blvd. from Stallion Rd. to south of Shellwood. Clean the fence at the pump station on MP Blvd., south of Shellwood. On the east side of Meadow Pointe Blvd at Whinsenton, clean the wall on the outside and the columns. Clean both sides of the '3-board' PVC fence going northward and southward.

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

dumpster
 enclosure. *Discuss this with Lori Stanger, Manager

Total	\$12,000.00
Deposit (25.00%)	\$3,000.00
Paid Check (Oct 16, 2025)	\$3,000.00
Balance Due	\$9,000.00

RECEIVED
 10-25-2025

BRIAN SVOBODA

INVOICE

813-545-1948
jacpro1@yahoo.com

7331 Pulteney Dr.
Wesley Chapel, FL
33545

Attention: Lori Stranger

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

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

Project Title: Meadow Pointe North Misc
P.O. Number: 11112025
Invoice Number: 11112025

Payable upon receipt

Description	Quantity	Unit Price	Cost
Installation of reflective tape (labor Only)	1	\$85.00	\$85.00
Stucco Repair (product)	1	\$62.00	\$62.00
Stucco Labor	1	\$85.00	\$85.00
		Subtotal	\$232.00
	Tax	0.00%	\$0.00
		Total	\$232.00

57900-6409

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

Please make all PAYMENTS TO:

BRIAN SVOBODA

7331 PULTNEY DRIVE

WESLEY CHAPEL FLORIDA 33545

BRIAN SVOBODA

INVOICE

813-545-1948
jacpro1@yahoo.com

7331 Pulteney Dr.
Wesley Chapel, FL
33545

Attention: Lori Stranger

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

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

Project Title: Meadow Pointe North Dumpster Gates
P.O. Number: 11132025
Invoice Number: 11132025

Payable upon receipt

Description	Quantity	Unit Price	Cost
Vinyl PVC Gate Parts - to include uprights, caps, Privacy Rails, Pickets, Hinges, and Hardware	1	\$477.00	\$477.00
Labor / Trip	8	\$85.00	\$680.00
		Subtotal	\$1,157.00
	Tax	0.00%	\$0.00
		Total	\$1,157.00

57900-6409

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

Please make all PAYMENTS TO:

BRIAN SVOBODA

7331 PULTNEY DRIVE

WESLEY CHAPEL FLORIDA 33545

Clean Sweep Supply Co., INC.

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

**INVOICE**

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

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

INVOICE #
14729

DATE
10/30/2025

TERMS
Net 30

DUE DATE
11/29/2025

SHIP DATE
10/31/2025

SKU	DESCRIPTION	QTY	RATE	AMOUNT
HT400011	HT400011 TOWEL MULTIFOLD WHITE 16/250/CS	2	31.25	62.50T
EVPFL4003	EVPFL4003 Vinyl Glove Powder Free Large box / 10 box/ case	6	5.95	35.70T
EVPPFM4002	EVPPFM4002 Vinyl Glove Powder Free Medium box /10/case EVPPFM	2	5.95	11.90T

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

SUBTOTAL	110.10
TAX	0.00
TOTAL	110.10

BALANCE DUE \$110.10

Pay invoice

RECEIVED
10-31-2025



www.coastalwasteinc.com

INVOICE

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

Invoice SW0001192798
Page Page 1 of 1
Date 10/31/2025
Customer 21987
Site 0
PO Number
Due Date 11/30/2025

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) MEADOW POINTE IV CDD 3902 MEADOW POINTE BLVD, WESLEY CHAPEL FL Serv #001 96 GALLON MSW 846 - 0YD				
31 - Oct	846 UNITS @ \$16.66 (Nov 01/25 - Nov 30/25)		\$14,094.36	1.00	\$14,094.36
<div>RECEIVED 10-27-2025</div>					

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

INVOICE TOTAL	\$14,094.36
----------------------	-------------

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

Invoice SW0001192798
Page Page 1 of 1
Date 10/31/2025
Customer 21987
Site 0
PO Number
Due Date 11/30/2025

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

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

0025756SW0219870000SW000119279800012995887



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34416	11/14/2025	\$145.00	11/29/2025	Net 15	

P.O. NUMBER
11217

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/10/2025	Access/ Gate:Service Reason for call: 1. Pool gate not closing completely on its own. 2. Tennis court gate closer bracket screws were broken off. Need to repair. Tech notes: 1. Removed pool gate closer and adjusted bracket locations and tested - OK. 2. Removed tennis court gate closer and reinstalled with through bolts and nuts and tested - OK.	1	145.00	145.00

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

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

***Late Fees are 1.5% per month

SUBTOTAL	145.00
TAX (6.5%)	0.00
TOTAL	145.00
BALANCE DUE	\$145.00

Pay invoice



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: 251117290654

DR15-EZ

Certificate Number Collection Period Confirm Date and Time

61-8015577602-6 10/2025 11/17/2025 11:36:43 AM 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: 11/18/2025
Amount for Check: \$45.73
Bank Routing Number:
Bank Account Number:
Bank Account Type: Checking
Corporate/Personal: Corporate
Name on Bank Account: MEADOW POINTE IV
COMMUNITY
DEVELOPMENT D

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

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

Signature: Eric Kanjirathingal
Phone Number: 813-533-2950
Email Address: ekanjirathingal@rizzetta.com

- Gross Sales
(Do not include tax) 653.27
- Exempt Sales
(Include these in Gross Sales, Line 1) 0.00
- Taxable Sales/Purchases
(Include Internet/Out-of-State Purchases) 653.27

Discretionary Sales Surtax Information			
Taxable Sales and			
A.	Purchases Not Subject to	\$	0.00
	Discretionary Sales		
	Surtax		
B.	Total Discretionary	\$	6.53
	Sales Surtax Due		

- Total Tax Due
(Include Discretionary Sales Surtax from Line B) \$ 45.73
- Less Lawful Deductions \$ 0.00
- Less DOR Credit Memo \$ 0.00
- Net Tax Due \$ 45.73
- a. Less (-) Collection Allowance; or if Late, \$ 0.00
- b. Plus (+) Penalty and Interest \$ 0.00
- Amount Due With Return \$ 45.73

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

Payment you have authorized

45.73



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

Billing Date:
Nov 01, 2025

Billing Period:
Nov 01 – Nov 30, 2025

Hi WINDSOR MPIV CDD,

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

Bill history

Previous balance	\$59.99
Payment received by Nov 01, thank you	-\$56.67
Adjustments to prior bill period	-\$3.32

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
Nov 25

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

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



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

6790 0107 DY RP 01 11032025 NNNNNNNN 01 989312

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

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

4370088139944607042922000000000000000059995



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

Billing Date:
Nov 01, 2025

Billing Period:
Nov 01 – Nov 30, 2025



WAYS TO PAY YOUR BILL



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



Download the
MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

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



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Adjustment to prior bill period

	FiberOptic INTERNET BUS	-\$3.32
Total Adjustment		-\$3.32



Internet

Monthly Charges

11.01-11.30	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
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Other Charges

Monthly Charges

11.01-11.30	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
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Total current month charges		\$59.99
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MEADOW POINTE IV CDD Account Number:
813-973-3003-101308-5

Billing Date:
Oct 25, 2025

Billing Period:
Oct 25 - Nov 24, 2025

Hi MEADOW POINTE IV CDD,

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

Bill history

Previous balance	\$264.17
Payment received by Oct 25, thank you	-\$264.17

Service summary

	Previous month	Current month
Bundle	\$241.84	\$241.84
Other	-\$20.00	-\$20.00
Additional Services	\$7.99	\$7.99
Taxes and Fees	\$34.34	↑\$36.34
Total services	\$264.17	\$266.17
Total balance		\$266.17

Total balance

\$266.17

Auto Pay is scheduled
Nov 18

Manage your account, payments, and services online at 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 10272025 NNNNNNNN 01 992369

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

90500181397330031013080000000000000000266175



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

Billing Date:
Oct 25, 2025

Billing Period:
Oct 25 - Nov 24, 2025

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IMPORTANT MESSAGES

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Bundle

Monthly Charges

10.25-11.24	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

10.25-11.24	(2) Customer Loyalty Credit	-\$20.00
	\$10.00 Discount through 04/16/27	

Other Charges Total **-\$20.00**



Additional Services

Monthly Charges

10.25-11.24	Multi-Device Security	\$7.99
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Additional Services Total **\$7.99**



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$23.61
Federal USF Recovery Charge	\$12.73
Federal Taxes	\$36.34

Taxes and Fees Total **\$36.34**

Total current month charges **\$266.17**

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 \$266.17 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 or frontier.com/tariffs for other important service Terms, Conditions, and Policies.

Beginning October 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 36.0% to 38.1% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes.





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

Billing Date:
Oct 19, 2025

Billing Period:
Oct 19 - Nov 18, 2025

Hi MEADOW POINTE IV CDD- MERIDIA,

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

Bill history

Previous balance	\$59.99
Payment received by Oct 19, 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
Nov 12

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

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 Internet		
Monthly Charges		
10.19-11.18	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00
Internet Total		\$74.99
 Other Charges		
Monthly Charges		
10.19-11.18	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/16/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/16/27	
Other Charges Total		-\$15.00
Total current month charges		\$59.99

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

Billing Date:
Oct 20, 2025
Billing Period:
Oct 20 - Nov 19, 2025

Hi MEADOW POINTE IV CDD,

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

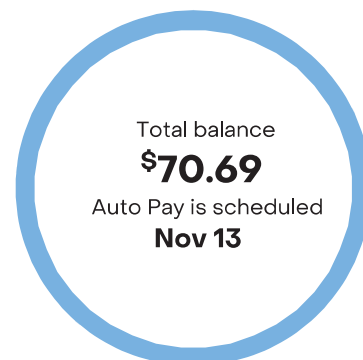
Bill history

Previous balance	\$70.69
Payment received by Oct 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
Total services	\$70.69	\$70.69
Total balance		\$70.69

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

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

Billing Date:
Oct 20, 2025

Billing Period:
Oct 20 – Nov 19, 2025



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Internet

Monthly Charges

10.20-11.19	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00
	WiFi Router Lease	\$10.00
Internet Total		\$84.99



Other Charges

Monthly Charges

10.20-11.19	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 04/28/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 04/28/27	
Other Charges Total		-\$15.00



Taxes and Fees

	FL State Sales Tax	\$0.60
	County Sales Tax	\$0.10
State Taxes		\$0.70
Taxes and Fees Total		\$0.70

Total current month charges **\$70.69**

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

Billing Date:
Oct 19, 2025

Billing Period:
Oct 19 - Nov 18, 2025

Hi MEADOW POINTE IV CDD,

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

Bill history

Previous balance	\$70.19
Payment received by Oct 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
Total services	\$70.19	\$70.19
Total balance		\$70.19

Total balance

\$70.19

Auto Pay is scheduled
Nov 12

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10-23-2025



P.O. Box 211579
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MEADOW POINTE IV CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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

Billing Date:
Oct 19, 2025

Page 3/4

Billing Period:
Oct 19 - Nov 18, 2025

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Internet

Monthly Charges

10.19-11.18	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

10.19-11.18	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/16/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/16/27	
	Printed Bill Fee	\$4.50

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- PARKMONT Account Number:
813-994-4726-101321-5

Billing Date:
Oct 13, 2025

Billing Period:
Oct 13 - Nov 12, 2025

Hi MEADOW POINTE IV CDD- PARKMONT,

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

Bill history

Previous balance	\$59.99
Payment received by Oct 13, 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
Nov 06



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6790 0107 DY RP 13 10142025 NNNNNNNN 01 991727

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

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

Billing Date:
Oct 13, 2025

Billing Period:
Oct 13 – Nov 12, 2025



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 Internet			
Monthly Charges			
10.13-11.12	Business Fiber Internet 500	\$49.99	
	Valued Customer Fiber 500 Upgrade	\$0.00	
	1 Usable Static IP Address	\$25.00	
Internet Total		\$74.99	
 Other Charges			
Monthly Charges			
10.13-11.12	Customer Loyalty Credit	-	\$10.00
	\$10.00 Discount through 03/13/27		
	Customer Loyalty Credit	-	\$5.00
	\$5.00 Discount through 03/13/27		
Other Charges Total		-	\$15.00
Total current month charges		\$59.99	

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MEADOW POINTE IV COMMUNITY

 Account Number:
813-994-6437-121521-5

 Billing Date:
Oct 23, 2025

 Billing Period:
Oct 23 - Nov 22, 2025

Hi MEADOW POINTE IV COMMUNITY,

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

Bill history

Previous balance	\$59.99
Payment received by Oct 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
Nov 17

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 10-27-2025

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 Eagan, MN 55121-2879

6790 0107 DY RP 23 10242025 NNNNNNNN 01 995053

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

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1440088139946437121521000000000000000059995



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

Billing Date:
Oct 23, 2025

Billing Period:
Oct 23 – Nov 22, 2025



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 Internet			
Monthly Charges			
10.23-11.22	Business Fiber Internet 500	\$49.99	
	1 Usable Static IP Address	\$25.00	
Internet Total		\$74.99	
 Other Charges			
Monthly Charges			
10.23-11.22	Customer Loyalty Credit	-\$10.00	
	\$10.00 Discount through 03/24/27		
	Customer Loyalty Credit	-\$5.00	
	\$5.00 Discount through 03/24/27		
Other Charges Total		-\$15.00	
Total current month charges		\$59.99	

**NEXT-GENERATION
BUSINESS
COMMUNICATIONS**

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

business.frontier.com/unified-communications



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$250.00 Deposit Payment

Date: 11-14-2025

Payable to: Howard Anthony Frostman

Address: PO Box 15087 Brooksville, FL 34604

Reason: DEPOSIT of 50% for Christmas Event (12-21-2025)

Requestor: Lori Stanger

Approved by: 

Please Remit Payment to:

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



Invoice 363626

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

Date	Due Date
10/28/25	11/27/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#356289 - Meadow Pointe IV 2025/2026 Landscape Maintenance Renewal	
<i>Bahia Fertilize Turf - OCTOBER - 10/28/2025</i>	\$952.29
<i>Fertilize Turf St Augustine - October - 10/28/2025</i>	\$1,165.25
<i>Ornamentals Fertilization - OCTOBER - 10/28/2025</i>	\$638.62
<i>Specialty Plants Fertilize - OCTOBER - 10/28/2025</i>	\$337.00
<i>IPM - 10/21/2025</i>	\$175.70

RECEIVED
10-28-2025

Grand Total \$3,268.86

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,268.86	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Meadow Pointe IV CDD BOS MeetingMeeting Date: November 12, 2025

-

SUPERVISOR PAY REQUEST

<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:	5:00pm
Meeting End Time:	7:55pm
Total Meeting Time:	2.55

Time Over (3) Hours:	
----------------------	--

Total at \$ 175 per Hour:	
---------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____





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

BILL TO

Meadow Pointe IV - CDD
3434 Colwell Ave
Tampa, FL 33614 USA

INVOICE
2503696

INVOICE DATE
Sep 03, 2025

JOB ADDRESS

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

Completed Date: 9/3/2025

Technician: Seth

Payment Term: Due Upon Receipt

Due Date: 9/3/2025

DESCRIPTION OF WORK**REASON FOR CALL:**

Inoperable lighting at entry location.

WORK TO BE COMPLETED:

No surge protection for this panel

Front sign lights do not operate, these are 120v inground lights which have filled with water. These lights being at grade, are obstructed by bushes. I recommend going away from the 120v inground lights as these are notorious for leaking water and constantly needed to service.

Utilize the 120v power at the sign location, provide short trench to extend existng GFCI circuit to the column, a new outlet would be installed behind the bushes to feed a new low voltage transformer, this transformer, will provide power for (4) 12v telescoping landscape lights. 2 each side of sign.

Replace bad GFCI at the electrical panel location which powers the landscape lighting transformer

WORK COMPLETED:

Today we addressed the lighting issues for the Haven entry sign and landscape lighting for the West side of the entry.

A new low voltage transformer was provided and installed at center decorative wall. New underground d pvc conduit has been installed from the existng 120v GFCI outlet location. New low-voltage wiring has been installed from the low-voltage transformer to the (4) telescoping landscape lights. Two have been installed on each side of sign and aimed to provide adequate lighting for the "Haven" sign. These lights operate by the same photo cell which controls all other landscape lighting in the area.

These (4) landscape plates have been provided to eliminate the two existing 120 V in ground lights which have been damaged by filling with water. The wiring and inground boxes have been safely and completely removed from the landscaping. These lights did create a sfety hazard as they were filled with water , and did not trip the GFCI outlet. The holes

have been backfilled with dirt.

A new search protector has been provided and installed at the main electrical panel. This device will stop and absorb damaging electro surges before they entered into the electrical system. The green LED light indicates it is being actively protected.

A new weather resistant GFCI has been provided below the electrical panel. This is to replace the existing GFCI, which did not operate correctly, this GFCI controls the landscape lighting on the west side of the entry.

Tested and verified voltage of all GFCI and landscape lights at the Haven entry location.

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

Your electrician,
Seth

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	<p>SUPPLY AND INSTALL MR ELECTRIC HOME SURGE PROTECTION</p> <p>* INSTALL PER MANUFACTURER & NEC CODE REQUIREMENTS * INSTALL NEXT TO EXISTING INTERIOR OR EXTERIOR LOAD CENTER * PRODUCT MANUFACTURER WARRANTY * ONE YEAR LABOR WARRANTY IF PRODUCT IS DEFECTIVE</p> <p>DOES NOT INCLUDE: * HVAC/POOL/RV'S/SECONDARY EQUIPMENT, ETC SURGE PROTECTION * COAX SURGE PROTECTION * ADDITIONAL HOME SURGE PROTECTION FOR PANELS, METERS, ETC * LOAD CENTER / PANEL * NEW WIRE/CABLE</p> <p>***FOR THE ULTIMATE LEVEL OF PROTECTION UPGRADE TO THE 'GOLD' PACKAGE THIS PROVIDES THE ULTIMATE LEVEL OF PROTECTION AT THE HOME PANEL, THE HVAC EQUIPMENT AND THE INTERNET COAX WHICH HELPS PREVENT DAMAGE FROM ADDITIONAL POWER SURGES AND SPIKES, POTENTIALLY EXTENDING THE LIFESPAN OF EQUIPMENT AND PREVENTING COSTLY REPAIRS.***</p>	1.00	\$851.26	\$851.26
2	<p>INSTALL ONE NEW INTERIOR 20A GFCI TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX</p> <p>* GFCI RECEPTACLE IS A SAFETY DEVICE THAT WILL REMOVE/DISCONNECT POWER WHEN IT DETECTS PROBLEMS WITH THE AMOUNT OF POWER FLOWING THROUGH THEM. * GFCI PROTECTION IS REQUIRED AT ALL KITCHEN, BATHROOM, GARAGE, BASEMENT AND EXTERIOR LOCATIONS.</p> <p>DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC</p>	1.00	\$152.55	\$152.55

3	1 - SPOT LIGHT WITH LED LAMPS AND BRONZE COATING CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING TRANSFORMER	4.00	\$410.63	\$1,642.52
	Includes wiring and trenching			
	DOES NOT INCLUDE * NEW CIRCUIT * OUTLET * TRANSFORMER * SURGE PROTECTION			
4	INSTALL 300 WATT TRANSFORMER CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING OUTLET, MOUNTED TO EXISTING STRUCTURE	1.00	\$699.22	\$699.22
	DOES NOT INCLUDE * CIRCUIT * OUTLET * REMOTE MOUNTED TRANSFORMER * WIRE * TRANSFORMER * SURGE PROTECTION			
5	COMPLIMENTARY MULTI POINT ELECTRICAL HOME SAFETY CHECK (\$99.00 VALUE)	1.00	\$0.00	\$0.00
6	** Mr. Electric does not warrant materials/fixtures provided by customer. Should any additional work or callbacks be required due to faulty products supplied by customer, customer will be charged. ** Unforeseen code violation corrections will be quoted separately and are not included in this estimate. ** Drywall Disclaimer - All efforts will be made to prevent and/or minimize damage to drywall. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Excavation Disclaimer - All efforts will be made to prevent and/or minimize damage to underground utilities. Homeowner is responsible for identifying all non public lines including irrigation, water, well, septic, leach field, cable, power, etc. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Quote is valid for 30 days. 50% deposit is required for scheduling. ** Cancellations after scheduling may result in restocking fees. ** Charges for permitting and inspections cannot be refunded once applied for.	1.00	\$0.00	\$0.00
7	RESIDENTIAL DISPATCH FEE	1.00	\$49.95	\$49.95
8	RESIDENTIAL DISPATCH FEE	-1.00	\$49.95	-\$49.95

POTENTIAL SAVINGS	\$281.29
SUB-TOTAL	\$3,345.55
TAX	\$0.00
TOTAL DUE	\$3,345.55
BALANCE DUE	\$3,345.55

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910
This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

RECEIVED
10-27-2025

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$3,395.50

Thank You



Sign here

Date 9/3/2025

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$3,345.55

Thank You



Sign here

Date 9/3/2025



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

Service Slip/Invoice

INVOICE: 46358
DATE: 11/03/2025
ORDER: 46358

Bill To: [1410]
Meadow Pointe 4 C.D.D.
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

Work Location: [1410] 813-991-6391
Meadow Pointe 4 C.D.D.
3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543-5700

Work Date	Time	Target Pest	Technician	Time In
11/03/2025	04:26 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/03/2025		

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

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Mike Fasano
Pasco County Tax Collector

"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
22-26-20-0000-00100-0031		UF

MEADOW POINTE IV COMMUNITY
DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay your current taxes online at www.pascotaxes.com



3902 MEADOW POINTE BOULEVARD
THAT PORTION OF MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
PARK SITE DESC IN OR 6252 PG 168
1 LYING IN SEC 22 OR 6252 PG 168
See Additional Legal on Tax Roll



Ad Valorem Taxes						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4042	0	0	0	0.00
SCHOOL OPERATING STATE LAW	727-774-2268	3.0260	0	0	0	0.00
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	0	0	0	0.00
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	0	0	0	0.00
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	0	0	0	0.00
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	0	0	0	0.00
COUNTY PARKS MSTU	727-847-8980	0.0000	0	0	0	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	0	0	0	0.00
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1831	0	0	0	0.00
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2091	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0182	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0364	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0100	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0229	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.0953	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0086	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0116	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0081	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0077	0	0	0	0.00
Total Millage		16.8169	Total Ad Valorem Taxes		\$0.00	
Non-Ad Valorem Taxes						
Levying Authority	Telephone	Amount				
MEADOW POINTE IV CDD	813-933-5571	0.00				
COUNTY STORMWATER	727-834-3611	2,546.00				
Total Non-Ad Valorem Taxes					\$2,546.00	
Total Combined Taxes & Assessments					\$2,546.00	
If Paid By Please Pay	Nov 30, 2025 \$2,444.16	Dec 31, 2025 \$2,469.62	Jan 31, 2026 \$2,495.08	Feb 28, 2026 \$2,520.54	Mar 31, 2026 \$2,546.00	

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

◆PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT◆

155 / 78

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
22-26-20-0000-00100-0031		UF

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay your current taxes online at www.pascotaxes.com

If Paid By Please Pay	Nov 30, 2025 \$2,444.16	Dec 31, 2025 \$2,469.62	Jan 31, 2026 \$2,495.08	Feb 28, 2026 \$2,520.54	Mar 31, 2026 \$2,546.00
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276
Alt Key: 0549703

RERE/0 1-2 1-2

MEADOW POINTE IV COMMUNITY
DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

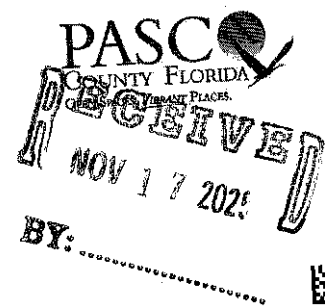
3902 MEADOW POINTE BOULEVARD
THAT PORTION OF MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
PARK SITE DESC IN OR 6252 PG 168
1 LYING IN SEC 22 OR 6252 PG 168
See Additional Legal on Tax Roll

1 00549703 2025 2



Mike Fasano
Pasco County Tax Collector
Thank You for allowing us to serve you!

2025 Solid Waste Assessment
Pasco County, Florida



Solid Waste & Resource Recovery Department
P.O. Box 210
New Port Richey FL 34656-0210
Ph: 727-847-8123

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

PARCEL ADDRESS:
3902 MEADOW POINTE BOULEVARD
WESLEY CHAPEL, FL 33543

Use code: 77
Description: CLUBS, LODGES, HALLS

Date: 11/5/2025

Parcel ID: 22-26-20-0000-00100-0031

"H" Indicates Hauler Record.

Card	Use Code	Assessment
01	77	\$1,674.42

Total Assessment Levied all Cards: \$1,674.42

**** IMPORTANT - PLEASE READ : The final date for filing the 2025 appeal is January 31, 2026 ****

To complete an appeal form please go to the website address below:
<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:
<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>

For instructions please go to:
<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

2025 Solid Waste Assessment

3049

Total Fee Due If Paid By:

NOV 30	DEC 31
\$1,607.44	\$1,624.19

JAN 31
\$1,640.93

FEB 28
\$1,657.68

MAR 31
\$1,674.42

APR 30 *
\$1,699.54

MAY 31 *
\$1,724.65

Assessment Levied
\$1,674.42

Parcel Number
22-26-20-0000-00100-0031
Invoice# 25173326

* Delinquent April 1

SW 6/1525 1-2 *****ALL FOR AADC 335
MEADOW POINTE IV COMMUNITY DEVELOPM
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Payable To:
Mike Fasano, Pasco County Tax Collector
Mail To:
Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

25173326 2226200000001000031 0160744



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

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

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

1 0 1
17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**

Bill Number: 23262298

Billing Date: 10/21/2025

Billing Period: 9/5/2025 to 10/7/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	9/5/2025	8144	10/7/2025	8160	32	16

Usage History

	Water
October 2025	16
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

Transactions

Previous Bill	127.30
Payment 10/06/25	-127.30 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Water Tier 1	13.0 Thousand Gals X \$2.18
Water Tier 2	3.0 Thousand Gals X \$3.47
Sewer	
Sewer Base Charge	53.43
Sewer Charges	16.0 Thousand Gals X \$7.20
Total Current Transactions	229.75

TOTAL BALANCE DUE \$229.75

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

RECEIVED
10-23-2025



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0514195
Customer # 01034859
Past Due 0.00
Current Transactions 229.75

Total Balance Due \$229.75
Due Date 11/7/2025

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

**The Total Due will be electronically
transferred on 11/07/2025.**

MEADOW POINTE IV CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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



Pasco Sheriff's Office

INVOICE

Customer Number: C00255
Invoice Number: AROCT25 MEADOW PT IV #1
Invoice Date: 11/13/2025
Terms: DUE UPON RECEIPT

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

Date	Description	Amount
11/13/2025	0001-0000-3690800 - Meadow Point IV AR/CR 0001-0000-3690800 - Meadow Point IV AR/CR OCT25 #1	\$12,966.33
	Total Due	\$12,966.33

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00255
Invoice Number: AROCT25 MEADOW PT IV #1
Invoice Date: 11/13/2025
Total Amount Due \$ 12,966.33



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

Total Payment \$ _____



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

October 27, 2025

To Whom It May Concern:

As Meadow Pointe IV CDD has entered into a contract with the Pasco County Sheriff's Department to receive Contract Deputy services for the fiscal year 2025-2026, we are confirming that we are pleased to retain our Contract Deputy in a 'shared role' with Meadow Pointe III CDD, for this time-frame.

Sincerely,

Lori Stanger

Clubhouse Manager

Meadow Pointe IV CDD

3902 Meadow Pointe Blvd.

Wesley Chapel, FL 33543

**Meadow Point IV
Law Enforcement Budget
Fiscal Year 2025-2026**

Personal Services:

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade C01)	35.69	2,210.00	78,874	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
Total Salary:			78,874	
<i>Benefits:</i>	<i>Rates</i>	<i># Hours</i>		
Holiday Pay	35.69	102.00	3,640	
FICA	7.65%		6,312	
Retirement	35.19%		29,037	
Group Health/Life Insurance	12,500		12,500	
Total Benefits:			51,489	

Total Personal Services:	130,363
---------------------------------	----------------

Operating Expenses:

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,020
Software Maintenance	378
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	4,210
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	550
Vehicle Insurance	900
Professional Liability Insurance	1,290
Uniform and Equip replacement	500
Ammo Estimate	210
Glock/Shotgun/Carbine w/accessories	364
Axon License/Maintenance - BWC/Taser w/battery pack, cartridges, warranty	3,100
Laptop	560
Mobile Radio for Vehicle	1,000
Hand Held Radio/Enhanced Charger/Battery	1,000

Total Operating Expenses:	15,262
----------------------------------	---------------

Capital:

Patrol vehicle (\$51,856 less residual value of \$2,000/5 years) Year 1	9,971
---	-------

Total Capital:	9,971
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Total Estimate Sheriff's Office Costs - CONTRACT TOTAL	155,596
---	----------------

Cust: C00255	0001-0000-369-0800	DUE FROM OTHER ENTITIES
2025-2026	MEADOW POINT IV	INVOICE #
ORG. BUDGET	155,596.00	
BILLING	155,596.00	
INS. ADJ.	(12,500.00)	
	143,096.00	
	INVOICING SCHEDULE	
OCT25 #1	12,966.33	AROCT25 MEADOW PT IV #1
NOV25 #2	12,966.33	ARNOV25 MEADOW PT IV #2
DEC25 #3	12,966.33	ARDEC25 MEADOW PT IV #3
JAN26 #4	12,966.33	ARJAN26 MEADOW PT IV #4
FEB26 #5	12,966.33	ARFEB26 MEADOW PT IV #5
MAR26 #6	12,966.33	ARMAR26 MEADOW PT IV #6
APR26 #7	12,966.33	ARAPR26 MEADOW PT IV #7
MAY26 #8	12,966.33	ARMAY26 MEADOW PT IV #8
JUN26 #9	12,966.33	ARJUN26 MEADOW PT IV #9
JUL26 #10	12,966.33	ARJUL26 MEADOW PT IV #10
AUG26#11	12,966.33	ARAUG26 MEADOW PT IV #11
SEP26 #12	12,966.37	ARSEP26 MEADOW PT IV #12
TOTAL:	155,596.00	

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

Invoice

Date	Invoice #
10/1/2025	INV0000103859

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
10/24/2025	INV0000104425

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	00011

[illegible]

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

Invoice

Date	Invoice #
11/2/2025	INV0000104557

Bill To:

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

Services for the month of	Terms	Client Number
November	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
10-30-2025

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

Invoice

Date	Invoice #
11/7/2025	INV0000104586

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
11/1/2025	INV0000104780

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	00011

[illegible]

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
11/15/2025	50577

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
Balance Due			\$220.00	



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/21/2025	17124

Bill To

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

			Job Name	Terms
			CELL USAGE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage for 813-576-9368 - HAVEN	45.95		45.95
	Cellular usage for 813-482-6396 - MERIDIAN	57.95		57.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$103.90	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$103.90	

RECEIVED
10-21-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/24/2025	17170

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
	Preventative Maintenance completed. Entrance re open loop megged in the caution range of 100 MegOhms, the shadow loop is 200 which is still good. We will monitor. Replaced one battery in the curb side operator. Exit loop is bad.	190.00		190.00
1	12 Volt 7 AH battery	46.50		46.50
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$236.50	
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits \$0.00	
			Balance Due \$236.50	

RECEIVED
10-24-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/27/2025	17173

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
	Preventative Maintenance completed. Entrance curb side operator battery wires chewed up by rodent. All else is good.	190.00	10/23/2025	190.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$190.00	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$190.00	

RECEIVED
10-27-025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/27/2025	17174

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
	Preventative Maintenance completed. Entrance shadow and exit loops tested bad. Exit re open and shadow loops tested bad. We can monitor and if problems begin to occur, we can install new loops. Pedestrian gate is damaged, bolts have pulled away from column.	190.00		190.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total \$190.00	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits \$0.00	
			Balance Due \$190.00	

RECEIVED
10-27-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/29/2025	17178

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
1	<p>Report that the exit gate would not open for vehicles. Put gates back in service and they performed properly. Discovered the breaker box pad lock was gone and it was obvious that electrical work had been performed due to a wire lying on the ground. (I took a picture of the wire.) This is relevant because if power to the operator is turned off and then turned back on with a vehicle present on the inductance loop, the loop will read that vehicle into the electromagnetic field and will not trigger the gate to open when the next vehicle arrives. Vehicle loops work off of inductance not weight.)</p> <p>Tested gate successfully. All performing properly at this time.</p> <p>Hourly Tech Charge</p>	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			\$115.00	
			Payments/Credits	
			\$0.00	
			Balance Due	
			\$115.00	

RECEIVED
10-29-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/2/2025	17209

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
	NOVEMBER 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
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/2/2025	17221

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
	NOVEMBER This fee is for the CAPXL cloud and VOIP.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$110.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/2/2025	17223

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
	NOVEMBER This fee is for the CAPXL cloud, and VOIP.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$110.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/2/2025	17224

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
	NOVEMBER This fee is for the CAPXL cloud and VOIP.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$110.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/2/2025	17228

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
	NOVEMBER 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			Total	\$110.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/2/2025	17236

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
	NOVEMBER This fee is for the CAPXL cloud and VOIP.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$110.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/2/2025	17237

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
	NOVEMBER 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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/6/2025	17250

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			ENCLAVE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that the curb side exit gate would not open for vehicles. Gate was held open through MyQ upon arrival. Released gates and all performed properly for my testing. I found the island side manual release handle to be slightly loose, as if it met an obstruction, tightened it however the assembly may need to be replaced at some point because it was very hard to tighten as if the threads are damaged. I was unable to duplicate the symptom. Lori and staff will monitor and I asked that since the gates are so large that they leave it in the fault position should it happen again to allow me to diagnose. We may need to go to a bluetooth primary/secondary communication module if the wires are shorting out between the two operators and causing the intermittent issues. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/6/2025	17251

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			PROVENCE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that the entrance curbside panel was not opening. I removed the hold open that was in MyQ upon arrival. The gates resumed normal operation. I did notice the island side operator was moving slowly even though the motor brushes are good. We may need to replace that motor if this worsens. I adjusted the open limit cam on the curbside operator as it was opening further than necessary. The hedges have been trimmed which is good. We will monitor this gate as well. I was unable to duplicate the symptom. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/10/2025	17252

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			PARKMONTE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	EMERGENCY WEEKEND SERVICE CALL. I received a call from a resident at 7:30AM Saturday stating that the entrance gates had been possibly hit because they were partially open and would not open. I dispatched a technician to open the gates. He opened the gates by turning off the breaker until I could troubleshoot further. I communicated with Lori.			
	I returned Monday and tested gates many cycles, all is performing properly at this time. There is a significant amount of paint scraped on the gate. It could have been in a hard shut down state when the incident occurred.			
1	SAME DAY/AFTER HOURS/WEEKEND HOURLY RATE. (Saturday)	230.00		230.00
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			Total	\$345.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$345.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/17/2025	17265

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			CELL USAGE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage for 813-576-9368 - HAVEN	57.95		57.95
	Cellular usage for 813-482-6396 - MERIDIAN	57.95		57.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.90
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$115.90



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/19/2025	17309

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			PROVENCE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Determined the island side motor is bad. Returned with replacement part. Tested many cycles, all performing properly at this time.			
1	Viking F1 motor/gear assembly.	894.94		894.94
2	Hourly Tech Charge	115.00		230.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$1,124.94
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$1,124.94

November 9, 2025

Invoice Number: 1316058110925

Account Number: **8337 13 001 1316058****Auto Pay Notice**Service At: 31187 SOTHERBY DR
WESLEY CHAPEL FL 33543**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675****Summary**Service from 11/09/25 through 12/08/25
details on following pages

Previous Balance	110.00
Payments Received -Thank You!	-110.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
YOUR AUTO PAY WILL BE PROCESSED 11/26/25	
Total Due by Auto Pay	\$110.00

NEWS AND INFORMATION**Enjoy multi-line savings on Business Mobile** with 4 lines for \$80/mo total. Call 1-866-706-3793 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 11102025 NNNNNNNN 01 994686MPIVCDD
31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

November 9, 2025

MPIVCDD

Invoice Number: 1316058110925

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: 1316058110925
 8337 13 001 1316058

Contact Us

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

8633 2390 DY RP 09 11102025 NNNNNNNN 01 994686

Charge Details

Previous Balance		110.00
EFT Payment	10/26	-110.00
Remaining Balance		\$0.00

Payments received after 11/09/25 will appear on your next bill.

Service from 11/09/25 through 12/08/25

Spectrum Business™ Internet

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

Your promotional price will expire on 06/09/26

Business WiFi	10.00
	\$110.00

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

Other Charges

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

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

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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

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

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

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

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

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

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

Continued on the next page....

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



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



October 21, 2025

Invoice Number: 1316728102125

Account Number: **8337 13 001 1316728**

Auto Pay Notice

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

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

*Service from 10/21/25 through 11/20/25
details on following pages*

Previous Balance	110.00
Payments Received -Thank You!	-110.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
<i>YOUR AUTO PAY WILL BE PROCESSED 11/08/25</i>	
Total Due by Auto Pay	\$110.00



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 10232025 NNNNNNN 01 995988

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

October 21, 2025

MEADOW POINTE 4 CDD

Invoice Number: 1316728102125

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



Invoice Number: 1316728102125
 Account Number: 8337 13 001 1316728

MEADOW POINTE 4 CDD

Contact Us

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

8633 2390 DY RP 21 10232025 NNNNNNNN 01 995988

Charge Details

Previous Balance		110.00
EFT Payment	10/08	-110.00
Remaining Balance		\$0.00

Payments received after 10/21/25 will appear on your next bill.

Service from 10/21/25 through 11/20/25

Spectrum Business™ Internet

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

Your promotional price will expire on 06/09/26

Business WiFi	10.00
	\$110.00

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

Other Charges

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Other Charges Total	\$0.00

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

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Continued on the next page....

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





INVOICE

Invoice Number	2475307
Invoice Date	October 15, 2025
Customer Number	83270
Project Number	238202061

Bill To

Meadow Pointe IV Community
Development District
Accounts Payable
5844 Old Pasco Road, Suite 100
Wesley Chapel FL 33544
United States

Alternative Remit To

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

Project Description: Meadow Pointe IV CDD

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	\$11,545.12
For Period Ending:	September 30, 2025

RECEIVED
10-30-2025

Due upon receipt or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number2475307

Project Number238202061

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 06			
Gouveia, Caroline Patricia	0.25	156.00	39.00
Woodcock, Braydon	27.50	156.00	4,290.00
	27.75		4,329.00
Level 10			
Nolte, Robert (Frank)	6.00	190.00	1,140.00
Rankin, Ashley Alexandra	1.50	190.00	285.00
	7.50		1,425.00
Level 12			
Woodcock, Gregory (Greg)	8.75	217.00	1,898.75
	8.75		1,898.75
Level 13			
Woodcock, Gregory (Greg)	16.00	228.00	3,648.00
	16.00		3,648.00
Professional Services Subtotal	60.00		11,300.75

Disbursements

	Current Amount
Direct - Printing	39.97
Direct - Vehicle (mileage)	204.40
Disbursements Subtotal	244.37

Top Task 2025 Total

11,545.12

Total Fees & Disbursements

\$11,545.12

INVOICE TOTAL (USD)

11,545.12

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-09-26	238202061	2025	Direct - Regular	GOUVEIA, CAROLINE PATRICIA	0.25	156.00	39.00	PROJECT COORDINATION
2025-08-08	238202061	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	190.00	380.00	REVIEWING PLAT AND O&M INFORMATION FOR POND MAINTENANCE ALONG MEADOW POINTE BOULEVARD
2025-08-12	238202061	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	190.00	570.00	REVIEWING OUTSTANDING O&M PERMITS, COORDINATION WITH GJW.
2025-08-14	238202061	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	190.00	190.00	REVIEWING POND MAINTENANCE ENTITY OF POND ALONG MEADOW POINTE BLVD
2025-07-30	238202061	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	1.00	190.00	190.00	PROJECT COORDINATION
2025-09-19	238202061	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT COORDINATION
2025-09-25	238202061	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT MANAGER SUPPORT
2025-06-11	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	1.50	156.00	234.00	FLUME REPORT AT 3042 HILLIARD DR
2025-06-19	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	4.00	156.00	624.00	ONSITE REVIEW WITH CONTRACTOR
2025-07-01	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	6.00	156.00	936.00	CONCRETE REVIEW AND REVIEW FOR PAYMENT
2025-07-24	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	8.00	156.00	1,248.00	GWYNHURST DEPRESSION INSPECTION
2025-07-28	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	3.00	156.00	468.00	MP4 SIDEWALK AND FLUME REPORTS
2025-08-18	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	3.50	156.00	546.00	FLUME REVIEW
2025-08-20	238202061	2025	Direct - Regular	WOODCOCK, BRAYDON	1.50	156.00	234.00	FLUME REPORT
2025-06-11	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	PREPARE FOR AND ATTEND CDD MEETING.
2025-06-19	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	CALL WITH FINN AND STAFF IN FIELD REVIEWING SIDEWALK PROJECT.
2025-06-23	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.25	217.00	54.25	COORDINATE WITH STAFF REGARDING SIDEWALK PROJECT. PRINT REPORTS FOR ONSITE REVIEW TOMORROW.
2025-07-01	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	CALL WITH CONTRACTOR REGARDING PAYMENT FOR SIDEWALKS. COORDINATE WITH STAFF TO REVIEW.
2025-07-07	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	217.00	108.50	REVIEW SIDEWALK INVOICES AND SEND TO DARRYL FOR PAYMENT.
2025-07-08	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	PREPARE FOR CDD MEETING TOMORROW. REVIEW PERMITS AND PASCO MAPPER FOR POWER EASEMENT PERMITS OR CONSTRUCTION.
2025-07-09	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	5.00	217.00	1,085.00	ATTEND CDD MEETING. WALK POND 64 WITH JASON AND LANDSCAPE CONTRACTOR.
2025-07-22	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	228.00	456.00	UPDATE PRIORITY ONE REPORT AND SEND TO DOUG AGNEW AND OTHER CONTRACTORS FOR PROPOSALS.
2025-08-13	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	228.00	456.00	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.
2025-08-18	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	228.00	114.00	REVIEW FLUME REQUESTED LOCATION PER EMAIL AND REVIEW WITH STAFF. PRINT MAPS.
2025-08-28	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	2.00	228.00	456.00	REVIEW MILLING AND RESURFACING SCHEDULE AND LAYOUT SPREADSHEET FOR ROAD MILL AND RESURFACING.
2025-09-02	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	228.00	684.00	PAVEMENT AND HA5 REVIEW. PREPARE AGENDA ITEMS FOR UPCOMING MEETING AND SEND TO DARRYL.

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-09-10	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	228.00	912.00	REVIEW MILLING AND RESURFACING SPREADSHEETS AND PREPARE FOR AND ATTEND CDD MEETING.
2025-09-16	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.75	228.00	171.00	REVIEW MAINTENANCE MAP. CALL WITH JOHN T TO REVIEW. SEND MEETING DATES TO JOHN.
2025-09-22	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.75	228.00	171.00	REVIEW PLANS IN FILE FOR MERIDIAN ENTRANCE AND SEND TO LORI.
2025-09-23	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	228.00	114.00	COORDINATE WITH LORI REGARDING MONUMENT PHOTOS AND REPAIR.
2025-09-24	238202061	2025	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	228.00	114.00	CALL WITH LORI TO DISCUSS PROPOSALS RECEIVED FOR REPAIR OF MONUMENT.
Total Labor:					60.00		\$11,300.75	
2025-07-30	238202061	2025	Direct - Printing	ARC	26.00	1.00	26.00	21015ARC073025B9
2025-08-30	238202061	2025	Direct - Printing	ARC	5.47	1.00	5.47	21015ARC083025B4
2025-09-25	238202061	2025	Direct - Printing	ARC	8.50	1.00	8.50	21015ARC092525B3
Total Direct - Printing					39.97		\$39.97	
2025-07-01	238202061	2025	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	43.40	1.00	43.40	MEADOW POINTE 4 ONSITE INSPECTION
2025-07-24	238202061	2025	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	47.60	1.00	47.60	MEADOW POINTE 4 ONSITE INSPECTION
2025-08-18	238202061	2025	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	30.80	1.00	30.80	MEADOW POINTE 4 ONSITE INSPECTION
2025-07-09	238202061	2025	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	43.40	1.00	43.40	MEADOW POINTE IV CDD MEETING
2025-09-10	238202061	2025	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	39.20	1.00	39.20	MEADOW POINTE IV CDD MEETING
Total Direct - Vehicle (mileage)					204.40		\$204.40	
Total Project 238202061					304.37		\$11,545.12	

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 22, 2025

Client: 001010

Matter: 000001

Invoice #: 27376

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/3/2025	MS	REVIEW STATUS OF 2026 GENERAL ELECTION QUALIFIED ELECTORS.	0.2	\$35.00
9/9/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING; DRAFT PRESSURE WASHING SERVICES AGREEMENT; DRAFT HOLIDAY LIGHTING AGREEMENT.	3.2	\$976.00
9/10/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	4.1	\$1,250.50
9/11/2025	VKB	DRAFT MONUMENT REPLACEMENT SERVICES AGREEMENT WITH S. CARLSON CONSTRUCTION; REVIEW AND REPLY TO EMAILS RE: SAME.	1.9	\$579.50
9/15/2025	VKB	FOLLOW UP WITH J. TOBORG RE: STATUS OF LANDSCAPING RFP.	0.2	\$61.00
9/29/2025	VKB	DRAFT PROPERTY ENCROACHMENT AGREEMENTS FOR PICKETTE AND PILLING (SANDSPIRIT PL); DRAFT EMAILS RE: SAME.	2.5	\$762.50
9/30/2025	VKB	REVIEW AND REPLY TO EMAIL FROM ATTORNEY FOR G. PICKETTE RE: PROPERTY ENCROACHMENT AGREEMENT; DRAFT EMAIL TO L. STANGER RE: SAME.	0.3	\$91.50
Total Professional Services			12.4	\$3,756.00

October 22, 2025
Client: 001010
Matter: 000001
Invoice #: 27376

Page: 2

Total Services	\$3,756.00	
Total Disbursements	\$0.00	
Total Current Charges		\$3,756.00
Previous Balance		\$2,139.50
Less Payments		(\$2,139.50)
PAY THIS AMOUNT		\$3,756.00

RECEIVED
10-22-2025

Please Include Invoice Number on all Correspondence



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

Statement Date: October 17, 2025

Amount Due: \$1,604.31

Due Date: November 07, 2025

Account #: 221006228235

DO NOT PAY. Your account will be drafted on November 07, 2025

Account Summary

Current Service Period: September 13, 2025 - October 13, 2025

Previous Amount Due	\$1,604.31
Payment(s) Received Since Last Statement	-\$1,604.31

Current Month's Charges	\$1,604.31
-------------------------	------------

Amount Due by November 07, 2025 \$1,604.31

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
10-21-2025

**DON'T
BE FOOLED!**

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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



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

Account #: 221006228235

Due Date: November 07, 2025

Amount Due: \$1,604.31

Payment Amount: \$ _____

605705572025

Your account will be
drafted on November 07, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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: October 17, 2025
Charges Due: November 07, 2025

Service Period: Sep 13, 2025 - Oct 13, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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

Triangle Pool Service
12801 Belcher Rd S
Largo, FL 33773

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 011127506
Terms: DUE ON 10TH
Invoice date: 11/01/2025
Due date: 11/10/2025

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

HEALTH CODE VIOLATIONS AND
DEAL WITH HEALTH INSPECTORS AS
NEEDED

		Total	\$3,200.00
57200-4625			



RECEIVED
NOV - 6 2025

CC103125-845

00

BY:

ACCOUNT SUMMARY

Credit Limit \$10,000.00
Credit Available \$7,679.00
Statement Closing Date October 31, 2025
Days in Billing Cycle 31
Previous Balance \$1,108.64
Payments & Credits \$1,108.64
Purchases & Other Charges \$2,320.31
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$2,320.31

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$2,320.31
Minimum Payment Due \$2,320.31
Payment Due Date November 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$1,108.64-	
10/27	10/27	F1515009C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,108.64-
		MICHELLE WHITE	\$0.00	
		LORI STANGER	\$2,320.31	
10/05	10/05	05436848PBLJAJAR7	SAMS CLUB #4852 WESLEY CHAPEL FL	59.75
			MCC: 5300 MERCHANT ZIP: 33544	
10/05	10/05	02305378P00FKXQYM	WINN-DIXIE #0652 BROOKSVILLE FL	4.99
			MCC: 5411 MERCHANT ZIP: 34602	
10/06	10/06	02305378R5SB8JRWL	HOBBY-LOBBY #613 BROOKSVILLE FL	108.46
			MCC: 5945 MERCHANT ZIP: 73179	
10/09	10/09	05436848VBLJ6DMAR	WM SUPERCENTER #3418 WESLEY CHAPEL FL	37.62
			MCC: 5411 MERCHANT ZIP: 33543	
10/09	10/09	05436848VBLJ6DM5L	WM SUPERCENTER #3418 WESLEY CHAPEL FL	20.05
			MCC: 5411 MERCHANT ZIP: 33543	

Transactions continued on next page

1088 0001 TVH 001 7 31 251031 0 PAGE 1 of 3 10 1515 0000 BASE 650

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 November 25, 2025
New Balance \$2,320.31
Minimum Payment Due \$2,320.31
Past Due Amount \$0.00

Make Check
Payable to:

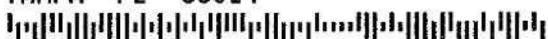
Amount Enclosed:

\$

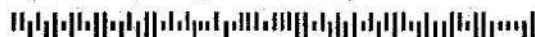
00

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

650



Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716



00232031002320310

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.

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/09	10/09	05436848V00A7DQAH	DOLLAR TREE WESLEY CHAPEL FL MCC: 5331 MERCHANT ZIP: 33544	45.48
10/09	10/09	05436848V00A7DQD3	DOLLARTREE LUTZ FL MCC: 5331 MERCHANT ZIP: 33559	19.08
10/09	10/09	02305378V5SBJHVZD	HOBBY-LOBBY #865 LUTZ FL MCC: 5945 MERCHANT ZIP: 73179	43.42
10/09	10/09	02305378V5SBJHW20	HOBBY-LOBBY #865 LUTZ FL MCC: 5945 MERCHANT ZIP: 73179	60.50
10/13	10/13	55432868Y5XF85V09	AMAZON.COM*NM0MY11G0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	30.72
10/15	10/15	5548382910EKP5TA2	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	42.42
10/16	10/16	0543684918PJ3PYFY	WALMART.COM 8009256278 BENTONVILLE AR MCC: 5310 MERCHANT ZIP:	125.11
10/16	10/16	5548382920EMQKYY0	SAMSCLUB.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	133.21
10/17	10/17	0543684928PJAADGQ	FSP*EVENT KINGDOM TAMPA FL MCC: 7394 MERCHANT ZIP:	830.05
10/17	10/17	5548382930EN9K91K	WAL-MART #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	79.58
10/20	10/20	5543286965ZY13N9F	TST*HUNGRY GREEK - WES WESLEY CHAPEL FL MCC: 5812 MERCHANT ZIP:	40.61
10/21	10/21	554328696601Q3518	AMAZON MKTPL*NU8FK08M0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	80.21
10/21	10/21	02305379700FRQM1B	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	106.95
10/22	10/22	054368498BLJ6AE8X	WM SUPERCENTER #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	17.92
10/27	10/27	05436849DBLJ7E2LK	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	15.94
10/27	10/27	55483829D0F2K6GEN	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	22.98
10/28	10/28	05436849EBLJ83DMQ	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	38.88
10/28	10/28	12302029D0032QB4K	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	60.00
10/29	10/29	55432869E62M67W3N	LOWES #01827* BROOKSVILLE FL MCC: 5200 MERCHANT ZIP: 346015536	39.96
10/30	10/30	55432869F631SR6FT	IN *PRINT SHACK OF THE BROOKSVILLE FL MCC: 2741 MERCHANT ZIP:	23.29
10/30	10/30	55432869F631SR6F7	IN *PRINT SHACK OF THE BROOKSVILLE FL MCC: 2741 MERCHANT ZIP:	167.67
10/30	10/30	55483829G0F6GABF4	WAL-MART #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	60.01
10/30	10/30	55546509FFFZ5LVAZ	WESLEY CHAPEL POST OFF WESLEY CHAPEL FL MCC: 5999 MERCHANT ZIP: 33543	7.47

IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,320.31 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$13.85	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$5.80	\$0-\$500,000 = 0.25%
New Cashback Balance	\$19.65	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2026	\$1,500,001-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Meadow Pointe IV CDD**Closing Date**

October 31, 2025

Payment Date

November 25, 2025

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

				Parks & Rec	Special Events	Contingency
				Facility Supplies	Special Events	Misc. Contingency
Date	Vendor Name	Description	Amount	57200-4619	57400-4775	57900-6409
10/1/2025		Beginning Balance	\$ 1,108.64			
10/05/25	Sams Club	Refreshments 2 CDD meetings	\$ 59.75			\$ 59.75
10/05/25	Winn Dixie	Refreshments CDD meeting	\$ 4.99			\$ 4.99
10/06/25	Hobby Lobby	Fall Décor	\$ 106.46			\$ 106.46
10/08/25	Amazon	Cleaning Products	\$ 30.72	\$ 30.72		
10/09/25	Walmart	Flood Lightbulbs	\$ 20.05	\$ 20.05		
10/09/25	Walmart	EVENT (Spray Paint)	\$ 37.62		\$ 37.62	
10/09/25	Dollar Tree	EVENT	\$ 45.48		\$ 45.48	
10/09/25	Dollar Tree	EVENT	\$ 19.08		\$ 19.08	
10/09/25	Hobby Lobby	EVENT (Fall)	\$ 43.42		\$ 43.42	
10/09/25	Hobby Lobby	EVENT (Christmas)	\$ 60.50		\$ 60.50	
10/15/25	Sams Club	Water, Lemonade, Supplies	\$ 42.42	\$ 42.42		
10/17/25	Walmart	Paint, Air Fresh, Extens. Cord	\$ 79.56	\$ 79.56		
10/15/25	Sams Club	EVENT (Fall)	\$ 133.21		\$ 133.21	
10/15/25	Walmart	EVENT (Fall)	\$ 125.11		\$ 125.11	
10/17/25	Event Kingdom	Bal Paid for Event Vendor (8-17-25)	\$ 830.05		\$ 830.05	
10/20/25	Hungry Greek	Staff Celebration	\$ 40.61			\$ 40.61
10/20/25	Amazon	Plant Stands	\$ 80.21			\$ 80.21
10/20/25	Publix	Gift Card - Jen K	\$ 106.95			\$ 106.95
10/20/25	Walmart	Water, Light Bulbs	\$ 17.92	\$ 17.92		
10/20/25	Sams Club	Trash bags	\$ 22.98	\$ 22.98		
10/27/25	Sams Club	Water, Coffee Supplies	\$ 15.94	\$ 15.94		
10/28/25	Sams Club	Printer Paper	\$ 38.88	\$ 38.88		
10/28/25	MailChimp	Email Subscription	\$ 60.00			\$ 60.00
10/29/25	Lowes	Locks 2 (Provence)	\$ 39.96			\$ 39.96
10/30/25	Walmart	Cleaning Supplies, Sign Supports, Paper Prod.	\$ 60.01	\$ 60.01		
10/30/25	USPS	USPS Mail Pkg	\$ 7.47	\$ 7.47		
10/30/25	Print Shack	Vinyl Signs for glass doors Clbhs	\$ 23.29			\$ 23.29
10/30/25	Print Shack	Name Badge, Name Plate, Playground Sign	\$ 167.67			\$ 167.67
10/25/25		CC Payment	\$ (1,108.64)			
10/31/25	TOTAL		\$ 2,320.31	\$ 335.95	\$ 1,294.47	\$ 689.89
				57200-4619	57400-4775	57900-6409

P.1

MF 2 meetings

10-5-25



sam's club
813-929-7010

10/05/25 13:53 0037 04852 096 9096

Lori 01-**** *082 1

984221563 BLUERRYARBEF	3.98 0
984221561 EURYT DANEF	3.98 0
984282627 VAR HUFFINSF	6.62 0
708788 COTTON CANDF	9.87 0
898118 24 OZ FETA F	7.28 0
279457 BLUEBERRIESF	6.47 0
326086 GOLD KINI F	6.97 0
984281812 CC HUFFINS F	6.62 0
990005673 BF HAM F	7.96 0

SUBTOTAL 59.75
TOTAL 59.75

\$59.75

MCARD TEND 59.75 ✓
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#005870
59.75 TOTAL PURCHASE
REF # U18889309071
AID A0000000041010
TERMINAL # 53581761
*No Signature Required
10/05/25 13:53:52

ITEMS SOLD 9
TC# 9731 2096 2682 3339 5187



Yay! You earned \$1.20 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

MF CDD mtg



31100 CORTEZ BLVD, BROOKSVILLE, FL
Store (352) 799-7700
10/05/25 12:52pm 0652 002 126
Store Manager: AZA
Your Cashier: AVA

10-5-25



	Reg	You Pay
Mini Croissant	\$4.99	\$0.00 F
You save (\$4.99)		
Mini Croissant	\$4.99	\$4.99 F

Total number of items sold = 2

Subtotal	\$4.99
Tax	\$0.00
Total due	\$4.99
Mastercard total	\$4.99 ✓

MASTERCARD *****8066
APPROVAL CODE 005096 SEQ #: 24782
AID A0000000041010
Change \$0.00

MR Fall

10-6-25

p. 2

HOBBY LOBBY

Super Savings, Super Selection!

12950 Cortez Blvd

Brocksville, FL 34613
(352) 597-8544

S-613 R-1 T-0367 NELLIE G SALE

106000000	Home Decor	25.99
50% Off Item (\$51.99 - \$26.00)		
106000000	Home Decor	20.99
50% Off Item (\$41.99 - \$21.00)		
106000000	Home Decor	38.99
50% Off Item (\$77.99 - \$39.00)		
106000000	Home Decor	13.99
50% Off Item (\$27.99 - \$14.00)		

SUBTOTAL 99.96
TAX TOTAL 6.50

TOTAL 106.46

M/C 106.46

ACCOUNT #: *****8066

AUTH#: 006444

ACCT: MASTERCARD INSERTED
Mastercard

CARD # *****8066 EXP **/**

REF # AUTH # RESP 00

114510061042 006444 ISO 00

AID: A0000000041010

TSI: E800 ARC: CUR:0840

TVR: 0000000000

APP: Mastercard

IAD: 0110A040012200000000000000000000

00FF

CHANGE DUE 0.00

Number of Items Purchased: 4

Total Savings: 100.00

THANK YOU
PLEASE COME AGAIN

Visit our website at www.hobbylobby.com



0613001003671006259

10/06/25

11:44 AM

Order Summary

Order placed October 8, 2025

Order # 112-8917278-7631405

p.3

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:	\$28.72
Shipping & Handling:	\$0.00
Total before tax:	\$28.72
Estimated tax to be collected:	\$2.00
Grand Total:	\$30.72

10-8-2025

Arriving October 16



Lysol Multi-Surface Cleaner, Sanitizing and Disinfecting Pour, to Clean and Deodorize, Sparkling Lemon and Sunflower Essence, 144 Fl Oz

Sold by: Amazon.com

Supplied by: Other

\$12.58



Pine Sol Multi-Surface Cleaner, CloroxPro, 2x Concentrated Formula, All-Purpose Cleaner, Lemon Fresh, 40 Fluid Ounces

Sold by: Amazon.com

Supplied by: Other

2 \$8.07

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Event

Give us feedback @ survey.walmart.com
Thank you! ID #:7VR0411600Q6

10-9-25

Walmart *

WM Supercenter
813-262-2180 Mgr. ALEJANDRA
2850C STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 007019 TE# 21 TR# 02497

ITEMS SOLD 6
TC# 7012 0683 0008 5029 2173



2X STN ORANG C20066376540	5.86 X
2X STN ORANG C20066376540	5.86 X
2X STN ORANG C20066376540	5.86 X
2X STN ORANG C20066376540	5.86 X
2X STN ORANG C20066376540	5.86 X
2X STN ORANG C20066376540	5.86 X

	SUBTOTAL	35.16
TAX1	7.0000 %	2.46
	TOTAL	37.62

MCARD TEND	37.62
CHANGE DUE	0.00

MASTERCARD- 8C66 1 1 APP#009679

37.62 TOTAL PURCHASE

REF # U668IA176233

AID A0000000041010

TERMINAL # 28277683

*No Signature Required

10/09/25 15:00:49



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
10/09/25 15:00:52

p.4

Clubhouse

Give us feedback @ survey.walmart.com
Thank you! ID #:7VR0411600Q4

10-9-25

Walmart *

WM Supercenter
813-262-2180 Mgr. ALEJANDRA
2850C STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 007019 TE# 21 TR# 02495

ITEMS SOLD 1
TC# 5002 0683 0008 5524 2143



BR30-100-DL4 194346159370 18.74 X

	SUBTOTAL	18.74
TAX1	7.0000 %	1.31
	TOTAL	20.05

MCARD TEND	20.05
CHANGE DUE	0.00

MASTERCARD- 8C66 1 1 APP#009571

20.05 TOTAL PURCHASE

REF # U4129E176099

AID A0000000041010

TERMINAL # 28277683

*No Signature Required

10/09/25 15:00:02



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.

10/09/25 15:00:05

p. 5

Event

DOLLAR TREE

Store# 3983 (813) 815-6650
6147 Wesley Grove Blvd.
Wesley Chapel FL 33544-5307

10-9-25

DESCRIPTION	QTY	PRICE	TOTAL
RIBBON TRAY SUNSET	1	1.75	1.75T
TAPE DOUBLE SIDED SCOTCH	1	1.25	1.25T
BRUSH SET NYLON BRISTLEX7	1	1.25	1.25T
BRUSH SET NYLON BRISTLEX7	1	1.25	1.25T
TAPE DOUBLE SIDED SCOTCH	1	1.25	1.25T
TAPE DOUBLE SIDED SCOTCH	1	1.25	1.25T
TAPE DOUBLE SIDED SCOTCH	1	1.25	1.25T
TAPE DOUBLE SIDED SCOTCH	1	1.25	1.25T
TAPE DOUBLE SIDED SCOTCH	1	1.25	1.25T
SATIN RIBBON 6 YDS 5/8IN PDQ	1	1.75	1.75T
SATIN RIBBON 6 YDS 5/8IN PDQ	1	1.75	1.75T
SATIN RIBBON 6 YDS 5/8IN PDQ	1	1.75	1.75T
SATIN RIBBON 6 YDS 5/8IN PDQ	1	1.75	1.75T
SATIN RIBBON 6 YDS 5/8IN PDQ	1	1.75	1.75T
SATIN RIBBON 6 YDS 5/8IN PDQ	1	1.75	1.75T
RIBBON TRAY SUNSET	1	1.75	1.75T
FALL AMARANTHUS BUSH ARTIFICIA	1	1.75	1.75T
HUM ASTD 3PK ARTFCL	1	1.75	1.75T
FALL AMARANTHUS BUSH ARTIFICIA	1	1.75	1.75T
HUM ASTD 3PK ARTFCL	1	1.75	1.75T
MINI SUNFLOWER BUSH ARTFCL 5PK	1	1.75	1.75T
MINI SUNFLOWER BUSH ARTFCL 5PK	1	1.75	1.75T
SUNFLOWER BUSH 6PK	1	1.75	1.75T
SUNFLOWER BUSH 6PK	1	1.75	1.75T
ROUND SQUARE ASTD SIGN11.875IN	1	1.25	1.25T
ROUND SQUARE ASTD SIGN11.875IN	1	1.25	1.25T
ROUND SQUARE ASTD SIGN11.875IN	1	1.25	1.25T
ROUND SQUARE ASTD SIGN11.875IN	1	1.25	1.25T
ROUND SQUARE ASTD SIGN11.875IN	1	1.25	1.25T

\$45.48

Sub Total \$42.50
SALES TAX \$2.98
Total \$45.48
MasterCard \$45.48
*****8066 Approved
Purchase Cntctless
Auth/Trace Number: 009915/045437

NOW SHOP ON-LINE AT DOLLARTREE.COM
Please provide your feedback at
www.dollartreefeedback.com

7994 03983 04 020 27750018 (10/09/25) 12:17
Sales Associate:Isaac

Event

DOLLAR TREE

Store# 7816 (656) 201-6495
25653 Sierra Center Blvd
Lutz FL 33559-7607

10-9-25

DESCRIPTION	QTY	PRICE	TOTAL
SUNFLOWER BUSH 6PK	1	1.75	1.75T
SUNFLOWER BUSH 6PK	1	1.75	1.75T
SUNFLOWER BUSH 6PK	1	1.75	1.75T
RIBBON TRAY SUNSET	1	1.75	1.75T
RIBBON TRAY SUNSET	1	1.75	1.75T
GINGHAM RIBBON 5/8IN 3YD	1	1.75	1.75T
SATIN RIBBON 6 YDS 5/8IN PDQ	1	1.75	1.75T
GINGHAM RIBBON 5/8IN 3YD	1	1.75	1.75T
ROUND SQUARE ASTD SIGN11.875IN	1	1.25	1.25T
ROUND SQUARE ASTD SIGN11.875IN	1	1.25	1.25T
ROUND SQUARE ASTD SIGN11.875IN	1	1.25	1.25T

\$19.08

Sub Total \$17.75
SALES TAX \$1.24
PUF/PIF \$0.09
Total \$19.08
MasterCard \$19.08
*****8066 Approved
Purchase Cntctless
Auth/Trace Number: 009737/013889

NOW SHOP ON-LINE AT DOLLARTREE.COM
Please provide your feedback at
www.dollartreefeedback.com
9923 07816 01 014 28103277 (10/09/25) 14:21
Sales Associate:Nicole

Event FALL

HOBBY LOBBY

Super Savings, Super Selection!

25675 Sierra Center Blvd

Lutz, FL 33559

(813) 948-0288

10-9-25

S-805 R-5 T-7417 LAURIE G SALE

107500000	Cards & Party	12.87
13 @ 0.99 each		
103500000	Food	1.99 N
104600000	Fall	3.58
Fall 40% (\$2.99 - \$1.20)		
2 @ 1.79 each		
104600000	Fall	1.19
Fall 40% (\$1.99 - \$0.80)		
104600000	Fall	1.79
Fall 40% (\$2.99 - \$1.20)		
104600000	Fall	3.57
Fall 40% (\$1.99 - \$0.80)		
3 @ 1.19 each		
104600000	Fall	9.56
Fall 40% (\$3.99 - \$1.60)		
4 @ 2.39 each		
104600000	Fall	5.98
Fall 40% (\$4.99 - \$2.00)		
2 @ 2.99 each		

SUBTOTAL		40.53
PUF Fee	0.50%	38.54
State Tax	6.00%	38.73
Cnty Tax	1.00%	38.73

TOTAL 43.42

M/C 43.42

ACCOUNT #: *****8066

AUTH#: 009104

ACCT: MASTERCARD INSERTED

Mastercard

CARD # *****8066 EXP **/**

REF # AUTH # RESP 00

141110091042 009104 ISO 00

AID: A0000000041010

TSI: E800 ARC: CUR:0840

TVR: 0000008000

APP: Mastercard

IAD: 0110A040012200000000000000000000

00FF

CHANGE DUE 0.00

Number of Items Purchased: 27

Total Savings: 17.20

THANK YOU
PLEASE COME AGAIN

Visit our website at www.hobbylobby.com



0865005074171009254

10/09/25 02:09 PM

Event Christmas P. 6

HOBBY LOBBY

Super Savings, Super Selection!

25675 Sierra Center Blvd

Lutz, FL 33559

(813) 948-0288

10-9-25

S-805 R-5 T-7418 LAURIE G SALE

104000000	Christmas	10.43
Christmas 50% (\$2.99 - \$1.50)		
7 @ 1.49 each		
104000000	Christmas	13.86
Christmas 50% (\$1.99 - \$1.00)		
14 @ 0.99 each		
104600000	Fall	5.37
Fall 40% (\$2.99 - \$1.20)		
3 @ 1.79 each		
104000000	Christmas	7.47
Christmas 50% (\$4.99 - \$2.50)		
3 @ 2.49 each		
104000000	Christmas	8.68
Christmas 50% (\$2.49 - \$1.25)		
7 @ 1.24 each		
104600000	Fall	1.79
Fall 40% (\$2.99 - \$1.20)		
104000000	Christmas	8.68
Christmas 50% (\$2.49 - \$1.25)		
7 @ 1.24 each		

SUBTOTAL		56.28
PUF Fee	0.50%	56.28
State Tax	6.00%	56.56
Cnty Tax	1.00%	56.56

TOTAL 60.50

M/C 60.50

ACCOUNT #: *****8066

AUTH#: 009965

ACCT: MASTERCARD INSERTED

Mastercard

CARD # *****8066 EXP **/**

REF # AUTH # RESP 00

141310091042 009965 ISO 00

AID: A0000000041010

TSI: E800 ARC: CUR:0840

TVR: 0000008000

APP: Mastercard

IAD: 0110A040012200000000000000000000

00FF

CHANGE DUE 0.00

Number of Items Purchased: 42

Total Savings: 54.30

THANK YOU
PLEASE COME AGAIN

Visit our website at www.hobbylobby.com



0865005074181009251

10/09/25 02:11 PM

Total	\$40.61
--------------	----------------

sam's club <>

p. 8
Event
Fall Fest.

Oct 15, 2025

Order 10356484705



Curbside pickup items(16)

Wesley Chapel Sam's Club

Date

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Member's Mark Salted Sweet Cream Butter 4 lbs.	Qty 1	\$12.46
Philadelphia Original Cream Cheese Blocks, 8 oz., 4 pk.	Qty 1	\$7.21
Member's Mark Original Crescent Rolls, 8 oz., 4 pk.	Qty 3	\$20.88
Hillshire Farm Lit'l Smokies Smoked Sausage, 3 lbs.	Qty 2	\$19.96
Member's Mark Sliced Brioche Slider Buns, 24 ct.	Qty 3	\$20.94
Member's Mark Uncured Black Forest Ham, Sliced, 1 lb. 6 oz.	Qty 4	\$31.84
Member's Mark Baby Swiss Cheese Slices 2 lbs.	Qty 1	\$9.44
Member's Mark Fall Dinner Paper Plates 10", 85 ct.	Qty 1	\$10.48

Subtotal

\$133.96

Pickup fee

Free

Sales tax

\$0.00

Total

\$133.21 ✓

☎ *8066

\$133.21

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available

10-15-25 Event

fall festival P. 9




Fresh Broccoli Crowns, Each	Weight-adjusted	Qty 2	\$1.90
Town House Pita Sea Salt Oven Baked Crackers, Lunch Snacks, 9.5 oz	Shopped	Qty 1	\$3.97
Great Value Roast Pecan Baking Pieces	Shopped	Qty 1	\$4.64
Watkins All Natural Original Gourmet Baking Vanilla Extract, 2 fl oz (Plastic Container)	Shopped	Qty 1	\$5.27
Great Value Cream Cheese Brick, 8 oz Block, 2 Pack	Shopped	Qty 2	\$5.94
Apple Barrel Acrylic Craft Paint, Matte Finish, White, 8 fl oz	Shopped	Qty 1	\$2.97
Apple Barrel 20711E Acrylic Craft Paint, Matte Finish, Canary Yellow, 8 fl oz	Shopped	Qty 1	\$2.97
Apple Barrel 20470E Acrylic Craft Paint, Matte Finish, Pumpkin Orange, 8 fl oz	Shopped	Qty 1	\$2.97
Apple Barrel Matte Paint, 8 oz, Crimson	Shopped	Qty 1	\$2.97
Apple Barrel Acrylic Paint Christmas Green 8oz	Shopped	Qty 1	\$2.97
Great Value Mini Semi-Sweet Chocolate Baking Chips, 12 oz Bag	Shopped	Qty 1	\$3.77
Great Value Dry Roasted Peanuts, 16 oz	Shopped	Qty 1	\$2.58
Great Value Rainbow Sprinkles, 10.5 oz	Shopped	Qty 1	\$3.96
Great Value Iodized Salt, 26 oz	Shopped	Qty 1	\$0.76
Karo Dark Corn Syrup with Molasses, 16 oz.	Shopped	Qty 1	\$2.97
Great Value Sweetened Condensed Milk, 14 oz	Shopped	Qty 5	\$8.90
Pillsbury Creamy Supreme Cream Cheese Frosting, 16 oz Tub	Shopped	Qty 4	\$7.04
Great Value Original Sour Cream, 24 oz	Shopped	Qty 1	\$2.74
Town House FlipSides Original Oven Baked Crackers, Lunch Snacks, 9.2 oz	Shopped	Qty 1	\$3.97
Good Seasons Garlic & Herb Dressing & Recipe Seasoning Mix, 0.75 oz Packet	Shopped	Qty 2	\$3.56
Great Value All-Purpose Enriched Flour, 5 lb Bag	Shopped	Qty 1	\$2.38
Great Value Light Brown Sugar, 32 oz	Shopped	Qty 3	\$6.66
Great Value Pure Granulated Sugar, 4 lb	Shopped	Qty 1	\$3.07
Fresh Whole Carrots, 1 lb Bag	Shopped	Qty 1	\$1.32
Fresh Orange Bell Pepper, Each	Shopped	Qty 1	\$1.48
Fresh Red Bell Pepper, 1 Each	Shopped	Qty 1	\$1.48
Fresh Honeycrisp Apples, 3 lb Bag	Shopped	Qty 3	\$14.91
Fresh Granny Smith Apples, 3 lb Bag	Shopped	Qty 3	\$11.91

More from this order

Pillsbury Moist Supreme Premium Perfectly Pumpkin Cake Mix, 15.25 Oz Box	Qty 2	\$3.76
Subtotal		\$151.38
Savings		-\$27.59
		\$123.79
Tax		\$1.32

Total

\$125.11 ✓

 **Charge history** Your transaction activity for this order >

Payment method

 Ending in 8066

Your payment method has a temporary hold for \$134.22. An updated charge will appear on your statement within 10 business days.

p. 10

Event Kingdom LLC

Order #490

mpivclub@live.com

Please review it for accuracy and read the reminders and tips section as soon as possible so that we may correct any issues that may arise in advance.



Train Ride 2 hour

Sat, Oct 18 11:00 am → 1:00 pm

\$550.00 x 1 = \$550.00



CSOV - Double Lane Slide Combo

Sat, Oct 18 11:00 am → 2:00 pm

\$275.00 x 1 = \$275.00

DRY Slide Double Lane NO POOL x 1



CSOV - Tables And Chairs 50 Guests

Sat, Oct 18 11:00 am → 2:00 pm

\$150.00 x 1 = \$150.00

Choose 9 Six Foot Tables x 1

SubTotal \$975.00

CSOV - Exact Delivery and Pick Up Times - Accept \$60.00 \$1,035.00

Delivery 10-25 Miles @ \$1.89 per mile (23 mi) \$24.57 \$1,059.57

Tax: 0% \$0.00 \$1,059.57

Total \$1,059.57

Customer - 07/08/2025 10:59pm Credit Card (Visa, MC, Discover, Amex) Payment (8066) \$229.52

Customer - 10/17/2025 10:30am Credit Card (Visa, MC, Discover, Amex) Payment (8066) \$830.05

Due \$0.00

Order Summary

Order placed October 20, 2025 Order # 112-1170454-5172207

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:	\$74.96
Shipping & Handling:	\$0.00
Total before tax:	\$74.96
Estimated tax to be collected:	\$5.25
Grand Total:	\$80.21 ✓

2 plant stands
1 rg paper towels - case

Delivered October 22

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

Signed by: Lori



FaithLand 2 Pack Plant Stands, Heavy Duty Metal Planter Holder Indoor Outdoor, 2 Tier Round Potted Supports Rack, Corner Display Shelf Black

Sold by: Faithland

Return or replace items: Eligible through November 21, 2025

\$38.97

Delivered October 21



Boardwalk 17GREEN Boardwalk Green Universal Roll Towels, Natural White, 8"x800ft (Case of 6 Rolls)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through November 23, 2025

\$35.99

10-21-25 gift card junk
Publix.

Hollybrook Plaza
5400 Bruce B Downs Blvd
Wesley Chapel, FL 33544

Store Manager: Stacie Bradham
813-907-1699

VISA \$100 GC 100.00
Account #XXXXXXXXXX5209
GIFT CARD SVC FEE 6.95

Order Total 106.95
Sales Tax 0.00
Grand Total 106.95
Credit Payment 106.95
Change 0.00

Receipt ID: 0618 AL0 741 393

PRESTO!
Trace #: 747377
Reference #: 1073459805
Acct #: XXXXXXXXXXXX8066
Purchase Mastercard
Amount: \$106.95
Auth #: 021550

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

Your cashier was Self-Checkout Lane 1

10/21/2025 18:32 S0618 R174 1393 C0774

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

Publix Super Markets, Inc.

MP

Give us feedback @ survey.walmart.com
Thank you! ID #: 7VR1GK160CJP

10-27-25 Walmart * water

WM Supercenter
813-262-2180 Mgr: ALEJANDRA

28500 STATE ROAD 54

WESLEY CHAPEL FL 33543

ST# 03418 OP# 009008 TE# 08 TR# 01365

ITEMS SOLD 3

TC# 7714 3825 3104 7312 4569



ZH 16.9-35PK 073430004840 F 6.98 N
GV 40PK 078742279090 F 5.47 N
GV 40PK 078742279090 F 5.47 N

SUBTOTAL 17.92
TOTAL 17.92
MCARD TEND 17.92
CHANGE DUE 0.00

MASTERCARD - 8066 1 1 APPR#022754
17.92 TOTAL PURCHASE

REF # U576P5313922

AID A0000000041010

TERMINAL # 23064930

*No Signature Required

10/22/25 19:29:30



Get free delivery
from this store
with Walmart+

Low prices You Can Trust. Every Day.
10/22/25 19:29:39

MP



sam's club

4852 TAMPA, FL
(813) 929 - 7010
Visit SamsClub.com

10/27/25 19:29 8672 04852 004 12

X MEMBER 101-*****0821

THANK YOU,
Meadow

233377 TRASH BAG 21.48 T
SUBTOTAL 21.48

TAX 1 7.000 % 1.50
TOTAL 22.98
MCARD TEND 22.98

Mastercard **** * 8066 I 1

APPROVAL # 027254

AID A0000000041010

AAC 726242404A790B47

TERMINAL # 21716382

*NO SIGNATURE REQUIRED

10/27/25 19:29:26
CHANGE DUE 0.00

Yay! You earned \$0.43 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

ITEMS SOLD 1

TC# 0402 0749 1840 5856 3308



Save time. Order ahead.
SamsClub.com/clubpickup
10/27/25 19:29:26

*** MEMBER COPY ***

10-27-25 MP



sam's club

813-929-7010

10/27/25 19:25 1131 04852 094 9094

Lori 101-**** *082 1

980029987 COFFEEMATE5F 7.98 0

2 @ 3.98

561914 MM WATER F 7.96 0

SUBTOTAL 15.94

TOTAL 15.94

MCARD TEND 15.94

CHANGE DUE 0.00

MASTERCARD- 8066 1 1 APPR#027067

15.94 TOTAL PURCHASE

REF # U2999R207537

AID A0000000041010

TERMINAL # 50456474

*No Signature Required

10/27/25 19:25:22

ITEMS SOLD 3

TC# 1014 3501 5123 7972 9974



Yay! You earned \$0.32 Sam's Cash with Plus. Check all earnings and savings at SamsClub.com/Account

10-28-25

printer paper



sam's club

813-929-7010

10/28/25 19:32 1661 04152 095 9095

Lori 101-**** *082 1

1 980204735 REAM 40.96 0

S INST SV REAM 2.08 0

SUBTOTAL 38.88

TOTAL 38.88

MCARD TEND 38.88

CHANGE DUE 0.00

MASTERCARD- 8066 1 1 APPR#028753

38.88 TOTAL PURCHASE

REF # U484y1098014

AID A0000000041010

TERMINAL # 50452850

*No Signature Required

10/28/25 19:32 39

Additional Savings This Trip:

Sam's Instant Savings 2.08

ITEMS SOLD 1

TC# 9987 7252 8937 4131 4611



Yay! You earned \$0.78 Sam's Cash with Plus. Check all earnings and savings at SamsClub.com/Account

2 locks Provence MP



10-29-25

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC

7117 BROAD STREET

BROOKSVILLE, FL 34601 (352) 754-6320

- SALE -

SALES#: S1827TEZ 5271530 TRANS#: 529424835 10-29-25

363535 HL 2-IN LAM STL 2-1/2-IN 39.96

2 @ 19.98

\$39.96

SUBTOTAL: 39.96

TOTAL TAX: 0.00

INVOICE 92527 TOTAL: 39.96

M/C: 39.96



Mailchimp Receipt MC24565991

p. 14

10-28-25

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# 24565991
Date Paid: October 28, 2025 02:48 AM New York

Billing statement

Standard plan	
2,500 contacts	\$60.00
Intuit Assist for Mailchimp*	
AI-powered marketing	\$0.00
<hr/>	
Paid via Mast ending in 8066 which expires 05/2027 on October 28, 2025	\$60.00 ✓

Balance as of October 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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Give us feedback @ survey.walmart.com
Thank you! ID #: 7VR29T150G6D

MP *Cleaning, Sign supports, paper goods*
10-30-25 **Walmart** *
WM Supercenter

813-262-2180 Mgr. ALEJANDRA

28500 STATE ROAD 54

WESLEY CHAPEL FL 33543

ST# 03418 OP# 002337 TE# 22 TR# 03929

ITEMS SOLD 22

TC# C965 5510 9952 8331 5917



PAPER PLATES 196504202040	2.97	N
PAPER PLATES 196504202040	2.97	N
NAPKINS 196504202030	2.97	N
NAPKINS 196504202030	2.97	N
GLAS CLN 2PK 041911020500	4.74	N
GLAS CLN 2PK 041911020500	4.74	N
RUBBERMallet 056383094600	6.97	N
9 TENT PEGS 056383024830		
12 AT 1 FOR 1.48	17.76	O
PARACORD CRG 695763070122	5.24	N
PARA CORD 820903121550	7.44	N
SCRHK4BK 694513359435	1.24	N

SUBTOTAL 60.01

TOTAL 60.01

MCARD TEND 60.01 ✓

CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#030422

60.01 TOTAL PURCHASE

REF # 530354209249

PAYMENT SERVICE - A

10-30-25 *pkg mail to Attorney*
UNITED STATES POSTAL SERVICE.

CPU WESLEY CHAPEL
30124 STATE ROAD 54
WESLEY CHAPEL, FL 33543-4524
www.usps.com

10/30/2025

01:42 PM

TRACKING NUMBERS

9589 0710 5270 3364 9956 37

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE

Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE

Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
---------	-----	------------	-------



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

p.16

pd 10-30-2025

BILL TO

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

INVOICE 618736

DATE 10/06/2025 TERMS Due on receipt

REP

Laurie

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
V-SF	Cut Vinyl Per Foot - White Vinyl	1	22.50	22.50T
	Shirt & Shoes Required No Wet Clothing- 2			
	Shirt & Shoes Required No Animals Permitted - 1			
	Please Town Dry Before Entering - 1			
	File Name: Meadow Point - Vinyl Door Lettering			
				Subtotal: 22.50
CCCF	Electronic Payment /Credit Card Convenience Fee	1	0.79	0.79

Pay invoice

SUBTOTAL 23.29
TAX 0.00
TOTAL 23.29

TOTAL DUE \$23.29

~FOR INTERNAL USE ONLY~

Order Checked In _____

After Printing _____

Customer Notified _____



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

p. 17

BILL TO

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

INVOICE 619224

DATE 10/29/2025 TERMS Due on receipt

REP

Laurie

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
Eng-2x8	2x8 Engraved Plate Black/White L-402-206 Amiee Brodeen Field Services Manager	1	15.00	15.00T
P- Name Tag SubM	Custom Name Badge Sublimation - 1.5"x3" File: Engrave-Badges Meadow Point IV Name badges Brianna Coon Clubhouse Assistant Manager	1	12.00	12.00T
Signs	Polymetal - 30X36 - Full Color 1 Side Playground Rules	1	135.00	135.00T
				Subtotal: 162.00
CCCF	Electronic Payment /Credit Card Convenience Fee	1	5.67	5.67

SUBTOTAL

167.67 ✓

~FOR INTERNAL USE ONLY~

Order Checked In _____

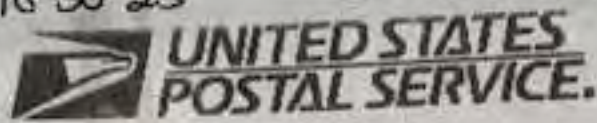
After Printing _____

Customer Notified _____

paid 10-30-25

9589 0710 5270 3364 9956 37

10-30-25 pkg mail to Attorney



CPU WESLEY CHAPEL
10124 STATE ROAD 54
WESLEY CHAPEL, FL 33543-4524
www.usps.com

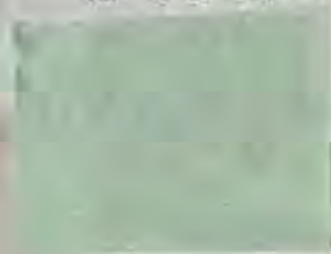
10/30/2025

01:42 PM

TRACKING NUMBERS

9589 0710 5270 3364 9956 37

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE

Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE

Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Large Envelope Tampa, FL 33606 Weight: 0 lb 2.60 oz Estimated Delivery Date Sat 11/01/2025	1		\$2.17
Certified Mail® Tracking #:			\$5.30
		9589 0710 5270 3364 9956 37	\$7.47
Total			\$7.47
Grand Total:			\$7.47 ✓

\$7.47



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. 2056433W426
STATEMENT DATE 11/20/25
DUE DATE 11/26/25
BILLING PERIOD 11-11

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

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

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 20475 Service Location Acct #016055-0001	
	MEADOW POINT IV CDD REC CENTER 3902 MEADOW POINT BLVD WESLEY CH	
11/20/25	BASIC SERVICE CHARGE 1.00 6.00YD	\$ 110.66
	12/1/2025-12/31/2025	
	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.

****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. 2056433W426
STATEMENT DATE 11/20/25
DUE DATE 11/26/25
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 0000001106600000000000002056433 6



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665
DISTRICT NO. 6426

PAGE 1

ACCOUNT NO. 6426-022299
INVOICE NO. 2056544W426
STATEMENT DATE 11/20/25
DUE DATE 11/26/25
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,	
11/20/25	FUEL SURCHARGE 1.00 SC70363782	\$ 4.19
11/20/25	FUEL SURCHARGE 1.00 SC70364341	\$ 232.35
11/20/25	ENVIRONMENTAL SURCHARGE 1.00 SC70363781	\$ 2.02
11/20/25	ENVIRONMENTAL SURCHARGE 1.00 SC70364340	\$ 111.92
11/20/25	BASIC SERVICE CHARGE 1.00 8.00YD	\$ 1,119.20
	12/1/2025-12/31/2025	
11/20/25	BASIC CONTAINER CHARGE 1.00 8.00YD	\$ 20.16
	12/1/2025-12/31/2025	
	Invoice Total	\$ 1,489.84
	Account Balance	\$ 1,489.84

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

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

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

NNNNNNNNNNNN



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

ACCOUNT NO. 6426-022299
INVOICE NO. 2056544W426
STATEMENT DATE 11/20/25
DUE DATE 11/26/25
PAY THIS AMOUNT 1,489.84

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 0000014898400000000000002056544 7



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 **11/10/2025**
Amount Due **5,593.90**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh
Period Days Per Day

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



1 0 2 5 2 9 7 1

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

Previous Balance 5,622.70
Payment 5,622.70CR
Balance Forward 0.00

Light Energy Charge	328.92
Light Support Charge	301.20
Light Maintenance Charge	996.89
Light Fixture Charge	1,198.33
Light Fuel Adj 12,406 KWH @ 0.04200	521.05
Poles (QTY 332)	2,218.00
FL Gross Receipts Tax	29.51

Total Current Charges 5,593.90
Total Due E.F.T. 5,593.90

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 165	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 11/21/2025.



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: 11/10/2025

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	11/21/2025
TOTAL CHARGES DUE	5,593.90
DO NOT PAY	

000141821100055939000055939001



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 **11/10/2025**
Amount Due **40.16**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	0
Oct 2025	31	0
Nov 2024	32	0

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



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	32182	11/04	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 11/21/2025.



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: 11/10/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/21/2025
TOTAL CHARGES DUE 40.16
DO NOT PAY

000141821500000401600000401606



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

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

Bill Date **11/10/2025**
Amount Due **53.25**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	4
Oct 2025	31	4
Nov 2024	32	4

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



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	51727	11/04	51851				124

Previous Balance 54.37
Payment 54.37CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 124 KWH @ 0.06090 7.55
Fuel Adjustment 124 KWH @ 0.04200 5.21
FL Gross Receipts Tax 1.33

Total Current Charges 53.25
Total Due E.F.T. 53.25

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/21/2025
TOTAL CHARGES DUE 53.25
DO NOT PAY

000141821600000532500000532506



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 **11/10/2025**
Amount Due **53.04**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	4
Oct 2025	31	4
Nov 2024	32	4

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



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	60384	11/04	60506				122

Previous Balance 54.15
Payment 54.15CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 122 KWH @ 0.06090 7.43
Fuel Adjustment 122 KWH @ 0.04200 5.12
FL Gross Receipts Tax 1.33

Total Current Charges 53.04
Total Due E.F.T. 53.04

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

Use above space for address change ONLY.

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 11/21/2025
TOTAL CHARGES DUE 53.04
DO NOT PAY

000141821700000530400000530405



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 **11/10/2025**
Amount Due **294.83**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	53082	11/04	55495				2413

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	83
Oct 2025	31	58
Nov 2024	32	22

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 **233.82**
Payment **233.82CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,413 KWH @ 0.06090 **146.95**
Fuel Adjustment 2,413 KWH @ 0.04200 **101.35**
FL Gross Receipts Tax **7.37**

Total Current Charges **294.83**
Total Due **E.F.T. 294.83**

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

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 11/21/2025
TOTAL CHARGES DUE 294.83
DO NOT PAY

000141821800002948300002948307



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 **11/10/2025**
Amount Due **53.15**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	4
Oct 2025	31	4
Nov 2024	32	4

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



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	47749	11/04	47872				123

Previous Balance 53.83
Payment 53.83CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 123 KWH @ 0.06090 7.49
Fuel Adjustment 123 KWH @ 0.04200 5.17
FL Gross Receipts Tax 1.33

Total Current Charges 53.15
Total Due E.F.T. 53.15

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/21/2025
TOTAL CHARGES DUE 53.15
DO NOT PAY

000141822000000531500000531507



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 **11/10/2025**
Amount Due **1,040.66**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	327
Oct 2025	31	332
Nov 2024	32	213

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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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: **11/10/2025**

Use above space for address change ONLY.

District: OP06

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	25565	11/04	35045		21.18	21	9480

Previous Balance 1,147.68
Payment 1,147.68CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 9,480 KWH @ 0.06090 577.33
Fuel Adjustment 9,480 KWH @ 0.04200 398.16
FL Gross Receipts Tax 26.01

Total Current Charges 1,040.66
Total Due **E.F.T.** 1,040.66

DO NOT PAY
Total amount will be electronically transferred on or after 11/21/2025.

Electronic Funds Transfer on or after	11/21/2025
TOTAL CHARGES DUE	1,040.66
DO NOT PAY	

000141822100010406600010406602



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 **11/10/2025**
Amount Due **81.22**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	73696	11/04	74085				389

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	13
Oct 2025	31	14
Nov 2024	32	11

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 86.33
Payment 86.33CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 389 KWH @ 0.06090 23.69
Fuel Adjustment 389 KWH @ 0.04200 16.34
FL Gross Receipts Tax 2.03

Total Current Charges 81.22
Total Due **E.F.T.** 81.22

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

Use above space for address change ONLY.

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 11/21/2025
TOTAL CHARGES DUE 81.22
DO NOT PAY

000141822300000812200000812202



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 **11/10/2025**
Amount Due **57.90**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	6
Oct 2025	31	6
Nov 2024	32	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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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: 11/10/2025

Use above space for address change ONLY.

District: OP06

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	13187	11/04	13355				168

Previous Balance 59.31
Payment 59.31CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 168 KWH @ 0.06090 10.23
Fuel Adjustment 168 KWH @ 0.04200 7.06
FL Gross Receipts Tax 1.45

Total Current Charges 57.90
Total Due **E.F.T.** 57.90

DO NOT PAY
Total amount will be electronically transferred on or after 11/21/2025.

Electronic Funds Transfer on or after	11/21/2025
TOTAL CHARGES DUE	57.90
DO NOT PAY	

000141822400000579000000579001



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 **11/10/2025**
Amount Due **76.99**
Current Charges Due **12/03/2025**

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**

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	86072	11/04	86421				349

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	12
Oct 2025	31	15
Nov 2024	32	22

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 **90.51**
Payment **90.51CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 349 KWH @ 0.06090 **21.25**
Fuel Adjustment 349 KWH @ 0.04200 **14.66**
FL Gross Receipts Tax **1.92**

Total Current Charges **76.99**
Total Due **E.F.T. 76.99**

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

Use above space for address change ONLY.

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 11/21/2025
TOTAL CHARGES DUE 76.99
DO NOT PAY

000141822500000769900000769905



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 **11/10/2025**
Amount Due **55.57**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	5
Oct 2025	31	5
Nov 2024	32	5

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



1 0 2 5 2 9 7 1

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	18115	11/04	18261				146

Previous Balance 57.27
Payment 57.27CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 146 KWH @ 0.06090 8.89
Fuel Adjustment 146 KWH @ 0.04200 6.13
FL Gross Receipts Tax 1.39

Total Current Charges 55.57
Total Due E.F.T. 55.57

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after 11/21/2025
TOTAL CHARGES DUE 55.57
DO NOT PAY

000141822700000555700000555700



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 **11/10/2025**
Amount Due **44.29**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	13567	11/04	13606				39

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	1
Oct 2025	31	2
Nov 2024	32	2

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



1 0 2 5 2 9 7 1

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Previous Balance **45.98**
Payment **45.98CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 39 KWH @ 0.06090 **2.38**
Fuel Adjustment 39 KWH @ 0.04200 **1.64**
FL Gross Receipts Tax **1.11**

Total Current Charges **44.29**
Total Due **E.F.T. 44.29**

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/21/2025
TOTAL CHARGES DUE 44.29
DO NOT PAY

000141822800000442900000442902



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 **11/10/2025**
Amount Due **64.34**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	8
Oct 2025	31	8
Nov 2024	32	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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account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
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Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 11/10/2025

Use above space for address change ONLY.

District: OP06

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	24643	11/04	24872				229

Previous Balance 66.20
Payment 66.20CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 229 KWH @ 0.06090 13.95
Fuel Adjustment 229 KWH @ 0.04200 9.62
FL Gross Receipts Tax 1.61

Total Current Charges 64.34
Total Due **E.F.T.** 64.34

DO NOT PAY
Total amount will be electronically transferred on or after 11/21/2025.

Electronic Funds Transfer on or after 11/21/2025
TOTAL CHARGES DUE 64.34
DO NOT PAY

000141822900000643400000643400



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 **11/10/2025**
Amount Due **41.12**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	0
Oct 2025	31	0
Nov 2024	32	0

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



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	1469	11/04	1478				9

Previous Balance 41.24
Payment 41.24CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 9 KWH @ 0.06090 0.55
Fuel Adjustment 9 KWH @ 0.04200 0.38
FL Gross Receipts Tax 1.03

Total Current Charges 41.12
Total Due E.F.T. 41.12

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/21/2025
TOTAL CHARGES DUE 41.12
DO NOT PAY

000141823000000411200000411204



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 **11/10/2025**
Amount Due **257.57**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh

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

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



1 0 2 5 2 9 7 1

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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 @ 0.04200	8.78
Poles (QTY 11)	118.25
FL Gross Receipts Tax	0.41

Total Current Charges	257.57
Total Due	E.F.T. 257.57

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

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	11/21/2025
TOTAL CHARGES DUE	257.57
DO NOT PAY	

000218538500002575700002575707



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 **11/10/2025**
Amount Due **64.96**
Current Charges Due **12/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	8
Oct 2025	31	8
Nov 2024	32	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	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	9219	11/04	9454				235

Previous Balance 65.89
Payment 65.89CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 235 KWH @ 0.06090 14.31
Fuel Adjustment 235 KWH @ 0.04200 9.87
FL Gross Receipts Tax 1.62

Total Current Charges 64.96
Total Due E.F.T. 64.96

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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

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Bill Date: 11/10/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/21/2025
TOTAL CHARGES DUE 64.96
DO NOT PAY

000218762500000649600000649605

Tab 12



**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

The total items being presented: **\$215,057.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

_____ Megan McNeil <i>Chairman</i>	_____ Susan A. Fisher <i>Vice Chairman</i>	_____ Scott Page <i>Supervisor</i>	_____ Michael Scanlon <i>Supervisor</i>	_____ Michelle Jarvis <i>Supervisor</i>	_____ Darryl Adams <i>District Manager</i>
--	--	--	---	---	--

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300316	10561598	Aquatic Maintenance 12/25	\$ 4,882.00
American Illuminations & Decor	300317	116 Balance	Holiday Lighting 12/25	\$ 11,500.00
Brian C Svoboda	300312	11122025	Maintenance & Repairs 11/25	\$ 545.00
Coastal Waste & Recycling, Inc.	300318	SW0001244346	Waste Disposal Services 12/25	\$ 14,762.70
CRT Services Inc.	300307	20230561-R-0006	Security Monitoring & Maintenance 11/25	\$ 1,820.00
Florida Department of Revenue	121125-01	6180155776026-121025	Sales & Use Tax 11/25	\$ 29.38
Frontier Florida, LLC	120225-01	110625-81399447310806215 ACH	Gate Phones 11/25	\$ 59.99
Frontier Florida, LLC	120925-01	111325-81399447261013215 ACH	Gate Phones 11/25	\$ 59.99
Frontier Florida, LLC	121425-01	111925-81399401640719215 ACH	Gate Phones 12/25	\$ 59.99
Frontier Florida, LLC	121525-01	111925-81399419150119215 ACH	Gate Phones 12/25	\$ 70.19
Frontier Florida, LLC	121625-01	112025-81399416030720215 ACH	Gate Phones 12/25	\$ 70.69

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Florida, LLC	121925-01	81397330031013085-112525 ACH	Internet Services 12/25	\$ 266.17
Frontier Florida, LLC	122625-01	81399446070429225-120125 ACH	Gate Phones 12/25	\$ 59.99
Frontier Florida, LLC	123125-01	81399447310806215-120625	Gate Phones 12/25	\$ 59.99
Frontier Florida, LLC	121825-01	81399464371215215-112325 ACH	Gate Phones 12/25	\$ 59.99
Gymtecs LLC	300319	1232	Fitness Equipment Maintenance & Repair 12/25	\$ 364.99
Howard Anthony Frostman	300310	20251221-01 Balance	Special Events 12/25	\$ 250.00
Juniper Landscaping of Florida, LLC	300308	364155	Tree Services 10/25	\$ 5,037.50
Juniper Landscaping of Florida, LLC	300308	364156	Landscape Maintenance 10/25	\$ 10,161.61
Juniper Landscaping of Florida, LLC	300308	365780	Landscape Maintenance 11/25	\$ 19,550.75
Juniper Landscaping of Florida, LLC	300308	368833	Landscape Replacement 11/25	\$ 910.00
Juniper Landscaping of Florida, LLC	300320	369430	Landscape - Fertilizer 11/25	\$ 421.60

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	300320	369436	Landscape Annuals 11/25	\$ 5,070.00
Juniper Landscaping of Florida, LLC	300320	370273	Landscape Maintenance 12/25	\$ 19,550.76
Juniper Landscaping of Florida, LLC	300320	370561	Landscape Mulch 11/25	\$ 46,225.00
Juniper Landscaping of Florida, LLC	300320	372220	Irrigation Repair 11/25	\$ 375.20
Mechelle Jarvis	300327	MJarvis121025-845	Board of Supervisors Meeting 12/10/25	\$ 200.00
Megan McNeil	300328	MMcNeil121025-845	Board of Supervisors Meeting 12/10/25	\$ 200.00
Michael J Scanlon	300329	MScanlon121025-845	Board of Supervisors Meeting 12/10/25	\$ 200.00
Mr. Electric of Land O' Lakes	300332	2504663	Maintenance & Repairs 12/25	\$ 4,127.27
Mr. Electric of Land O' Lakes	300341	2504723	Maintenance & Repairs 12/25	\$ 1,380.23
Outsmart Pest Management, Inc.	300321	46618	Pest Control 12/25	\$ 60.00
Pasco County Sheriff's Office- Finance	300333	ARNOV25 MPIV	Deputy Services 11/25	\$ 12,966.33

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	121025-01	23455810 ACH	Water Services 10/25	\$ 396.48
Rizzetta & Company, Inc.	300306	INV0000105079	Personnel Reimbursement 11/25	\$ 7,448.61
Rizzetta & Company, Inc.	300314	INV0000105372	Accounting Services 12/25	\$ 7,341.75
Rizzetta & Company, Inc.	300315	INV0000105394	Personnel Reimbursement, Amenity Management & Oversight 12/25	\$ 9,180.40
Rizzetta & Company, Inc.	300313	INV0000105463	Cell Phone, Auto Mileage & Travel 11/25	\$ 277.80
Rizzetta & Company, Inc.	300338	INV0000105848	Personnel Reimbursement 12/25	\$ 7,317.28
Rust Off, LLC.	300322	50963	Rust Control 12/25	\$ 220.00
School Now	300323	INV-SN-1146	Website Compliance & Management 12/25	\$ 384.38
Scott W Page	300330	SPage121025-845	Board of Supervisors Meeting 12/10/25	\$ 200.00
Southern Automated Access Services, LLC	300324	17341	Gate Phones 12/25	\$ 110.00
Southern Automated Access Services, LLC	300324	17353	Gate Phones 12/25	\$ 110.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300324	17355	Gate Phones 12/25	\$ 110.00
Southern Automated Access Services, LLC	300324	17356	Gate Phones 12/25	\$ 110.00
Southern Automated Access Services, LLC	300324	17360	Gate Phones 12/25	\$ 110.00
Southern Automated Access Services, LLC	300324	17368	Gate Phones 12/25	\$ 110.00
Southern Automated Access Services, LLC	300324	17369	Gate Phones 12/25	\$ 110.00
Southern Automated Access Services, LLC	300334	17398	Gate Phones 12/25	\$ 115.00
Southern Automated Access Services, LLC	300339	17403	Gate Phones 12/25	\$ 115.90
Southern Automated Access Services, LLC	300342	17449	Gate Phones 12/25	\$ 115.00
Southern Automated Access Services, LLC	300342	17450	Gate Phones 12/25	\$ 115.00
Spectrum	122925-01	1316058120925	Internet Services 12/25	\$ 110.00
Spectrum	121025-02	1316728112125 ACH	Gate Phones 12/25	\$ 110.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Straley Robin Vericker	300309	27501	Legal Services 10/25	\$ 2,249.00
Susan A. Fischer	300331	SFischer121025-845	Board of Supervisors Meeting 12/10/25	\$ 200.00
TECO	121025-03	111825-221006228235	Electric Services 11/25	\$ 1,604.31
Times Publishing Company	300335	68884-121425	Legal Advertising 12/25	\$ 485.00
Triangle Pool Service	300325	58852	Pool Maintenance 12/25	\$ 3,200.00
U.S. Water Services Corporation	300340	SI131214	Lift Station Maintenance 11/25	\$ 99.61
U.S. Water Services Corporation	300326	SI133742	Lift Station Maintenance 12/25	\$ 99.61
Valley National Bank	122625-03	CC113025-845 ACH	Credit Card Expenses 11/25	\$ 961.18
Waste Connections of Florida	122425-01	2077160W426	Waste Disposal Services 01/26	\$ 110.66
Waste Connections of Florida	122425-02	2077271W426	Waste Disposal Services 01/26	\$ 1,657.11
Watch4Santa	300311	122125-845 Balance	Special Events 12/25	\$ 250.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418211-120925	Electric Services 11/25	\$ 5,598.40
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418215-120925	Electric Services 11/25	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418216-120925	Electric Services 11/25	\$ 53.46
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418217-120925	Electric Services 11/25	\$ 53.15
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418218-120925	Electric Services 11/25	\$ 282.48
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418220-120925	Electric Services 11/25	\$ 53.78
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418221-120925	Electric Services 11/25	\$ 1,056.29
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418223-120925	Electric Services 11/25	\$ 83.23
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418224-120925	Electric Services 11/25	\$ 58.95
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418225-120925	Electric Services 11/25	\$ 74.46
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418227-120925	Electric Services 11/25	\$ 55.78

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418228-120925	Electric Services 11/25	\$ 44.59
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418229-120925	Electric Services 11/25	\$ 65.81
Withlacoochee River Electric Cooperative, Inc.	122625-04	1418230-120925	Electric Services 11/25	\$ 41.12
Withlacoochee River Electric Cooperative, Inc.	122625-02	2185385-120925	Electric Services 11/25	\$ 257.57
Withlacoochee River Electric Cooperative, Inc.	122625-04	2187625-120925	Electric Services 11/25	\$ 66.55
Withlacoochee River Electric Cooperative, Inc.	300336	845-120925 Deposit	Deposit CS#10252971 Acct# 1418231	\$ 340.00
Withlacoochee River Electric Cooperative, Inc.	300337	845-120925-01 Deposit	Deposit CS#10252971 Acct# 2386197	\$ 340.00
Total Report				<u>\$ 215,057.17</u>

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

12/1/2025
10561598
\$4,882.00

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
12/31/2025

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

\$4,882.00



American Illuminations

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

✉ Istanger@rizzetta.com

INVOICE	#116
PAYMENT TERMS	Upon receipt
DUE DATE	Dec 05, 2025
AMOUNT DUE	\$11,500.00

CONTACT US

8247 Westhaven Dr
Land O' Lakes, FL 34638

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

INVOICE

Services	qty	unit price	amount
3-Year Premium Holiday Lighting	1.0	\$0.00	\$0.00
Premium Holiday Lighting agreement locks in pricing for 3 years. American Illuminations will add decorations each year at each entrance (where applicable) without the increase in price. This will be an effort to increase the scope of work gradually while maintaining the same cost for the district.			
9 Neighborhood Entrances	1.0	\$22,500.00	\$22,500.00
Provence Entrance 4 X garland to tops of gate: 48" unlit wreath on wall between gates Warm White mini lights on junipers beneath monument and between gates Warm White LED C9 lights on top of sign monument by road entry (2) 36" Pre-lit wreath with bow (one on each side of monument at road entrance)			
Meadow Pointe North (2) 9' X 18" extra thick garland on top of monument (2) 36" Pre-Lit Wreaths on each side of monument (on medallion) 18" Bow on each end monument post face Green LED Mini Lights on bushes directly below monument 3 Reclenadas Palms behind monument: wrap trunks with Warm White LED Mini Lights, Green 'candletops'			
Whinsenton 48" warm white LED clear lit wreath with 2 X 18" large bow on the top center monument on each side (3) 9' sections of thick garland with warm white LED clear lights per side Wrap the oak tree at the front of monument with warm white lights on trunk 30 sets LED Green Mini lights on foundation bushes.			
Parkmonte 48" Pre-Lit wreath and 2 X-large bows on each side (3) 9' sections of thick garland with warm white LED clear lights with bows per side Front Junipers with LED Green Mini lights 48" LED clear lit wreath on front of the front center column in the center median.			
Shellwood 36" warm white LED clear lit wreath (2) 18" large bow on each side (2) 9' sections thick garland with warm white LED clear lights 2 of 5 Palm trees/side with candle tops Inner Ligustrum next to each monument warm white mini lights on canopies.			
The Haven 48" lit wreath on fence between gates			

(2) 48" lit wreath on gates, inner gates only
(2) 36" wreath on the taller end of monument stone wall
20 X Staked meteors at center in front of monument.

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

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

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

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

Subtotal	\$25,000.00
Discount	-\$1,000.00
Job Total	\$24,000.00
Amount Due	\$11,500.00

Payment History			
Dec 05	Fri 1:25pm	Check	\$12,500.00

- This is a 3-year Full Service agreement for the holiday season for the year 2025, 2026, and 2027.
- American Illuminations & Decor will install, maintain throughout the season, takedown all lights & decor at the end of the season, and store during the offseason.
- American Illuminations & Decor maintains ownership of all lights, equipment and decor at the end of the agreement.
- Installation to be completed by Thanksgiving.
- Removal of all decor by January 14th (Lights can be turned off in the interim)
- 50% deposit due upon approval of proposal. Remaining 50% due upon completion of installation (Net 15)

Print & Signature of Acceptance:

X_____

Acceptance Date:

BRIAN SVOBODA

INVOICE

813-545-1948
jacpro1@yahoo.com

7331 Pulteney Dr.
Wesley Chapel, FL
33545

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

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

Project Title: Miscellaneous Items
P.O. Number: 11122025
Invoice Number: 11122025

Payable upon receipt

Description	Quantity	Unit Price	Cost
Remove basketball Hoop, Replace 1 light Bulb(clubhouse), Install New Lock Handles(shed), Install Solar Light(shed), Install Playground Sign, Misc Hardware used	1	\$35.00	\$35.00
Labor / Trip	6	\$85.00	\$510.00
		Subtotal	\$545.00
	Tax	0.00%	\$0.00
		Total	\$545.00

57200-4705

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

Please make all PAYMENTS TO:

BRIAN SVOBODA

7331 PULTNEY DRIVE

WESLEY CHAPEL FLORIDA 33545



www.coastalwasteinc.com

INVOICE

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

Invoice SW0001244346
Page Page 1 of 1
Date 11/30/2025
Customer 21987
Site 0
PO Number
Due Date 12/30/2025

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) MEADOW POINTE IV CDD 3902 MEADOW POINTE BLVD, WESLEY CHAPEL FL Serv #001 96 GALLON MSW 846 - 0YD				
30 - Nov	846 UNITS @ \$17.45 (Dec 01/25 - Dec 31/25)		\$14,762.70	1.00	\$14,762.70

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

INVOICE TOTAL	\$14,762.70
----------------------	-------------

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

Invoice SW0001244346
Page Page 1 of 1
Date 11/30/2025
Customer 21987
Site 0
PO Number
Due Date 12/30/2025

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

AMOUNT REMITTED	
------------------------	--

0025756SW0219870000SW000124434600029095260



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

Invoice #20230561-R-0006

Issue date
Nov 1, 2025

Monthly Surveillance Preventative Maintenance

We appreciate your business.

Customer

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

Invoice Details

PDF created November 17,
2025
\$1,820.00
Service date November 17,
2025

Payment

Due November 1, 2025
\$1,820.00

Recurring

Repeats every 3 months on
the 1st
Repeats indefinitely

Items	Quantity	Price	Amount
Monthly Maintenance Service <i>Monthly Maintenance Service CRT will perform monthly on-site visual or remote virtual inspections of covered surveillance equipment as a proactive measure in keeping equipment and connectivity infrastructure at maximum performance and to assist in reducing system faults.</i>	1	\$0.00	\$0.00
Quarterly Maintenance Service	1	\$1,820.00	\$1,820.00



Pay online

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



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

Invoice #20230561-R-0006

Issue date
Nov 1, 2025

- Inspect and clean covered video recorders and connectivity equipment.
- Upgrade DVR / NVR firmware as applicable.
- Clean lens, inner & outer dome, and IR sensors on all covered camera's.
- Review local equipment logs for device errors or breach attempts.
- Verify infrastructure connectivity from source to termination point.
- Perform diagnostics on all attached equipment and report fault findings for remediation solutions.
- Provide training to authorized local administrator on access applications and operations of Surveillance systems.
- Perform Focus adjustments as needed on Veri-focal / zoom cameras.
- Perform PTZ calibration to applicable PTZ cameras as needed.
- Apply DVR IP / DDNS connectivity updates on all remote devices.
- Check Systems logs and correct any issues identified in logs.
CRT will advise management upon the discovery of any damaged equipment or recommended equipment changes.
Once approved, CRT will obtain and replace equipment based on availability.

Subtotal	\$1,820.00
Non-Taxable	\$0.00

Total Due	\$1,820.00
------------------	-------------------



Pay online

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

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920000114961	Submitted Date	Wednesday, 12/10/2025
Status	IN PROCESS	Submitted Time	05:03 PM

Payment Information

Taxpayer Name	MEADOW POINTE IV COMMUNITY DEVELOPMENT D	Debit Date	Thursday, 12/11/2025
Document Type	DR-15EZ	Filing Period End Date	11/30/2025
Amount Paid	\$29.38		
Payment Amount	\$29.38		
Fee Amount	\$0.00		

Electronic Check Information

Bank Nickname	N/A	Routing Number	
Bank Account Type	BUSINESS/CORPORATE CHECKING	Account Number	

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577602-6	11/30/2025	\$29.38



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

Billing Date:
Nov 06, 2025

Billing Period:
Nov 06 - Dec 05, 2025

Hi MEADOW POINTE IV CDD,

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

Bill history

Previous balance	\$59.99
Payment received by Nov 06, 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
Dec 01

Manage your account, payments, and services online at 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 11072025 NNNNNNNN 01 994983

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

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7210088139944731080621000000000000000059995



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

Billing Date:
Nov 06, 2025

Billing Period:
Nov 06 – Dec 05, 2025



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES



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 Internet			
Monthly Charges			
11.06-12.05	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			
11.06-12.05	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

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BUSINESS
COMMUNICATIONS**

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

business.frontier.com/unified-communications



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

Billing Date:
Nov 13, 2025

Billing Period:
Nov 13 - Dec 12, 2025

Hi MEADOW POINTE IV CDD- PARKMONT,

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

Bill history

Previous balance	\$59.99
Payment received by Nov 13, 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
Dec 08

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

6790 0107 DY RP 13 11142025 NNNNNNNN 01 991699

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

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1980088139944726101321000000000000000059995



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

Billing Date:
Nov 13, 2025

Billing Period:
Nov 13 – Dec 12, 2025



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 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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



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

Billing Date:
Nov 13, 2025

Billing Period:
Nov 13 - Dec 12, 2025

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Internet

Monthly Charges

11.13-12.12	Business Fiber Internet 500	\$49.99
	Valued Customer Fiber 500 Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
Internet Total		\$74.99

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.



Other Charges

Monthly Charges

11.13-12.12	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/13/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/13/27	
Other Charges Total		-\$15.00

Total current month charges **\$59.99**

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

business.frontier.com



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

Billing Date:
Nov 19, 2025

Billing Period:
Nov 19 - Dec 18, 2025

Hi MEADOW POINTE IV CDD- MERIDIA,

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

Bill history

Previous balance	\$59.99
Payment received by Nov 19, 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
Dec 15

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

6790 0107 DY RP 19 11202025 NNNNNNNN 01 992384

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

6670088139940164071921000000000000000059995



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

Billing Date:
Nov 19, 2025

Billing Period:
Nov 19 – Dec 18, 2025



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Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

 Internet			
Monthly Charges			
11.19-12.18	Business Fiber Internet 500		\$49.99
	1 Usable Static IP Address		\$25.00
Internet Total			\$74.99
 Other Charges			
Monthly Charges			
11.19-12.18	Customer Loyalty Credit		-\$10.00
	\$10.00 Discount through 03/16/27		
	Customer Loyalty Credit		-\$5.00
	\$5.00 Discount through 03/16/27		
Other Charges Total			-\$15.00
Total current month charges			\$59.99

LET FRONTIER
BE YOUR
TECH SUPPORT

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

business.frontier.com



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

Billing Date:
Nov 19, 2025

Billing Period:
Nov 19 - Dec 18, 2025

Hi MEADOW POINTE IV CDD,

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

Bill history

Previous balance	\$70.19
Payment received by Nov 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
Total services	\$70.19	\$70.19
Total balance		\$70.19

Total balance

\$70.19

Auto Pay is scheduled
Dec 15

Manage your account, payments, and services online at 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 19 11202025 NNNNNNNN 01 002204 0008

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

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



6630038139941915011921000000000000000070195



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

Billing Date:
Nov 19, 2025

Billing Period:
Nov 19 – Dec 18, 2025

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PAYING YOUR BILL

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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



Internet

Monthly Charges

11.19-12.18	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

11.19-12.18	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/16/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/16/27	
	Printed Bill Fee	\$4.50
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

NEXT-GENERATION BUSINESS COMMUNICATIONS

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

business.frontier.com/unified-communications



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

Billing Date:
Nov 20, 2025

Billing Period:
Nov 20 - Dec 19, 2025

Hi MEADOW POINTE IV CDD,

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

Bill history

Previous balance	\$70.69
Payment received by Nov 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
Total services	\$70.69	\$70.69
Total balance		\$70.69

Total balance

\$70.69

Auto Pay is scheduled
Dec 15

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

6790 0107 DY RP 20 11202025 NNNNNNNN 01 994540

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

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

9340088139941603072021000000000000000070695



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

Billing Date:
Nov 20, 2025

Billing Period:
Nov 20 – Dec 19, 2025

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For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
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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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Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/ctnetx-privacy.



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 Internet			
Monthly Charges			
11.20-12.19	Business Fiber Internet 500		\$49.99
	1 Usable Static IP Address		\$25.00
	WiFi Router Lease		\$10.00
Internet Total			\$84.99
 Other Charges			
Monthly Charges			
11.20-12.19	Customer Loyalty Credit		-\$10.00
	\$10.00 Discount through 04/28/27		
	Customer Loyalty Credit		-\$5.00
	\$5.00 Discount through 04/28/27		
Other Charges Total			-\$15.00
 Taxes and Fees			
	FL State Sales Tax		\$0.60
	County Sales Tax		\$0.10
	State Taxes		\$0.70
Taxes and Fees Total			\$0.70
Total current month charges			\$70.69

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

Billing Date:
Nov 25, 2025

Billing Period:
Nov 25 – Dec 24, 2025

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

Previous balance	\$266.17
Payment received by Nov 25, thank you	-\$266.17

Service summary		Previous month	Current month
	Bundle	\$241.84	\$241.84
	Other	-\$20.00	-\$20.00
	Additional Services	\$7.99	\$7.99
	Taxes and Fees	\$36.34	\$36.34
Total services		\$266.17	\$266.17
Total balance			\$266.17

Total balance
\$266.17
Auto Pay is scheduled
Dec 19

Manage your account, payments, and services online at 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 11252025 NNNNNNNN 01 992458

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

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90500181397330031013080000000000000000266175



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

Billing Date:
Nov 25, 2025

Billing Period:
Nov 25 - Dec 24, 2025

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MyFrontier® app



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Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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

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



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Bundle

Monthly Charges

11.25-12.24	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 Features	
(2)	OneVoice Long Distance Intra	
	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

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 \$266.17 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 or frontier.com/tariffs for other important service Terms, Conditions, and Policies.



Other Charges

Monthly Charges

11.25-12.24	(2)	Customer Loyalty Credit	-\$20.00
		\$10.00 Discount through 04/16/27	

Other Charges Total **-\$20.00**



Additional Services

Monthly Charges

11.25-12.24	Multi-Device Security	\$7.99
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Additional Services Total **\$7.99**



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$23.61
Federal USF Recovery Charge	\$12.73
Federal Taxes	\$36.34

Taxes and Fees Total **\$36.34**

Total current month charges \$266.17



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

Billing Date:
Dec 01, 2025

Billing Period:
Dec 01 – Dec 31, 2025

Hi WINDSOR MPIV CDD,

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

Bill history

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

Service summary

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

Total balance

\$59.99

Auto Pay is scheduled
Dec 26

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

6790 0107 DY RP 01 12022025 NNNNNNNN 01 992174

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

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

437008813994460704292200000000000000000059995



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

Billing Date:
Dec 01, 2025

Billing Period:
Dec 01 – Dec 31, 2025



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PAYING YOUR BILL

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 Internet			
Monthly Charges			
12.01-12.31	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			
12.01-12.31	Customer Loyalty Credit		-\$10.00
	\$10.00 Discount through 03/13/27		
	Customer Loyalty Credit		-\$5.00
	\$5.00 Discount through 03/13/27		
Other Charges Total			-\$15.00
Total current month charges			\$59.99

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

Billing Date:
Dec 06, 2025

Billing Period:
Dec 06 – Jan 05, 2026

Hi MEADOW POINTE IV CDD,

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

Bill history

Previous balance	\$59.99
Payment received by Dec 06, 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
Dec 30

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

6790 0107 DY RP 06 12072025 NNNNNNNN 01 999889

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MEADOW POINTE IV CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

7210088139944731080621000000000000000059995



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

Billing Date:
Dec 06, 2025

Billing Period:
Dec 06 – Jan 05, 2026

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Internet

Monthly Charges

12.06-01.05	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

12.06-01.05	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**

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MEADOW POINTE IV COMMUNITY

Account Number:
813-994-6437-121521-5

Billing Date:
Nov 23, 2025
Billing Period:
Nov 23 - Dec 22, 2025

Hi MEADOW POINTE IV COMMUNITY,
Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history		
<hr/>		
Previous balance		\$59.99
Payment received by Nov 23, thank you		-\$59.99
<hr/>		
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
Dec 17



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

6790 0107 DY RP 23 11232025 NNNNNNNN 01 995111

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

1440088139946437121521000000000000000059995



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

Billing Date:
Nov 23, 2025

Billing Period:
Nov 23 – Dec 22, 2025



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 Internet			
Monthly Charges			
11.23-12.22	Business Fiber Internet 500	\$49.99	
	1 Usable Static IP Address	\$25.00	
Internet Total		\$74.99	
 Other Charges			
Monthly Charges			
11.23-12.22	Customer Loyalty Credit	-\$10.00	
	\$10.00 Discount through 03/24/27		
	Customer Loyalty Credit	-\$5.00	
	\$5.00 Discount through 03/24/27		
Other Charges Total		-\$15.00	
Total current month charges		\$59.99	

NEXT-GENERATION BUSINESS COMMUNICATIONS

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

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INVOICE

GymTecs LLC

1221 E Lemon St

Tarpon Springs, FL 34689

GymTecs1@gmail.com

+1 (727) 922-4424

gymtecs.com



GYMTECS

Fitness Equipment Service

Bill to

Meadow Pointe IV CDD

Meadow Pointe IV CDD

3434 Colwell Ave

Tampa, Florida 33614 US

Invoice details

Invoice no.: 1232

Terms: Net 30

Invoice date: 12/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Parts	Walking belt	1	\$258.99	\$258.99
2.		Shipping		1	\$21.00	\$21.00
3.		Labor	Precor treadmill SN: AXGTG20160026 - replace worn walking belt, flip deck	1	\$85.00	\$85.00

Total

\$364.99

Ways to pay

VISA  DISCOVER  AMEX BANK  PayPal VENMO

View and pay

Accounting Code: 57200-4914

JS

Howard Anthony Frostman
Tony The Balloon Guy
More Fun for Your Party, Program or Promotion
www.TonyTheBalloonGuy.com
(352) 796-1125

INVOICE 20251221-01

SEND PAYMENT TO:

Howard Anthony Frostman
PO Box 15087
Brooksville, FL 34604

CLIENT: Meadow Pointe IV CDD

ADDRESS: 3434 Colwell Ave

CITY, STATE, ZIP: Tampa, FL 33614

DATE	HOURS WORKED	HOURLY RATE	PERFORMER	TOTAL DUE	APPROVED BY
12/21/25	2-4pm		Balloon Artist Face Painter	\$500	

TOTAL DUE: \$500

PAID: \$0

BALANCE DUE: \$500

NOTES:

For Christmas party at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.
Please send 50% as a deposit to secure the booking, leaving the balance due at the event.

Thank you!

Please Remit Payment to:

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



Invoice 364155

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

Date	Due Date
10/31/25	11/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#364012 - Oak trees structural pruning at amenity center				\$5,037.50
Tree work - 10/30/2025				
Tree pruning and debris disposal	31.00EA	\$162.50	\$5,037.50	



Grand Total \$5,037.50

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,467.97	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 364156

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

Date	Due Date
10/31/25	11/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#366404 - Provence-New palms cleanup/enhancement at ponds 2 and 4				\$10,161.61

Landscape Material - 10/30/2025

Debris removal and disposal	25.00HR	\$60.00	\$1,500.00
Heavy Equipment (includes operator)	6.00HR	\$65.00	\$389.97
Enhancement Labor	10.00HR	\$60.00	\$600.00
Sabal Palm, Slick, 10-16' ct - FGP3	3.00FG	\$650.00	\$1,950.00
Debris by the truck	1.001	\$275.00	\$275.00
LESCO 8-2-12 90% PolyPlus OPTI45	4.0050 lb	\$81.66	\$326.64
KMAG SOP 2% Fe 4% Mg 2% Mn Granular Fertilizer 50lb. Bag			
Palm Pruning	78.00CT	\$45.00	\$3,510.00
Pine Bark Mulch 3 cu. ft. Bag	140.00BG	\$11.50	\$1,610.00

RECEIVED
10-31-2025**Grand Total** \$10,161.61

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,467.97	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 365780

Bill To
Meadow Pointe IV CDD c/o Community Development District P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/01/25	12/1/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#356289 - Meadow Pointe IV 2025/2026 Landscape Maintenance Renewal November 2025	\$19,550.75

Grand Total \$19,550.75

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$38,018.72	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 368833

Bill To
Meadow Pointe IV CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/24/25	12/24/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#373698 - Flower beds planting mix installation				\$910.00

Soil - 11/20/2025

Planting Mix, 01 Cubic Yard - 01CYSoil	7.0001CY	\$130.00	\$910.00
--	----------	----------	----------

Grand Total **\$910.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$38,928.72	\$0.00	\$0.00	\$0.00	\$0.00

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JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 369430

Bill To
Meadow Pointe IV CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/26/25	12/26/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#356289 - Meadow Pointe IV 2025/2026 Landscape Maintenance Renewal	
<i>Palm Fertilization - NOVEMBER - 11/17/2025</i>	\$245.90
<i>IPM - 11/17/2025</i>	\$175.70

Grand Total \$421.60

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$39,350.32	\$0.00	\$0.00	\$0.00	\$0.00

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

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 369436

Bill To
Meadow Pointe IV CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/26/25	12/26/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#329001 - Q4 Annuals for December 2025	\$5,070.00
<i>Plant Material - 11/21/2025</i>	

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

Grand Total **\$5,070.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$44,420.32	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 370273

Bill To
Meadow Pointe IV CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/01/25	12/31/2025
Account Owner	PO#
JORGE LEDESMA	

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

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)
\$45,503.11	\$18,467.97	\$0.00	\$0.00	\$0.00

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

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 370561

Bill To
Meadow Pointe IV CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/30/25	12/30/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#366376 - MPIV 2025 mulch	\$46,225.00

Mulch installation - 11/28/2025

Coco brown mulch install and pine bark

Yards for each entrance

Shell wood 4yds coco brown

Park Monte 16yds coco brown

Whinsenton 16yds coco brown

Meadow Pointe North 20yds coco brown

Haven 50yds pine bark

Windsor 50yds commons coco brown

Windsor 30 yds entrance pine bark

Meridian 50yds hedge line coco brown

Meridian 30yds entrance pine bark

Enclave 30yds pine bark

Provence 110yds pine bark

Meadow Pointe IV 354yds coco brown

Grand Total **\$46,225.00**

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$91,728.11	\$18,467.97	\$0.00	\$0.00	\$0.00

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

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 372220

Bill To
Meadow Pointe IV CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/05/25	1/4/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#374360 - November 2025 Irrigation Repair-Clock 5 Meridian-Solenoid Replacement				\$375.20

Control Components - 11/17/2025

Irrigation Tech Labor	3.00HR	\$75.00	\$225.00
Rain Bird G4 Solenoid Assembly for PGA PEB and GB Valves	2.00EA	\$75.10	\$150.20

Grand Total **\$375.20**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$72,552.56	\$38,018.72	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Meadow Pointe IV CDD BOS Meeting**Meeting Date:** XXXXXXXXXX

December 10, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Megan McNeil	<i>9:00</i> Yes
Mechelle Jarvis	<i>9:00</i> Yes
Susan Fischer	<i>Yes</i>
Scott Page	<i>Yes</i>
Michael Scanlon	<i>Yes</i>

(*) Does not get paid

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

Meeting Start Time:	<i>9:00</i>
Meeting End Time:	<i>12:13</i>
Total Meeting Time:	<i>3.13</i>

Time Over (3) Hours: Total at \$ 175 per Hour: **ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: 



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

BILL TO

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

INVOICE
2504663

INVOICE DATE
Dec 09, 2025

JOB ADDRESS

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

Completed Date: 12/9/2025

Technician: Seth

Payment Term: Due Upon Receipt

Due Date: 12/9/2025

DESCRIPTION OF WORK**DIAGNOSTIC OF THE FOLLOWING LOCATIONS:****Provence location:**

Exit side gate wreath inoperable. Diagnostic found the issue to be with the Christmas lights themselves, the exit side side walk gate is not illuminated due to the section of lights not being plugged in, in the corner of the gate, the cord end is not plugged into power, a new custom made cord is needed to connect to the GFCI which has correct power, the side walk gate is using this power for the man door wreath.

Entry side low voltage transformer does not have output power, entryway gate landscape lights inoperable.
New transformer needed to restore landscape lighting for entry gate side of road.

HAVEN LOCATION:

Reason for diagnostic; west side entrance pedestrian gate wreath inoperable.

Findings:

Power is present at the photocell controlled GFCI outlet. The wreaths at entry and exit and also center island wreaths are not plugged into any power source at all.

Recommend replacing both of the old metal frame photocells, they work but are extremely delayed, indicating near failure.

SHELLWOOD LOCATION:

REASON FOR DIAGNOSTIC; Christmas lights inoperable both sides of entry.

FINDINGS:

GFCI outlet for north side was tripped, reset and power was restored. GFCI on south side has failed and in need of replacement.

Replace with new GFCI and bubble cover or use GFCI type breaker?

Breakers are old and showing signs of age, recommend replacing all (5)

North side "entry gate side" landscape lights at gate location do not operate after replacing the circuit breakers.

Power is now provided at the outlet used for the transformer after breaker replacements, 120v is present at the transformer however, no output voltage is coming from the transformer.

No GFCI found for the front center median outlet location. Needs GFCI for outdoor useage

Center median GFCI is buried in the ground. Need to extend with new post and replace old dirt filled GFCI.

GFCI which powers the west side wreath does not have power due to tripped GFCI, this trips instantly when the low voltage light transformer is plugged in. Transformer is badly corroded and filled with ants.

Recommend landscape transformer replacement to restore power to landscape lights and to prevent tripping the GFCI, more landscape wiring or light issues may be found after power is restored.

Center median GFci was tripped. The weather cover is missing, a standard rated GFCI is in place.

Recommend replacing the box and cover for a new weather resistant cover as well as replace the GFCI which has been exposed to weather, replace with Weather resistant GFCI for outdoor use

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	COMPLIMENTARY MULTI POINT ELECTRICAL HOME SAFETY CHECK (\$99.00 VALUE)	1.00	\$0.00	\$0.00
2	** Mr. Electric does not warrant materials/fixtures provided by customer. Should any additional work or callbacks be required due to faulty products supplied by customer, customer will be charged. ** Unforeseen code violation corrections will be quoted separately and are not included in this estimate. ** Drywall Disclaimer - All efforts will be made to prevent and/or minimize damage to drywall. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Excavation Disclaimer - All efforts will be made to prevent and/or minimize damage to underground utilities. Homeowner is responsible for identifying all non public lines including irrigation, water, well, septic, leach field, cable, power, etc. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Quote is valid for 30 days. 50% deposit is required for scheduling. ** Cancellations after scheduling may result in restocking fees. ** Charges for permitting and inspections cannot be refunded once applied for.	1.00	\$0.00	\$0.00
3	CIRCUIT DIAGNOSTIC SERVICE PROFESSIONAL WILL DIAGNOSE THE PROBLEM BY STARTING AT THE ELECTRICAL PANEL AND TESTING THROUGH THE CIRCUIT - ONCE THE PROBLEM IS FOUND, SERVICE PROFESSIONAL WILL PROVIDE A CLEAR DESCRIPTION AND ADDITIONAL PROPOSAL FOR APPROVAL. ***DOES NOT INCLUDE REPAIR***	1.00	\$567.00	\$567.00
4	INSTALL 300 WATT TRANSFORMER CONNECTED TO EXISTING LOW	1.00	\$505.22	\$505.22

VOLTAGE WIRE AND EXISTING OUTLET, MOUNTED TO EXISTING
STRUCTURE

DOES NOT INCLUDE

- * CIRCUIT
- * OUTLET
- * REMOTE MOUNTED TRANSFORMER
- * WIRE
- * TRANSFORMER
- * SURGE PROTECTION

5	INSTALL ONE NEW INTERIOR 20A GFCI TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX * GFCI RECEPTACLE IS A SAFETY DEVICE THAT WILL REMOVE/DISCONNECT POWER WHEN IT DETECTS PROBLEMS WITH THE AMOUNT OF POWER FLOWING THROUGH THEM. * GFCI PROTECTION IS REQUIRED AT ALL KITCHEN, BATHROOM, GARAGE, BASEMENT AND EXTERIOR LOCATIONS. DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC	1.00	\$152.55	\$152.55
6	REPLACE PHOTOCELL ADJUSTABLE/FIXED	2.00	\$190.95	\$381.90
7	PROVIDE AND INSTALL ONE 15 AMP 1-POLE STANDARD BREAKER * INSTALL PER MANUFACTURER & NEC CODE REQUIREMENTS * CONNECTION TO EXISTING WIRE/CABLES * PRODUCT MANUFACTURER WARRANTY * ONE YEAR LABOR WARRANTY DOES NOT INCLUDE: * LOAD CENTER / PANEL * AFCI, GFCI, DFCI, WI-FI OR OTHER SPECIALTY BREAKERS * NEW WIRE/CABLE IF DURING BREAKER INSTALLATION IT IS DETERMINED THE LOAD CENTER IS COMPROMISED OR IF NEW WIRE NEEDS TO BE INSTALLED, SERVICE PROFESSIONAL WILL PROVIDE A CLEAR DESCRIPTION AND ADDITIONAL PROPOSAL FOR APPROVAL.	5.00	\$161.08	\$805.40
8	INCLUDES INSTALL OF ONE OUTDOOR WEATHER RESISTANT 15A GFCI RECEPTACLE WITH PROTECTIVE WATERPROOF BUBBLE COVER (DOES NOT INCLUDE CIRCUIT, NEW WIRE OR BOX)	1.00	\$255.37	\$255.37
9	Dig up and remove outlet box which is now lower then grade, need to scrape dirt back to gain access into the outlet box. Includes new pvc outlet post and new GFCi outelt	1.00	\$699.24	\$699.24
10	INSTALL 300 WATT TRANSFORMER CONNECTED TO EXISTING LOW	1.00	\$505.22	\$505.22

VOLTAGE WIRE AND EXISTING OUTLET, MOUNTED TO EXISTING
STRUCTURE

DOES NOT INCLUDE

- * CIRCUIT
- * OUTLET
- * REMOTE MOUNTED TRANSFORMER
- * WIRE
- * TRANSFORMER
- * SURGE PROTECTION

11	INCLUDES INSTALL OF ONE OUTDOOR WEATHER RESISTANT 15A GFCI RECEPTACLE WITH PROTECTIVE WATERPROOF BUBBLE COVER (DOES NOT INCLUDE CIRCUIT, NEW WIRE OR BOX)	1.00	\$255.37	\$255.37
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POTENTIAL SAVINGS	\$258.39
SUB-TOTAL	\$4,127.27
TAX	\$0.00
TOTAL DUE	\$4,127.27
BALANCE DUE	\$4,127.27

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910
This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$255.37

Thank You



Sign here

Date 12/8/2025

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$4,127.27

Thank You

OFF
SITE

Sign here

Date 12/9/2025



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

BILL TO

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

INVOICE
2504723

INVOICE DATE
Dec 18, 2025

JOB ADDRESS

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

Completed Date: 12/18/2025

Technician: Brad

Technician: Seth

Payment Term: Due Upon Receipt

Due Date: 12/18/2025

DESCRIPTION OF WORK**REASON FOR CALL:**

While performing new outlet box work, a buried 120v splice was found in wood chips unprotected.

WORK COMPLETED:

While performing electrical work to replace the buried outlet box, while raking wood chips back to dig up old post, exposed wiring and splices were found and need to be addressed for safety and durability of the circuit.

Today we provided and installed a new outdoor rated underground electrical splice box to protect the found buried splice. A hole was dug around the wiring in order to bury and cover the new splice box. Wires were reconnected after splice box was installed.

Tested and verified correct voltage and operation of GFCI outlet which is fed from this splice.

At the electrical panel it was found that the surge protector installed on the meter has taken a surge and is no longer active indicated by no LED light in the viewing window.

A new surge protector was provided and installed at the main electrical panel in order to continue to protect the panel and all connected electrical components such as the gate motors, keypad, and security cameras.

The green light is active on the new surge protector and the electrical system is actively protected.

Thank you for choosing Mr. Electric for your electrical needs.

Your electrician,

Seth

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	ELECTRICAL SERVICES, INSTALL OR REPAIR	0.75	\$511.00	\$383.25
2	SUPPLY AND INSTALL MR ELECTRIC HOME SURGE PROTECTION	1.00	\$996.98	\$996.98
	* INSTALL PER MANUFACTURER & NEC CODE REQUIREMENTS			
	* INSTALL NEXT TO EXISTING INTERIOR OR EXTERIOR LOAD CENTER			
	* PRODUCT MANUFACTURER WARRANTY			
	* ONE YEAR LABOR WARRANTY IF PRODUCT IS DEFECTIVE			
	DOES NOT INCLUDE:			
	* HVAC/POOL/RV'S/SECONDARY EQUIPMENT, ETC SURGE PROTECTION			
	* COAX SURGE PROTECTION			
	* ADDITIONAL HOME SURGE PROTECTION FOR PANELS, METERS, ETC			
	* LOAD CENTER / PANEL			
	* NEW WIRE/CABLE			
	FOR THE ULTIMATE LEVEL OF PROTECTION UPGRADE TO THE 'GOLD' PACKAGE THIS PROVIDES THE ULTIMATE LEVEL OF PROTECTION AT THE HOME PANEL, THE HVAC EQUIPMENT AND THE INTERNET COAX WHICH HELPS PREVENT DAMAGE FROM ADDITIONAL POWER SURGES AND SPIKES, POTENTIALLY EXTENDING THE LIFESPAN OF EQUIPMENT AND PREVENTING COSTLY REPAIRS.			

POTENTIAL SAVINGS	\$207.04
SUB-TOTAL	\$1,380.23
TAX	\$0.00
TOTAL DUE	\$1,380.23
BALANCE DUE	\$1,380.23

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

This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$1,380.23

Thank You



Sign here

Date 12/16/2025

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$1,380.23

Thank You



Sign here

Date 12/18/2025



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

Service Slip/Invoice

INVOICE: 46618
DATE: 12/03/2025
ORDER: 46618

Bill To: [1410]
Community Development District (CDD)
P.O. Box 32414
Charlotte, NC 28232

Work Location: [1410] 813-991-6391
Meadow Pointe 4 C.D.D.
3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543-5700

Work Date	Time	Target Pest	Technician		Time In
12/03/2025	03:56 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	12/03/2025			

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

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Pasco Sheriff's Office

INVOICE

Customer Number: C00255
Invoice Number: ARNOV25 MEADOW PT IV #2
Invoice Date: 12/3/2025
Terms: DUE UPON RECEIPT

To: Email: rizzettacddinvoices@avidbill.com
BISHOP, PATRICIA
MEADOW PT IV CDD - 845
C/O RIZZETTA & CO
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

Date	Description	Amount
12/3/2025	0001-0000-3690800 - Meadow Point IV AR/CR 0001-0000-3690800 - Meadow Point IV AR/CR NOV25 - MEADOW PT IV CDD, 3902 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543	\$12,966.33
	Total Due	\$12,966.33

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00255
Invoice Number: ARNOV25 MEADOW PT IV #2
Invoice Date: 12/3/2025
Total Amount Due \$ 12,966.33



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

Total Payment \$ _____

Cust: C00255	0001-0000-369-0800	DUE FROM OTHER ENTITIES
2025-2026	MEADOW POINT IV	INVOICE #
ORG. BUDGET	155,596.00	
BILLING	155,596.00	
INS. ADJ.	(12,500.00)	
	143,096.00	
	INVOICING SCHEDULE	
OCT25 #1	12,966.33	AROCT25 MEADOW PT IV #1
NOV25 #2	12,966.33	ARNOV25 MEADOW PT IV #2
DEC25 #3	12,966.33	ARDEC25 MEADOW PT IV #3
JAN26 #4	12,966.33	ARJAN26 MEADOW PT IV #4
FEB26 #5	12,966.33	ARFEB26 MEADOW PT IV #5
MAR26 #6	12,966.33	ARMAR26 MEADOW PT IV #6
APR26 #7	12,966.33	ARAPR26 MEADOW PT IV #7
MAY26 #8	12,966.33	ARMAY26 MEADOW PT IV #8
JUN26 #9	12,966.33	ARJUN26 MEADOW PT IV #9
JUL26 #10	12,966.33	ARJUL26 MEADOW PT IV #10
AUG26#11	12,966.33	ARAUG26 MEADOW PT IV #11
SEP26 #12	12,966.37	ARSEP26 MEADOW PT IV #12
TOTAL:	155,596.00	

**Meadow Point IV
Law Enforcement Budget
Fiscal Year 2025-2026**

Personal Services:

Salary:	Rates	# Hours	Line Item Total	Category Total
Base Salary (Grade C01)	35.69	2,210.00	78,874	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
Total Salary:			78,874	
Benefits:	Rates	# Hours		
Holiday Pay	35.69	102.00	3,640	
FICA	7.65%		6,312	
Retirement	35.19%		29,037	
Group Health/Life Insurance	12,500		12,500	
Total Benefits:			51,489	

Total Personal Services:	130,363
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Operating Expenses:

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,020
Software Maintenance	378
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	4,210
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	550
Vehicle Insurance	900
Professional Liability Insurance	1,290
Uniform and Equip replacement	500
Ammo Estimate	210
Glock/Shotgun/Carbine w/accessories	364
Axon License/Maintenance - BWC/Taser w/battery pack, cartridges, warranty	3,100
Laptop	560
Mobile Radio for Vehicle	1,000
Hand Held Radio/Enhanced Charger/Battery	1,000

Total Operating Expenses:	15,262
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Capital:

Patrol vehicle (\$51,856 less residual value of \$2,000/5 years) Year 1	9,971
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Total Capital:	9,971
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Total Estimate Sheriff's Office Costs - CONTRACT TOTAL	155,596
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MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

October 27, 2025

To Whom It May Concern:

As Meadow Pointe IV CDD has entered into a contract with the Pasco County Sheriff's Department to receive Contract Deputy services for the fiscal year 2025-2026, we are confirming that we are pleased to retain our Contract Deputy in a 'shared role' with Meadow Pointe III CDD, for this time-frame.

Sincerely,

Lori Stanger

Clubhouse Manager

Meadow Pointe IV CDD

3902 Meadow Pointe Blvd.

Wesley Chapel, FL 33543



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

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

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

1 0 1
17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**

Bill Number: 23455810

Billing Date: 11/19/2025

Billing Period: 10/7/2025 to 11/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	10/7/2025	8160	11/6/2025	8190	30	30

Usage History

	Water
November 2025	30
October 2025	16
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

Transactions

Previous Bill	229.75
Payment 11/07/25	-229.75 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Water Tier 1 13.0 Thousand Gals X \$2.18	28.34
Water Tier 2 12.0 Thousand Gals X \$3.47	41.64
Water Tier 3 5.0 Thousand Gals X \$6.94	34.70
Sewer	
Sewer Base Charge	53.43
Sewer Charges 30.0 Thousand Gals X \$7.20	216.00
Total Current Transactions	396.48
TOTAL BALANCE DUE	\$396.48



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0514195
Customer # 01034859
Balance Forward 0.00
Current Transactions 396.48

Total Balance Due \$396.48
Due Date 12/8/2025

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

**The Total Due will be electronically
transferred on 12/08/2025.**

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 #
11/21/2025	INV0000105079

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
12/2/2025	INV0000105372

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
12/5/2025	INV0000105394

Bill To:

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

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

[illegible]

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

Invoice

Date	Invoice #
12/1/2025	INV0000105463

Bill To:

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

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	177.80	\$1.00	\$177.80
Subtotal			\$277.80
Total			\$277.80

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

Invoice

Date	Invoice #
12/19/2025	INV0000105848

Bill To:

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

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

[illegible]

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
12/15/2025	50963

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
Balance Due			\$220.00	



INVOICE

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

Invoice # INV-SN-1146
Invoice Date: 12/1/2025
Due Date: 12/31/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
SchoolNow CDD ADA-PDF		\$234.38
		Subtotal: \$384.38
Subscription start: 10/1/2025		Tax Total:
Subscription end: 9/30/2026		Total: \$384.38
		Amount Paid: \$0.00
Direct Deposit Instruction:		Amount Due: \$384.38

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

Check Remittance:

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17341

Bill To
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

			Job Name	Terms
			ENCLAVE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	DECEMBER 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
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17353

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			MP NORTH	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	DECEMBER This fee is for the CAPXL cloud and VOIP.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$110.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17355

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			PARKMONTE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	DECEMBER This fee is for the CAPXL cloud, and VOIP.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$110.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17356

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			PROVENCE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	DECEMBER This fee is for the CAPXL cloud and VOIP.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$110.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17360

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			SHELLWOOD	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	DECEMBER 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			Total	\$110.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17368

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			WHINSENTON	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	DECEMBER This fee is for the CAPXL cloud and VOIP.	110.00		110.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$110.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$110.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17369

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

Job Name	Terms
WINDSOR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	DECEMBER 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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/15/2025	17398

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			HAVEN	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Adjusted the microphone and made a successful test call. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/17/2025	17403

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			CELL USAGE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage for 813-576-9368 - HAVEN	57.95		57.95
	Cellular usage for 813-482-6396 - MERIDIAN	57.95		57.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.90
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	\$115.90



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/23/2025	17449

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			SIREN SENSOR	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Checked all gate siren sensors with Deputy and Lori. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/23/2025	17450

Bill To

Meadow Pointe IV CDD
P.O. Box 32414
Charlotte, NC 28232

			Job Name	Terms
			MERIDIAN	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Entrance curb side operator chain was off. Re installed the chain. All performing properly at this time. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$115.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$115.00

December 9, 2025

Invoice Number: 1316058120925

Account Number: **8337 13 001 1316058****Auto Pay Notice**Service At: 31187 SOTHERBY DR
WESLEY CHAPEL FL 33543**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675****Summary**Service from 12/09/25 through 01/08/26
details on following pages

Previous Balance	110.00
Payments Received -Thank You!	-110.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
YOUR AUTO PAY WILL BE PROCESSED 12/26/25	
Total Due by Auto Pay	\$110.00

NEWS AND INFORMATION**You've been selected** for exclusive multi-line mobile savings. Call 1-877-509-0282 now.**Connect your business**, your way. Call 1-855-751-9942 today.**Pick the right TV package** for your business. Stream popular news, sports and entertainment channels! Call 1-877-509-0286 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 12102025 NNNNNNNN 01 995266MPIVCDD
31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

December 9, 2025

MPIVCDD

Invoice Number: 1316058120925

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: 1316058120925
 8337 13 001 1316058

Contact Us

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

8633 2390 DY RP 09 12102025 NNNNNNNN 01 995266

Charge Details

Previous Balance		110.00
EFT Payment	11/26	-110.00
Remaining Balance		\$0.00

Payments received after 12/09/25 will appear on your next bill.

Service from 12/09/25 through 01/08/26

Spectrum Business™ Internet

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

Your promotional price will expire on 06/09/26

Business WiFi	10.00
	\$110.00

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

Other Charges

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

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

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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

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

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

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

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

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

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

Continued on the next page....

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



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



November 21, 2025

Invoice Number: 1316728112125

Account Number: **8337 13 001 1316728**

Auto Pay Notice

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

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

*Service from 11/21/25 through 12/20/25
details on following pages*

Previous Balance	110.00
Payments Received -Thank You!	-110.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
<i>YOUR AUTO PAY WILL BE PROCESSED 12/08/25</i>	
Total Due by Auto Pay	\$110.00

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 11222025 NNNNNNNN 01 995022

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

November 21, 2025

MEADOW POINTE 4 CDD

Invoice Number: 1316728112125

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



Invoice Number: 1316728112125
 Account Number: 8337 13 001 1316728

MEADOW POINTE 4 CDD

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 21 11222025 NNNNNNNN 01 995022

Charge Details

Previous Balance		110.00
EFT Payment	11/08	-110.00
Remaining Balance		\$0.00

Payments received after 11/21/25 will appear on your next bill.

Service from 11/21/25 through 12/20/25

Spectrum Business™ Internet

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

Your promotional price will expire on 06/09/26

Business WiFi	10.00
	\$110.00

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

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

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

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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

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

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

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

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

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

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

Continued on the next page....

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Meadow Pointe IV CDD

P.O. Box 32414

Charlotte, NC 28232

November 20, 2025

Client: 001010

Matter: 000001

Invoice #: 27501

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/7/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING; REVIEW AND REPLY TO EMAILS RE: AQUATIC MAINTENANCE OF 3 PONDS IN HAVEN CURRENTLY BEING PAID FOR BY HOA.	0.7	\$213.50
10/8/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING; FOLLOW UP WITH UNION PARK RE: STATUS OF EXECUTED LICENSE AGREEMENT FOR POND ACCESS; REVIEW AND REPLY TO EMAIL FROM HAVEN HOA ATTORNEY RE: POND MAINTENANCE.	3.8	\$1,159.00
10/10/2025	VKB	DRAFT STORMWATER BANK RESTORATION AGREEMENT WITH FINN OUTDOOR; DRAFT EMAIL RE: SAME.	1.6	\$488.00
10/24/2025	VKB	TELECONFERENCE WITH J. TOBORG RE: LANDSCAPING RFP; DRAFT FOLLOW UP EMAIL RE: SAME.	0.3	\$91.50
10/29/2025	MS	PREPARE RESOLUTION FOR GENERAL ELECTION; RECEIVE, REVIEW, AND PROCESS LETTER FROM THE COUNTY WITH QUALIFIED ELECTORS; REVIEW COUNTY SUPERVISOR OF ELECTORS WEBSITE TO OBTAIN DEADLINES.	1.0	\$175.00
10/31/2025	VKB	REVIEW AND REPLY TO EMAIL FROM ATTORNEY FOR G. PICKETTE; REVIEW PROPERTY ENCROACHMENT AGREEMENT.	0.4	\$122.00
Total Professional Services			7.8	\$2,249.00

November 20, 2025
Client: 001010
Matter: 000001
Invoice #: 27501

Page: 2

Total Services	\$2,249.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,249.00
Previous Balance		\$3,756.00
Less Payments		(\$3,756.00)
PAY THIS AMOUNT		\$2,249.00

Please Include Invoice Number on all Correspondence



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

Statement Date: November 18, 2025

Amount Due: \$1,604.31

Due Date: December 09, 2025

Account #: 221006228235

DON'T PAY YOUR ACCOUNT WITH A CHECK ON DECEMBER 09, 2025

Account Summary

Current Service Period: October 14, 2025 - November 12, 2025

Previous Amount Due \$1,604.31

Payment(s) Received Since Last Statement -\$1,604.31

Current Month's Charges \$1,604.31

Amount Due by December 09, 2025 \$1,604.31

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

NOV 21 2025



Scan here to view
your account online.



**SAVE TIME AND GET
BUSINESS DONE FASTER**

Create an online account to manage
your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.

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



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

Account #: 221006228235

Due Date: December 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 to enroll now.

Amount Due: \$1,604.31

Payment Amount: \$ _____

629162315213

Your account will be
drafted on December 09, 2025

00006730 FTECO111182522523810 00000 02 00000000 13560 002

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
OLDWOODS AVE
WESLEY CHAPEL, FL 33543-0000

Account #: 221006228235
Statement Date: November 18, 2025
Charges Due: December 09, 2025

Service Period: Oct 14, 2025 - Nov 12, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.



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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 3131B
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

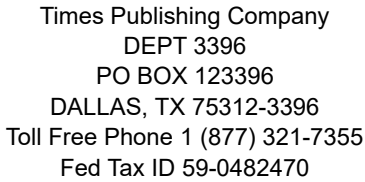
Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



Advertising Run Dates	Advertiser Name	
12/14/25-12/14/25	MEADOW POINTE IV CDD	
Billing Date	Sales Rep	Customer Account
12/14/2025	Deirdre Bonett	TB107010
Total Amount Due	Invoice Number	
\$485.00	68884-121425	

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/14/25	12/14/25	68884	Baylink Pasco , tampabay.com	Legal-CLS 2 col	RFP Landscape Affidavit Fee	2	1.00x146.0 0 L	\$483.00 \$2.00

Advertising Run Dates	Advertiser Name	
12/14/25-12/14/25	MEADOW POINTE IV CDD	
Billing Date	Sales Rep	Customer Account
12/14/2025	Deirdre Bonett	TB107010
Total Amount Due	Invoice Number	
\$485.00	68884-121425	

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

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter RFP Landscape was published in said newspaper by print in the issues of 12/14/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



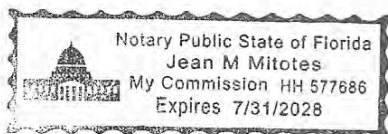
Signature of Affiant

Sworn to and subscribed before me this 12/14/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____



MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS AND NOTICE OF MEETING TO OPEN PROPOSALS

Landscape & Irrigation Maintenance Services
Pasco County, Florida

Meadow Pointe IV Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Meadow Pointe IV Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning **Monday, December 15, 2025, at 12:00 p.m. (EST)** at the office of Rizzetta & Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mrs. Amiee Brodeen can be reached by email at abrodeen@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on **Wednesday, December 17, 2025, at 10:00 a.m. (EST)** at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the West Linebaugh address stated above until **Monday, December 22, 2025, at 12:00 p.m. (EST)**

The District is a special-purpose unit of local government created by Chapter 190, Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida and hold all required state and federal licenses in good standing, (ii) have at least five (5) years of experience with landscape maintenance projects of similar nature and size, with verifiable references on those projects, (iii) must submit total price for the initial contract term, March 2026 - September 30, 2026, with an option for four (4) one (1) year renewals with price, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, and (v) be fully licensed and insured.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so, and the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, in accordance with the District's Rules of Procedure, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the issuance of the Project Manual, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, #200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual at a meeting anticipated to be held on **Wednesday, February 11, 2026, at 9:00 a.m. (EST)** at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Amiee Brodeen at abrodeen@rizzetta.com, no later than Monday January 05, 2026, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Tuesday January 06, 2026.

A District meeting to open the proposals will be held at **10:00 a.m. (EST) on Thursday January 15, 2026**, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624. Firms desiring to provide services for this project must submit one (1) hard copy original, five (5) additional hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than **10:00 a.m. (EST) on Thursday January 15, 2026**, at the office of Rizzetta and Company, Inc., 5020 West Linebaugh Avenue, Suite 240, Tampa, FL 33624, Attention: Amiee Brodeen. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public meeting at the time, date and location stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for these meetings may be obtained from the District Manager, Rizzetta & Co., Inc., via email at info@rizzetta.com or by calling (813) 933-5571. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Meadow Pointe IV Community Development District
Mr. Darryl Adams, District Manager (darryla@rizzetta.com)
Publication Date: Sunday December 14, 2025

68884

INVOICE

Triangle Pool Service
12801 Belcher Rd S
Largo, FL 33773

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



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

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

Invoice details

Invoice no.: 58852
Terms: DUE ON 10TH
Invoice date: 12/01/2025
Due date: 12/10/2025

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

HEALTH CODE VIOLATIONS AND
DEAL WITH HEALTH INSPECTORS AS
NEEDED

Total	\$3,200.00
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U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652

INVOICE

Page: 1

Invoice Number: SI131214
Invoice Date: 11/1/2025
Due Date: 12/1/2025

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

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

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

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

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
11/1/2025	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
11-03-2025

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: 10-13-25
MODEL OF PUMPS: _____ HP: 5
POWER: AC VOLTS: 230 PHASE: 3
PUMPS AMPS: #1 L1 18.4 L2 19.1 L3 19.2
#2 L1 15.8 L2 16.7 L3 16.8
RESISTANCE: #1 L1 & L2 0 L2 & L3 0 L1 & L3 0
#2 L1 & L2 0 L2 & L3 0 L1 & L3 0
PUMP GROUND: #1 ETM 3561.5 #2 ETM 4083.8
CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL:

ALTERNATION OK
ALARM HORN OK
ALARM LIGHT OK

FLOAT SYSTEM

#1 OK
#2 OK
#3 OK
#4 OK

CONDITION OF PANEL BOX:

PAINT OK
HASP 2 broken
HINGES OK
STAND OK
LOCK OK

OTHER PANEL PROBLEMS

WET WELL:

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

DRY WELL:

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

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

WORK THAT NEEDS TO BE DONE: Needs a cleaning

CC: OWNER

Signature & Date [Signature] 10-13-25



4939 Cross Bayou Boulevard • New Port Richey, FL 34652
Phone: 727-848-8292 • Fax: 727-848-7701 • Toll Free: 866-753-8292



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

INVOICE

Page: 1

Invoice Number: SI133742
Invoice Date: 12/1/2025
Due Date: 12/31/2025

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
12/1/2025	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

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: 11-12-25
MODEL OF PUMPS: _____ HP: 5
POWER: AC VOLTS: 230 PHASE: 3
PUMPS AMPS: #1 L1 16.3 L2 17.7 L3 17.7
#2 L1 16.0 L2 17.2 L3 17.2
RESISTANCE: #1 L1 & L2 0 L2 & L3 0 L1 & L3 0
#2 L1 & L2 0 L2 & L3 0 L1 & L3 0
PUMP GROUND: #1 ETMs 3586.8 #2 ETMs 4106.01
CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL:

ALTERNATION OK
ALARM HORN OK
ALARM LIGHT OK

CONDITION OF PANEL BOX:

PAINT OK
HASP OK
HINGES OK
STAND OK
LOCK OK

FLOAT SYSTEM

#1 OK
#2 OK
#3 OK
#4 OK

OTHER PANEL PROBLEMS

WET WELL:

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

DRY WELL:

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

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

WORK THAT NEEDS TO BE DONE: Needs a cleaning

CC: OWNER

Signature & Date [Signature] 11-12-25

Owned & Operated
in the U.S.A.

4939 Cross Bayou Boulevard New Port Richey, FL 34652
Phone: 727-848-8292 Fax: 727-848-7701 Toll Free: 866-753-8292



RECEIVED
DEC - 8 2025

CC113025-845

00

ACCOUNT SUMMARY

BY:

Credit Limit \$10,000.00
Credit Available \$8,800.00
Statement Closing Date November 30, 2025
Days in Billing Cycle 30
Previous Balance \$2,320.31
Payments & Credits \$2,361.94
Purchases & Other Charges \$1,002.81
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$961.18

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 \$961.18
Minimum Payment Due \$961.18
Payment Due Date December 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$2,320.31-	
11/25	11/25	F151500A900CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,320.31-
		MICHELLE WHITE	\$0.00	
		LORI STANGER	\$961.18	
11/04	11/04	05416019L43ABAAD5	SAMSClub #4852 WESLEY CHAPEL FL	46.82
			MCC: 5300 MERCHANT ZIP:	
11/05	11/05	55432869M5VPA0YQR	AMAZON.COM*NK44H76M2 SEATTLE WA	18.18
			MCC: 5942 MERCHANT ZIP:	
11/06	11/06	55432869N5VS8RKGF	AMAZON.COM*BT6B87TD0 SEATTLE WA	29.95
			MCC: 5942 MERCHANT ZIP:	
11/06	11/06	55432869P5W4YWTAS	LOWES #01827* BROOKSVILLE FL	27.67
			MCC: 5200 MERCHANT ZIP: 346015536	
11/06	11/06	55432869P5W4YWTQ4	LOWES #01827* BROOKSVILLE FL CREDIT	1.69-
			MCC: 5200 MERCHANT ZIP:	

Transactions continued on next page

1080 0001 TVH

001 7 31 251130 0

PAGE 1 of 3

10 1515 0000 BASE

698

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 December 25, 2025
New Balance \$961.18
Minimum Payment Due \$961.18
Past Due Amount \$0.00

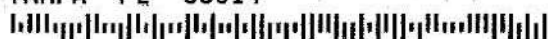
Make Check
Payable to:

Amount Enclosed:

\$

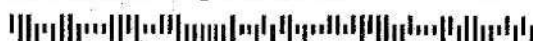
00

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



698

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716



00096118000961180

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.

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
11/06	11/06	05436849P00A7L9DH	DOLLAR TREE BROOKSVILLE FL MCC: 5331 MERCHANT ZIP: 34601	55.38
11/06	11/06	55483829P0FEP7V5Z	WAL-MART #3526 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34601	11.23
11/06	11/06	55483829P0FEP7VV6	WAL-MART #3526 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34601	21.48
11/07	11/07	05436849RBLJ7TY37	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	9.54
11/08	11/08	55432869R5WNMR8LX	AMAZON MKTPL*BT3AI7QH0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	42.78
11/08	11/08	55483829T0FGZ4DYD	WAL-MART #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	38.49
11/10	11/10	05436849V01HSSYTH	DOLLAR TREE BROOKSVILLE FL CREDIT MCC: 5331 MERCHANT ZIP:	39.94
11/11	11/11	51043239V1YL0M5M2	PAYPAL *AFFORDABLE 4029357733 FL MCC: 4468 MERCHANT ZIP: 33619	309.00
11/15	11/15	0230537A0EJ1NV9HS	OFFICE DEPOT #2603 WESLEY CHAPEL FL MCC: 5943 MERCHANT ZIP: 33543	1.50
11/17	11/17	5543286A15ZGXSJLM	AMAZON.COM*B85KN8992 SEATTLE WA MCC: 5942 MERCHANT ZIP:	58.50
11/20	11/20	0541601A443ABNT9E	SAMSCUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP:	30.12
11/20	11/20	0230537A500HAM77T	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	16.98
11/22	11/22	0541601A643AD7XYD	SAMSCUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP:	33.46
11/28	11/28	1230202AQ0090GFGR	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	60.00
11/30	11/30	5543286AE5SDVW473	AMAZON MKTPL*BB19R3HX2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	191.73

IMPORTANT ACCOUNT INFORMATION

\$0 - \$961.18 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$19.65	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.40	\$0-\$500,000 = 0.25%
New Cashback Balance	\$22.05	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2026	\$1,500,001-\$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.



Meadow Pointe IV CDD**Closing Date**

November 30, 2025

Payment Date

December 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	Tennis/Athletic Court/Park Maintenance	Special Events	Misc. Contingency
Date	Vendor Name	Description	Amount	57200-4619	57200-4755	57400-4775	57900-6409
11/1/2025		Beginning Balance	\$ 2,320.31				
11/04/25	Sams Club	Event	\$ 46.82			\$ 46.82	
11/05/25	Amazon		\$ 29.95			\$ 29.95	
11/05/25	Amazon	Kitchen	\$ 18.18	\$ 18.18			
11/06/25	Walmart	Office Supplies	\$ 11.23	\$ 11.23			
11/06/25	Walmart	Event	\$ 21.48			\$ 21.48	
11/06/25	Dollar Tree	Event	\$ 55.38			\$ 55.38	
11/06/25	Lowe's	Qt Paint for Posts	\$ 27.67	\$ 27.67			
11/06/25	Lowe's	Refund Sales Tax	\$ (1.69)	\$ (1.69)			
11/07/25	Sams Club	Event	\$ 9.54			\$ 9.54	
11/07/25	Amazon	Office Printer, Kitchen	\$ 42.78	\$ 42.78			
11/08/25	Walmart	Coffee Supplies, Event	\$ 38.49	\$ 29.97		\$ 8.52	
11/10/25	Dollar Tree	Event	\$ (39.94)			\$ (39.94)	
11/11/25	Affordable Boat Cushion	Cover for ADA Pool Chair	\$ 309.00				\$ 309.00
11/15/25	Amazon	Air Freshner	\$ 58.50	\$ 58.50			
11/15/25	Office Depot	2 Copies	\$ 1.50	\$ 1.50			
11/20/25	Sams Club	Water, Office Supplies	\$ 30.12	\$ 30.12			
11/20/25	Publix	Staff Celebration	\$ 16.98				\$ 16.98
11/22/25	Sams Club	Christmas Décor	\$ 33.46				\$ 33.46
11/27/25	Amazon	BB Hoop, Clean Prod.	\$ 191.73		\$ 191.73		
11/28/25	MailChimp	Subscription	\$ 60.00				\$ 60.00
11/25/25		CC Payment	\$ (2,320.31)				
11/30/25	TOTAL		\$ 961.18	\$ 218.26	\$ 191.73	\$ 131.75	\$ 419.44
				57200-4619	57200-4755	57400-4775	57900-6409

MP Event
11-4-25



sam's club

813-929-7010

11/04/25 19:58 2529 04052 092 9092

101 101-**** *082 1

2 @ 7.98

1 49644000 CNBK CHX MF 15.96 0

2 @ 1.00-

1 49644000 CNBK CHX MF 2.00-0

1 90004000 00 0000 JARF 16.40 0

0 INST 00 00 0000 JARF 3.00-0

022121 C000 1 19.36 0

SUBTOTAL 46.82

TOTAL 46.82

MCARD TEND 46.82

CHANGE DUE 0.00

MASTERCARD 0066 I 1 APPR#004574

46.82 TOTAL PURCHASE

REF # 0000125305

AID A0000000041010

TERMINAL # 22986270

*No Signature Required

11/04/25 19:58 23

Additional Savings This Trip:

Sam's Instant Savings 5.00

ITEMS SOLD 4

CL# 7900 4401 2474 1419 4039



Yay! You earned \$0.94 Sam's Cash with Plus. Check all earnings and savings

+ Sam'sClub.com/Account

MP Event 11-6-25

DOLLAR TREE

Store# 2357
19458 Cortez Blvd
Brooksville FL 34601-3163

(352) 247-4145

DESCRIPTION	QTY	PRICE	TOTAL
BOWLS PLASTIC BLACK 122 10CT	1	0.50	0.50T
BOWLS PLASTIC BLACK 122 10CT	1	0.50	0.50T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
BOWL CLEAR WAVY DISP 8IN	1	2.00	2.00T
LUNCH NAPKIN RED 30CT	1	1.25	1.25T
LUNCH NAPKIN RED 30CT	1	1.25	1.25T
PUMPKIN BEVERAGE NPKIN 24CT 2P	1	1.50	1.50T
TABLECOVER PLASTIC RED 54X108	1	1.25	1.25T
TABLECOVER PLASTIC RED 54X108	1	1.25	1.25T
TABLECOVER PLASTIC RED 54X108	1	1.25	1.25T
TABLECOVER PLASTIC RED 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T

Sub Total \$52.00

SALES TAX \$3.38

Total \$55.38

Mastercard \$55.38

*****8066 Approved

Purchase Chip

Auth/Trace Number: 006057/046055

Chip Card AID: A0000000041010

NOW SHOP ON-LINE AT DOLLARTREE.COM

Please provide your feedback at

www.dollartreefeedback.com

6529 02357 04 069 27965205 11/06/25 19:39
Sales Associate: Bianca

Page 1

MP off supplies

Give us feedback @ survey.walmart.com
Thank you! ID #:7VRB6R175R30

11-6-25

Walmart

WM Supercenter

352-796-5996 Mgr. MELISSA

7305 BROAD ST

BROOKSVILLE FL 34601

ST# 03526 OP# 007395 TE# 15 TR# 04949

ITEMS SOLD 3

TC# 7860 4067 2063 1244 1261



FREEZER BAGS 078742349510 2.82 N

GVWETMOP12CT 078742155630 5.44 N

SPACKLING 075339005420 2.97 N

SUBTOTAL 11.23

TOTAL 11.23

MCARD TEND 11.23

CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#006821

11.23 TOTAL PURCHASE

REF # 531163239838

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 22296071

*No Signature Required

11/06/25 20:15:13

MP

11-5-25

for Events

Page 2

Order Summary

Order placed November 5, 2025

Order # 112-5451687-2790645

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:	\$16.99
Shipping & Handling:	\$0.00
Total before tax:	\$16.99
Estimated tax to be collected:	\$1.19
Grand Total:	\$18.18 ✓

Delivered November 6

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



Elite Gourmet ESB-301BF# Countertop Single Cast Iron Burner, 1000 Watts Electric Hot Plate, Temperature Controls, Power Indicator Lights, Easy to Clean, Black

Sold by: Amazon.com

Supplied by: Other

Return or replace item: Eligible through January 31, 2026
\$16.99

[Back to top](#)

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MP

11-5-25

for Events

Page 3

Order Summary

Order placed November 5, 2025 Order # 112-3362908-9174643

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:	\$27.99
Shipping & Handling:	\$0.00
Total before tax:	\$27.99
Estimated tax to be collected:	\$1.96
Grand Total:	\$29.95 ✓

Delivered November 6

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



Stovetop Popcorn Maker - 6.5-Quart Stainless-Steel Popcorn Popper with a Hand Crank, Vented Lid, and Stir Paddle by Great Northern Popcorn (Silver)

Sold by: Amazon.com

Supplied by: Other

Return or replace item: Eligible through January 31, 2026
\$27.99

[Back to top](#)



Page 4
(2 Entries)

MP

Your New Order Details Are Below

Please review changes to your order below. We'll email you any order updates, including your tracking number(s), delivery status or ready-for-pickup confirmation

Qt. paint
posts

CHECK ORDER STATUS

11-6-25

Order # 20182731025132749

Invoice # 95220

In Store Purchase

* \$27.67
- 1.69 tax removed
\$25.98



In Store Purchase Item(s)

Duramax Satin Base 4 Tintable Latex Exterior Paint + Prim
quart)

Item #: 336702 Model #: 007.0336702.005

Unit Price \$25.98 Subtotal \$25.98

\$25.98

Order Info

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOVE'S HOME CENTERS, LLC
7117 BROAD STREET
BROOKSVILLE, FL 34601 (352) 754-6320

- SALE -

SALES#: S1827VK0 3712448 TRANS#: 792585623 11-06-25

Sold To

Default Default
(999) 999-9999

336702 QUART DURAMAX SATIN BASE 25.98

* See
tax removed

SUBTOTAL: 25.98
TOTAL TAX: - 1.69
INVOICE 95220 TOTAL: 27.67
M/C: 27.67

Tax Exempt # 501143643

Order # 201827310251327498

Invoice # 95220

Order Date 11/06/2025

Total Savings \$0.00

MC: XXXXXXXXXXXX8066 AMOUNT: 27.67 AUTHCD: 006113
CHIP REFID: 182718220741 11/06/25 20:34:29
CUSTOMER CODE: 222
TVR : 0000008000
TSI : E800 AID : A0000000041010

STORE: 1827 TERMINAL: 18 11/06/25 20:34:42
OF ITEMS PURCHASED: 1

MP

office printer
& kitchen

page 5

Order Summary

Order placed November 7, 2025

Order # 112-0494476-0472218

Ship to

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

11-7-25

Payment method

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

Order Summary

Item(s) Subtotal:	\$39.98
Shipping & Handling:	\$0.00
Total before tax:	\$39.98
Estimated tax to be collected:	\$2.80
Grand Total:	\$42.78 ✓

Delivered November 9

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



FAMASTON 12oz Compostable Paper Bowls - White Biodegradable Heavy-Duty Disposable Dinnerware for Meals, Soup, BBQs, Picnics, Birthday Parties - Premium Eco-Friendly Sugarcane Bagasse Bowls, 50 Pack

Sold by: DS Imports inc

Return or replace items: Eligible through January 31, 2026
\$9.99



Gagalay LC3013XL LC3011 Ink Cartridges BK/C/M/Y for Brother LC3013 Ink Cartridges LC3011XL LC3011BK LC3013BK Compatible for MFC-J497DW MFC-J491DW MFC-J895DW MFC-J690DW, 5 Pack

Sold by: Gagalay Home

Return or replace items: Eligible through January 31, 2026
\$29.99

[Back to top](#)

11-6-25 MP Event

Give us feedback @ survey.walmart.com
Thank you! ID #:7VRB6R175R32



WM Supercenter
352-796-5996 Mgr. MELISSA
7305 BROAD ST
BROOKSVILLE FL 34601
ST# 03526 OP# 007395 TE# 15 TR# 04951

ITEMS SOLD 6
TC# 4621 2348 0145 3721 3043



Cups
SOLO 180Z25C 041165010200 3.82 N
3CT RED TC 011179995530 2.77 N
3CT TC BLACK 011179995630 2.77 N
3CT TC BLACK 011179995630 2.77 N
3CT TC BLACK 011179995630 2.77 N
SPRITE 049000067240 F 6.58 N

SUBTOTAL 21.48
TOTAL 21.48

MCARD TEND 21.48 ✓
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#006214
21.48 TOTAL PURCHASE
REF # 531132900709
PAYMENT SERVICE - A
AID A0000000041010
TERMINAL # 22296071
*No Signature Required
11/06/25 20:16:22

MP
Event
11-7-25



sam's club

813-929-7010
11/07/25 19:49 0921 04852 094 9094

Card 101-*** ** *082 1

2 1 4.77
33249 RASPBERRIES 9.54 0

\$9.54 TOTAL 9.54

MCARD TEND 9.54 ✓
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#007430
9.54 TOTAL PURCHASE

REF # U2211c590182

AID A0000000041010

TERMINAL # 50456474

*No Signature Required

11/07/25 19:49:25

MCARD REVERSAL TRANSACTION

MASTERCARD- 8066 I 1 APPR#007430

9.54 TOTAL PURCHASE

AID A0000000041010

TERMINAL # 50456474

MASTERCARD- 8066 I 1 APPR#007076

9.54 TOTAL PURCHASE

REF # U1326B399804

AID A0000000041010

TERMINAL # 50456474

*No Signature Required

11/07/25 19:49:48

ITEMS SOLD 2
TC# 9957 7793 8537 4644 6631



Yay! You earned \$0.19 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

page 6

MP Event & coffee

Give us feedback @ survey.walmart.com
Thank you! ID #:7VRBFG160BMP



WM Supercenter
813-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 005724 TE# 23 TR# 00497

ITEMS SOLD 6
TC# 3649 6982 4765 0982 4452



** VOIDED ENTRY **

SOLO 180Z25C 041165010200

SOLO 180Z25C 041165010200 4.52 N

REC TC WHITE 011179973850 1.00 N

REC TC WHITE 011179973850 1.00 N

REC TC WHITE 011179973850 1.00 N

REC TC WHITE 011179973850 1.00 N

GV DNT 100 194346203550 F 29.97 N

SUBTOTAL 38.49
TOTAL 38.49

MCARD TEND 38.49 ✓
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#008378
38.49 TOTAL PURCHASE

REF # 531200955565

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 56801052

*No Signature Required

11/08/25 13:51:37



Affordable Boat Cushions Inc
sales@affordableboatcushions.com

\$0.00

Issued: Nov 7, 2025



Bill to
lstanger@rizzetta.com

Note from seller
We value your business!!

covers for ADA pool chair
+ battery

Items

Chair Cover	\$250.00
1 x \$250.00	
4673-0000 "Spa" (match existing per old)	

Battery Cover	\$50.00
1 x \$50.00	
4673-0000 "Spa" (match existing per old)	

Subtotal	\$300.00
Payment processing fee (3%)	\$9.00

Total	\$309.00
--------------	-----------------

\$309.⁰⁰

11-15-25 **Office DEPOT**
OfficeMax

WESLEY CHAPEL - (813) 994-4131
11/15/2025 3:18 PM



VTTT53PUXU3366BR8

SALE 2603-20-3864-1111-24.8.1
281324 SS Color Ltr U

2 @ 0.70 1.40

You Pay 1.40SS

Subtotal: 1.40

FL 7.0% Sales Tax 0.10

Total: 1.50

MasterCard 8066: 1.50 ✓

AUTH CODE 015780

TDS Chip Read

AID A0000000041010 Mastercard

CVS No Signature Required

Shop online at www.officedepot.com

Page 9

Order Summary 11-15-25

Order placed November 15, 2025 Order # 112-5750850-9328269

Ship to	Payment method	Order Summary
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066 View related transactions	Item(s) Subtotal: \$54.67 Shipping & Handling: \$0.00 Total before tax: \$54.67 Estimated tax to be collected: \$3.83 Grand Total: \$58.50 ✓

Arriving Tuesday

- 

Air Wick Scented Oils 0+5 Fresh Pine & Juniper
Sold by: Amazon.com
Supplied by: Other
\$14.99
- 

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

[Back to top](#)

MP Event Return 11-10-25



Store# 2357
19458 Cortez Blvd
Brooksville FL 34601-3163

(352) 247-4145

DESCRIPTION	QTY	PRICE	TOTAL
BOUL CLEAR WAVY DISP 8IN	-1	2.00	-2.00T
BOUL CLEAR WAVY DISP 8IN	-1	2.00	-2.00T
BOUL CLEAR WAVY DISP 8IN	-1	2.00	-2.00T
BOUL CLEAR WAVY DISP 8IN	-1	2.00	-2.00T
BOUL CLEAR WAVY DISP 8IN	-1	2.00	-2.00T
BOUL CLEAR WAVY DISP 8IN	-1	2.00	-2.00T
BOUL CLEAR WAVY DISP 8IN	-1	2.00	-2.00T
BOUL CLEAR WAVY DISP 8IN	-1	2.00	-2.00T
BOUL CLEAR WAVY DISP 8IN	-1	2.00	-2.00T
BOUL CLEAR WAVY DISP 8IN	-1	2.00	-2.00T
BOUL CLEAR WAVY DISP 8IN	-1	2.00	-2.00T
BOUL CLEAR WAVY DISP 8IN	-1	2.00	-2.00T
TABLECOVER PLASTIC RED 54X108	-1	1.25	-1.25T
TABLECOVER PLASTIC RED 54X108	-1	1.25	-1.25T
TABLECOVER PLASTIC RED 54X108	-1	1.25	-1.25T
TABLECOVER PLASTIC RED 54X108	-1	1.25	-1.25T
TABLECOVER PLASTIC RED 54X108	-1	1.25	-1.25T
LUNCH NAPKIN RED 30CT	-1	1.25	-1.25T
LUNCH NAPKIN RED 30CT	-1	1.25	-1.25T
TABLECOVER PLSTC BLACK 54X108	-1	1.25	-1.25T
TABLECOVER PLSTC BLACK 54X108	-1	1.25	-1.25T
TABLECOVER PLSTC BLACK 54X108	-1	1.25	-1.25T
TABLECOVER PLSTC BLACK 54X108	-1	1.25	-1.25T
TABLECOVER PLSTC BLACK 54X108	-1	1.25	-1.25T
TABLECOVER PLSTC BLACK 54X108	-1	1.25	-1.25T
TABLECOVER PLSTC BLACK 54X108	-1	1.25	-1.25T
TABLECOVER PLSTC BLACK 54X108	-1	1.25	-1.25T

Sub Total \$-37.50
SALES TAX \$-2.44
Total \$-39.94
Mastercard \$-39.94
*****8066 Approved
Return Chip
Auth/Trace Number: 010704/014406
Chip Card AID: A0000000041010

- \$39.94
Refund

NOW SHOP ON-LINE AT DOLLARTREE.COM
Please provide your feedback at
www.dollartreefeedback.com

0401 02357 01 011 28023144 11/10/25 17:34
Sales Associate:Sadie

MP Staff celebration
11-20-25 Publix
Shoppes of New Tampa
1920 County Road 581
Wesley Chapel, FL 33544
Store Manager: Mike Barton
813-994-4566

BAR CKE RED VELVET 8.49 F
BAR CKE CNC 8.49 F
Order Total 16.98
Sales Tax 0.00
Grand Total 16.98
Credit Payment 16.98
Change 0.00

Receipt ID: 0006 BKO 747 914

PRESTO!
Trace #: 746436
Reference #: 0996612539
Acct #: XXXXXXXXXXXX8066
Purchase Mastercard
Amount: \$16.98
Auth #: 020526

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

Your cashier was Self-Checkout Lane 1
11/20/2025 13:19 S0006 R174 7914 C0774

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

Publix Super Markets, Inc.



MP water coffee supplies
office supplies

11-20-25

sam's club

813-929-7010

11/20/25 12:56:42 04852 091 9091

Lori 101-**** *082 1

980250605 10 LB SUGAR	7.28 0
2 @ 3.98	
561914 WH WATER	7.96 0
990341938 23 5Z CAFE F	4.48 0
633467 CL ANIKOSALT	6.28 0
66846 CHICKEN	4.98 0
980029987 COFFEE BATES	7.98 0
418833 PARKING TAP	13.98 0

SUBTOTAL 52.94
TOTAL 52.94

\$30.12

SAM'S CASH TEND 22.82
HARD TEND 30.12
CHANGE DUE 0.00

MASTERCARD- 8066 1 1 APPR#020270

30.12 TOTAL PURCHASE

REF # 532466053122

AID A0000000041010

TERMINAL # 57074400

*No Signature Required

11/20/25 12:56:34

SAM'S CASH USED 22.82

ITEMS SOLD 8

TC# 8131 2029 0182 3113 4127



Sams cash balance

Beg: 22.82 Used: 22.82 End: 0.00

Yay! You earned \$1.04 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

MP holiday decor Dec

11-22-25

sam's club

813-929-7010

11/22/25 09:49 2071 04852 094 9094

Lori 101-**** *082 1

2 @ 16.73

980357988 PONSETTIAFL 33.46 0

SUBTOTAL 33.46
TOTAL 33.46

\$33.46

HARD TEND 33.46
CHANGE DUE 0.00

MASTERCARD- 8066 1 1 APPR#022780

33.46 TOTAL PURCHASE

REF # 532632306401

AID A0000000041010

TERMINAL # 50456474

*No Signature Required

11/22/25 09:49:19

ITEMS SOLD 2

TC# 8149 6367 4696 0102 2245



Yay! You earned \$0.67 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account



page 12

Mailchimp Receipt MC24797007

11-28-2025

Issued to

Lori Stanger
Meadow Pointe JV 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# 24797007
Date Paid November 28, 2025 01:46 AM New York

\$60.⁰⁰

Billing statement

Standard plan	\$60.00
2,500 contacts	

Paid via Mast ending in 8066 which expires 05/2027 on November 28, 2025	\$60.00
--	---------

Balance as of November 28, 2025	\$0.00
---------------------------------	--------

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

If a refund is required, it will be issued in the purchase currency for the amount of the original charge.

[Looking for our United States Residency Certificate?](#)

Sales Tax was not applied to this purchase.



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page 13

Order Summary

11-27-2025

Order placed November 27, 2025 Order # 112-5178287-2032219


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:	\$208.14
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$28.95
Total before tax:	\$179.19
Estimated tax to be collected:	\$12.54
Grand Total:	\$191.73 ✓

\$191.73

Arriving Monday

- 

ACTIVE Coffee Machine Descaler Descaling Solution - 32oz (8 Uses) Compatible with Keurig,Nespresso,Breville,Delonghi, Jura, Ninja - Espresso Coffee Maker Cleaner,Coffee Pot Cleaning Limescale Remover
Sold by: ACTIVE Official
Supplied by: Other
\$15.14
- 

ProSlam Professional 180° Heavy Duty Breakaway Basketball Rim, 18 inch Double Spring Flex Rim Goal Replacement Fits 5"x5", 5"x4", 4"x3", 5"x3" Hole Pattern Backboard
Sold by: ProSlam
Supplied by: Other
\$193.00



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. 2077160W426
STATEMENT DATE 12/20/25
DUE DATE 12/27/25
BILLING PERIOD 11-11

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

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

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 20475 Service Location Acct #016055-0001	
	MEADOW POINT IV CDD REC CENTER 3902 MEADOW POINT BLVD WESLEY CH	
12/20/25	BASIC SERVICE CHARGE 1.00 6.00YD	\$ 110.66
	1/1/2026-1/31/2026	
	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.

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date. ****
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

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

NNNNNNNNNN



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

ACCOUNT NO. 6426-016055
INVOICE NO. 2077160W426
STATEMENT DATE 12/20/25
DUE DATE 12/27/25
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 0000001106600000000000002077160 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. 2077271W426
STATEMENT DATE 12/20/25
DUE DATE 12/27/25
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,	
12/20/25	FUEL SURCHARGE 1.00 SC70365724	\$ 273.55
12/20/25	FUEL SURCHARGE 1.00 SC70366916	\$ 4.93
12/20/25	ENVIRONMENTAL SURCHARGE 1.00 SC70365723	\$ 123.11
12/20/25	ENVIRONMENTAL SURCHARGE 1.00 SC70366915	\$ 2.22
12/20/25	BASIC SERVICE CHARGE 1.00 8.00YD	\$ 1,231.10
12/20/25	1/1/2026-1/31/2026 BASIC CONTAINER CHARGE 1.00 8.00YD	\$ 22.20
12/20/25	1/1/2026-1/31/2026	
	Invoice Total	\$ 1,657.11
	Account Balance	\$ 1,657.11

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

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

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

NNNNNNNNNNNN



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

ACCOUNT NO. 6426-022299
INVOICE NO. 2077271W426
STATEMENT DATE 12/20/25
DUE DATE 12/27/25
PAY THIS AMOUNT 1,657.11

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 0000016571100000000000002077271 6



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

Check Request

Amount: \$250.00


Date: 11-24-2025

Payable to: Tom Hicks

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

Reason: Balance of payment, which will be paid at the Event on 12-21-2025

Requestor: Lori Stanger

Approved by: 



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

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

Bill Date **12/09/2025**
Amount Due **5,598.40**
Current Charges Due **01/02/2026**

District Office Serving You
One Pasco Center

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh

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

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



1 0 2 5 2 9 7 1

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

Previous Balance **5,593.90**
Payment **5,593.90CR**
Balance Forward **0.00**

Light Energy Charge	328.08
Light Support Charge	300.80
Light Maintenance Charge	999.82
Light Fixture Charge	1,201.86
Light Fuel Adj 12,390 KWH @ 0.04200	520.38
Poles (QTY 332)	2,218.00
FL Gross Receipts Tax	29.46

Total Current Charges **5,598.40**
Total Due **E.F.T. 5,598.40**

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 165	205 71	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 12/26/2025.



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: 12/09/2025

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	12/26/2025
TOTAL CHARGES DUE	5,598.40
DO NOT PAY	

000141821100055984000055984009



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

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

Bill Date **12/09/2025**
Amount Due **40.16**
Current Charges Due **01/02/2026**

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
Dec 2025	30	0
Nov 2025	29	0
Dec 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

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/04	32182	12/04	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 12/26/2025.



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: **12/09/2025**

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 12/26/2025
TOTAL CHARGES DUE 40.16
DO NOT PAY

000141821500000401600000401606



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

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

Bill Date **12/09/2025**
Amount Due **53.46**
Current Charges Due **01/02/2026**

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
Dec 2025	30	4
Nov 2025	29	4
Dec 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

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/04	51851	12/04	51977				126

Previous Balance 53.25
Payment 53.25CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 126 KWH @ 0.06090 7.67
Fuel Adjustment 126 KWH @ 0.04200 5.29
FL Gross Receipts Tax 1.34

Total Current Charges 53.46
Total Due E.F.T. 53.46

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: 12/09/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 12/26/2025
TOTAL CHARGES DUE 53.46
DO NOT PAY

000141821600000534600000534606



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

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

Bill Date **12/09/2025**
Amount Due **53.15**
Current Charges Due **01/02/2026**

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
Dec 2025	30	4
Nov 2025	29	4
Dec 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

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/04	60506	12/04	60629				123

Previous Balance 53.04
Payment 53.04CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 123 KWH @ 0.06090 7.49
Fuel Adjustment 123 KWH @ 0.04200 5.17
FL Gross Receipts Tax 1.33

Total Current Charges 53.15
Total Due E.F.T. 53.15

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: 12/09/2025

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 12/26/2025
TOTAL CHARGES DUE 53.15
DO NOT PAY

000141821700000531500000531507



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

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

Bill Date **12/09/2025**
Amount Due **282.48**
Current Charges Due **01/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/04	55495	12/04	57791				2296

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2025	30	77
Nov 2025	29	83
Dec 2024	29	48

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



1 0 2 5 2 9 7 1

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

Previous Balance **294.83**
Payment **294.83CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,296 KWH @ 0.06090 **139.83**
Fuel Adjustment 2,296 KWH @ 0.04200 **96.43**
FL Gross Receipts Tax **7.06**

Total Current Charges **282.48**
Total Due **E.F.T. 282.48**

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: 12/09/2025

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 12/26/2025
TOTAL CHARGES DUE 282.48
DO NOT PAY

000141821800002824800002824807



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

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

Bill Date **12/09/2025**
Amount Due **53.78**
Current Charges Due **01/02/2026**

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
Dec 2025	30	4
Nov 2025	29	4
Dec 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	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/04	47872	12/04	48001				129

Previous Balance 53.15
Payment 53.15CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 129 KWH @ 0.06090 7.86
Fuel Adjustment 129 KWH @ 0.04200 5.42
FL Gross Receipts Tax 1.34

Total Current Charges 53.78
Total Due E.F.T. 53.78

DO NOT PAY
Total amount will be electronically transferred on or after 12/26/2025.



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: 12/09/2025

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	12/26/2025
TOTAL CHARGES DUE	53.78
DO NOT PAY	

000141822000000537800000537803



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

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

Bill Date **12/09/2025**
Amount Due **1,056.29**
Current Charges Due **01/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2025	30	321
Nov 2025	29	327
Dec 2024	29	216

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
11/04	35045	12/04	44673		21.02	21	9628

Previous Balance 1,040.66
Payment 1,040.66CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 9,628 KWH @ 0.06090 586.35
Fuel Adjustment 9,628 KWH @ 0.04200 404.38
FL Gross Receipts Tax 26.40

Total Current Charges 1,056.29
Total Due E.F.T. 1,056.29

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: 12/09/2025

District: OP06

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

Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	1,056.29
DO NOT PAY	

000141822100010562900010562900



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

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

Bill Date **12/09/2025**
Amount Due **83.23**
Current Charges Due **01/02/2026**

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
Dec 2025	30	14
Nov 2025	29	13
Dec 2024	29	14

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



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/04	74085	12/04	74493				408

Previous Balance 81.22
Payment 81.22CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 408 KWH @ 0.06090 24.85
Fuel Adjustment 408 KWH @ 0.04200 17.14
FL Gross Receipts Tax 2.08

Total Current Charges 83.23
Total Due E.F.T. 83.23

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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P.O. Box 278 • Dade City, Florida 33526-0278

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

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Bill Date: 12/09/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	83.23
DO NOT PAY	

000141822300000832300000832302



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

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

Bill Date **12/09/2025**
Amount Due **58.95**
Current Charges Due **01/02/2026**

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
Dec 2025	30	6
Nov 2025	29	6
Dec 2024	29	7

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



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/04	13355	12/04	13533				178

Previous Balance 57.90
Payment 57.90CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 178 KWH @ 0.06090 10.84
Fuel Adjustment 178 KWH @ 0.04200 7.48
FL Gross Receipts Tax 1.47

Total Current Charges 58.95
Total Due E.F.T. 58.95

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: 12/09/2025

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	12/26/2025
TOTAL CHARGES DUE	58.95
DO NOT PAY	

000141822400000589500000589509



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

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

Bill Date **12/09/2025**
Amount Due **74.46**
Current Charges Due **01/02/2026**

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
Dec 2025	30	11
Nov 2025	29	12
Dec 2024	29	22

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
11/04	86421	12/04	86746				325

Previous Balance 76.99
Payment 76.99CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 325 KWH @ 0.06090 19.79
Fuel Adjustment 325 KWH @ 0.04200 13.65
FL Gross Receipts Tax 1.86

Total Current Charges 74.46
Total Due E.F.T. 74.46

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: 12/09/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	74.46
DO NOT PAY	

000141822500000744600000744603



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

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

Bill Date **12/09/2025**
Amount Due **55.78**
Current Charges Due **01/02/2026**

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
Dec 2025	30	5
Nov 2025	29	5
Dec 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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account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/04	18261	12/04	18409				148

Previous Balance 55.57
Payment 55.57CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 148 KWH @ 0.06090 9.01
Fuel Adjustment 148 KWH @ 0.04200 6.22
FL Gross Receipts Tax 1.39

Total Current Charges 55.78
Total Due E.F.T. 55.78

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: 12/09/2025

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	12/26/2025
TOTAL CHARGES DUE	55.78
DO NOT PAY	

000141822700000557800000557800



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

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

Bill Date **12/09/2025**
Amount Due **44.59**
Current Charges Due **01/02/2026**

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
Dec 2025	30	1
Nov 2025	29	1
Dec 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
11/04	13606	12/04	13648				42

Previous Balance **44.29**
Payment **44.29CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 42 KWH @ 0.06090 **2.56**
Fuel Adjustment 42 KWH @ 0.04200 **1.76**
FL Gross Receipts Tax **1.11**

Total Current Charges **44.59**
Total Due **E.F.T. 44.59**

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: **12/09/2025**

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 **12/26/2025**
TOTAL CHARGES DUE 44.59
DO NOT PAY

000141822800000445900000445902



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 **12/09/2025**
Amount Due **65.81**
Current Charges Due **01/02/2026**

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
Dec 2025	30	8
Nov 2025	29	8
Dec 2024	29	9

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



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
11/04	24872	12/04	25115				243

Previous Balance 64.34
Payment 64.34CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 243 KWH @ 0.06090 14.80
Fuel Adjustment 243 KWH @ 0.04200 10.21
FL Gross Receipts Tax 1.64

Total Current Charges 65.81
Total Due E.F.T. 65.81

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: 12/09/2025

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	65.81
DO NOT PAY	

000141822900000658100000658100



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

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

Bill Date **12/09/2025**
Amount Due **41.12**
Current Charges Due **01/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2025	30	0
Nov 2025	29	0
Dec 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

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/04	1478	12/04	1487				9

Previous Balance 41.12
Payment 41.12CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 9 KWH @ 0.06090 0.55
Fuel Adjustment 9 KWH @ 0.04200 0.38
FL Gross Receipts Tax 1.03

Total Current Charges 41.12
Total Due E.F.T. 41.12

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: 12/09/2025

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 12/26/2025
TOTAL CHARGES DUE 41.12
DO NOT PAY

000141823000000411200000411204



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

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

Bill Date **12/09/2025**
Amount Due **257.57**
Current Charges Due **01/02/2026**

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 257.57
Payment 257.57CR
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 @ 0.04200	8.78
Poles (QTY 11)	118.25
FL Gross Receipts Tax	0.41

Total Current Charges 257.57
Total Due **E.F.T.** 257.57

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

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: 12/09/2025

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	12/26/2025
TOTAL CHARGES DUE	257.57
DO NOT PAY	

000218538500002575700002575707



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

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

Bill Date **12/09/2025**
Amount Due **66.55**
Current Charges Due **01/02/2026**

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
Dec 2025	30	8
Nov 2025	29	8
Dec 2024	29	7

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



1 0 2 5 2 9 7 1

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/04	9454	12/04	9704				250

Previous Balance 64.96
Payment 64.96CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 250 KWH @ 0.06090 15.23
Fuel Adjustment 250 KWH @ 0.04200 10.50
FL Gross Receipts Tax 1.66

Total Current Charges 66.55
Total Due E.F.T. 66.55

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: 12/09/2025

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	12/26/2025
TOTAL CHARGES DUE	66.55
DO NOT PAY	

000218762500000665500000665507

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Check Request

Amount: \$340.00

Project: Meadow Pointe IV Community Development
District-Deposit and Connection Cost for WREC
Services

Date: 12/09/2025

Payable to: Withlacoochee River Electric

Address: P.O Box 278
Dade City, FL 33526

Reason: This request is for Meadow Pointe IV assuming
responsibility for utility services previously
managed by the HOA. The HOA/CDD
agreement expires on December 31, 2025, at
which time ownership and responsibility transfer
back to the Meadow Pointe IV CDD.

Requester: Darryl Adams

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Directions for check: Please include Customer Service Number
10252971 and Account Number 1418231 on the
check.

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

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**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Directions for check: Please include Customer Service Number
10252971 and Account Number 2386197 on the
check.