



Rizzetta & Company

# Meadow Pointe IV Community Development District

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**Board of Supervisors' Meeting  
March 11, 2026**

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

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

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

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

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

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

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

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

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

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

March 4, 2026

**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, March 11, 2026, at 9:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
- 4. STAFF REPORTS**
  - A.** Deputy/Captain
  - B.** District Engineer
    1. Presentation of Flume Installation Report..... Tab 1
  - C.** Aquatic Maintenance Report..... Tab 2
  - D.** Landscape Inspection Services Report..... Tab 3
    1. Review of Landscape Inspection Report Response ..... Tab 4
    2. Consideration of Landscape Maintenance Services Agreement with Russell Landscape Florida ..... Tab 5
  - E.** Landscaping
    1. Discussion of Project Plan & Freeze Recovery
  - F.** Amenity Management Report..... Tab 6
    1. Consideration of SAAS Proposals ..... Tab 7
  - G.** District Counsel
    1. Consideration of Meadow Pointe Service Mark License Agreement..... Tab 8
  - H.** District Manager
    1. Review of District Manager Report & Monthly Financial Statement ..... Tab 9
    2. Review of the Outstanding Action Item List ..... Tab 10
    3. Review of the 4<sup>th</sup> Quarterly Website Audit ..... Tab 11
- 5. BUSINESS ITEM**
  - A.** Discussion of 2026-2027 Budget
  - B.** Consideration of Coastal Waste and Recycling Proposal..... Tab 12
  - C.** Discussion of Golf Carts and E-Bikes Rules
- 6. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 14, 2026 ..... Tab 13
  - B.** Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 11, 2026 ..... Tab 14
  - C.** Consideration of Operation and Maintenance Expenditures for January 2026 ..... Tab 15

7. **SUPERVISORS FORUM**
8. **ADJOURMENT**

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*  
District Manager

# Tab 1

**Meadow Pointe IV – Flume Installation Report**

CHART BELOW INDICATES LOCATIONS ON SIDEWALK THAT ARE HOLDING WATER FOR PROLONGED PERIODS OF TIME. CONSTRUCT A FLUME FROM THE EXISTING SIDEWALK TO THE CURB PER THE DETAIL AT THE END OF THIS REPORT.

Neighborhood	Street	At (or between)	between	location
Enclave	Hilliard	2998	2986	Location 1
	Hilliard	2957	2973	Location 2
	Hilliard	2956	2972	Location 3
	Hilliard	2854	2870	Location 4
	Hilliard	2842	2854	Location 5
	Hilliard	2766	2784	Location 6
	Hilliard	3105	3081	Location 7
	Hilliard	3123	3105	Location 8
	Hilliard	3192		Location 9
	Hilliard	3192		Location 10
	Hilliard	At the front of 3192		Location 11
	Driscoll	31452		Location 12
	Driscoll	31330	31342	Location 13
Meridian	Whitewillow	1705	1689	Location 14
	Whitewillow	1706	1714	Location 15

**Location 1:** Add flume at low point in sidewalk to prevent standing water.



**Location 2:** Add flume at low point in sidewalk to prevent standing water.



**Location 3:** Add flume at low point in sidewalk to prevent standing water.



**Location 4:** Add Flume to prevent standing water. May have to replace sidewalk due to angle pitch. Provide proposal to replace 2 sidewalk pannels.



**Location 5:** Add flume at low point in sidewalk to prevent standing water.



**Location 6:** Add flume at low point in sidewalk to prevent standing water.



**Location 7:** Add flume at low point in sidewalk to prevent standing water. Replace 5 panels of cracked and broken sidewalk.



**Location 8:** Add flume at low point in sidewalk to prevent standing water.



**Location 9:** Add Flume to prevent standing water. May have to replace sidewalk due to angle pitch.



**Location 10:** Add flume at low point in sidewalk to prevent standing water.



**Location 11:** Add flume at low point in sidewalk to prevent standing water.



**Location 12:** Add flume at low point in sidewalk to prevent standing water.



**Location 13:** Add flume at low point in sidewalk to prevent standing water on both sides if 31330 Driscoll

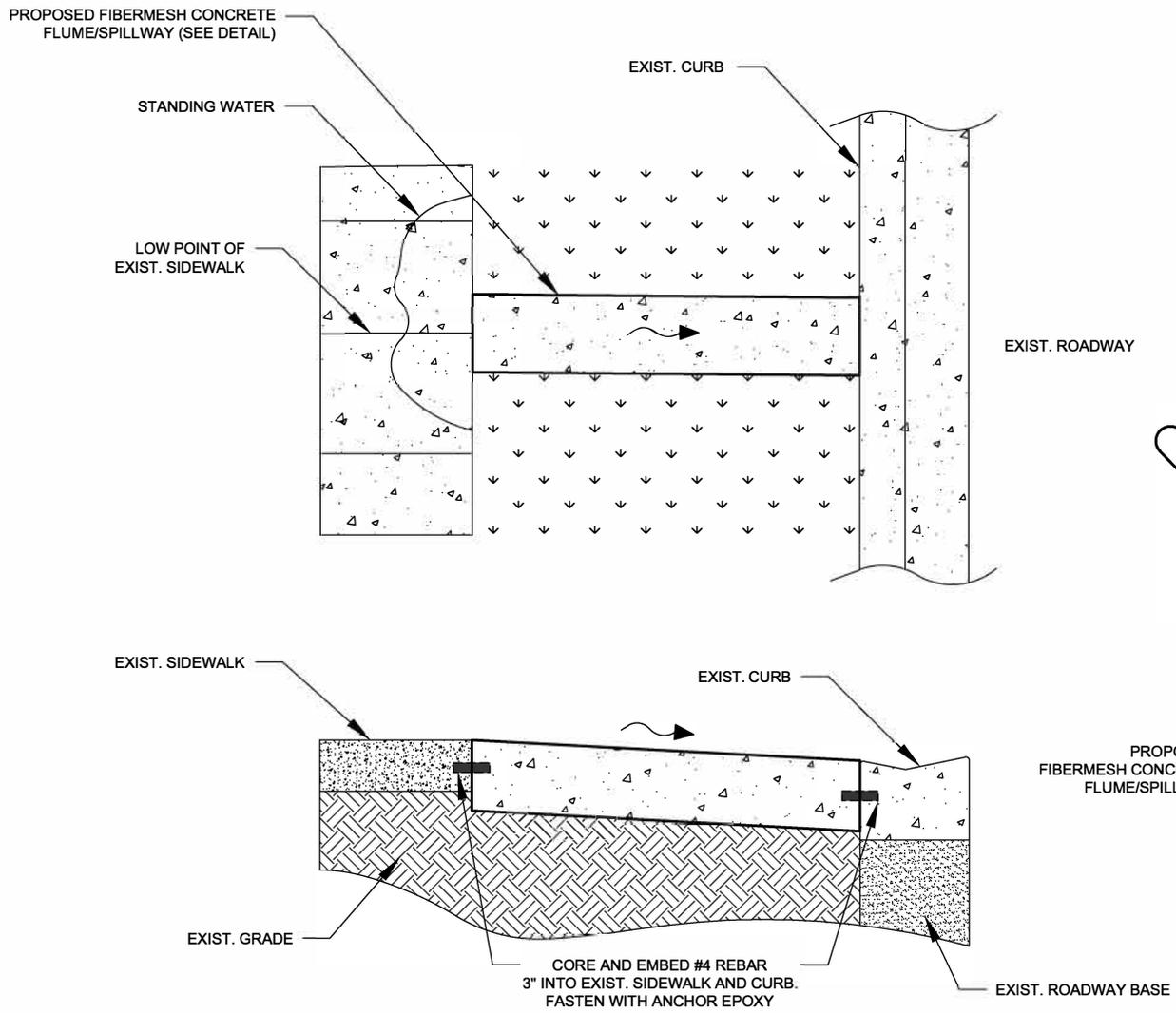


**Location 14:** Add flume at low point in sidewalk to prevent standing water.

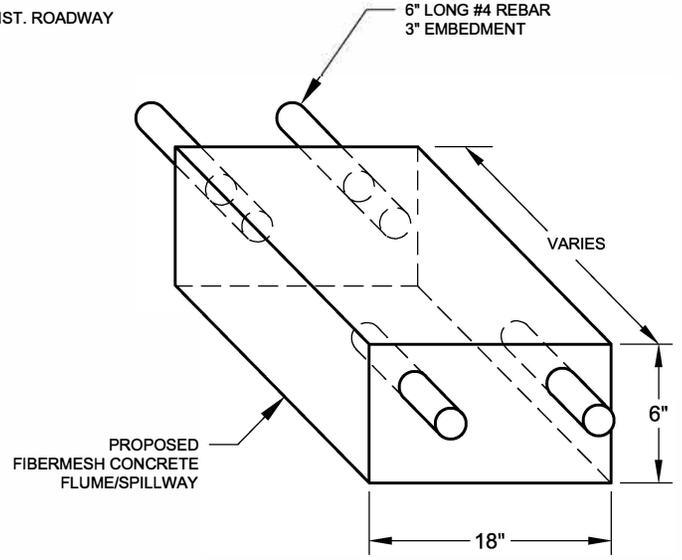


**Location 15:** Add flume at low point in sidewalk to prevent standing water.





EXIST. ROADWAY



CONCRETE FLUME  
DETAIL  
 N.T.S.



Contractor	Contact	Proposal Amount	Notes
ADS			
15 Locations Meridian and Enclave	Chad Harris	\$15,520	
Finn Outdoor			
15 Locations Meridian and Enclave	Robb Brown	\$19,500	

# ESTIMATE

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

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



**Bill to**  
Meadow Pointe IV CDD

## Estimate details

Estimate no.: 1226  
Estimate date: 02/18/2026

#	Product or service	Description	Qty	Rate	Amount
ADS proposes to complete flume installations at fifteen (15) designated locations within Meadow Point 4 in accordance with the engineered plans and referenced concrete flume detail.					
1.	<b>Services</b>	<p>Flume Installation – 15 Locations:</p> <ol style="list-style-type: none"><li>1. Excavation between the sidewalk and street curb at each designated location to allow for proper flume installation per engineered plans.</li><li>2. Removal and proper disposal of all excavated debris.</li><li>3. Provision and installation of all necessary concrete and formwork in accordance with industry standards and project specifications.</li><li>4. Work areas will be roped off and secured to prevent damage to surrounding property.</li></ol> <p>(Upon completion form boards will be removed, sides will be properly backfilled and compacted and any grass or landscaping disturbed during construction will be replaced and restored to its original condition.)</p>	1	\$12,000.00	\$12,000.00
2.	<b>Services</b>	<p>Additional Concrete Panel Replacements:</p> <ol style="list-style-type: none"><li>1. Location 4: Two (2) sidewalk panels to be removed and replaced to allow for proper drainage flow.</li><li>2. Location 7: Five (5) cracked concrete sidewalk panels to be removed and replaced.</li><li>3. Location 9: One (1) concrete flag to be</li></ol>	1	\$3,520.00	\$3,520.00

removed and replaced to allow for proper flume installation.

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**Total**

**\$15,520.00**

**Workmanship Warranty:**

ADS provides a one (1) year workmanship warranty from the date of project completion. This warranty covers defects resulting from installation or workmanship. This warranty does not cover damage caused by:

- Tree root intrusion or ground movement resulting from root growth.
- Heavy equipment, vehicles, or machinery driving over or impacting the installed flumes or concrete panels.
- Abuse, misuse, or alterations performed by others.

All work will be performed in accordance with engineered drawings, applicable codes, and industry standards.

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**Accepted date**

**Accepted by**

# ESTIMATE

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

robb@finnoutdoor.com  
+1 (813) 957-6075



**Bill to**  
Meadow Pointe CDD

**Ship to**  
Meadow Pointe CDD

## Estimate details

Estimate no.: 2465  
Estimate date: 02/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Drainage Maintenance</b>	Cut/remove turf, improve grade, form and pour concrete flume from sidewalk to curbside to alleviate ponding on sidewalk.	15	\$1,300.00	\$19,500.00

**Total** **\$19,500.00**

## Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

**Accepted date**

**Accepted by**





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



ITEM NO.	STREET NAME	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION EA	TOTAL PAVEMENT RESTORATION WORK
<b>ParkMonte - Phase 1</b>												
1.0	WASHBURN PLACE	2028	31,998.00	3,555.33	197.91	\$ 4.00	\$ 14,221.33	\$ 140.00	\$ 56,108.49	\$ 1,279.92	\$ 1,777.67	\$ 73,387.41
2.0	PARKMONTE DRIVE	2028	23,002.00	2,555.78	142.27	\$ 4.00	\$ 10,223.11	\$ 140.00	\$ 40,334.01	\$ 920.08	\$ 1,277.89	\$ 52,755.09
3.0	LANGDRUM DRIVE	2028	47,920.00	5,324.44	296.39	\$ 4.00	\$ 21,297.78	\$ 140.00	\$ 84,027.72	\$ 1,437.60	\$ 2,129.78	\$ 108,892.88
	<b>Subtotal Whinsenton Place</b>											\$ 235,035.38
	<b>MAINTENANCE OF TRAFFIC (5%)</b>											\$ 11,751.77
	<b>MOBILIZATION (5%)</b>											\$ 11,751.77
	<b>PERFORMANCE BOND (3%)</b>											\$ 7,051.06
	<b>OVERALL TOTAL</b>											\$ 265,589.97
<b>Whinsenton Place - Phase 1</b>												
1.0	WHINSENTON DRIVE	2028	43,715.00	4,857.22	270.39	\$ 4.00	\$ 19,428.89	\$ 140.00	\$ 76,654.25	\$ 1,748.60	\$ 2,428.61	\$ 100,260.35
2.0	BALMORAL COURT	2028	13,178.00	1,464.22	81.51	\$ 4.00	\$ 5,856.89	\$ 140.00	\$ 23,107.62	\$ 527.12	\$ 732.11	\$ 30,223.74
3.0	EDENROCK PLACE	2028	17,446.00	1,938.44	107.91	\$ 4.00	\$ 7,753.78	\$ 140.00	\$ 30,591.56	\$ 697.84	\$ 969.22	\$ 40,012.40
4.0	MEDBURY DRIVE	2028	24,537.00	2,726.33	151.77	\$ 4.00	\$ 10,905.33	\$ 140.00	\$ 43,025.63	\$ 981.48	\$ 1,363.17	\$ 56,275.61
5.0	BRANCHSIDE LANE	2028	13,122.00	1,458.00	81.16	\$ 4.00	\$ 5,832.00	\$ 140.00	\$ 23,009.43	\$ 524.88	\$ 729.00	\$ 30,095.31
	<b>Subtotal Whinsenton Place</b>											\$ 256,867.41
	<b>MAINTENANCE OF TRAFFIC (5%)</b>											\$ 12,843.37
	<b>MOBILIZATION (5%)</b>											\$ 12,843.37
	<b>PERFORMANCE BOND (3%)</b>											\$ 7,706.02
	<b>OVERALL TOTAL</b>											\$ 290,260.18
	<b>GRAND TOTAL</b>											\$ 555,850.15

MEADOW POINTE IV CDD

ESTIMATED PAVEMENT PLANNING COSTS

MILLING AND RESURFACING PHASE 2 PRELIMINARY COST ESTIMATE



ITEM NO.	STREET NAME	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION EA	TOTAL PAVEMENT RESTORATION WORK
	WINDSOR Phase 2											
1.0	PINFELD DRIVE	2029	19,100.00	2,122.22	118.14	\$ 4.00	\$ 8,488.89	\$ 145.00	\$ 34,687.99	\$ 573.00	\$ 848.89	\$ 44,598.77
2.0	GWYNHURST BOULEVARD	2029	94,194.00	10,466.00	582.61	\$ 4.00	\$ 41,864.00	\$ 145.00	\$ 171,068.08	\$ 2,825.82	\$ 4,186.40	\$ 219,944.30
3.0	MARDELLE PLACE	2029	16,577.00	1,841.89	102.53	\$ 4.00	\$ 7,367.56	\$ 145.00	\$ 30,105.90	\$ 497.31	\$ 736.76	\$ 38,707.53
4.0	WENLOCK LOOP	2029	24,199.00	2,688.78	149.68	\$ 4.00	\$ 10,755.11	\$ 145.00	\$ 43,948.41	\$ 725.97	\$ 1,075.51	\$ 56,505.00
5.0	SANDSPIRIT PLACE	2030	17,800.00	1,977.78	110.10	\$ 4.00	\$ 7,911.11	\$ 145.00	\$ 32,327.03	\$ 534.00	\$ 791.11	\$ 41,563.25
	Subtotal Whinsenton Place											\$ 401,318.84
	MAINTENANCE OF TRAFFIC (5%)											\$ 20,065.94
	MOBILIZATION (5%)											\$ 20,065.94
	PERFORMANCE BOND (3%)											\$ 12,039.57
	PHASE 2 TOTAL											\$ 453,490.29

**MEADOW POINTE IV CDD**  
**ESTIMATED PAVEMENT PLANNING COSTS**  
MILLING AND RESURFACING PHASE 3 PRELIMINARY COST ESTIMATE

ITEM NO.	STREET NAME	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION EA	TOTAL PAVEMENT RESTORATION WORK
<b>PROVENCE - Phase 3</b>												
1.0	KELMIN TERRACE	2030	37,376.00	4,152.89	231.18	\$ 4.00	\$ 16,611.56	\$ 145.00	\$ 67,879.49	\$ 1,121.28	\$ 1,661.16	\$ 87,273.48
2.0	PENSFORD COURT	2030	22,385.00	2,487.22	138.46	\$ 4.00	\$ 9,948.89	\$ 145.00	\$ 40,653.96	\$ 671.55	\$ 994.89	\$ 52,269.29
3.0	CHADMORE COURT	2030	13,077.00	1,453.00	80.88	\$ 4.00	\$ 5,812.00	\$ 145.00	\$ 23,749.47	\$ 392.31	\$ 581.20	\$ 30,534.98
4.0	COACHFORD DRIVE	2030	39,080.00	4,342.22	241.72	\$ 4.00	\$ 17,368.89	\$ 145.00	\$ 70,974.17	\$ 1,172.40	\$ 1,736.89	\$ 91,252.34
5.0	ESPERANZA COURT	2030	20,142.00	2,238.00	124.58	\$ 4.00	\$ 8,952.00	\$ 145.00	\$ 36,580.39	\$ 604.26	\$ 895.20	\$ 47,031.85
6.0	SOTHERBY DRIVE	2030	39,310.00	4,367.78	243.14	\$ 4.00	\$ 17,471.11	\$ 145.00	\$ 71,391.87	\$ 1,179.30	\$ 1,747.11	\$ 91,789.40
	Subtotal Provence											\$ 400,151.33
	MAINTENANCE OF TRAFFIC (5%)											\$ 20,007.57
	MOBILIZATION (5%)											\$ 20,007.57
	PERFORMANCE BOND (3%)											\$ 12,004.54
	<b>PHASE 3 TOTAL</b>											\$ 452,171.00

**MEADOW POINTE IV CDD**  
**ESTIMATED PAVEMENT PLANNING COSTS**  
 MILLING AND RESURFACING PHASE 4 PRELIMINARY COST ESTIMATE

ITEM NO.	STREET NAME	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION EA	TOTAL PAVEMENT RESTORATION WORK
	<b>SHELLWOOD-Phase 4</b>											
9.0	EDENDALE DRIVE	2031	23,589.00	2,621.00	145.90	\$ 4.00	\$ 10,484.00	\$ 140.00	\$ 41,363.31	\$ 707.67	\$ 1,048.40	\$ 53,603.38
10.0	FORTINGALE DRIVE	2031	20,777.00	2,308.56	128.51	\$ 4.00	\$ 9,234.22	\$ 140.00	\$ 36,432.47	\$ 623.31	\$ 923.42	\$ 47,213.42
11.0	JUNEBERRY DRIVE	2031	41,322.00	4,591.33	255.58	\$ 4.00	\$ 18,365.33	\$ 140.00	\$ 72,458.13	\$ 1,239.66	\$ 1,836.53	\$ 93,899.65
12.0	CREEKRIDGE DRIVE	2031	17,552.00	1,950.22	108.56	\$ 4.00	\$ 7,800.89	\$ 140.00	\$ 30,777.43	\$ 526.56	\$ 780.09	\$ 39,884.97
13.0	SHELLWOOD PLACE	2031	5,948.00	660.89	36.79	\$ 4.00	\$ 2,643.56	\$ 140.00	\$ 10,429.82	\$ 178.44	\$ 264.36	\$ 13,516.17
	Subtotal Shellwood											\$ 248,117.60
	MAINTENANCE OF TRAFFIC (5%)											\$ 12,405.88
	MOBILIZATION (5%)											\$ 12,405.88
	PERFORMANCE BOND (3%)											\$ 7,443.53
	<b>PHASE 4 TOTAL</b>											\$ 280,372.89

**MEADOW POINTE IV CDD**

**ESTIMATED PAVEMENT PLANNING COSTS**

MILLING AND RESURFACING PHASE 5 PRELIMINARY COST ESTIMATE

ITEM NO.	STREET NAME	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION EA	TOTAL PAVEMENT RESTORATION WORK
<b>Enclave</b>												
1.0	DRISCOLL DRIVE	2031	46,320.00	5,146.67	286.50	\$ 4.00	\$ 20,586.67	\$ 145.00	\$ 84,122.91	\$ 1,389.60	\$ 2,058.67	\$ 108,157.84
2.0	FAIRHILL DRIVE	2031	47,162.00	5,240.22	291.71	\$ 4.00	\$ 20,960.89	\$ 145.00	\$ 85,652.09	\$ 1,414.86	\$ 2,096.09	\$ 110,123.93
3.0	HILLIARD DRIVE	2031	58,558.00	6,506.44	362.19	\$ 4.00	\$ 26,025.78	\$ 145.00	\$ 106,348.65	\$ 1,756.74	\$ 2,602.58	\$ 136,733.74
Subtotal Enclave												\$ 355,015.51
MAINTENANCE OF TRAFFIC (5%)												\$ 17,750.78
MOBILIZATION (5%)												\$ 17,750.78
PERFORMANCE BOND (3%)												\$ 10,650.47
TOTAL ENCLAVE												\$ 401,167.53
<b>Meridian</b>												
1.0	BOURNEVILLE TERRACE	2031	37,080.00	4,120.00	229.35	\$ 4.00	\$ 16,480.00	\$ 145.00	\$ 67,341.92	\$ 1,112.40	\$ 1,648.00	\$ 86,582.32
2.0	WHITEWILLOW DRIVE	2031	68,231.00	7,581.22	422.02	\$ 4.00	\$ 30,324.89	\$ 145.00	\$ 123,916.02	\$ 2,046.93	\$ 3,032.49	\$ 159,320.33
3.0	ROTHBURY COURT	2031	18,257.00	2,028.56	112.92	\$ 4.00	\$ 8,114.22	\$ 145.00	\$ 33,156.99	\$ 547.71	\$ 811.42	\$ 42,630.35
4.0	FIREMOSS LANE	2031	53,476.00	5,941.78	330.76	\$ 4.00	\$ 23,767.11	\$ 145.00	\$ 97,119.10	\$ 1,604.28	\$ 2,376.71	\$ 124,867.20
Subtotal Meridian												\$ 413,400.20
MAINTENANCE OF TRAFFIC (5%)												\$ 20,670.01
MOBILIZATION (5%)												\$ 20,670.01
PERFORMANCE BOND (3%)												\$ 12,402.01
TOTAL ENCLAVE												\$ 467,142.22

MEADOW POINTE IV CDD  
 ESTIMATED PAVEMENT PLANNING COSTS  
 MILLING AND RESURFACING PHASE 6 PRELIMINARY COST ESTIMATE



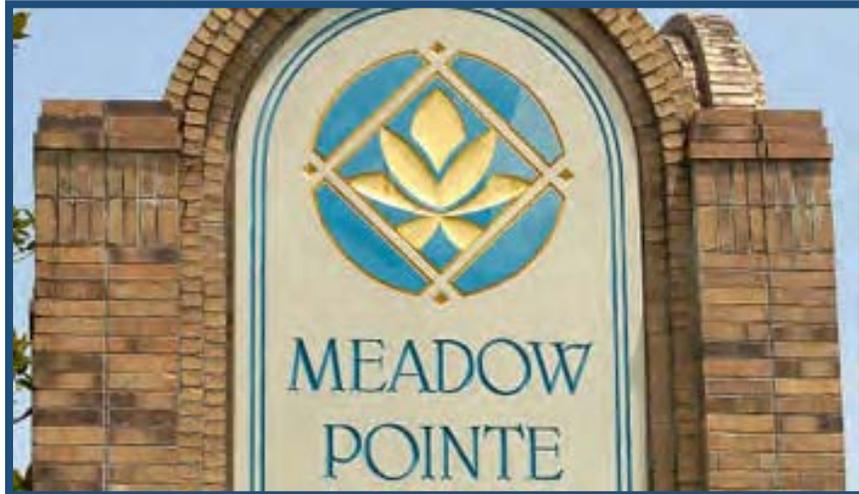
ITEM NO.	STREET NAME	RECOMMENDED MILL AND RESURFACE DATE	APPROXIMATE ROADWAY AREA (SF)	APPROXIMATE ROADWAY AREA (SY)	APPROXIMATE ROADWAY AREA (CY)	MILLING EXIST. ROADWAY 2" UNIT COST (SY)	TOTAL MILLING COST	ASPHALT PAVEMENT UNIT COST (TN)	TOTAL PAVING COST	ASPHALT STRIPING COST (EA)	MISCELLANEOUS CONCRETE RESTORATION EA	TOTAL PAVEMENT RESTORATION WORK
	Meadow Pointe North, Clubhouse											
1.0	FENNWOOD COURT	2032	68,943.00	7,660.33	426.43	\$ 4.00	\$ 30,641.33	\$ 145.00	\$ 125,209.11	\$ 2,068.29	\$ 3,064.13	\$ 160,982.86
2.0	CLUBHOUSE PARKING LOT	2032	41,115.00	4,568.33	254.30	\$ 4.00	\$ 18,273.33	\$ 145.00	\$ 74,669.98	\$ 1,233.45	\$ 1,827.33	\$ 96,004.10
3.0	PINFELD DRIVE	2032	19,100.00	2,122.22	118.14	\$ 4.00	\$ 8,488.89	\$ 145.00	\$ 34,687.99	\$ 573.00	\$ 848.89	\$ 44,598.77
	Subtotal Meadow Pointe North and Clubhouse											\$ 301,585.72
	MAINTENANCE OF TRAFFIC (5%)											\$ 15,079.29
	MOBILIZATION (5%)											\$ 15,079.29
	PERFORMANCE BOND (3%)											\$ 9,047.57
	TOTAL Meadow Pointe North and Clubhouse											\$ 340,791.87

<b>MEADOW POINTE IV CDD</b>			
<b>ESTIMATED PAVEMENT PLANNING COSTS</b>			
MILLING AND RESURFACING SUMMARY OF PRELIMINARY ESTIMATED COSTS			



	<b>MEADOW POINTE IV MILLING AND RESURFACING SUMMARY</b>	<b>YEAR</b>	<b>PHASE</b>	<b>ESTIMATED COST</b>
<b>1.0</b>	<b>PARKMONTE AND WHINSENTON PLACE</b>	2028	1	555,850.15
<b>2.0</b>	<b>WINDSOR</b>	2029	2	453,490.29
<b>3.0</b>	<b>PROVENCE</b>	2030	3	452,171.00
<b>4.0</b>	<b>SHELLWOOD</b>	2031	4	280,372.89
<b>5.0</b>	<b>MERIDIAN AND ENCLAVE</b>	2032	5	868,309.75
<b>6.0</b>	<b>MEADOW POINTE NORTH AND CLUBHOUSE</b>	2033	6	340,791.87
	<b>TOTAL MILLING AND RESURFACING COSTS</b>			2,950,985.95

## **Tab 2**



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

---

**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

1/20/2026

**Prepared for:**

Meadow Pointe IV  
Community Development District

**Prepared by:**

Stephen T. Roehm, Service Manager

Doug Agnew, Senior Environmental Consultant

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## Site Assessments

### Pond 1

#### Comments:

Site Looks Good

Pre-emergent aquatic herbicide has been applied to the exposed shoreline areas.

No algae or submersed aquatics present at time of inspection.



### Pond 2

#### Comments:

Site Looks Good

Continue spot spraying any invasive growth that appears along the ponds edge or between native aquatic plants.

No algae or submersed aquatics present at time of inspection

Pond has a blue tint resulting from application of blue pond dye.



## Site Assessments

### Pond 3

#### Comments:

Site Looks Good

Continue spot spraying any invasive growth that appears along the ponds edge or between native aquatic plants.

No algae or submersed aquatics present at time of inspection

Pond has a blue tint resulting from application of blue pond dye.



### Pond 4

#### Comments:

Site Looks Good

Continue spot spraying any invasive growth that appears along the ponds edge or between native aquatic plants.

No algae or submersed aquatics present at time of inspection

Pond has a blue tint resulting from application of blue pond dye.



**Site Assessments**

**Pond 5**

**Comments:**

Requires Attention

Entire littoral shelf that was full of native aquatic plants has died off besides a few within the water.

Recent freeze events were issued within the area this past week and are a likely cause for the dying plants. Advanced Aquatic will keep a close eye on this area to determine if these plants will come back. In the case that they do not we recommend replanting this area.



**Pond 6**

**Comments:**

Treatment In Progress

On 1/13/26 a customized treatment boat was launched and waders were used to access the littoral shelf to treat Torpedograss growing out within the water.



## Site Assessments

### Pond 7

#### Comments:

Site Looks Good

Continue monitoring and treat any invasive growth along the ponds edge.

Native aquatic plants have taken some damage from the recent cold fronts but should come back with the warmer weather.



### Pond 8

#### Comments:

Normal Growth Observed

Overall pond looks great no algae or submersed aquatics present within pond.

Pennywort and Alligator Weed can be seen growing along the edge of this pond. Continue monitoring and targeting this invasive species.



## Site Assessments

### Pond 9

#### Comments:

Site Looks Good

Minimal Torpedograss growing within the native aquatic plants. Continue spot spraying and using selective herbicide to treat invasive plant growth.

No algae or submersed Aquatic plant growth present within the pond.



### Pond 10

#### Comments:

Site Looks Good

Pond is completely dry and full of Duck Potato, a native aquatic plant. From recent cold front many of the plant outer leaves have been damaged but should revive once the weather becomes warmer and rain become more prevalent.

Continue spot spraying any invasive weeds growing within the pond.



## Site Assessments

### Pond 11

#### Comments:

Site Looks Good

Minimal Torpedograss and Primrose growing along the ponds exposed bank.

Pre-emergent aquatic herbicide has been applied to the entire exposed shoreline area.



### Pond 12

#### Comments:

Site Looks Good

Pre-emergent aquatic herbicide has been applied to the entire exposed shoreline area.



## Site Assessments

### Pond 13

#### Comments:

Site Looks Good

Pre-emergent aquatic herbicide has been applied to the entire exposed shoreline area.

Within the right picture a pile of mulch/dirt with plastic liner and dead sod can be seen placed on the riprap behind house number 4246 Balmoral Court.



### Pond 14

#### Comments:

Site Looks Good

Pond looks great no algae or submersed aquatics present within pond.



**Site Assessments**

**Pond 15**

**Comments:**

Site Looks Good

Pre-emergent aquatic herbicide has been applied to the entire exposed shoreline area.

No algae or submersed aquatics present at this time.



**Pond 16**

**Comments:**

Site Looks Good

No algae or submersed aquatics present at this time.



**Site Assessments**

**Pond 17**

**Comments:**

Site Looks Good

Pre-emergent aquatic herbicide has been applied to the entire exposed shoreline area.

No algae or submersed aquatics present at this time.



**Pond 18**

**Comments:**

Site Looks Good

Pond has dried up and native aquatic plants indicate some damage from the recent cold fronts.



**Site Assessments**

**Pond 19**

**Comments:**

Normal Growth Observed

Torpedograss can be seen growing along the far side of the pond. Waders have been used to treat this growth on 1/13/26.

Pre-emergent aquatic herbicide has been applied to the entire exposed shoreline area.



**Pond 20**

**Comments:**

Treatment In Progress

On 1/13/26 a small treatment boat was launched to treat primrose growing on the west side of this pond that can't be reached from the ATV.

Blue Pond Dye has been added to the water and Planktonic algae was treated on 12/23/25.

No algae was present upon inspection.



## Site Assessments

### Pond 21

#### Comments:

Site Looks Good

No algae or submersed aquatic present within pond at this time.



### Pond 22

#### Comments:

Site Looks Good

On 1/13/26 a small treatment boat was launched to treat Primrose and Alligator Weed growing on the south side of this pond that can't be reached from the ATV.

Pre-emergent aquatic herbicide has been applied to the entire exposed shoreline area.



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## Site Assessments

### Pond 23

#### Comments:

Site Looks Good

On 12/23/25 pond had a Planktonic Algae bloom which was treated and blue pond dye was applied.

Algae no longer present within pond upon inspection.



### Pond 24

#### Comments:

Normal Growth Observed

Continue targeting Pennywort and Torpedograss growing along the ponds edge.

Pre-emergent aquatic herbicide has been applied to the entire exposed shoreline area.



## Site Assessments

### Pond 25

#### Comments:

Site Looks Good

Pre-emergent aquatic herbicide has been applied to the entire exposed shoreline area.

No algae or submersed aquatics present upon inspection.



### Pond 26

#### Comments:

Requires Attention

Erosion is worsening from rainwater runoff within this pond. Picture on the left shows two new spots that have just recently appeared.

Location:

3906 and 3912 Washburn Pl



## Site Assessments

### Pond 27

#### Comments:

Normal Growth Observed

Continue strategic treatments targeting Pennywort, Alligator Weed and Torpedograss growing along the ponds edge and within the native aquatic plants.

No algae or submersed aquatic present at time of inspection.



### Pond 28

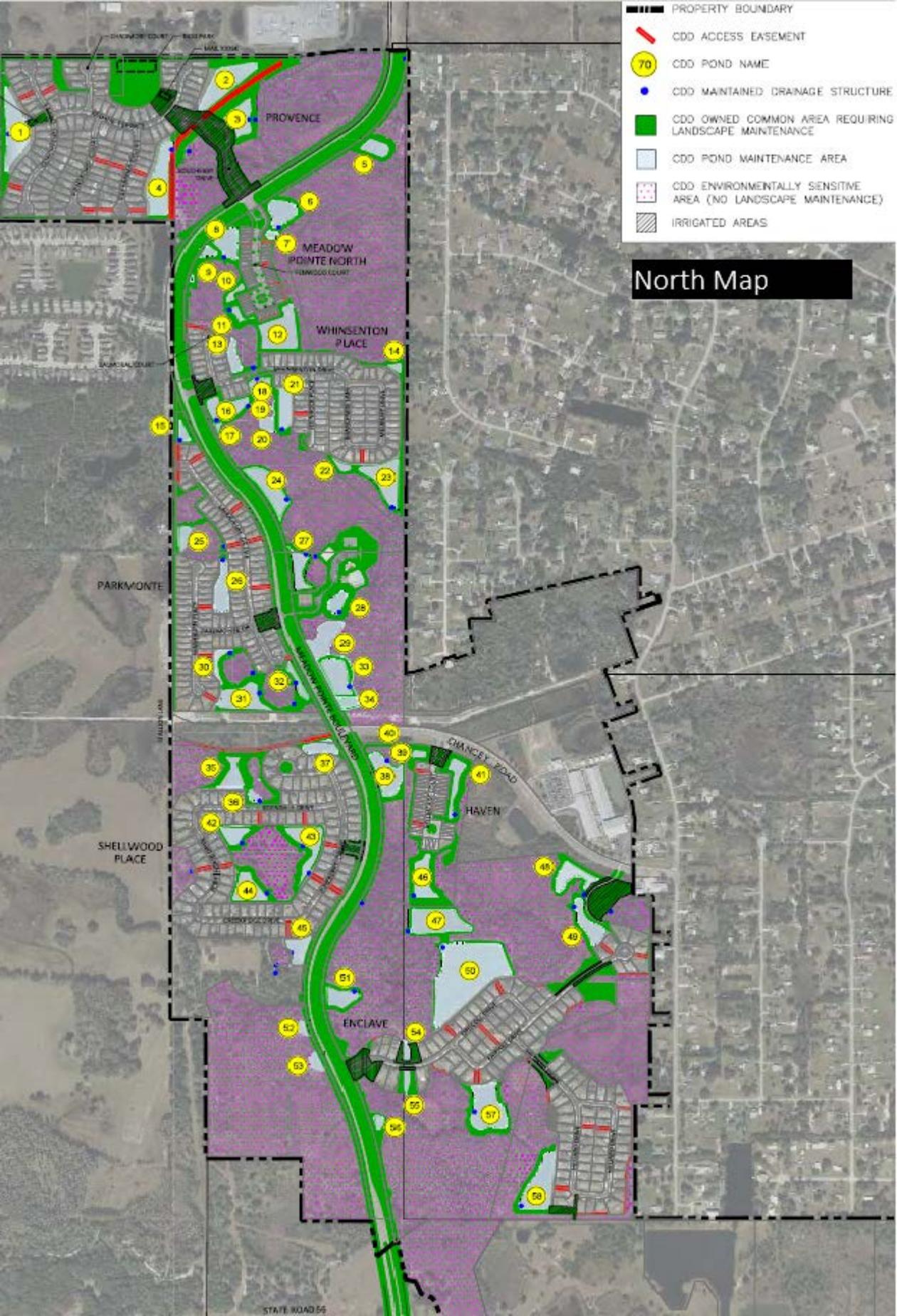
#### Comments:

Site Looks Good

Pre-emergent aquatic herbicide has been applied to the entire exposed shoreline area.

Pond receives blue pond dye applications periodically. Additional dye will be added upon next visit.

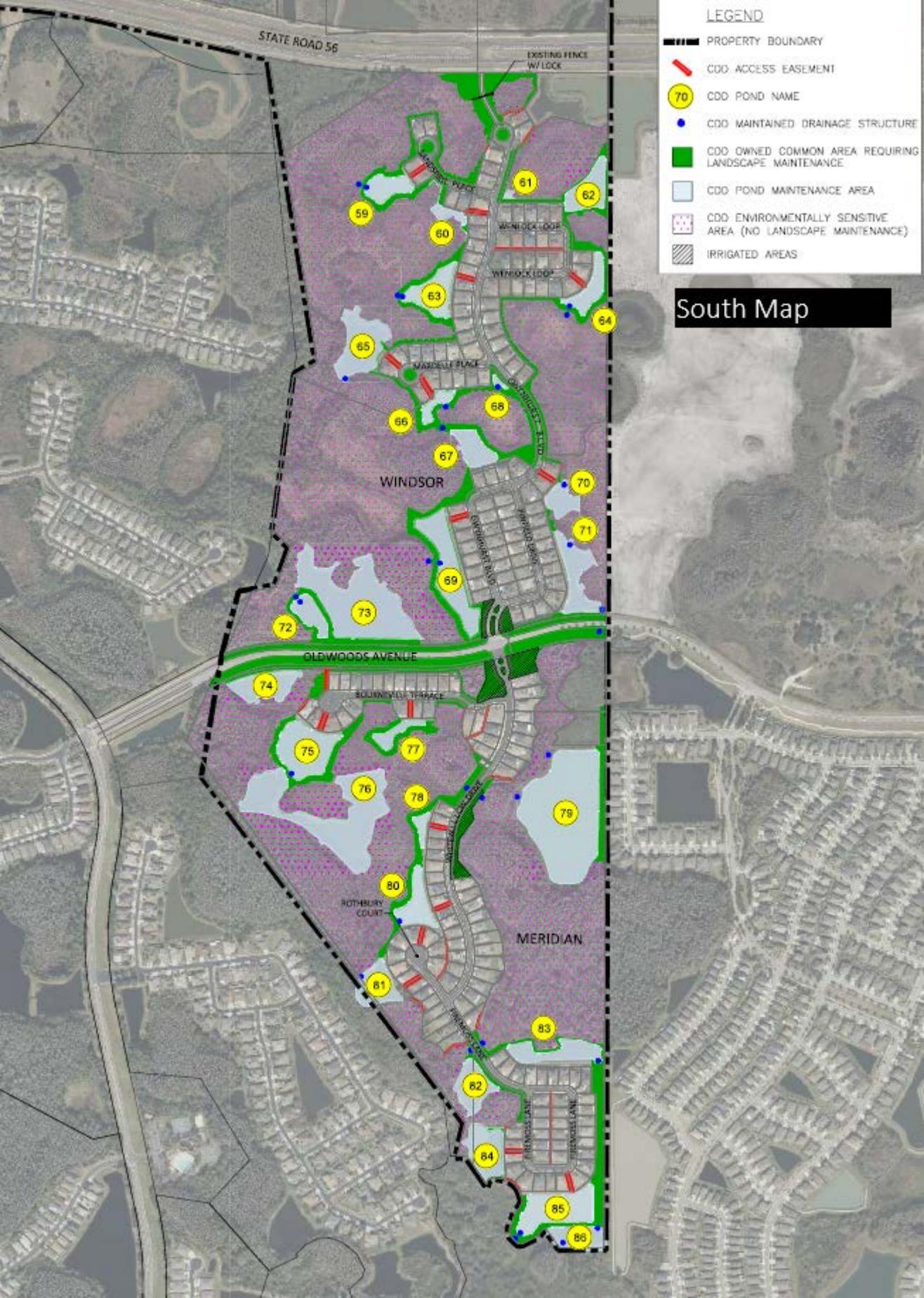




-  PROPERTY BOUNDARY
-  CDD ACCESS EASEMENT
-  CDD POND NAME
-  CDD MAINTAINED DRAINAGE STRUCTURE
-  CDD OWNED COMMON AREA REQUIRING LANDSCAPE MAINTENANCE
-  CDD POND MAINTENANCE AREA
-  CDD ENVIRONMENTALLY SENSITIVE AREA (NO LANDSCAPE MAINTENANCE)
-  IRRIGATED AREAS

**North Map**

CHANDLER COURT, BURNING, MEADOWS  
 PROVENCE  
 MEADOW POINTE NORTH, HAWKWOOD COURT  
 WHINSENTON PLACE  
 PARKMONTE  
 SHELLWOOD PLACE  
 HAVEN  
 ENCLAVE  
 STATE ROAD 56



**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**

STATE ROAD 56

EXISTING FENCE W/ LOCK

WINDSOR

MERIDIAN

OLDWOODS AVENUE

ROTHBURY COURT

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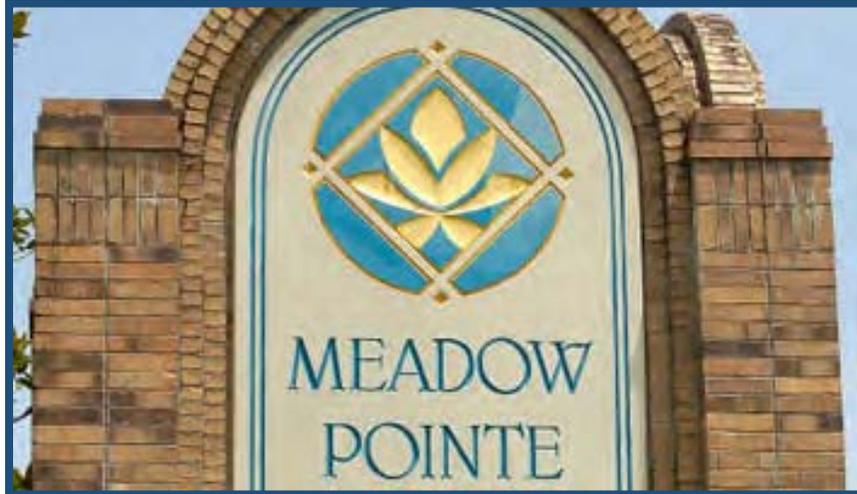
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# **Meadow Pointe IV Community Development District Waterway Inspection Report**

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**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

2/26/2026

**Prepared for:**

Meadow Pointe IV  
Community Development District

**Prepared by:**

Stephen T. Roehm, Service Manager

Doug Agnew, Senior Environmental Consultant

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**North Site Map** .....

**South Site Map** .....



**Site Assessments**

**Pond 29**

**Comments:**

Site Looks Good

Minimal new invasive shoreline weed growth was observed on the exposed sediment. Continue utilizing EPA approved pre-emergent herbicide to spot treat any new growth on the exposed sediment along the pond shoreline areas.



Pond is also treated via boat to target the remainder of the pond that cannot be accessed from the ATV.

**Pond 30**

**Comments:**

Normal Growth Observed

A minimal amount of Torpedograss was present on this pond. This new growth will be targeted for treatment during the upcoming visits.

Several erosion spots are located on this pond. The water level is also very low. Native aquatic plants have been impacted due to the previous cold temperatures. They should recover with the commencement of Spring-Summer.



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## Site Assessments

### Pond 31

#### Comments:

Site Looks Good

Minimal new growth of invasive shoreline weeds observed. Spot treatments will continue to target any new growth.

The recent shoreline erosion repair appears to be successful.

No significant issues were observed with algae, submersed weeds, or shoreline weeds.



### Pond 32

#### Comments:

Site Looks Good

Pond is completely dry.

Minimal shoreline weed growth is present. Continue applying EPA approved pre-emergent herbicide to the entirety of these exposed pond areas.

Trash has been removed from this pond on 2/28/26.



**Site Assessments**

**Pond 33**

**Comments:**

Site Looks Good

Minimal new invasive shoreline weed and Torpedograss growth was observed on the exposed sediment.

Native aquatic plants have experienced damage from recent cold weather.

Upcoming visits will continue to spot treat for any invasive growth on the exposed sediment along the pond shoreline.



**Pond 34**

**Comments:**

Site Looks Good

Minimal new growth of shoreline weeds and Torpedograss was observed. Treatments will continue to target minimal new invasive growth on the exposed pond sediment.

Native aquatic plants have been impacted due to the previous cold temperatures. They should recover with the commencement of Spring-Summer.



**Site Assessments**

**Pond 35**

**Comments:**

Site Looks Good

Minimal new Torpedograss growth was observed on the exposed areas of this pond.

The water level is at an extremely low level. Upcoming treatments will continue to spot treat for any new invasive growth on the exposed pond sediment.



**Pond 36**

**Comments:**

Site Looks Good

Pond is nearly dry.

Minimal amounts of Torpedograss and shoreline weeds were previously targeted for treatment. Positive results have been seen from these past treatments.

Upcoming treatments will continue to spot treat for any new invasive growth on the exposed pond sediment.



**Site Assessments**

**Pond 37**

**Comments:**

Site Looks Good

A very minimal amount of Torpedo Grass growth was present along the ponds edge.

Upcoming treatments will continue to spot treat for any new invasive growth on the exposed pond sediment.

Pond level is very low. Advanced Aquatic has applied blue pond dye to this pond to reduce the recurring blooms of Planktonic algae.



**Pond 38**

**Comments:**

Site Looks Good

Pond level has continued to drop, and the water level is at an extremely low level.

No issues were observed on this pond with algae or submersed weeds.

Upcoming treatments will continue to spot treat the significant exposed pond sediment area for any new invasive growth.



## Site Assessments

### Pond 39

#### Comments:

Site Looks Good

The pond water level is nearly dry. A very minimal amount of invasive shoreline weed growth was observed on the exposed pond sediment.

Upcoming treatments will continue to spot treat the exposed pond sediment for any new invasive growth.



### Pond 40

#### Comments:

Site Looks Good

The water level has remained low. Minimal new growth of invasive shoreline weeds or Torpedograss was observed on this pond.

No issues were observed with algae, submersed weeds, or shoreline weeds.

Upcoming treatments will continue to spot treat the exposed sediment along the shoreline of the pond.



**Site Assessments**

**Pond 41**

**Comments:**

Site Looks Good

Minimal new invasive growth was observed on the exposed sediment on this pond.

The pond level has remained low.

Continue applying EPA approved pre-emergent herbicide to the exposed pond sediment areas when new growth is observed.



**Pond 42**

**Comments:**

Requires Attention

Planktonic algae present within the pond. Treatment will take place 3/4/26. Advanced Aquatic will also apply blue pond dye to this pond to reduce the recurring blooms of Planktonic algae. Minimal new invasive growth was observed along the exposed sediment. Upcoming visits will continue to spot treat any new invasive growth on the exposed sediment areas of this pond.



## Site Assessments

### Pond 43

#### Comments:

Site Looks Good

Minimal new growth. Continue applying EPA approved pre-emergent herbicide to the exposed sediment along the pond shoreline.

Native aquatic plants have been impacted due to the previous cold temperatures. They should recover with the commencement of Spring-Summer.

Minor erosion can be seen present along portions of the edge of this pond.



### Pond 44

#### Comments:

Site Looks Good

The water level in this pond is very low. No issues were observed with algae, submersed weed, or shoreline weeds.

Upcoming visits will continue to spot treat any new invasive growth.



## Site Assessments

### Pond 45

#### Comments:

Normal Growth Observed

Minimal new growth present along the ponds edge.

Native aquatic plants have been impacted due to the previous cold temperatures. They should recover with the commencement of Spring-Summer.

Continue applying pre-emergent herbicide on the exposed sediment along the pond shoreline.



### Pond 46

#### Comments:

Site Looks Good

Minimal new invasive growth was observed on the exposed sediment of this pond.

The pond level has remained low.

Continue applying pre-emergent herbicide on the exposed sediment along the pond shoreline.



## Site Assessments

### Pond 47

#### Comments:

Site Looks Good

The water level has remained low. Minimal new growth of invasive shoreline weeds or Torpedograss was observed on this pond.

No issues were observed with algae, submersed weeds, or shoreline weeds.

Upcoming treatments will continue to spot treat the exposed sediment along the pond shoreline.



### Pond 48

#### Comments:

Site Looks Good

Minimal new growth present along the ponds edge.

The minimal amount of native aquatic plants have been impacted due to the previous cold temperatures. They should recover with the commencement of Spring-Summer.



## Site Assessments

### Pond 49

#### Comments:

Site Looks Good

Minimal new growth of invasive shoreline weeds or Torpedograss was observed on this pond.

No issues were observed with algae, submersed weeds, or shoreline weeds.

Upcoming treatments will continue to spot treat the exposed sediment along the shoreline of the pond.



### Pond 50

#### Comments:

Site Looks Good

Minimal new growth present along the ponds edge.

The native aquatic plants have been impacted due to the previous cold temperatures. They should recover with the commencement of Spring-Summer.

Upcoming treatments will continue to spot treat the exposed sediment along the pond shoreline.



## Site Assessments

### Pond 51

#### Comments:

Site Looks Good

Minimal new growth present along the ponds edge.

The native aquatic plants have been impacted due to the previous cold temperatures. They should recover with the commencement of Spring-Summer.

Continue spot treating invasive weed along the ponds edge.



### Pond 52

#### Comments:

Normal Growth Observed

Minimal growth of Torpedo Grass present.

Continue applying pre-emergent herbicide to exposed pond sediments.



## Site Assessments

### Pond 57

#### Comments:

Site Looks Good

Minimal new growth of invasive shoreline weeds or Torpedograss was observed on this pond.

No issues were observed with algae, submersed weeds, or shoreline weeds.

Interesting that this pond retains a normal level.



### Pond 58

#### Comments:

Site Looks Good

The water level is slightly low. Minimal new growth of invasive shoreline weeds or Torpedograss was observed on this pond.

No issues were observed with algae, submersed weeds, or shoreline weeds.

Upcoming treatments will continue to spot treat the exposed sediment around the shoreline of the pond.



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**Site Assessments**

**Pond 59**

**Comments:**

Site Looks Good

The water level has remained low. Minimal new growth of invasive shoreline weeds or Torpedograss was observed on this pond.

No issues were observed with algae, submersed weeds, or shoreline weeds.

Upcoming treatments will continue to spot treat the exposed sediment around the shoreline of the pond.



**Pond 60**

**Comments:**

Normal Growth Observed

Not on Advanced Aquatic Maintenance program.

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**Site Assessments**

**Pond 61**

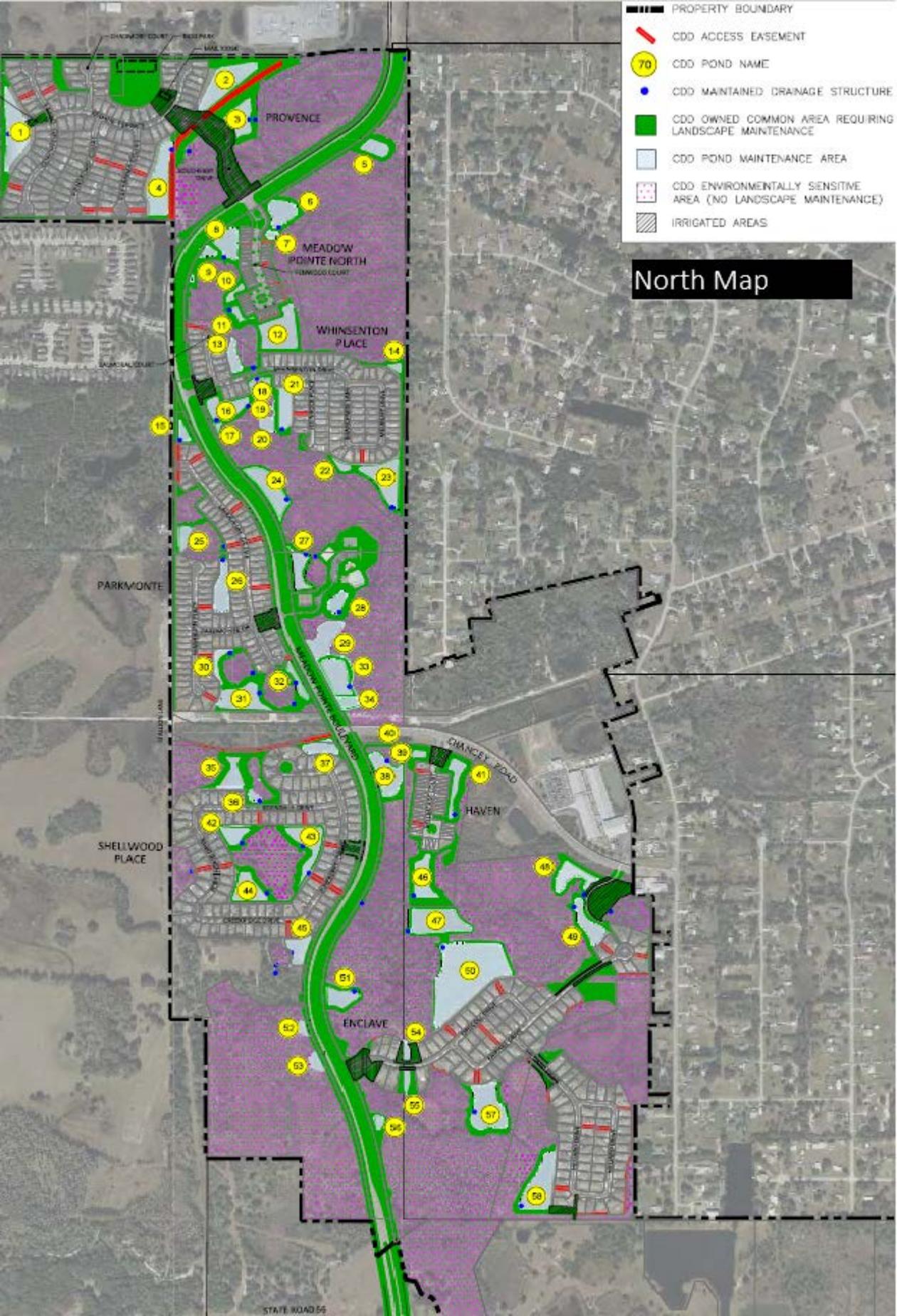
**Comments:**

Site Looks Good

Pond is completely dry. Apparently, Rip Rap type rock was previously installed in the past to support the transitional edge along the portion of the pond shoreline bordering the wetland conservation area. This material should be collected and positioned closer to this transitional edge.

We will consult with the CDD's engineer to confirm this recommendation.





-  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

## North Map

CHANDLER COURT, BURNING, MEADOWS  
 PROVENCE  
 MEADOW POINTE NORTH, HAWKWOOD COURT  
 WHINSENTON PLACE  
 PARKMONTE  
 SHELLWOOD PLACE  
 HAVEN  
 ENCLAVE  
 STATE ROAD 56



## **Tab 3**

# MEADOW POINTE IV

## LANDSCAPE INSPECTION REPORT



January 21, 2026

Rizzetta & Company

Amiee Brodeen – Landscape Specialist

Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary, Amenities Center

## 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. The Amenities:** The hedge continues to lose sections and is becoming increasingly patchy in multiple areas. As we approach spring, I recommend properly identifying the hedge cultivar and proposing targeted replacements as needed to restore a uniform hedge form.
- 2. Basketball Courts:** The turf surrounding the basketball courts is severely compacted and has become predominantly weed-infested. I recommend aerating the compacted soils and overseeding with a cool-season perennial rye to improve turf density and overall condition. (Pic 2)



- 3. Pesticide Application Signs:** In several areas of the property, pesticide application signs remain posted beyond the appropriate timeframe. I observed one sign dated 10/1....

**(Cont.)**.... and another dated 12/29. These signs should be removed once the application has dried and within the required posting timeline.

- 4. The Amenities:** One of the boxwood shrubs across from the children's playground is beginning to show browning foliage. This may be due to several potential causes and should be further evaluated and addressed accordingly. (Pic 4)



- 5. The Amenities:** Between the playground and the clubhouse, one of the ornamental grasses has been lost and a palmetto sapling is now establishing in the bed. Please detail this area and remove all unwanted plant material.

# Amenities Center

**6. The Amenities:** In the same area as Item #5, near the drainage structure, the mulch and gravel are beginning to wash out. This would be an ideal location to develop and implement a preventative maintenance plan before further erosion occurs. (Pic 6)



**7. The Amenities:** The south/southwest area of the pool has still not been properly edged or fully mulched. I was advised that this work was completed following last month's board meeting; however, this area remains unfinished. Please make this a priority and ensure the beds are fully edged and mulched. (Pic 7a, 7b>, 7c>)



**8. Excess Driplines:** During the slower maintenance season, please cap and remove the exposed drip lines. Mature oaks no longer requires supplemental irrigation.

**9. The Amenities:** The turf in this area has still not been replaced with Bahia grass. I have followed up previously regarding the repair, and this item remains outstanding. (Pic 9)



# Amenities Center

**10. The Amenities:** The sooty mold persists on the magnolia trees near the tennis courts. Have these trees been treated, and has the responsible pest been identified? By targeting and managing the sap-sucking insects that produce honeydew, we can address the underlying cause and prevent future mold buildup. (Pic 10)



**11. The Magnolias:** While the crew is working near the tennis courts, please have them properly trim any magnolia limbs that require attention. (Pic 11)



**12. Pond 27:** During my inspection, the crew was rebuilding the eroded pond slopes. I will continue to monitor the area to ensure that any damage caused during the restoration is properly addressed. (Pic 12>)

**13. The Frost Bite:** Around the amenities and several other areas, the schefflera shrubs have experienced some dieback. While this is not overly concerning at this time, I will continue to monitor the plants to ensure we do not lose any.

**14. Across from the Amenities:** The sycamore trees across the street are heavily infested with Spanish moss. Please have the crews remove the moss up to the contractual height to allow the canopies to fully develop, and also clean out any dead material in the saw palmettos. (Pic 14a, 14b>)



**15. Volleyball Courts:** Weeds are beginning to establish in the sand throughout the volleyball courts. Please treat the area accordingly to prevent further growth.



# MPIV North

**16. The Annuals:** None of the annual beds throughout the entrances have pine fines installed, as documented in my photographs. This must be corrected immediately to meet contract requirements; the pine fines need to be at a height of 1" (See photo for example of pine fines). (Pic 16a,16b>)



**19. MPIV North:** At the southwest entrance, a date palm sapling is growing against the wall and must be removed immediately to prevent potential structural damage as it matures. Additionally, another palm sapling is growing within the viburnum shrubs—please detail the entire bed and remove all unwanted plant material. (Pic 19>)

**20. MPIV North:** Spring Proposal Opportunity: The shrubs surrounding the backflow system are becoming sparse and patchy. I....(Nxt pg)

**17. MPIV North:** Weeds are present in the beds beneath the entrance sign, on both sides. Please identify the species and treat them appropriately.

**18. MPIV North:** The turf along the northeast side of the exit is showing signs of stress, turning brown and patchy. Please treat the area as needed and fertilize to restore turf vigor. (Pic 18>)



# MPIV North, Pond 6

(Cont.)... recommend identifying the cultivar and proposing plant replacements to restore full coverage. (Pic 20)



**21. MPIV North:** Referring to Pic 20, the turf around the shrubs is patchy and declining. Please verify that the irrigation is functioning properly, provide a “wet check” report, and determine the cause of the dieback. (Pic 21>)

**22. MPIV North:** Upon visiting MPIV North, just inside the gates on the southwest side, the water control structure was neither mulched nor properly maintained. I moved the existing mulch to locate the concrete pad and discovered that it had been covering approximately 12–18 inches along the corner. Please advise when this area will receive proper mulching.

**23. MPIV North:** The turf along the right-of-way and parallel to the sidewalk at the exiting gates on the east side is becoming patchy and browning. Confirm if this area is being treated—if so, specify the method and frequency—and take the necessary steps to restore the turf to a healthy condition. (Pic 23a, 23b>)



**24. MPIV North:** The palm flowering fronds have remained in place since the 11/18/2025 report. They must be removed immediately, as the area continues to appear unfinished. (Pic 24>)

**25. Pond 6:** Spanish moss continues to accumulate in the oak canopies around the pond. Please have the crew remove the moss during the next visit. (Pic 25>)



# Provence



**27. Provence:** In the median beds near the keypad, grass is encroaching into the planting area. Please treat this area before it becomes unmanageable. Additionally, this section has not been mulched—please advise when the mulch installation is scheduled. (Pic 27)



**28. Provence:** Please trim out the dead material in the crinum lilies during the next visit.

**29. Ant Mounds:** Ensure the crew is instructed to spot-treat any ant mounds as they are identified. I have observed a significant number of mounds throughout the CDD property.



**26. Provence:** On the west side of the exit, a date palm is growing directly beneath an oak tree. This palm should be removed to prevent interference with the oak canopy as it matures. (Pic 26>)

# Whinsenton Place, Parkmonte, Haven

**30. Whinsenton:** On the south side of the entrance, there is a dead magnolia tree trunk. Please remove it during the next visit. (Pic 30)



**31. Whinsenton:** When the tree trimming crew visits to limb up the palm fronds at MPIV North, have them also inspect the entire Whinsenton property to trim any brown fronds and remove spent fruit. The palms are dropping onto the roadway—please prioritize this area during the visit.

**32. Whinsenton:** Upon exiting, the median area remains unmulched. Please advise when the installation is scheduled. Additionally, ensure the crew is aware that all driplines must be covered with mulch during the process. (Pic 32)



**33. Parkmonte:** Along the Langdrum preserve area, a banana tree is already fruiting—just a fun observation to share.. (Pic 33)



**34. Parkmonte:** Referencing the 05/30/2025 report, the front bed of the median was said to have Blue Daze replacements but never were followed-up. I followed up on 11/18/2025 asking about why the area looked bare, yet no action has been taken. Please provide an update on the status of these replacement plants.

**35. Haven:** Mulch in the median bed is already showing areas that could be thickened. Please ensure the mulch is installed to a 3-inch depth as specified in the contract.

**36. Haven:** Along the west side of the entrance, straps remain on several mature trees. Please remove and properly dispose of them during the next site visit.

**37. Haven:** The turf is browning, and much of the St. Augustine is nearly gone. We are also seeing patchy areas developing within the turf. Please investigate whether this is due to pests, fungal issues, over-spray, or other causes, and provide an update on any turf treatment plan Juniper has in progress to restore the St. Augustine. (Pic 37>)

# Haven, Pond 11, Shellwood Place

**38. Haven:** Along the rights-of-way and east of the walkway, the turf is noticeably patchy. This issue must be investigated and corrected immediately. Please provide a corrective action plan with a timeline to restore the turf and prevent further loss. (Pic 38a, 38b>)



**39. Pond 41 (Haven):** The trees along the pond still have straps that are loose, broken, and sun-bleached. This was noted in last month's report as needing attention. Please provide the status of this issue and advise when the area will be fully cleaned up and restored.

**40. Haven:** Inside the gates on the west side of the drive, several pine trees still have broken straps and stakes attached. Please remove all straps and assess whether any stakes need to be replaced. (Pic 40>)



**41. Shellwood Place:** At the cul-de-sac of Juneberry Drive, I was informed that mulch installation was pending until the grasses were cut back and the bed detailed. During my inspection, the grasses have now been cut back. Please advise when the mulch will be installed.

**42. Shellwood Place:** On the south side of the exit, the turf is being over-shaded and showing signs of decline. Please provide a turf treatment plan to prevent further thinning and bare spots.

**43. Shellwood Place:** In the same area as the turf noted in #42, the flax lilies are leaning onto the sidewalk. Please trim them back during the next detail visit.



# Windsor, Meridian, Enclave

**44. Windsor:** At the front entrance, the canary palm is still yellowing. Have these palms been treated? If so, please specify the treatment used. (Pic 44)



**45. Windsor:** The turf installation in front of the Windsor sign looks significantly improved—great progress.

**46. Windsor:** In the bed directly beneath the sign, weeds are beginning to sprout. Please treat the area immediately to prevent them from becoming more established and difficult to manage.

**47. Windsor:** The crape myrtle just north of the sign requires pruning. Several branches are dead and should be removed. (Pic 47)



**48. Meridian:** The turf along both sides of the walkway is failing and becoming patchy. Please identify the cause, implement appropriate treatment, and provide an update on the progress. (Pic 48)



**49. Meridian:** Along the west side of the entrance, the landscape beds require detailing. In several areas, ferns are growing through the shrubs. Please remove all unwanted plant material and properly detail the beds.

**50. Enclave:** There is one dead shrub in the median that should be removed. Please inspect the surrounding plants to confirm this is an isolated issue and address any additional concerns if identified. (pic 50)



# MEADOW POINTE IV

## LANDSCAPE INSPECTION REPORT



February 19, 2026

Rizzetta & Company

Amiee Brodeen – Landscape Specialist

Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary, Meridan, Whitewillow Dr

## General Updates, Recent & Upcoming Maintenance Events

- Fertilization for February and March:
  - **March Fertilizer for St. Augustine** – A complete fertilizer based on soil tests + Pre M applied at no more than 1 lb. N/1000 sq. ft. and containing no less than 50% slow-release N. – Prodiamine/18-0-6/Speedzone - .75 LB N/1000 – 220 LBs to be applied.
  - **February Fertilizer for Bahia** – A complete fertilizer based on soil tests + Pre M applied at no more than .75 lb. N/1000 sq. ft. and containing no less than 50% slow-release N – Formula – 18-0-6/Avenue South.
  - **March Fertilizer for Palms** – All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy in March 100% of the N, K & Mg MUST be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6” from the palm trunk.

The following are action items for Juniper and Mainscape Landscaping to complete, and Russell to take over March 1<sup>st</sup>. 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. **Meridan – Inside Gates:** Inside the front entrance, it appears a large vehicle drove over the plant materials, concrete sidewalk, and ROW, resulting in damaged turf. The existing liriopie is expected to recover, as it is a resilient species. What occurred in this area? (Pic 1a, 1b>)



(#2 Cont.).... mess, please have them inspect all plant materials to confirm that no plants were lost, including the damaged turf. I noticed a significant amount of soil still sitting on top of the plants, and they will need to be checked and cleared carefully.

2. **Clean Up from the Vehicle:** When the crews return to this area to address the existing...
3. **Whitewillow Dr – Entrance:** This area contains weeds, liriopie growing on....**(Nxt pg)**

# Whitewillow Dr, Bourneville Terr

**(#3 Cont.)**...the walkway, and noticeable grass clippings left in the planting beds on top of the newer mulch. While minor debris may be standard in some cases, this section is part of a highly visible and frequently visited area and should be cleared of all grass clippings and loose material. Additionally, there is a canary-type palm seedling growing along the walkway. It is positioned too close to the path to be maintained long-term. Please remove this palm sapling. (Pic 3a, 3b)



**5. Bourneville Terr:** In the adjacent bed, the ornamental grasses were cut back, but the clippings were left scattered throughout the area. Was there a board directive to leave these clippings in place and spread across the planting bed? It appears that pine bark nuggets should be visible beneath the grass clippings and pine needles, so this debris should likely be removed to maintain a clean and intentional appearance. Please advise. (Pic 5)



**6. Spanish Moss:** Per the contract, the vendor is required to remove Spanish moss from all trees within the allowable height specified in the agreement. Please prioritize this task during the upcoming week and focus efforts on the immediate needs of the CDD. (Pic 6)



**4. Turf Entrance:** When was the last fertilization applied in this area? Some sections appear to be thinning and may require a follow-up application, weather permitting. Please review the recent treatment schedule and determine whether this area should be revisited for turf health.

# Meridan, Windsor, Enclave

**7. Ant Mounds:** During my inspection, I encountered several active ant mounds. These will need to be treated promptly, and once the colonies are inactive, the mounds should be raked out and leveled to restore the area.

**8. Turf Weeds in ROWs:** Ensure that turf weeds within the ROWs are being treated during each mowing cycle or as soon as they are identified. Staying proactive now will help get ahead of weed pressure before the spring growth season begins.

**9. Gwynhurst Blvd – Windsor Entrance:** The majority of the plants at this entrance are showing significant cold-snap damage. I recommend holding off on any major corrective pruning at this time. Allow the plants some recovery period to determine how many will naturally bounce back. Once new growth begins to appear, we can reassess and determine whether cutting them back will help encourage healthy regrowth.

**10. Meadow Pointe Blvd:** On both sides of the roadway heading north just past Hwy 56, the turf areas are heavily infested with weeds. Are the crews treating these sections during each site visit? This level of weed pressure suggests treatments may be overdue or inconsistent. Additionally, please limb up all low-hanging branches over the walkways to a 10-foot clearance. There is also a considerable amount of trash and debris within the planting beds that needs to be collected and removed.

**11. Annual Beds – Enclave Entrance:** The annual beds have still not received the pine fines, and they are now showing sprouting weed seeds throughout the plant material. Was a Pre-M applied to this bed prior to planting? The lack of pine fines combined with evident weed germination suggests this step may have been missed or is overdue.

**12. Driscoll Dr:** The philodendron plants experienced significant cold-snap damage. Please be patient with these plants. I recommend holding off on removing any browned foliage until after temperatures rise and the weather fully warms. This will help prevent additional stress and allow us to better assess what material recovers naturally. (Pic 12)



**13. Hilliard Dr:** At the southern end along the walkway, there was standing water observed during my visit. Please have the crew perform a full wet check to ensure all sprinkler heads are properly aimed toward the turf and not overspraying the walkway. Additionally, verify the run times to ensure the zone is not over-watering. (See map below)



# Enclave

**14. ROWs – Enclave:** The current condition of the ROWs shows a high presence of turf weeds. Are these areas being actively treated? Please identify all affected sections, apply appropriate weed control treatments, and continue with the scheduled fertilization as we approach the month of March. Proactive care now will help support healthier turf as the growing season begins. (Pic 14)



**15. Enclave – Outside of Gate:** The trees in this area are not being maintained per contract standards. This oak tree has a heavy accumulation of Spanish moss and will need to be thoroughly cleaned during the next maintenance visit. (Pic 15)



**16. Enclave – Outside of Gate:** Unwanted ferns are growing up through the large hedge shrubs in this area. These should be....

**#16 Cont.)**.... removed and the shrubs need the deadwood pruned properly and maintained to restore a clean and uniform appearance. (Pic 16)



**17. Large Field – North of Enclave Entrance:** Photographic evidence shows tire ruts in the turf along Meadow Pointe Blvd. During my inspection, no individuals were present in the area, and I did not observe anyone causing the damage or performing donuts in the field. (Pic 17)



**18. North of Enclave Monument:** The planting beds in this area are becoming increasingly weedy, with growth low enough to be treated effectively. Please visit this location, identify the affected sections, treat all weeds, and remove any unwanted growth over 3 inches to restore a clean appearance.

# Meadow Pointe Blvd, Haven, Pond 41

**19. Meadow Pointe ROW:** The walkway edges are not being properly maintained. Per contract requirements, "All hard-edges shall be edged every mowing event." This issue needs to be corrected to ensure compliance and maintain a clean, defined appearance along the pathways. (Pic 19)



**24. Haven – Ant Mounds:** Ant mounds are present in the planting beds along the sidewalks. Please treat these areas and rake out the mounds once the nests are no longer active. This area also needs to be edged and mulched, and all drip lines should be buried beneath the mulch to ensure proper coverage. (Pic 24)



**20. Haven Entrance:** Inside the gates, there is an active ant mound that has begun overtaking one of the light fixtures. Please treat this mound as well as any additional mounds in the surrounding area to prevent further damage or obstruction.

**21. Haven Entrance:** Within the roses there are several low growing weeds. Please identify and treat accordingly.

**22. Haven Roundabout:** Weeds are actively sprouting throughout the planting bed and are currently low enough to be either hand-pulled or treated with herbicide. Additionally, the turf in this area appeared very dry and contains numerous turf weeds. Restore and treat the turf accordingly.

**23. Pond 46:** The planting bed on the north side needs to be detailed. There are tree straps hanging from the branches, grasses sprouting at the bases of the trees, and the bed has not been mulched. Please address these issues and restore the area. (Pic 23>)

**25. Haven Planting Bed – Pond 41 (South End):** This planting bed did not receive mulch or proper bed edging, and most of the drip lines are exposed. Please address these issues by edging the bed, applying mulch, and burying all drip lines to restore the area to standard. (Pic 25>)

**26. Pond 41 – Debris Removal:** In the same area, a pile of debris was left...(Nxt pg)



# Haven, Pond 41

**(#26 Cont.)**....on-site near the eroded section of Pond 41. Please remove the debris and focus on restoring and stabilizing this area. (Pic 26)



**(#28 Cont.)**.... this is irrigation-related and clarify its purpose. Address these issues and restore the bed to proper standards. (Pic 28a, 28b)



**27. Pond 41 – Tree Maintenance: All trees previously noted in the last two reports still have not been addressed. These trees continue to have Spanish moss, broken support straps, and no defined tree rings. This work remains outstanding and needs to be completed as soon as possible. (Pic 27>)**

**28. Haven – Planting Bed:** The planting bed at the dead end was not properly edged, and the mulch applied is insufficient to cover the area appropriately. Additionally, a flag was found within the bed—please confirm whether....



# Haven, Shellwood Place

**29. Haven – Exiting Gates:** As you exit the Haven gates, prune the browning leaves from the fakahatchee grasses, and weed out the geraniums from the bed. (Pic 29)



**30. Haven – East Side:** Outside the gates, the ROWs and adjacent turf area continue to decline, with ongoing turf loss observed for over two months. Request status update. Area requires repair and fertilization—please prioritize (Pic 30a, 30b>, 30c>)



**31. Shellwood Place:** Trees surrounding Pond 45 have not yet been de-mossed. Cooler months are the ideal time to prioritize weeding, moss removal, and sharpening bed edges. Please prioritize these contractual maintenance duties.

**32. Shellwood Place:** South of the entrance, a large turf area is declining with multiple areas of dieback. Please confirm whether these issues are currently being treated, including what products are being used and application frequency. Turf restoration is required.

**33. Shellwood Place:** Remove the suckering growth at the base of the ligustrum at the entrance.

**34. Amenities – Basketball Courts:** The Celebration Bermuda turf surrounding the basketball courts remains patchy and shows signs of poor health. Restore the turf and apply appropriate treatments to improve density and overall condition. (Pic 34a>, 34b>)



# Haven, Pond 11, Shellwood Place, Amenities

**35. Amenities – Basketball Courts:** Several maintenance issues observed: mulch coverage is insufficient with visible bare areas; weeds are present in the concrete cracks; palm boots have fallen and require removal; turf weeds are present in the Bermuda; and weeds are visible within the shrub planting beds. Address and correct all noted deficiencies. (Pic 35>)



**36. Pool Area – Sump Pump:** The planting bed requires treatment for wild geranium, woodsorrel, clover, and any other weedy plant species present. Please apply appropriate selective herbicides to eliminate these weeds and restore bed condition.

**37. Pool Area – East Side:** This area still has not been detailed or fully mulched, despite being noted in the last several reports....



**(#37 Cont.).... Detail the beds and complete mulch installation on the next visit. (Pic 37)**



**38. South of Pool Area:** This planting bed has been noted multiple times and still has not received adequate mulch, nor has the bed edging been properly completed. Correct these issues immediately. (Pic 38>)

**39. Palm Boots:** Throughout the CDD property, remove all fallen palm boots.

**40. Amenities – Annual Beds:** The annuals are dried out and have declined. Pine fines have still not been applied, which would have helped retain soil moisture. Correct these issues immediately and check the irrigation system to ensure the beds are receiving adequate water. (Pic 40>)

# Amenities, Parkmonte, Meadow Point Blvd, Whinsenton Place

**41. Tennis Court Area – Hedges:** Treat the weeds growing within the mulched hedge beds accordingly.

**42. Meadow Point Blvd:** Along the saw palmettos, leaving the amenities parking lot, the crew should have been removing browning and dead foliage during the cooler, slower months when weekly mowing is not required. These beds need full detailing, and the trees should be lifted to maintain a minimum clearance of 10 feet.

**43. Parkmonte:** The trees surrounding Pond 32 still require moss removal. The excess moss is shading out the canopy and needs to be addressed promptly.



**44. Parkmonte – Turf Replacement:** The Bahia turf being installed by Outdoor Solutions near Ponds 30 and 31 looks very good. If irrigation is present in this area, ensure it is providing adequate watering to support proper establishment.

**45. Whinsenton Place:** At the entrance, the turf condition is poor, and the distinction between the two turf types is overly noticeable. Bare spots are present, which should not be occurring if a consistent treatment and fertilization program is in place. Confirm whether these areas have been treated or fertilized, and address as needed. (Pic 45)



**46. Whinsenton – Annuals:** Several annual plants are missing, and the bed is full of sprouting weed seeds. Confirm whether the bed was treated prior to installing the annuals and address the weed presence promptly.

**47. Whinsenton – South of Entrance:** The mulched beds are developing weeds. Identify all weed species present and treat accordingly to prevent further spread. Additionally, the flax lilies are nearly ready to be trimmed back; schedule a clean-up for mid-March.

**48. Palm Trimming:** Within the next month—and possibly into early April depending on weather—begin scheduling the.... **(Nxt pg)**

# Whinsenton Place, Meadow Pointe North, Provence

**(#48 Cont.)**.... palm clean-up. Several palms throughout the property already have fallen fronds, browning fronds, or fronds that are close to declining and need attention.

**49. Whinsenton – Entrance Area:** Detail the median planting beds; several unwanted species are growing throughout. Deadhead the flax lilies, address bare spots in the mulch, remove dead material from the ginger, and treat the turf weeds present.

**50. Meadow Pointe North:** The turf surrounding the mail kiosk is becoming brown and patchy. This decline should have been addressed earlier through timely treatment. Please provide what corrective actions the vendor will implement to help this turf recover and survive, including treatment plans, watering adjustments, and any necessary restoration. (Pic 50)



**51. Meadow Pointe North:** The turf in one of the bullnoses is completely brown and compacted. Provide a plan to aerate and overseed this area, if the turf type and site conditions can support such treatment. If not, then provide a proposal for turf replacement. (Pic 51>)

**52. Meadow Pointe North:** At the front entrance inside the gates, the grasses were trimmed down, but a significant amount of debris....

**(#52 Cont.)**.... was left behind. Remove all remaining debris on the next visit. Additionally, it does not appear that mulch was installed in this area. Please provide corrective actions and a plan to complete the mulching. Additionally, the turf is thinning, is this fungal related? Please diagnose and treat accordingly. (Pic 52)



**53. Provence Entrance:** The crinum lilies look poor due to the recent cold snap. Trim them as soon as conditions allow without causing damage to the plants. Additionally, an empty mulch bag was left behind in the bed—remove this trash on the next visit, and treat the bed weeds.

**54. Provence Entrance:** The bed below the intercom box has shown a.... **(Nxt pg)**



# Provence

**(#54 Cont.)**.... significant increase in weed growth since last month. Confirm whether this area was ever treated. Prioritize weed control on the next visit. Additionally, remove the palm sapling growing into the stone pillar supporting the intercom. (Pic 54)



**(#56 Cont.)**.... ensure the gravel walkway is blown off during every visit. The white/grey gravel was barely visible due to the accumulation of fallen oak leaves.

**57. Provence – Turf:** The large turf area near the mail kiosk remains spotty and has turf weeds. This issue has been noted since the initial HOA inspection. The thick layer of fallen oak leaves is contributing to the decline, as they break down slowly and shade out the turf. Blow the leaves out of the turf areas, spot treat the turf weeds, and restore the damaged sections. (Pic 57>)

**58. Provence – Irrigation Box:** Replace the lid for the irrigation box located in the large turf area near the mail kiosk.

**55. Provence – Mail Kiosk:** Approaching the mail kiosk, the turf along the corner and the ROWs is declining and showing significant dieback. The pattern resembles possible pest activity, though temperatures should be too low for typical insect pressure. Identify the cause—whether pest, disease, soil compaction, or irrigation-related—and treat accordingly. (Pic 55a, 55b>, 55c>)



**56. Provence – Dog Park Area:** Overall, the area looks good. However, prune out all sucker growth throughout the park, and....

# Provence

**59. Provence – Coachford Dr Park:** This pocket park has a heavy drop of oak leaves; remove as many leaves as possible to prevent shading out the plant material below. The crinum lilies were impacted by the recent cold snap—prune out the dead leaves once temperatures stabilize. Weed the asparagus ferns out of the jasmine beds. Lastly, remove the drooping Spanish moss from the large oak near Pond 1. (Pic 59a, 59b>, 59c>)



**60. Provence – Coachford Dr Park:** The turf is heavily infested with weeds. Treat the affected areas and develop a treatment plan to restore turf vigor and overall health. (Pic 60>)



# Proposals

## 1. Haven Dog Park Maintenance

**Improvements:** Provide a proposal for a one-time cleanup for the park. There are several opportunities to address in the park. Here is a list of what I recommended (not limited though):

- a. Restoring the planting edge on the outside of the dog park; Trench along the concrete border to re-establish a clean edge. Treat all identified weeds with appropriate herbicide. Install fresh mulch to provide a clean appearance and suppress future weed growth.
- b. Turf Restoration Inside Dog Park; Fertilize the turf to promote healthy growth. Apply weed control treatments throughout the area. Add soil to fill holes and regrade as needed to improve safety and turf performance.
- c. Tree Maintenance and Safety Corrections; Remove all Spanish moss from the tree. Take down broken or outdated support straps. Treat all active ant mounds within the dog park, as these are unacceptable in dog and children's play areas. Ensure the area is safe and free of pest-related hazards.  
(Pic 1a, 1b> 1c>, 1d>)



# Proposals

## 2. Drain Grates in Planting Beds –

**Clubhouse:** One of the drain grates is full of leaves and mulch debris. This should be routinely cleared to prevent material from entering the storm drainage system.

Recommend evaluating alternatives to reduce recurrent clogging:

- a. Identify all drain grates, replace existing grate with one featuring smaller slots and a slight height offset to limit debris entry.
- b. Slightly regrade the surrounding area and install approximately 2' diameter of large gravel on and around the drain to act as a barrier against migrating mulch.

(Pic 2)



# Tab 4

# MEADOW POINTE IV

## LANDSCAPE INSPECTION REPORT



January 21, 2026

Rizzetta & Company

Amiee Brodeen – Landscape Specialist

Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary, Amenities Center

## 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. The Amenities:** The hedge continues to lose sections and is becoming increasingly patchy in multiple areas. As we approach spring, I recommend properly identifying the hedge cultivar and proposing targeted replacements as needed to restore a uniform hedge form.

1. Noted

**2. Basketball Courts:** The turf surrounding the basketball courts is severely compacted and has become predominantly weed-infested. I recommend aerating the compacted soils and overseeding with a cool-season perennial rye to improve turf density and overall condition. (Pic 2) **2. Will like to discuss other options than rye grass.**



**3. Pesticide Application Signs:** In several areas of the property, pesticide application signs remain posted beyond the appropriate timeframe. I observed one sign dated 10/1....

**(Cont.)**.... and another dated 12/29. These signs should be removed once the application has dried and within the required posting timeline.

3. Removed and addressed with crews

**4. The Amenities:** One of the boxwood shrubs across from the children's playground is beginning to show browning foliage. This may be due to several potential causes and should be further evaluated and addressed accordingly. (Pic 4) **4. Noted. Will follow up asap**



**5. The Amenities:** Between the playground and the clubhouse, one of the ornamental grasses has been lost and a palmetto sapling is now establishing in the bed. Please detail this area and remove all unwanted plant material.

5. Will address week of 2/2/25

# Amenities Center

**6. The Amenities:** In the same area as Item #5, near the drainage structure, the mulch and gravel are beginning to wash out. This would be an ideal location to develop and implement a preventative maintenance plan before further erosion occurs. (Pic 6) [6.Sod to shrink bed?](#)



**9. The Amenities:** The turf in this area has still not been replaced with Bahia grass. I have followed up previously regarding the repair, and this item remains outstanding. (Pic 9)



**7. The Amenities:** The south/southwest area of the pool has still not been properly edged or fully mulched. I was advised that this work was completed following last month's board meeting; however, this area remains unfinished. Please make this a priority and ensure the beds are fully edged and mulched. (Pic 7a, 7b>, 7c>)



**8. Excess Driplines:** During the slower maintenance season, please cap and remove the exposed drip lines. Mature oaks no longer requires supplemental irrigation.

[8.Noted. Will make sure irrigation team addresses it](#)

# Amenities Center

**10. The Amenities:** The sooty mold persists on the magnolia trees near the tennis courts. Have these trees been treated, and has the responsible pest been identified? By targeting and managing the sap-sucking insects that produce honeydew, we can address the underlying cause and prevent future mold buildup. (Pic 10) *10. Pest has been addressed and sooty mold is not longer acive*



**11. The Magnolias:** While the crew is working near the tennis courts, please have them properly trim any magnolia limbs that require attention. (Pic 11) *11. Noted*



**12. Pond 27:** During my inspection, the crew was rebuilding the eroded pond slopes. I will continue to monitor the area to ensure that any damage caused during the restoration is properly addressed. (Pic 12>)

**13. The Frost Bite:** Around the amenities and several other areas, the schefflera shrubs have experienced some dieback. While this is not overly concerning at this time, I will continue to monitor the plants to ensure we do not lose any.

**14. Across from the Amenities:** The sycamore trees across the street are heavily infested with Spanish moss. Please have the crews remove the moss up to the contractual height to allow the canopies to fully develop, and also clean out any dead material in the saw palmettos. (Pic 14a, 14b>) *14. Noted*



**15. Volleyball Courts:** Weeds are beginning to establish in the sand throughout the volleyball courts. Please treat the area accordingly to prevent further growth. *15. Scheduled week of 2/2*



# MPIV North

**16. The Annuals:** None of the annual beds throughout the entrances have pine fines installed, as documented in my photographs. This must be corrected immediately to meet contract requirements; the pine fines need to be at a height of 1" (See photo for example of pine fines). (Pic 16a,16b>) 16.Noted



**19. MPIV North:** At the southwest entrance, a date palm sapling is growing against the wall and must be removed immediately to prevent potential structural damage as it matures. Additionally, another palm sapling is growing within the viburnum shrubs—please detail the entire bed and remove all unwanted plant material. (Pic 19>)

19.Will address asap

**20. MPIV North:** Spring Proposal Opportunity: The shrubs surrounding the backflow system are becoming sparse and patchy. I....(Nxt pg)

**17. MPIV North:** Weeds are present in the beds beneath the entrance sign, on both sides. Please identify the species and treat them appropriately.

17.Scheduled week of 2/2

**18. MPIV North:** The turf along the northeast side of the exit is showing signs of stress, turning brown and patchy. Please treat the area as needed and fertilize to restore turf vigor. (Pic 18>)

18.Will continue to monitor. Until weather improves no much will change



# MPIV North, Pond 6

(Cont.)... recommend identifying the cultivar and proposing plant replacements to restore full coverage. (Pic 20) 20. Noted



21. MPIV North: Referring to Pic 20, the turf around the shrubs is patchy and declining. Please verify that the irrigation is functioning properly, provide a “wet check” report, and determine the cause of the dieback. (Pic 21> 21. Invasive turf die back in winter time.

22. MPIV North: Upon visiting MPIV North, just inside the gates on the southwest side, the water control structure was neither mulched nor properly maintained. I moved the existing mulch to locate the concrete pad and discovered that it had been covering approximately 12–18 inches along the corner. Please advise when this area will receive proper mulching. 22. Will check and address week of 2/2

23. MPIV North: The turf along the right-of-way and parallel to the sidewalk at the exiting gates on the east side is becoming patchy and browning. Confirm if this area is being treated—if so, specify the method and frequency—and take the necessary steps to restore the turf to a healthy condition. (Pic 23a, 23b> 23. Weeds and invasive turf die back. Turf will improve with warmer weather



24. MPIV North: The palm flowering fronds have remained in place since the 11/18/2025 report. They must be removed immediately, as the area continues to appear unfinished. (Pic 24> 24. Completed

25. Pond 6: Spanish moss continues to accumulate in the oak canopies around the pond. Please have the crew remove the moss during the next visit. (Pic 25> 25. In progress throughout



# Provence



**27. Provence:** In the median beds near the keypad, grass is encroaching into the planting area. Please treat this area before it becomes unmanageable. Additionally, this section has not been mulched—please advise when the mulch installation is scheduled. (Pic 27) 27. Noted



**28. Provence:** Please trim out the dead material in the crinum lilies during the next visit.

28. Will hold off until freeze danger is over to help protect the plant

**29. Ant Mounds:** Ensure the crew is instructed to spot-treat any ant mounds as they are identified. I have observed a significant number of mounds throughout the CDD property. 29. Noted. Crews are treating mounds as they come across them



**26. Provence:** On the west side of the exit, a date palm is growing directly beneath an oak tree. This palm should be removed to prevent interference with the oak canopy as it matures. (Pic 26>) 26. Will address during week of 2/2 visit



# Whinsenton Place, Parkmonte, Haven

**30. Whinsenton:** On the south side of the entrance, there is a dead magnolia tree trunk. Please remove it during the next visit. (Pic 30)

30. Noted



**31. Whinsenton:** When the tree trimming crew visits to limb up the palm fronds at MPIV North, have them also inspect the entire Whinsenton property to trim any brown fronds and remove spent fruit. The palms are dropping onto the roadway—please prioritize this area during the visit.

31. Noted

**32. Whinsenton:** Upon exiting, the median area remains unmulched. Please advise when the installation is scheduled. Additionally, ensure the crew is aware that all driplines must be covered with mulch during the process. (Pic 32) 32. Will complete week of 2/2



**33. Parkmonte:** Along the Langdrum preserve area, a banana tree is already fruiting—just a fun observation to share.. (Pic 33)



**34. Parkmonte:** Referencing the 05/30/2025 report, the front bed of the median was said to have Blue Daze replacements but never were followed-up. I followed up on 11/18/2025 asking about why the area looked bare, yet no action has been taken. Please provide an update on the status of these replacement plants.

34. Emailed explanation to Amiee

**35. Haven:** Mulch in the median bed is already showing areas that could be thickened. Please ensure the mulch is installed to a 3-inch depth as specified in the contract.

**36. Haven:** Along the west side of the entrance, straps remain on several mature trees. Please remove and properly dispose of them during the next site visit.

36. Scheduled week of 2/2

**37. Haven:** The turf is browning, and much of the St. Augustine is nearly gone. We are also seeing patchy areas developing within the turf. Please investigate whether this is due to pests, fungal issues, over-spray, or other causes, and provide an update on any turf treatment plan Juniper has in progress to restore the St. Augustine. (Pic 37>)

37. mix invasive turf die back. it should improve with warmer weather



# Haven, Pond 11, Shellwood Place

**38. Haven:** Along the rights-of-way and east of the walkway, the turf is noticeably patchy. This issue must be investigated and corrected immediately. Please provide a corrective action plan with a timeline to restore the turf and prevent further loss. (Pic 38a, 38b>)



**39. Pond 41 (Haven):** The trees along the pond still have straps that are loose, broken, and sun-bleached. This was noted in last month's report as needing attention. Please provide the status of this issue and advise when the area will be fully cleaned up and restored.

39. Will make sure to address during 2/2 week operations

**40. Haven:** Inside the gates on the west side of the drive, several pine trees still have broken straps and stakes attached. Please remove all straps and assess whether any stakes need to be replaced. (Pic 40>)

40. Will make sure to address during 2/2 week operations



**41. Shellwood Place:** At the cul-de-sac of Juneberry Drive, I was informed that mulch installation was pending until the grasses were cut back and the bed detailed. During my inspection, the grasses have now been cut back. Please advise when the mulch will be installed.

41. Scheduled week of 2/2

**42. Shellwood Place:** On the south side of the exit, the turf is being over-shaded and showing signs of decline. Please provide a turf treatment plan to prevent further thinning and bare spots.

42. Invasive turf die back. may need some replacements when weather improves

**43. Shellwood Place:** In the same area as the turf noted in #42, the flax lilies are leaning onto the sidewalk. Please trim them back during the next detail visit.

43. Noted



# Windsor, Meridian, Enclave

**44. Windsor:** At the front entrance, the canary palm is still yellowing. Have these palms been treated? If so, please specify the treatment used. (Pic 44)



44

44. Agronomic team is treating palms with micronutrients to improve color

**48. Meridian:** The turf along both sides of the walkway is failing and becoming patchy. Please identify the cause, implement appropriate treatment, and provide an update on the progress. (Pic 48) [48. Invasive turf die back](#)



48

**45. Windsor:** The turf installation in front of the Windsor sign looks significantly improved—great progress.

**46. Windsor:** In the bed directly beneath the sign, weeds are beginning to sprout. Please treat the area immediately to prevent them from becoming more established and difficult to manage.

[46. Noted. will treat asap](#)

**47. Windsor:** The crape myrtle just north of the sign requires pruning. Several branches are dead and should be removed. (Pic 47)

[47. Noted](#)



47

**49. Meridian:** Along the west side of the entrance, the landscape beds require detailing. In several areas, ferns are growing through the shrubs. Please remove all unwanted plant material and properly detail the beds.

**50. Enclave:** There is one dead shrub in the median that should be removed. Please inspect the surrounding plants to confirm this is an isolated issue and address any additional concerns if identified. (pic 50)

[50. Noted](#)



50



# Tab 5

# Landscape Maintenance Services Agreement

This Landscape Maintenance Services Agreement (this “**Agreement**”) is made and entered into as of March 1, 2026, by and between:

**Meadow Pointe IV Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the “**District**”); and

**Russell Landscape Florida, LLC**, a Florida limited liability company (the “**Contractor**”).

## Recitals

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements;

**WHEREAS**, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District;

**WHEREAS**, to solicit such services, the District conducted a competitive proposal process based on a project manual, and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor;

**WHEREAS**, Contractor desires to provide such services, and represents that it is qualified to do so; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.
2. **DESCRIPTION OF SERVICES.**
  - a. The duties, obligations, and responsibilities of the Contractor are to provide the services, labor and materials necessary for the provision of landscape maintenance services as described herein and in **Exhibit A** (the “**Services**”), attached hereto and incorporated by reference herein, within the District.
  - b. Such lands on which Services shall be provided are as more particularly described and shown on the maintenance map in **Exhibit B**, attached hereto and incorporated herein by reference.
  - c. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement.
  - d. The Contractor shall document all work using the forms attached hereto as part of **Exhibit E**.
  - e. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement.
  - f. In the event that time is lost due to heavy rains (“**Rain Days**”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services

during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.

- g. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses, fences, walls or any other District or landowner properties or improvements.

**3. COMPENSATION.** The District agrees to pay Contractor for the Services in monthly installments as detailed below and as described in **Contractor's Bid Form** attached hereto as **Exhibit C**.

- a. For the Initial Term:
  - i. For Parts 1 [General Landscape Maintenance] and 4 [Irrigation] of the Services (performed on a monthly basis): **\$19,619.21/month**
  - ii. For Parts 2 [Fertilization] and 3 [Pest Control] of the Services, a not to exceed annual price for each Part as described in Contractor's Bid Form attached hereto as **Exhibit C**.
  - iii. If the District elects to award the Contractor the work described in Parts 5 [Mulch] and 6 [Annual Installation] of the Services, and only after receipt of written authorization by the District to proceed, the not to exceed annual price for each Part as described in Contractor's Bid Form attached hereto as **Exhibit C**.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include:
  - i. the District's name
  - ii. the Contractor's name
  - iii. the invoice date
  - iv. an invoice number
  - v. a reference to a proposal number if applicable
  - vi. the location (including the community if applicable)
  - vii. descriptive enough to allow reader to understand services performed
  - viii. an itemized listing of all costs billed on the invoice with a description of each service
  - ix. the time frame within which the services were provided
  - x. the address or bank information to which payment is to be remitted
  - xi. the Contractor will issue a credit on invoices for service dates that are missed and that were not made up.
- c. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
  - i. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
  - ii. In the event of any dispute regarding the work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the work, shall continue to carry on performance of the work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- d. In the event services are not needed (dry times and mowing not needed on the frequency designated in the Scope of Services), inclement weather, or other conditions outside the control of the Contractor that cause certain services to not be necessary or to be missed the Contractor shall inform the District on a weekly basis and provide a written plan of performing other services on the property, making up the missed services on a later date, or issuing a credit on invoices.

- e. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness.
  - f. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
4. **ADDITIONAL WORK.** Contractor understands that the Services may be reduced, expanded, or otherwise modified in scope. If any additional Services are proposed beyond those identified in this Agreement, Contractor shall perform them but only after receiving a written Work Authorization from the District. Contractor shall cooperate with and assist the District in preparing and determining the scope of any additional work. In the event the service represents a unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the Work Authorization in accordance with the unit prices established in the Agreement. In the event the service is not represented by a lump sum or unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the Work Authorization as reasonably determined by the District in conference with the Contractor. All Work Authorizations shall be in the form attached hereto as **Exhibit D**.
5. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1-year terms pursuant to the same contract provisions as the initial term but subject to any price changes detailed in Contractor's Bid Form attached hereto as **Exhibit C** or as described in any amendment, until terminated by either party pursuant to the termination provision below.
6. **TERMINATION.** The Contractor may terminate this Agreement with or without cause by providing 60 days' written notice. The District may terminate this Agreement with or without cause by providing 30 days' written notice. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.
7. **WARRANTY AND COVENANT.**
- a. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one year after acceptance by the District or longer as required under Florida law.
  - b. With respect to any and all plant material provided, all plant material shall be guaranteed to be in a satisfactory growing condition, **with a lifetime warranty if there is active irrigation and ongoing maintenance by Contractor**, if there is no active irrigation then for a period of 1 year from planting except for annuals (if any), which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified.
  - c. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail).



canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

- c. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

**9. INDEPENDENT CONTRACTOR.** It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control. In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

**10. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS.** In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

**11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**12. Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No

waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

- 13. ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- 14. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in the county where the District is located.
- 15. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.
- 16. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.
- 17. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
- 18. INDEMNIFICATION.**
  - a. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. For avoidance of doubt, the indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor for in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor shall not be required to indemnify the District for the District's percentage of fault, if any. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.
  - b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- 19. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida*

*Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

- 20. INSPECTIONS.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
- a. The District hereby designates the District Manager, Landscape Specialist or a representative of the District Manager, to act as its representative.
  - b. **The Contractor agrees to have a representative present at the regularly scheduled Board of Supervisors' monthly CDD meetings.**
  - c. The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items (Landscape Inspection Report) that should be corrected before the next walk through or other designated time.
  - d. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Landscape Inspection Report.
    - i. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such.
    - ii. **Failure to submit the required monthly reports or responses will result in withholding payment of \$500 per instance.**
    - iii. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Landscape Inspection Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice.
  - e. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor.
  - f. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Services.
  - g. Contractor shall provide to management a written summary of work performed for each week with notification of any problem areas.
- 21. OWNERSHIP OF DOCUMENTS.** All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- 22. Subcontractors.** The Contractor shall not award any of the work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
- 23. E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2022, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

- a. If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.
- b. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**24. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES.*** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**25. SCRUTINIZED COMPANIES STATEMENT.** Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

**26. PUBLIC ENTITY CRIMES.** Pursuant to Section 287.133(3)(a), *Florida Statutes*:

- a. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.
- b. Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**27. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Darryl Adams (“**Public Records Custodian**”). Among other

requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, RIZZETTA & CO., INC., 3434 COLWELL AVENUE, STE. 200, TAMPA, FL 33614, (813) 933-5571, [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM).**

- 28. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.
- 29. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.
- 30. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.
- 31. Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

*[Remainder of Page Intentionally Left Blank]*

**32. Notices.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

**To the Contractor:**  
1002 East Shell Point Road  
Ruskin, FL 33570  
Doug Borgh, Branch Manager  
[dougb@russelllandscape.com](mailto:dougb@russelllandscape.com)

**To the District:**  
c/o Rizzetta and  
Company  
3434 Colwell Ave,  
Suite 200  
Tampa, FL 33614  
Attn: Darryl Adams  
[darryla@rizzetta.com](mailto:darryla@rizzetta.com)

**33. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

**Russell Landscape Florida, LLC**  
a Florida limited liability company

**Meadow Pointe IV**  
**Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Megan McNeil  
Chair of the Board of Supervisors

- Exhibit A:** Scope of Services
- Exhibit B:** Landscape Maintenance Map
- Exhibit C:** Contractor’s Bid Form
- Exhibit D:** Form of Work Authorization
- Exhibit E:** Other Forms

## EXHIBIT A - SCOPE OF SERVICES

### PART 1

#### GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. s. Contractor shall be responsible for training all its personnel in the technical aspects of Meadow Pointe IV CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

**1A) POND MOWING** – Where lots are adjacent to CDD property or common area containing any lake or pond, homeowners are responsible for mowing between the lot and shoreline. These pond banks are indicated as such on the maintenance exhibit with blue surrounded by green. Non-resident mowed pond banks identified on the overall Meadow Pointe IV Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to

water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

**2) EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

**AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.**

**3) TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles and Bald Cypress shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles & Bald Cypress trees less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat racked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle

pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Meadow Pointe IV. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. Palms and other trees planted on the pond banks between Ponds 2 & 4 and the backs of the homes in Provence are to be trimmed and fertilized by the CDD's vendor, NOT the residents.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

**4) WEEDS AND GRASSES** – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and

other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

**NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS AGREEMENT FOR CAUSE AT THE DISTRICT'S DISCRETION.**

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

**5) MAINTENANCE OF PAVED AREAS** – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

**6) CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

**7) REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

## **Reporting**

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

## PART 2

### FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

#### All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

#### All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
August	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

### **SHRUB, TREE & GROUNDCOVER FERTILIZATION:**

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

**PALM FERTILIZATION:** (Including palms planted on the pond bank Nos. 2 & 4 in Provence between the water and the rear of the lots.)

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:\*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde

P - Superphosphate, triple superphosphate, coated diammonium phosphate

K - Sulfur-coated potassium sulfate (may have additional polymer coating)

Mg - Kieserite (magnesium sulfate monohydrate) granules

Mn - Manganese sulfate

Fe - Iron sulfate, FeEDTA and/or FeDTPA

B - Granubor® (sodium borate)

\*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy:  
for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

**This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.**

**CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms.** Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

## PART 3

### PEST CONTROL

**Insects and Disease in Turf** Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

**Insects and Disease Control for Trees, Palms and Plants** The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of susceptible palms and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

### **FIRE ANT CONTROL**

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as “CDD Maintained – with irrigation unless otherwise noted” on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

**Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.**

**Pest Control shall be included in the Contract Amount.**

## PART 4

### IRRIGATION SYSTEM MONITORING AND MAINTENANCE

**Irrigation System.** The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

#### A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

#### B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

#### C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

#### D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

**Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.**

**After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings.** Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency services shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

## PART 5

### INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

**This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.**

**The CDD reserves the right to subcontract out any and all mulching events.**

## PART 6

### ANNUAL INSTALLATION

**Planting of Annuals.** After prior approval by the Board of Supervisors, Contractor shall replace approximately One thousand six-hundred and ninety (1,690) annuals in 4” pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (Dec, Mar, Jun, Sep)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular deadheading, necessary soil adjustments, soil additives, fungicides and monthly slow-release nutritional requirements at no additional cost to District. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) at no additional cost to District, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1” thick. All this shall be provided at no additional cost to the District.

This item will not be included in the contract amount. Contractor shall provide a price per 4” plant as requested and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

**EXHIBIT B**

**Landscape Maintenance Map**





**EXHIBIT “C” - BID FORM**

**Meadow Pointe IV  
Community Development District  
Landscape and Irrigation Maintenance Services  
Request for Proposals**

**EXHIBIT “C” - BID FORM**

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES  
REQUEST FOR PROPOSALS**

*NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**PART 1**

**General Landscape Maintenance** \$ 208,930.56 yr.

- Storm Cleanup \$75/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Installation of trunk wrapping and frost cloth as requested. All work will be billed on a time and material basis at \$65/hr.

\$65 /application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$75 /hr. for employee with hand-held hose

\$150 /hr. for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)**

**\$ \$49,061.23 yr.**

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Febraury	18-0-6/ Avenue South	.75 LB N/1000	1,895	\$5,505
April	46-0-0/ Ave South Pre-emergent	.5 LB N/1000	1,265	\$4,400
May	18-0-6/Imidacloprid/Fungicide	1 LB N/1000	2,525	\$9,975
July	12-0-0/Ferrous Sulfate/Ave South	.75 LB N/1000	1,895	\$4,455
August	18-0-6/Fungicide/SpeedZone	1 LB N/1000	2,525	\$10,575
October	18-0-6/Specticle/Ave South	.75 LB N/1000	1,895	\$8,295

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Prodiamine/18-0-6/Speedzone	.75 LB N/1000	220	\$1,066.23
April	18-0-6/ Speedzone/Prodiamine	.5 LB N/1000	150	\$525
June	18-06/Southern Speedzone	1 LB N/1000	290	1,385
August	12-0-0 FE/ Ferrous Sulfate Speedzone	.75 LB N/1000	220	\$805
October	24-2-11	1 LB/1000	290	\$1,055

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
May	Insecticide/Fungicide/12-4-8	.5 LB N/1000	67.75	\$295
July	Insecticide/Fungicide	.5 LB N/1000	67.75	\$100
August	Insecticide/Fungicide/12-4-8	.5 LB N/1000	67.75	\$295

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	12-4-8	.5 LB	37	\$110
June	10-0-12	.5 LB	37	\$110
October	12-4-8	.5LB	37	\$110

Please list any additional fertilization for those plant materials requiring specialized application

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, Ixora, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Included				

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

**PART 3**

**Pest Control** (All labor and materials) \$ 3,386.00 yr.

(if entire pesticide allowance is required) \*

\* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

**OTC Injections will be performed at the discretion of the District’s BOS**

*(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

**OTC Injections** (All labor and materials)

\$ 19,240.00 /yr. (based on quantities below)

**(OTC injections per specs - do not include in Grand Total)**

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Queen / Sabal	1 / 24	1	\$65.00	\$6,500.00
Sylvester	21	1	\$65.00	\$5,460.00
Washingtonia	28	1	\$65.00	\$7,280.00

**The CDD reserves the right to subcontract out any and all OTC Injection events.**

**Application of Top Choice for annual treatment of Fire Ants**

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 42,245.00 / yr.

**Top Choice application will be performed at the sole discretion of the District’s BOS**  
*(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

**PART 4**

**Irrigation** (All labor and materials) \$ 26,500.00 yr.

Freeze Protection (description of ability) Gravity drain all pipes by closing meter and activating each individual zone, higher zones first, then proceed successively toward lower elevations. Open any hose bibs and open all test cocks on backflows.

\$1,500.00/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ 150.00 /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

See attached price list.

**PART 5**

**Based on quantities determined by Contractor’s field measurements at time of bidding, Contractor shall install:**

314 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$65.00 /CY  
\$ (app. April) \$ 20,410.00 /installation

And

204 CY Medium Pine Bark Mulch per specs for the second top-dressing \$65.00 /CY  
at \$ (app. October) \$ 13,260.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 33,670.00 /yr.  
(if both topdressings are performed - do not include in Grand Total)

**Each top-dressing shall leave all beds with a depth of 3"**  
**The DISTRICT reserves the right to subcontract any mulching event to an outside vendor**

**PART 6**

**Annual Installation** (All labor and materials)

**The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor**

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$1.95/annual

\$ 3,295.50 /rotation

\$ 13,182.00 /yr. (if all rotations are performed - **do not include in Grand Total**)

**GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)**

\$ 287,877.79 / Initial Term

FIRST ANNUAL RENEWAL	\$ <u>287,877.79</u>	/yr.
SECOND ANNUAL RENEWAL	\$ <u>296,514.12</u>	/yr.
THIRD ANNUAL RENEWAL	\$ <u>296,514.12</u>	/yr.
FOURTH ANNUAL RENEWAL	\$ <u>296,514.12</u>	/yr.

\*Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.

Contractor/Firm Name Russell Landscape

Firm Address 1002 E. Shell Point Rd.

City/State/Zip Ruskin, FL 33570

Phone Number 813-470-8808 Fax Number \_\_\_\_\_

Name and Title of Representative Eileen Grum  
(Please Print)

Representative's Signature *Eileen Grum*

Date 01/14/2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. 01/06/2025 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_

Dated this 14 day of January, 2026

**BID FORM**

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES  
REQUEST FOR PROPOSALS**

*NOTE: This pricing form is intended to cover pricing for the first annual renewal should Contractor's prices change. No increase.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**PART 1**

**General Landscape Maintenance** \$ \_\_\_\_\_ yr.

- Storm Cleanup \$\_\_\_\_\_/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\$\_\_\_\_\_/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$\_\_\_\_\_/hr. for employee with hand-held hose

\$\_\_\_\_\_/hr. for water truck/tanker

**BID FORM**

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES  
REQUEST FOR PROPOSALS**

*NOTE: This pricing form is intended to cover pricing for the **second annual renewal** should Contractor's prices change.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**PART 1**

**General Landscape Maintenance** \$ 215,198.05 yr.

- Storm Cleanup \$77/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) Installation of trunk wrapping and frost cloth as requested. All work will be billed on a time and material basis at \$67/hr.

\$ 67 /application **(do not include in General Landscape Maintenance total or Grand**

**Total) - Hand Watering (do not include in General Landscape Maintenance total or Grand**

**Total)\$ 77 /hr. for employee with hand-held hose**

\$ 154.50 /hr. for water truck/tanker

**PART 2**

**Fertilization (All labor and materials)**

**\$ \$50,533.07 yr.**

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Febraury	18-0-6/ Avenue South	.75 LB N/1000	1,895	\$5,670
April	46-0-0/ Ave South Pre-emergent	.5 LB N/1000	1,265	\$4,530
May	18-0-6/Imidacloprid/Fungicide	1 LB N/1000	2,525	\$10,275
July	12-0-0/Ferrous Sulfate/Ave South	.75 LB N/1000	1,895	\$4,588
August	18-0-6/Fungicide/SpeedZone	1 LB N/1000	2,525	\$10,895
October	18-0-6/Specticle/Ave South	.75 LB N/1000	1,895	\$8,545

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	Prodiamine/18-0-6/Speedzone	.75 LB N/1000	220	\$1,098.23
April	18-0-6/ Speedzone/Prodiamine	.5 LB N/1000	150	\$540.75
June	18-06/Southern Speedzone	1 LB N/1000	290	1,426.55
August	12-0-0 FE/ Ferrous Sulfate Speedzone	.75 LB N/1000	220	\$829.15
October	24-2-11	1 LB/1000	290	\$1,086.65

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
May	Insecticide/Fungicide/12-4-8	.5 LB N/1000	67.75	\$303.85
July	Insecticide/Fungicide	.5 LB N/1000	67.75	\$103
August	Insecticide/Fungicide/12-4-8	.5 LB N/1000	67.75	\$303.85

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	12-4-8	.5 LB	37	\$113
June	10-0-12	.5 LB	37	\$113
October	12-4-8	.5LB	37	\$113

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
Included				

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

**PART 3**

**Pest Control** (All labor and materials) **\$ 3,488.00** yr.  
(if entire pesticide allowance is required) \*

\* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

**OTC Injections will be performed at the discretion of the District’s BOS**  
*(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

**OTC Injections** (All labor and materials)

\$19,817.00 / yr. (based on quantities below)  
**(OTC injections per specs - do not include in Grand Total)**

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Queen / Sabal	1 / 24	1	\$67.00	\$6,700.00
Sylvester	21	1	\$67.00	\$5,628.00
Washingtonia	28	1	\$67.00	\$7,504.00

**The CDD reserves the right to subcontract out any and all OTC Injection events.**

**Application of Top Choice for annual treatment of Fire Ants**

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 43,512.00 / yr.

**Top Choice application will be performed at the sole discretion of the District’s BOS  
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)**

**PART 4**

**Irrigation** (All labor and materials) \$ 27,295.00 yr.

Freeze Protection (description of ability) Gravity drain all pipes by closing meter and activating each individual zones first, then proceed successively toward lower elevations. Open any hose bibs and open all test cocks on backflows.

**\$1,500.00** /application (**do not include in Irrigation Total or Grand Total**)

After hours emergency service hourly rate \$ 150.00/hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

See attached price sheet.

**PART 5**

**Based on quantities determined by Contractor’s field measurements at time of bidding, Contractor shall install:**

314 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 67.00 /CY (app. October) \$ 21,038.00 /installation

And

204 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 67.00 /CY (app. April) \$ 13,668.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 34,706.00 / yr.  
(if both topdressings are performed - do not include in Grand Total)

**Each top-dressing shall leave all beds with a depth of 3"**

**The DISTRICT reserves the right to subcontract any mulching event to an outside vendor**

**PART 6**

**Annual Installation** (All labor and materials)

**The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor**

Contractor shall install 1,690 (4") annuals up to four (4) times per year per specs at the direction of the District at \$ 2.00/annual

\$ 3,380.00 /rotation

\$ 13,520.00 /yr. (if all rotations are performed - do not include in Grand Total)

**GRAND TOTAL (PARTS 1, 2, 3 & 4- This is what contract will be written for)**

\$ 296,514.12 / Second Annual Renewal

THIRD ANNUAL RENEWAL	\$ <u>296,514.12</u> /yr.
FOURTH ANNUAL RENEWAL	\$ <u>296,514.12</u> /yr.

\*Unless prices are to remain the same throughout the initial contract term and renewal periods, the Proposer must supply a complete pricing form for each renewal period.

Contractor/Firm Name Russell Landscape

Firm Address 1002 E. Shell Point Rd.

City/State/Zip Ruskin, FL 33570

Phone Number 813-470-8808 Fax Number \_\_\_\_\_

Name and Title of Representative Eileen Grum - Business Development  
(Please Print)

Representative's Signature *Eileen Grum*

Date 01/14/2026

**BID FORM**

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES  
REQUEST FOR PROPOSALS**

*NOTE: This pricing form is intended to cover pricing for the **third annual renewal** should Contractor's prices change. **No increase.***

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**PART 1**

**General Landscape Maintenance** \$ \_\_\_\_\_ yr.

<p>- Storm Cleanup \$____/hr <b>(do not include in General Landscape Maintenance total or Grand Total)</b></p> <p>- Freeze Protection (description of ability) _____ _____ _____</p> <p>\$_____/application <b>(do not include in General Landscape Maintenance total or Grand Total)</b></p> <p>- Hand Watering <b>(do not include in General Landscape Maintenance total or Grand Total)</b></p> <p>\$____/hr for employee with hand-held hose</p> <p>\$____/hr for water truck/tanker</p>
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**BID FORM**

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES  
REQUEST FOR PROPOSALS**

*NOTE: This pricing form is intended to cover pricing for the **fourth annual renewal** should Contractor's prices change. **No increase.***

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

**PART 1**

**General Landscape Maintenance** \$ \_\_\_\_\_ yr.

- Storm Cleanup \$\_\_\_\_/hr. **(do not include in General Landscape Maintenance total or Grand Total)**

- Freeze Protection (description of ability) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\$\_\_\_\_\_/application **(do not include in General Landscape Maintenance total or Grand Total)**

- Hand Watering **(do not include in General Landscape Maintenance total or Grand Total)**

\$\_\_\_\_/hr. for employee with hand-held hose

\$\_\_\_\_/hr. for water truck/tanker

**COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE**

**General Landscape Maintenance**

Mowing, hard edging, blowing off hard surfaces:	\$ <u>2,905.00</u> / event
Pond bank mowing, including line-trimming to water's edge:	\$ <u>950.00</u> / event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	\$ <u>4,250</u> / event
Tree Lifting:	\$ <u>Price as Needed</u> / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	\$ <u>4,070</u> / event

## LANDSCAPE AND IRRIGATION MAINTENANCE RATES FOR ADDITIONAL SERVICES

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

- |    |   |                  |
|----|---|------------------|
| A. | Mowers w/operator                                 | \$ _____ Hour    |
| B. | Bush-Hog w/operator                               | \$ _____ Hour    |
| C. | Tractor w/operator                                | \$ _____ Hour    |
| D. | Supervisor with Transportation                    | \$ _____ Hour    |
| E. | Laborer with hand equipment                       | \$ _____ Hour    |
| F. | Truck w/driver                                    | \$ _____ Hour    |
| G. | Irrigation Tech                                   | \$ _____ Hour    |
| H. | Granular Pesticide Applicator                     |                  |
|    | Person with Drop Spreader                         | \$ _____ Hour    |
| I. | Liquid Pesticide Applicator                       |                  |
|    | Person with Spray Truck                           | \$ _____ Hour    |
| J. | Granular Fertilizer Applicator                    |                  |
|    | Person with Drop Applicator                       | \$ _____ Hour    |
| K. | Liquid Fertilizer Applicator                      |                  |
|    | Person with Spray Truck                           | \$ _____ Hour    |
| L. | Granular Weed Control Applicator                  |                  |
|    | Person with Drop Applicator                       | \$ _____ Hour    |
| M. | Liquid Weed Control Applicator                    |                  |
|    | Person with Spray Truck                           | \$ _____ Hour    |
| N. | Laborer for Additional Trash Pick-Up              | \$ _____ Hour    |
| O. | Lump Sum Mowing <sup>(1)</sup> , entire community | \$ _____ Per Mow |

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<sup>1</sup> Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

## EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

\_\_\_\_\_ \$ \_\_\_\_\_ per Hour  
\_\_\_\_\_ \$ \_\_\_\_\_ per Hour  
\_\_\_\_\_ \$ \_\_\_\_\_ per Hour

B. Debris removal equipment unit costs:

\_\_\_\_\_ \$ \_\_\_\_\_ per Hour  
\_\_\_\_\_ \$ \_\_\_\_\_ per Hour  
\_\_\_\_\_ \$ \_\_\_\_\_ per Hour

C. Other emergency/disaster related unit costs:

\_\_\_\_\_ \$ \_\_\_\_\_ per Hour  
\_\_\_\_\_ \$ \_\_\_\_\_ per Hour  
\_\_\_\_\_ \$ \_\_\_\_\_ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.



## RUSSELL LANDSCAPE GROUP - IRRIGATION PRICING - 2025

**SERVICE CALL CHARGE AFTER HRS** \$180.00 PER HR PER MAN

**LABOR RATES**

TWO MAN CREW	\$180.00 PER HR
THREE MAN CREW	\$270.00 PER HR
FOUR MAN CREW	\$360.00 PER HR
FIVE MAN CREW	\$450.00 PER HR
SIX MAN CREW	\$540.00 PER HR

**HEADS REPLACEMENT ONLY**

	material and labor	material cost
RAINBIRD 5004 ROTOR PLUS PRS	\$90.00	\$45.00
RAINBIRD 5004 SHURB ROTOR PLUS PRS	\$81.00	\$36.00
RAINBIRD 5012 ROTOR PLUS PRS	\$120.00	\$75.00
HUNTER I-20 4" ROTOR (STAINLESS STEEL )	\$99.00	\$54.00
HUNTER I-20 6" ROTOR (STAINLESS STEEL )	\$111.00	\$66.00
RAINBIRD 1804 PRS SPRAY HEAD	\$63.00	\$18.00
RAINBIRD 1806 PRS SPRAY HEAD	\$81.00	\$36.00
RAINBIRD 1812 PRS SPRAY HEAD	\$90.00	\$45.00
MICRO SPRAY ON POLY RISER	\$38.00	\$15.00
DIG UP AND CAP OFF HEAD	\$53.00	\$8.00
DIG UP AND RAISE / LOWER / SET HEAD TO GRADE	\$53.00	\$8.00
ADD SPRAY HEAD 1-10' AWAY	\$190.00	\$55.00
ADD SPRAY HEAD 10-20' AWAY	\$275.00	\$75.00
ADD ROTOR HEAD 1-20' AWAY	\$275.00	\$65.00
ADD ROTOR HEAD 20-30' AWAY	\$325.00	\$85.00
MOVE HEAD	\$32.50	\$10.00

**NOZZLES REPLACEMENT**

REPLACE RAINBIRD NOZZLE	\$17.50	\$4.00
REPLACE HUNTER MP ROTATOR NOZZLE	\$31.50	\$18.00

**PIPING**

REPAIR 3/4" PVC LATERAL LINE BREAK	\$390.00	\$30.00
REPAIR 1" PVC LATERAL LINE BREAK	\$450.00	\$50.00
REPAIR 1 1/2" - 2" LATERAL LINE BREAK	\$450.00	\$60.00
REPAIR 1" MAIN LINE BREAK	\$590.00	\$50.00
REPAIR 1- 1/2" MAIN LINE BREAK	\$700.00	\$70.00
REPAIR 2" MAIN LINE BREAK	\$710.00	\$80.00
REPAIR 2-1/2" MAIN LINE BREAK	\$805.00	\$85.00
REPAIR 3" MAIN LINE BREAK	\$885.00	\$165.00
REPAIR 17MM DRIP LINE BREAK	\$28.50	\$6.00
REPAIR MICRO TUBING	\$28.50	\$6.00

**VALVES**

REPLACE 1" VALVE	\$650.00	\$95.00
REPLACE 1" SCRUBBER VALVE	\$835.00	\$295.00
REPLACE 1-1/2 VALVE	\$795.00	\$255.00
REPLACE 1-1/2 SCRUBBER VALVE	\$945.00	\$405.00
REPLACE 2" VALVE	\$837.00	\$297.00
REPLACE 2" SCRUBBER VALVE	\$1,056.00	\$516.00

**CONTROLLERS**

INSTALL RAINBIRD 4ME OUTDOOR CONTROLLER- 4 ZONE BASE (22 ZONE MAXIMUM)	\$918.00	\$378.00
INSTALL RAINBIRD 6-ZONE EXPANSION MODULE	\$195.00	\$171.00
INSTALL RAINBIRD 12LXMEF OUTDOOR CONTROLLER- 12 ZONE BASE	\$2,118.00	\$1,578.00
INSTALL RAINBIRD 12-ZONE EXPANSION MODULE	\$535.00	\$512.00

**RAIN SENSORS**

INSTALL RAINBIRD WR2 WIRELESS RAIN/FREEZE SENSOR	\$495.00	\$225.00
INSTALL RAINBIRD RSD WIRED RAIN SENSOR	\$350.00	\$80.00
REPLACE RAIN SENSOR BATTERY		\$25.00

**DOWN ZONES**

REGULAR DOWN ZONE	\$540.00	\$180.00
TWO WIRE DOWN ZONE	\$820.00	\$280.00

**MAPPING IRRIGATION ZONES**

DONE AS A TIME AND MATERIAL BASES @ A RATE OF \$180.00 PER HR

**BORING INHOUSE UNDER 30'**

\$1,010.00

**ZONE INSTALL CONVENTIONAL**

\$1800.00 - \$2200.00

**ZONE INSTALL TWO WIRE**

\$2500.00 - \$2800.00

**EXHIBIT D**

**Work Authorization  
for Additional Landscape and Irrigation Maintenance Services**

**THIS WORK AUTHORIZATION** (the “**Work Authorization**”), dated \_\_\_\_\_, 202\_\_ authorizes certain work in accordance with that certain Landscape Maintenance Services Agreement (the “**Agreement**”) made and entered into as of March 1, 2026, by and between:

**Meadow Pointe IV Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the “**District**”); and

**Russell Landscape Florida, LLC**, a Florida limited liability company (the “**Contractor**”).

**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape, irrigation and pond maintenance services and/or wetland monitoring and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”).

**SECTION 2. COMPENSATION.** It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION].

**SECTION 3. GOVERNING LANGUAGE.** This Work Authorization, together with the Agreement, represents the entire understanding between the District and the Contractor with regard to the referenced Work Authorization. Except for the warranties provided to the District, none of the provisions of Exhibit A shall apply to this Work Authorization and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it describes the scope of services for the labor and materials to be provided under this Work Authorization.

**SECTION 4. ACCEPTANCE.** Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

**Russell Landscape Florida, LLC**  
a Florida limited liability company

**Meadow Pointe IV**  
**Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Megan McNeil  
Chair of the Board of Supervisors

**Exhibit A: Proposal/Scope of Additional Services**

**EXHIBIT E**

**Other Forms**

**MEADOW POINTE IV CDD**

**DAILY WORK JOURNAL**

*(this form (or a similar form) must be filled out at the end of each daily visit and turned in to the clubhouse office)*

**DATE:** \_\_\_\_\_

**DESCRIPTION OF WORK PERFORMED TODAY:** \_\_\_\_\_

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**LOCATIONS:** \_\_\_\_\_

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**ISSUES REQUIRING ATTENTION:** *(Please notify District Rep. if any)*

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**MEADOW POINTE IV CDD**  
**PEST MANAGEMENT REPORT**

**DATE:** \_\_\_\_\_

**SYMPTOMS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LOCATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROBABLE CAUSE OF DAMAGE:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ESTIMATED MATERIALS REQUIRED FOR TREATMENT:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CERTIFIED PESTICIDE APPLICATOR'S NAME:** \_\_\_\_\_

**MEADOW POINTE IV REPRESENTATIVE NAME:** \_\_\_\_\_

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)**

**MEADOW POINTE IV CDD**  
**IRRIGATION REPAIR REQUEST FORM**

**DATE:** \_\_\_\_\_

**DAMAGE:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LOCATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROBABLE CAUSE OF DAMAGE:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IRRIGATION TECHNICIAN'S NAME:** \_\_\_\_\_

**MEADOW POINTE IV REPRESENTATIVE NAME:** \_\_\_\_\_

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)**

## **Tab 6**



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

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



### **Operations/Maintenance January 2026**

**JacPro:** Brian Svoboda is providing the weekly service for the dog waste stations. Inspections reveal the stations are well-maintained and stocked with new waste bags.

#### **SAAS:**

**February 2026 YELP** Robert Saliva, SAAS, is in the process of purchasing and installing the new sensors.

**1/9/2026 Meridian** – Island entrance gate staying open. Chain and sprocket came off Reinstall and tighten set screw. Invoice #17517 \$115.00



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**1/13/2026 Windsor** – Exit gate not opening. Installed a used Main Board to minimize down time. 2.5 hrs labor. Invoice #17523 \$287.50

**FIELD MAINTENANCE:**

**Advanced Aquatic:** Ponds were assessed and treated on 1/6, 1/13, 1/20, 1/29

**Meridian Sign and Monument:** Carlson Construction reports that they expect to be able to ‘break ground’ on the new monument and sign by the end of February. They are awaiting the permit approval

**WeBuildFun/Miracle Recreation:** Replacement playground climbing step \$115.00

Before



After



**Monthly Deputy’s Report for Meadow Pointe IV - Deputy David**

Conducted 151 Directed Patrols



Rizzetta & Company

**Responded to the following calls for service**

- 1. Alarm calls: 1**
- 2. Suspicious incident: 3**
- 3. Traffic accident: 2**
- 4. Traffic stops: 17**
- 5. Traffic Citations: 7**
- 6. Battery: 1**
- 7. Parking written warnings: 5**
- 8. Parking citations: 2**
- 9. Neighbor Dispute: 2**
- 10. Verbal Disturbance: 3**
- 11. Unverified 911 calls: 1**
- 12. Death Investigation: 1**
- 13. Welfare Check calls: 2**
- 14. Child Abuse calls: 1**
- 15. Child Custody Dispute: 1**
- 16. Threats: 1**
- 17. Trespass: 2**
- 18. Assist Other LE Agency (Agency needs to make contact with MPIV resident): 2**

**Additional notes:**

**On 1/2/2026 –Stopped a juvenile riding a minibike on Meadow Pointe Blvd / Shellwood Place, contacted the juvenile’s parent and informed them of the violation.**



**On 1/12/2026 – Suspicious vehicle parked at clubhouse after hours. Subject hanging out with a friend in vehicle. Escorted the subjects off the property.**

**On 1/13/2026 – Written warning given to habitual illegal parking violator at 31471 Driscoll Drive.**

**On 1/13/2026 – Reports of solicitors inside Provence. Upon arrival, solicitors were leaving the location. Advised them the rules of no solicitation in Meadow Pointe IV community. Escorted solicitors off the property.**

**On 1/16/2026 – White Toyota Sedan parked at 31471 Driscoll Drive at 1100 hours (it appears person has switched vehicles from 1/13/2026)**

**On 1/16/2026 – Reports of illegal parking at Provence. Illegally parked vehicle was issued written warning.**

**On 1/27/2026 - Stopped a juvenile riding a minibike on Kelmin Ter. / Sotherby Dr. Contact juvenile's parent and informed him of the violation.**

### **Signs Installed:**

**The Haven entrance** - to help deter parking by adults who walk their children across the street to the school



**Meridian Boardwalk** – to discourage youth, who are not residents, from gathering here



## Meadow Pointe IV Payment Log

1/1/2026 through 1/31/2026

Date	Purpose	Event Date	Community	Rm Dep	Rm Amt	Card Amt
1/2/2026	1 tag		Provence			\$12.00
1/2/2026	1 tag		Enclave			\$12.00
1/3/2026	2 tags		Whinsenton			\$24.00
1/4/2026	1 tag		Shellwood			\$12.00
1/5/2026	1 fob		Meridian			\$25.00
1/5/2026	1 tag		Meridian			\$12.00
1/5/2026	1 tag		Whinsenton			\$12.00
1/7/2026	1 tag		Meridian			\$12.00
1/8/2026	1 tag		Enclave			\$12.00
1/8/2026	1 tag		Shellwood			\$12.00
1/9/2026	2 tags		Whinsenton			\$24.00
1/9/2026	Room Rental	1/31/2026	Parkmonte	\$200.00	\$50.00	\$250.00
1/10/2026	2 tags		Shellwood			\$24.00
1/10/2026	1 tag		Parkmonte			\$12.00
1/12/2026	1 tag		Provence			\$12.00
1/13/2026	1 tag		Parkmonte			\$12.00
1/13/2026	1 tag		Whinsenton			\$12.00
1/14/2026	1 tag		Provence			\$12.00



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1/15/2026	3 tags		Windsor			\$36.00
1/16/2026	1 tag		MPN			\$12.00
1/18/2026	1 tag		Meridian			\$12.00
1/19/2026	2 tags, 1 fob		Parkmonte			\$49.00
1/20/2026	1 tag		Whinsenton			\$12.00
1/20/2026	1 tag		Shellwood			\$12.00
1/23/2026	1 tag		Parkmonte			\$12.00
1/23/2026	1 tag, 1 fob		MPN			\$36.00
1/23/2026	Rm Rental and Dep	4/18/2026	non-resident	\$200.00	\$200.00	\$400.00
1/24/2026	1 tag		Provence			\$12.00
1/24/2026	3 tags		Enclave			\$36.00
1/24/2026	2 tags, 1 fob		Windsor			\$49.00
1/26/2026	2 tags		Enclave			\$24.00
1/28/2026	2 tags		Provence			\$24.00
1/29/2026	2 tags, 1 fob		Whinsenton			\$49.00
1/30/2026	1 tag		MPN			\$12.00
1/30/2026	1 tag		Enclave			\$12.00
1/30/2026	1 tag		Shellwood			\$12.00
1/31/2026	Rm Deposit Refund	1/31/2026	Parkmonte	-\$200.00		-\$200.00
				\$200.00	\$250.00	\$1,114.00

**Community Event:**

**Dancing and Dessert:** will be held on Saturday, February 21<sup>st</sup> from 6:30-8:00 pm. Arthur Murray professional dancers will provide lessons for beginners.

Respectfully submitted,

*Lori Stanger,*  
 Manager





# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

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



## **Operations/Maintenance February 2026**

### **SAAS:**

**2/10/2026 Windsor** - Entrance island side gate staying open. Replace V-belt Invoice #17646 \$135.00

**1/13/2026 Windsor Call Box Replacement Est:** Main board failed (see Invoice #17523 - currently using a borrowed circuit board.) Install CAPXLV2. Est #2335 to replace is \$5,665.64

**2/10/2026 MPN** – Two island side operators not responding. There was an ant infestation and issue with power supply – only reading 6VAC when there should be 120VAC. Relocated the breaker within the breaker box and replaced batteries for the exit side. Also replaced a damaged limit disk assembly on the entrance side gates. Invoice #17644 \$829.38



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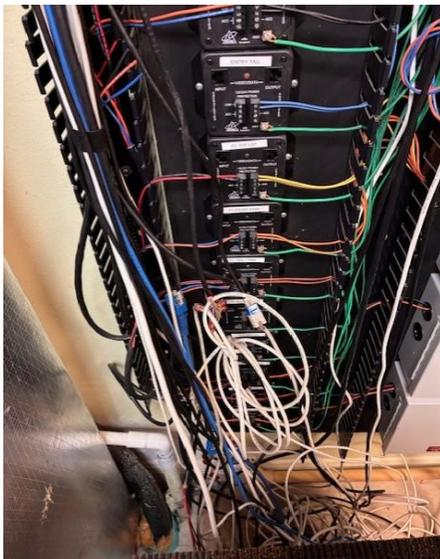
**1/19/2026 MPN Call Box Replacement Estimate:** Call box screen has failed. Cost to replace screen is \$2,038 (Est #2346). Instead, consider installing CAPXLV2. The cost to replace is \$5,665.64

**2/23/2026 YELP** All additional YELP units have been installed at our gates.  
Invoice # \$6,142.00

**CRT Security Cameras Cabling:**

Cabling equipment restructure at clubhouse. Remove outdated, obsolete equipment and rewire all connections within the new facilities box that is mounted on the wall. Invoice #2130922 \$1,500.00

Before



After



**Triangle Pool Service:**

**ADA access chair failed to work properly:** Replaced the actuator.

Invoice #644125679 \$2,470.95



**Roof Jacks** for pool equipment lids do not work. This is a safety concern, as the lids are being propped open during service work. Est # 0008681864-13-15 \$1,028.60. The Board Chair approved this estimate on 2/24/2026.

**2/11/2026 Vacuum Pump:** This pump serves both pool filters. It was old (parts are discontinued) and not operating. Replaced pump. Invoice # \$1,403.90

### **FIELD MAINTENANCE:**

**Advanced Aquatic:** Ponds were assessed and treated on: 2/3, 2/11, 2/18, 2/25

**Meridian Sign and Monument:** Carlson Construction requested a signed and notarized affidavit from the CDD, approving the start of construction for the new sign and monument. Megan McNeil, Board Chair, signed the document.

The permit and engineering process was long, complicated and expensive, due to the site being part of the CDD land parcel which includes conservation area and wetlands.

### **Mr. Electric:**

**MP North** – All lights at the entrance and half of the electrical breakers were not working. The panel had only 120V of the normal 240V. The box and breakers were old and in poor condition. Rebuild the electrical box. Due to a permit delay for WREC to disconnect and reconnect the power, Lori authorized a charge of \$225.00 to have the permit expedited. Invoice #2601477 \$6,531.66

**Spectrum Upgrade of Facilities in Meridian:** With the intention of upgrading their services, Spectrum directed a contractor to install upright facilities boxes beside the sidewalk inside the gates at the entrance to Meridian. The boxes were unsightly, landscaping was trampled, dirt/clay was excavated and piled into the landscaping beds, irrigation lines were cut and thrown into the bushes, trash was left about.

Lori met with the Spectrum Coordinator for this project, onsite. He agreed that Spectrum should entertain an alternate plan for their facilities. Immediately, the boxes were removed and placed along Oldwoods Ave. on the north side of the road, alongside facilities boxes for other cabling. Some restoration of the landscape area is yet to be evaluated and rectified.

**Meridian Boardwalk:** Within days of erecting the No Trespassing sign at the Meridian boardwalk, Michael Scanlon reported young adult men gathered there, with



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their cars parked in the mail kiosk parking. Deputy Charlie responded to the call. The young men jumped into their vehicles to quickly depart. The Deputy 'trespassed' the young men, who are not residents. One person fled the parking area in his car but was later intercepted on Rothbury Ct. He was also trespassed.

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

**Conducted 105 Directed Patrols**

**Responded to the following calls for service**

- 1. Suspicious incident: 3**
- 2. Traffic stops: 5**
- 3. Traffic Citations: 2**
- 4. Battery: 3**
- 5. Parking written warnings: 24**
- 6. Parking citations: 1**
- 7. Verbal Disturbance: 3**
- 8. Unverified 911 calls: 2**
- 9. Welfare Check calls: 2**
- 10. Child Abuse calls: 1**
- 11. Child Custody Dispute: 1**
- 12. Threats: 1**
- 13. Assist Other LE Agency (Agency needs to make contact with MPIV resident):**

**Additional notes:**

**On 2/5/2026 – responded to the Whinsenton Community reference to solicitors inside the community. Upon arrival, I did not observe any solicitors in the area. I continued to check the surrounding community and was unable to locate any solicitors.**



**Rizzetta & Company**

# Meadow Pointe IV Payment Log

2/1/2026 through 2/28/2026

Date	Purpose	Event Date	Community	Rm Dep	Rm Amt	Card Amt
2/3/2026	1 tag		Meridian			\$12.00
2/4/2026	1 tag		Enclave			\$12.00
2/5/2026	2 tags		Shellwood			\$24.00
2/5/2026	Rm Rental & Dep.	2/7/26	Haven	\$200.00	\$100.00	\$300.00
2/7/2026	1 tag		Windsor			\$12.00
2/7/2026	1 tag		Meridian			\$12.00
2/7/2026	1 tag		Provence			\$12.00
2/7/2026	1 tag		Meridian			\$12.00
2/7/2026	Refund Rm Dep.	2/7/26	Haven	-\$200.00		-\$200.00
2/8/2026	Rm Rental & Dep.	3/14/26	Haven	\$200.00	\$50.00	\$250.00
2/9/2026	1 tag		Provence			\$12.00
2/10/2026	1 tag		MPN			\$12.00
2/10/2026	1 tag		Meridian			\$12.00
2/10/2026	1 tag		Shellwood			\$12.00
2/12/2026	2 fobs		MPN			\$50.00
2/12/2026	2 tags		Windsor			\$24.00
2/12/2026	1 tag		Meridian			\$12.00
2/13/2026	1 tag		Meridian			\$12.00
2/13/2026	1 tag		Provence			\$12.00
2/13/2026	3 tags		Shellwood			\$36.00
2/15/2026	1 tag		Enclave			\$12.00
2/16/2026	1 tag		Shellwood			\$12.00
2/19/2026	1 fob		Shellwood			\$25.00
2/19/2026	1 fob		MPN			\$25.00
2/21/2026	Rm Rental & Dep.	3/7/26	Meridian	\$200.00	\$50.00	\$250.00
2/23/2026	1 tag		Whinsenton			\$12.00
2/24/2026	Cancelled Event	3/14/26	Haven	-\$200.00	-\$50.00	-\$250.00
2/24/2026	1 tag		Provence			\$12.00
2/26/2026	1 tag, 1 fob		Whinsenton			\$37.00
2/26/2026	1 tag		Windsor			\$12.00
2/27/2026	3 tags		Whinsenton			\$36.00
2/28/2026	1 tag		Shellwood			\$12.00
		<b>TOTALS</b>		\$200.00	\$150.00	\$835.00

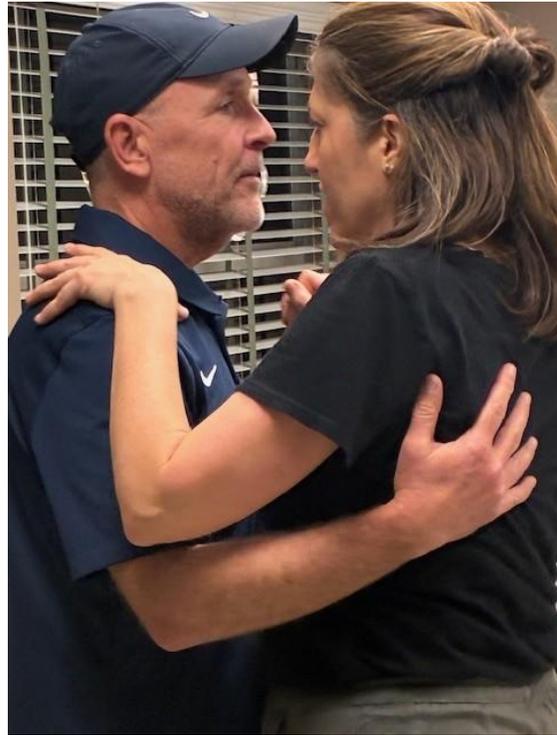


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Professionals in Community Management

## Community Event:

**Dancing and Dessert:** Saturday, February 21<sup>st</sup> . Beginner dance lessons were provided by Arthur Murray professional dance teachers. What a lovely evening!



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Respectfully submitted,

*Lori Stanger,*  
Manager



# Tab 7



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Estimate

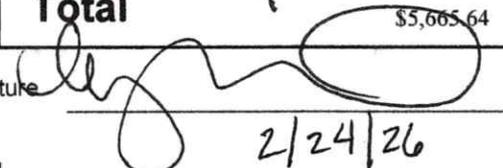
Date	Estimate#
1/19/2026	2335

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

Description	Qty	Cost	Total
WINDSOR			
This estimate is to replace the existing CAPXLV with a new CAPXLV2.			
CAPXLV2 Liftmaster connected access portal with hood.	1	5,435.64	5,435.64
Hourly Tech Charge	2	115.00	230.00
Estimate valid for 30 days.		<b>Total</b>	\$5,665.64

Please sign and return if acceptable

Signature



2/24/26

Phone #
813-714-1430

E-mail
saasgates@gmail.com



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Estimate

Date	Estimate#
1/28/2026	2346

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

Description	Qty	Cost	Total
MP NORTH			
This estimate is to replace the display in the call box.	1	1,923.00	1,923.00
CAPXLV1 touchscreen display.			
Hourly Tech Charge	1	115.00	115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days		<b>Total</b>	<b>\$2,038.00</b>

Please sign and return if acceptable

Signature \_\_\_\_\_

Phone #
813-714-1430

E-mail
saasgates@gmail.com



# CRT Services Inc

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## Tennis Court Camera Addition

Estimate #2130902

### Estimate date

February 3, 2026

### Estimate expiration date

Never

### Customer

Meadow Pointe IV CCD

Meadow Pointe IV CCD

mpivclub@live.com

813-973-3003

3902Meadow Pointe Blvd.

Wesley Chapel, FL 33543

### Message

We look forward to working with you.

---

**20' Aluminum Mounting Pole** **\$678.00**

*20' mounting pole for tennis court camera and network equipment.*

**Weatherproof CAT6 Ethernet Cabling** **\$320.00**

(\$160.00 ea.) × 2

*Run (2) weatherproof rated CAT6 ethernet / surveillance cabling between existing camera mounting pole located closest to tennis court to NEMA enclosure at new mounting pole.*

*Terminate cabling with CAT6 RJ45 connectors and service loop one of the cables for future camera additions.*

*POE Switch will be installed at existing pole to split power and network feeds to new tennis court camera.*

**ADI 12x10 Outdoor NEMA Box** **\$288.00**

*Outdoor 12x10 NEMA box to house network switch, camera power injector, & cabling terminations from nearby pole.*

**Netgear 5 Port GB POE Switch** **\$69.00**

5 port GB POE switch to provide power and network connectivity to tennis court camera and nanobeam

**Cortex Medallion 5MP Wide-Angle IP Camera**

**\$355.00**

Cortex Medallion 5MP Wide-Angle AI smart bullet camera to cover full tennis court area.

**Installation & Programming**

**\$1,687.50**

(\$187.50/hr) × 9.00

Install 20' aluminum mounting pole in location to best cover tennis court. Pole burial depth based on area wind rating history to be 20/80 (4' x 16')

Mount camera and NEMA box on new pole and run cables from equipment to box enclosure located on nearby pole.

Install POE network switch in existing pole NEMA enclosure and connect cabling between poles for camera power and network connections.

Program new camera on NVR, and setup resolution, bit rate, and recording for optimal video retention quality.

Service loop spare cable to be utilized for additional cameras in future.

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Subtotal \$3,397.50

501c Tax Exemption \$0.00

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**Total \$3,397.50**

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**CRT Services Inc**

8635 W. Hillsborough Ave., Suite 408, Tampa, FL 33615

813-645-4278

support@crtservicesinc.com



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Estimate

Date	Estimate#
1/19/2026	2336

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

Description	Qty	Cost	Total
<b>WINDSOR</b> This estimate is to replace four existing swing gate operators and four loop detectors with new Viking T-21 1hp swing gate operators. The current operators are 1/2 hp. These will be much more suitable for the size gates at this entry. Northstar loop detectors will be used.		22,722.00	22,722.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days		<b>Total</b>	\$22,722.00

Please sign and return if acceptable

Signature \_\_\_\_\_

Phone #
813-714-1430

E-mail
saasgates@gmail.com

# Tab 8

## MEADOW POINTE SERVICE MARK LICENSE AGREEMENT

This Meadow Pointe Service Mark License Agreement (“**Agreement**”) is made effective as of the \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by and between the **Meadow Pointe III Community Development District**, a special purpose unit of local government of the State of Florida, established under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Rizzetta & Company, 3434 Colwell Ave., Suite 200, Tampa, FL 33614 (the “**District**”), and the **Meadow Pointe IV Community Development District**, a special purpose unit of local government of the State of Florida, established under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the “**Licensee**”).

### RECITALS

A. The District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes.

C. The District has registered a service mark with the State of Florida as shown and described in **Exhibit A**, attached hereto and incorporated herein by reference (the “**Meadow Pointe Logo**”). The Meadow Pointe Logo has been used by the District, other community development districts, and property owners’ associations within the original meadow pointe development for several years and the District has registered the Meadow Pointe Logo for the purpose of protecting its use for these communities.

D. The Licensee desires, and the District has agreed to grant to the Licensee, a non-exclusive license to use the Meadow Pointe Logo in connection with Licensee’s provision of community services, which may include but not be limited to maintaining public improvements, infrastructure, and facilities (the “**Services**”) upon lands under the ownership or control of Licensee.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and Licensee hereby covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Grant of Service Mark License. The District hereby gives, grants, and conveys to the Licensee a non-exclusive, royalty-free, non-assignable, non-transferable license (“**License**”) to use the Meadow Pointe Logo in connection with Licensee’s provision of the Services.

3. Assignment. Licensee shall not assign or sublicense the rights granted under this License without the express prior written consent of the District, which consent shall not unreasonably be withheld.

4. Term. The initial term for this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for

subsequent one (1) year terms pursuant to the same contract provisions as the initial term. The License may be terminated by either party without cause with thirty (30) days written notice.

5. General.

a. Modification or Amendment. This Agreement may not be modified in any respect whatsoever, or rescinded, in whole or in part, except with the written consent of the District and the Licensee in a written instrument.

b. Costs and Expenses. The District agrees to cover all costs and expenses associated with registering the Meadow Pointe Logo with the State of Florida.

c. Binding Effect. The District hereby represents that the District has good right and authority to grant the License described herein.

d. Indemnification. The District assumes no liability to Licensee or third parties with respect to the use of the Meadow Pointe Logo. The Licensee hereby indemnifies, defends and holds the District, its Board of Supervisors and its members, employees, agents, and assigns harmless from and against any claim, damage, liability, or other harm arising in any manner whatsoever from or in connection with Licensee's use of the License.

e. Public Records. As required under Section 119.0701, Florida Statutes, Licensee shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Licensee upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FL 33614.**

f. Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

g. Enforcement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover

all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

h. Notice. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses listed below. In the event that any party undergoes a change in address or contact information, notice to the other party shall be made.

**To the Licensee:**

c/o Rizzetta & Company  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614  
Attn: Darryl Adams  
[darryla@rizzetta.com](mailto:darryla@rizzetta.com)

**To the District:**

c/o Rizzetta & Company  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614  
Attn: Darryl Adams  
[darryla@rizzetta.com](mailto:darryla@rizzetta.com)

i. Arm's Length Transaction and Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

j. Severability. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.

**Meadow Pointe III  
Community Development District**

**Meadow Pointe IV  
Community Development District**

\_\_\_\_\_  
Name: Paul Carlucci  
Title: Chair of the Board of Supervisors

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair/Vice-Chair of the Board of Supervisors

## Exhibit A

A lotus flower centered on a solid colored circle with a 4-point diamond-shaped overlay having 4-point diamonds placed at each point with the words “Meadow Pointe.”





FLORIDA DEPARTMENT OF STATE  
Division of Corporations

October 17, 2023

STRALEY ROBIN VERICKER P.A.  
VIVEK K. BABBAR, ESQ.  
1510 W. CLEVELAND ST.  
TAMPA, FL 33606

The mark registration for MEADOW POINTE & DESIGN: LOTUS FLOWER CENTERED ON SOLID COLORED CIRCLE WITH 4-POINT DIAMOND-SHAPED OVERLAY HAVING 4-POINT DIAMONDS PLACED AT EACH POINT, WITH "MEADOW POINTE" was filed on October 7, 2023, and assigned document number T23000000930. Please refer to this number whenever corresponding with this office.

It should be noted that registration of a mark by the Florida Department of State is a ministerial act intended solely to provide public notice of the registrant's ownership rights. The right of ownership of any mark is based on the use of a mark in the ordinary course of trade and is not based on a grant by the Florida Department of State. Further, it is the responsibility of the owners of an existing mark, not the Florida Department of State, to defend it in cases of infringement.

Please be aware that a mark shall be effective for a term of 5 years from the date of registration. To maintain "ACTIVE" status with the Division of Corporations, a renewal must be filed within 6 months prior to its date of expiration. Under 495.071, Florida Statutes, there is NOT a grace period once the mark has expired.

Enclosed please find your certification.

Should you have any questions regarding this matter, please telephone (850) 245-6051, the Trademark Section.

Karen A Saly  
Regulatory Specialist II  
Division of Corporations

Letter number: 423A00024083

# Straley Robin Vericker

## Attorneys at Law

1510 W. Cleveland St.  
Tampa, Florida 33606  
Tel: (813) 223-9400

Writer's Direct Dial: (813) 436-3995  
Writer's E-mail: [cwebster@srvlegal.com](mailto:cwebster@srvlegal.com)  
Website: [www.srvlegal.com](http://www.srvlegal.com)

December 17, 2025

### *Via E-Mail*

Meadow Pointe IV Community Development District  
Attn: Darryl Adams, District Manager  
[darryla@rizzetta.com](mailto:darryla@rizzetta.com)

**Re: Meadow Pointe III Community Development District  
and Meadow Pointe IV Community Development District  
License to Use Meadow Pointe Service Mark**

Dear Darryl Adams,

This firm serves as counsel to the Meadow Pointe III Community Development District (the "**District**"). The District is a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes. We are writing to you on behalf of the Board of Supervisors ("**Board**") of the District regarding the lotus flower logo that has been used by the Meadow Pointe communities since they were built (the "**Meadow Pointe Logo**"). As you are likely aware, there is new development in the area, and the Board was concerned that these new developments would use the Meadow Pointe Logo for their communities. To protect the Meadow Pointe Logo and limit its use to the original Meadow Pointe communities, the Board has registered it as a service mark with the State of Florida and would like to enter into license agreements with the Meadow Pointe community development districts and associations to document the permitted use of the Meadow Pointe Logo.

The Board's intent is not to be the sole owner of the Meadow Pointe Logo but simply to act as an administrator in protecting its use. The Board intends to renew the service mark with the State as required and cover any associated fees.

Enclosed with this letter is the State filing for the Meadow Pointe Logo and a license agreement providing permission to Meadow Pointe IV Community Development District ("**Meadow Pointe IV CDD**") for the use of the Meadow Pointe Logo. The Board is asking that Meadow Pointe IV CDD review, approve, and sign the license agreement to document the permitted use of the Meadow Pointe Logo. Please send the signed agreement to my attention and I will provide a counter-signed copy. If you have any questions, please do not hesitate to contact me at 813-436-3995 or [CWebster@srvlegal.com](mailto:CWebster@srvlegal.com).

Very truly yours,



Cari Allen Webster

cc: Darryl Adams, District Manager (via email) [darryla@rizzetta.com](mailto:darryla@rizzetta.com)

# State of Florida



## Department of State

I certify from the records of this office that MEADOW POINTE III COMMUNITY DEVELOPMENT DI, located at 1500 MEADOW POINTE BLVD., WESLEY CHAPEL, FL 33543 has registered MEADOW POINTE & DESIGN: LOTUS FLOWER CENTERED ON SOLID COLORED CIRCLE WITH 4-POINT DIAMOND-SHAPED OVERLAY HAVING 4-POINT DIAMONDS PLACED AT EACH POINT, WITH "MEADOW POINTE" to be used as a mark under class(es) 0035. Said mark was first used anywhere October 1, 2000 and was first used in Florida October 1, 2000.

I further certify this mark is being used in connection with the following goods and/or services: MAINTAINING PUBLIC IMPROVEMENTS, INFRASTRUCTURE AND FACILITIES WITHIN THE MEADOW POINTE III CDD. CDD OPERATES & MAINTAINS PARKS, AMENITY CENTER,...

I further certify that said mark was registered in this office on October 7, 2023 and its date of expiration is October 7, 2028.

The number of this mark is T23000000930.

Disclaimer for: "MEADOW POINTE"

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventeenth day of October, 2023



Cord Byrd  
Secretary of State

## COVER LETTER

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** Meadow Pointe

(Mark to be registered)

The enclosed Trademark/Service Mark Application, specimens and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Vivek K. Babbar, Esq.

(Name of Person)

Straley Robin Vericker P.A.

(Firm/Company)

1510 W. Cleveland Street

(Address)

Tampa, FL 33606

(City/State and Zip Code)

For further information concerning this matter, please call:

Vivek K. Babbar

813

321-4107

at ( )

(Name of Person)

(Area Code & Daytime Telephone Number)

**Mailing Address:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

**(NOTE:** The information contained in this cover letter will be included in the permanent record and will be available to the general public.)

APPLICATION FOR THE REGISTRATION OF A TRADEMARK OR SERVICE MARK  
PURSUANT TO CHAPTER 495, FLORIDA STATUTES

TO: Division of Corporations  
Post Office Box 6327  
Tallahassee, FL 32314

FILED  
2023 OCT -7 PM 12:36  
JLONE (10/11/23) 12:36 PM  
TALLAHASSEE, FLORIDA

PART I

1. OWNER/APPLICANT: Enter the name and address of the individual or the business entity to be listed as the owner of the Trademark and/or Service Mark on the records of the Florida Department of State.

(a) Owner's/Applicant's name: Meadow Pointe III Community Development District

(b) Owner's/Applicant's business address: 1500 Meadow Pointe Boulevard  
Wesley Chapel, FL 33543  
City/State/Zip

If different, Owner's/Applicant's mailing address: c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
City/State/Zip

(c) Owner's/Applicant's telephone number: ( 813 ) 994-1001

Check the appropriate box to indicate the Owner/Applicant is a(n):

- Individual       Corporation       Joint Venture       Limited Liability Company  
 General Partnership       Limited Partnership       Union       Other: special purpose unit of local govt

If the Owner/Applicant is a business entity, the business entity must have an active filing or registration on file with the Florida Department of State. If the Owner/Applicant is not an individual, enter the business entity's Florida registration/document number in #1, the state or country under the laws of which the business entity is currently formed, organized or incorporated under in #2, and the entity's federal employer identification number (EIN) in #3.

(1) Florida registration/document number: \_\_\_\_\_

(2) Domicile State or Country: Florida

(3) Federal Employer Identification Number: 59-3679471

2. (a) **SERVICE MARK:** If the owner/applicant is using the name, logo, design and/or slogan being registered in connection with a type of service, the mark is a service mark. If the mark is a service mark, the applicant/owner must list the specific service(s) the mark is being used in connection with. For example: furniture moving services, diaper services, house painting services, wholesale and retail sales of tractor equipment, etc. If the owner/applicant is using the mark to identify services available in the market place, enter the specific service(s) being rendered here:

(Note: List only those services currently being rendered by the owner/applicant. Do not include future services.)

Maintaining public improvements, infrastructure, and facilities within the Meadow Pointe III CDD. The CDD operates & maintains parks, amenity center, pool, splash pad, and other recreational facilities for the use and enjoyment of its residents. The CDD owns a truck that staff uses to move around the community to perform the functions.

2. (b) **TRADEMARK:** If the owner/applicant is using the name, logo, design and/or slogan being registered in connection with an actual product manufactured by the owner/applicant or on the owner/applicant's behalf, the mark is a trademark. If the mark is a trademark, the applicant/owner must list the specific product(s) the name, logo, design and/or slogan is being used to identify. For example: ladies sportswear, cat food, barbecue grills, shoe laces, etc. If the owner/applicant is using the name, logo, design and/or slogan to identify goods available in the market place, enter the specific product(s) the name, logo, design and/or slogan is being used to identify:

(Note: List only those product(s) currently available. Do not include future products.)

N/A

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2023 OCT 1 PM 12:30  
TALLAHASSEE FL 32310

2. (c) **HOW IS THE NAME, LOGO, DESIGN AND/OR SLOGAN CURRENTLY USED:**

**SERVICE MARKS:** If the name, logo, design and/or slogan are/is being used in connection with a type of service, you must specify the form(s)/mean(s) of advertisement the applicant/owner is using to advertise the services to the general public. For example: newspaper advertisements, business cards, brochures, flyers, pamphlets, menus, etc. If the mark is being used in connection with a type of service, state how the name, logo, design and/or slogan are/is being used in advertising here:

The mark is used for administrative and office purposes on the website, letterhead, business cards, entrances, agreements, resident forms, community maps, staff polos, communications made on behalf of the Meadow Pointe III CDD.

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**TRADEMARKS:** If the name, logo, design and/or slogan are/is being used to identify a product manufactured by or for the applicant/owner, you must specify how the mark is applied or affixed to the actual product or its packaging. For example: a tag, label, imprinted or engraved on the actual product, etc. If the mark is being used in connection with a specific product, state how the name, logo, design and/or slogan is applied or affixed to the actual product(s) or the packaging:

N/A

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2. (d) **FEE(S) AND CLASS(ES):** There are a total of 45 classes or categories in which all products or services must be categorized. The fee to register a mark is \$87.50 per class. Make check payable to Florida Department of State.

List the class(es) which apply to the product(s) and/or service(s) listed in 2(a) and/or 2(b) above:

Class 35 Advertising; business management; business administration, and office functions.

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**PART II**

1. You must state the date the name, logo, design and/or slogan was first used in the state of Florida, and, if it was used in another state or country, the date you first used the name, logo, design and/or slogan in the other state or country. Enter the month, day, and year the name, logo, design and/or slogan was first used by the applicant/owner, the predecessor, or a related company in Florida. If the name, logo, design and/or slogan has been used in another state or country, then you must also enter the month, day, and year the name, logo, design and/or slogan was/were used in another state or country, when applicable.

**Note: The Florida Statutes require a mark to be in use prior to registration.**

(a) Date first used in other state or country, if applicable: N/A

(b) Date first used in Florida: Approximately 10/1/2000

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TALAHASSEE, FLORIDA

**PART III**

**ENTER NAME, LOGO, DESIGN AND/OR SLOGAN BEING REGISTERED:**

1. Enter the name, a brief description of the logo or design, and/or the slogan you are registering. The description of the logo and/or design must be 25 words or less. List the exact name, slogan, and/or description of the logo/design here: (NOTE: The name, logo, design and/or slogan listed in this section must match the exact name, logo, design and/or slogan listed on your specimens or examples.)

Meadow Pointe

A lotus flower centered on a solid colored circle with a 4-point diamond-shaped overlay having 4-point diamonds placed at each point with the words "Meadow Pointe".

Provide the English translation of any and all terms listed #1 above, when applicable: N/A

2. **DISCLAIMER STATEMENT** (if applicable):

Your mark may include a word or design that is commonly used by others. Commonly used terms or designs must be disclaimed. When you disclaim a specific term or design, you are acknowledging this term is commonly used by others and that you do not claim the exclusive right to use the disclaimed term or design. All geographical terms and representations of cities, states or countries must be disclaimed (i.e., Miami, Orlando, Florida, the design of the state of Florida, the design of the United States of America, etc.). Corporate suffixes and terms readily associated with the specific product(s) and/or(s) service being provided must also be disclaimed.

Enter all terms listed in #1 above which require a disclaimer in the space provided below:

NO CLAIM IS MADE TO THE EXCLUSIVE RIGHT TO USE THE TERM(S)" Meadow Pointe

\_\_\_\_\_ " APART FROM THE MARK AS SHOWN.

3. ATTACH OR INCLUDE THREE SPECIMENS OR EXAMPLES OF THE TRADEMARK OR SERVICE MARK BEING REGISTERED

Chapter 495, F.S., requires you to submit three specimens (samples or examples) of the mark in use. You must submit three specimens FOR EACH CLASS listed in Part I #2(d). The name, logo, design and/or slogan on the specimens must be identical to the name, logo, design and/or slogan being registered. You may provide three identical specimens or three different specimens. For each service mark class (classes 35-45), you may provide three newspaper advertisements, business cards, brochures, flyers, or any combination thereof. For each trademark class (classes 1-34), you may provide three tags, labels, boxes, etc. or any combination thereof. Photographs of bulky specimens are acceptable if the mark being registered and the good(s) or product(s) are clearly legible.

SIGNATURE OF APPLICANT/OWNER AND NOTARIZATION:

I, Vivek K. Babbar, being sworn, depose and say that I am the owner and the applicant herein, or that I am authorized to sign on behalf of the owner and applicant herein, and to the best of my knowledge no other person except a related company has registered this mark in this state or has the right to use such mark in Florida either in the identical form thereof or in such near resemblance as to be likely, when applied to the goods or services of such other person to cause confusion, to cause mistake or to deceive. I make this affidavit and verification on my/the applicant's behalf. I further acknowledge that I have read the application and know the contents thereof and that the facts stated herein are true and correct.

Vivek K. Babbar  
Typed or printed name of applicant

Vivek K. Babbar District Counsel  
Applicant's signature  
(List name and title)

FILED  
2023 OCT -7 PM 12:36  
TALLAHASSEE, FLORIDA

STATE OF FLORIDA  
COUNTY OF Hillsborough

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this (numeric date) this 5 day of October, 2023, by (Vivek K. Babbar).



Madison B. Sprague  
Notary Public's Signature

Madison Sprague  
Notary Public's Printed Name

Personally Known  OR Produced Identification

Type of Identification Produced: N/A

**FILING FEE: \$87.50 per class**

# Tab 9



**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** April 8, 2026, at 09:00 am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats):** Term 11/22 – 11/26 (Seat 4-Susan) & Term 11/22-11/26 (Seat 5-Megan)

District  
Manager's  
Report

March 11

2026

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**District Manager Updates**

<u>FINANCIAL SUMMARY</u>	<u>1/31/2026</u>
General Fund Cash & Investment Balance:	\$2,341,526
Reserve Fund Cash & Investment Balance:	\$1,283,829
Debt Service Fund Investment Balance:	<u>\$919,898</u>
<b>Total Cash and Investment Balances:</b>	<b>\$4,545,253</b>
<b>General Fund Expense Variance: \$82,054</b>	<b>Under Budget</b>



Rizzetta & Company

# **Meadow Pointe IV Community Development District**

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**Financial Statements  
(Unaudited)**

**January 31, 2026**

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

**meadowpointe4cdd.org  
rizzetta.com**

**Meadow Pointe IV Community Development District**

Balance Sheet

As of 01/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	1,710,010	0	0	1,710,010	0	0
Investments	631,516	1,283,829	919,898	2,835,242	0	0
Accounts Receivable	114,966	0	28,279	143,246	0	0
Refundable Deposits	21,626	0	0	21,626	0	0
Fixed Assets	0	0	0	0	18,376,008	0
Amount Available in Debt Service	0	0	0	0	0	948,177
Amount To Be Provided Debt Service	0	0	0	0	0	3,989,823
<b>Total Assets</b>	<b>2,478,118</b>	<b>1,283,829</b>	<b>948,177</b>	<b>4,710,124</b>	<b>18,376,008</b>	<b>4,938,000</b>
<b>Liabilities</b>						
Accounts Payable	36,475	98,480	0	134,955	0	0
Accrued Expenses	13,032	0	0	13,032	0	0
Other Current Liabilities	87	0	0	87	0	0
Due To Other	971	0	0	971	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,938,000
Deposits Payable	400	0	0	400	0	0
<b>Total Liabilities</b>	<b>50,965</b>	<b>98,480</b>	<b>0</b>	<b>149,445</b>	<b>0</b>	<b>4,938,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	994,000	939,785	459,733	2,393,518	0	0
Investment In General Fixed Assets	0	0	0	0	18,376,008	0
Net Change in Fund Balance	1,433,153	245,564	488,444	2,167,161	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>2,427,153</b>	<b>1,185,349</b>	<b>948,177</b>	<b>4,560,679</b>	<b>18,376,008</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>2,478,118</b>	<b>1,283,829</b>	<b>948,177</b>	<b>4,710,124</b>	<b>18,376,008</b>	<b>4,938,000</b>

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	9,411	9,411
Special Assessments				
Tax Roll	1,983,967	1,983,967	1,995,798	11,831
Other Misc. Revenues				
Insurance Proceeds	0	0	50,612	50,612
Key/Access/Transponder Revenue	0	0	421	421
Miscellaneous Revenue	0	0	397	397
Remotes	0	0	1,536	1,536
Room Rentals	0	0	468	468
Vendor Rebates	0	0	1	1
<b>Total Revenues</b>	<u>1,983,967</u>	<u>1,983,967</u>	<u>2,058,644</u>	<u>74,677</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	15,000	5,000	4,000	1,000
<b>Total Legislative</b>	<u>15,000</u>	<u>5,000</u>	<u>4,000</u>	<u>1,000</u>
Financial & Administrative				
Accounting Services	23,168	7,723	7,723	0
Administrative Services	6,153	2,051	2,051	0
Arbitrage Rebate Calculation	2,000	2,000	0	2,000
Assessment Roll	5,304	5,304	5,304	0
Auditing Services	4,800	0	0	0
Bank Fees	650	216	113	103
Disclosure Report	6,000	2,000	2,000	0
District Engineer	50,000	16,667	23,749	(7,082)
District Management	33,256	11,085	11,085	1
Dues, Licenses & Fees	550	175	175	0
Financial & Revenue Collections	5,304	1,768	1,768	0
Legal Advertising	1,000	334	485	(152)
Miscellaneous Mailings	500	166	0	167
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	1,169	825	344
<b>Total Financial &amp; Administrative</b>	<u>156,998</u>	<u>63,121</u>	<u>67,580</u>	<u>(4,459)</u>
Legal Counsel				
District Counsel	25,000	8,334	6,289	2,044
<b>Total Legal Counsel</b>	<u>25,000</u>	<u>8,334</u>	<u>6,289</u>	<u>2,044</u>
Law Enforcement				
Off Duty Deputy	156,771	52,257	51,865	392
<b>Total Law Enforcement</b>	<u>156,771</u>	<u>52,257</u>	<u>51,865</u>	<u>392</u>
Electric Utility Services				
Utility - Recreation Facilities	15,000	5,000	4,704	297

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	87,150	29,050	27,667	1,382
Utility Services	6,000	2,000	2,794	(794)
<b>Total Electric Utility Services</b>	<b>108,150</b>	<b>36,050</b>	<b>35,165</b>	<b>885</b>
<b>Garbage/Solid Waste Control Services</b>				
Garbage - Dumpster	14,310	4,770	6,288	(1,517)
Garbage - Recreation Facility	1,050	350	442	(93)
Garbage - Residential	177,153	59,051	57,840	1,212
Solid Waste Assessment	1,600	533	1,674	(1,141)
<b>Total Garbage/Solid Waste Control Services</b>	<b>194,113</b>	<b>64,704</b>	<b>66,244</b>	<b>(1,539)</b>
<b>Water-Sewer Combination Services</b>				
Utility - Reclaimed	3,500	1,167	0	1,167
Utility Services	12,000	4,000	1,445	2,554
<b>Total Water-Sewer Combination Services</b>	<b>15,500</b>	<b>5,167</b>	<b>1,445</b>	<b>3,721</b>
<b>Stormwater Control</b>				
Aquatic Maintenance	60,375	20,125	19,723	402
Aquatic Plant Replacement	15,000	5,000	0	5,000
Mitigation Area Monitoring & Maintenance	5,000	1,666	0	1,667
Stormwater Assessments	2,444	815	2,546	(1,732)
Stormwater System Maintenance	10,000	3,333	12,900	(9,566)
<b>Total Stormwater Control</b>	<b>92,819</b>	<b>30,939</b>	<b>35,169</b>	<b>(4,229)</b>
<b>Other Physical Environment</b>				
Conservation Cutbacks	10,000	3,334	0	3,333
Entry & Walls Maintenance & Repair	22,000	7,333	0	7,333
General Liability Insurance	5,419	5,419	4,634	785
Holiday Decorations @ Clubhouse	2,700	2,700	14,000	(11,300)
Holiday Lights @ Entrance	22,500	12,500	10,000	2,500
Irrigation Maintenance & Repair	21,600	7,200	981	6,220
Landscape - Annuals/Flowers	17,580	5,860	5,070	790
Landscape - Fertilizer	16,500	5,500	3,514	1,986
Landscape - Mulch	55,000	18,333	46,225	(27,892)
Landscape - Pest Control	3,000	1,000	176	824
Landscape Inspection Services	12,900	4,300	4,300	0
Landscape Maintenance	409,586	136,529	88,365	48,164
Landscape Replacement Plants, Shrubs, Tr	50,000	16,667	910	15,757
Lift Station Maintenance	5,000	1,666	398	1,268
Playground Mulch	9,000	3,000	0	3,000
Property Insurance	37,531	37,531	34,835	2,696
Rust Prevention	10,000	3,334	0	3,333
Tree Trimming Services	10,000	3,333	5,038	(1,704)
Well Maintenance	4,000	1,333	0	1,334
<b>Total Other Physical Environment</b>	<b>724,316</b>	<b>276,872</b>	<b>218,446</b>	<b>58,427</b>
<b>Road &amp; Street Facilities</b>				
Gate Maintenance & Repair	54,800	18,267	10,418	7,848
Gate Phone	20,000	6,667	6,482	185
Gate Service Contract	8,000	2,666	1,820	847

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Roadway Repair & Maintenance	10,000	3,334	0	3,333
Security Camera Maintenance	2,500	833	0	833
Sidewalk Maintenance & Repair	15,000	5,000	0	5,000
Street Sign Repair & Replacement	1,000	333	3,345	(3,012)
<b>Total Road &amp; Street Facilities</b>	<b>111,300</b>	<b>37,100</b>	<b>22,065</b>	<b>15,034</b>
<b>Parks &amp; Recreation</b>				
Athletic Court/Field/Playground Main- tena	2,500	834	1,090	(257)
Clubhouse Maintenance & Repair	30,000	10,000	1,303	8,698
Dog Park Maintenance	3,500	1,166	1,675	(508)
Employee - Amenity Staff	200,000	66,667	77,956	(11,290)
Employee - Incentives and Bonuses	500	167	0	167
Facility Supplies	8,000	2,666	1,510	1,156
Fitness Equipment Maintenance & Re- pair	2,300	767	365	402
Landscape Maintenance	5,000	1,667	0	1,667
Management Contract	24,720	8,240	196	8,044
Pest Control & Termite Bond	720	240	255	(15)
Pest Control - Top Choice Treatment	5,000	1,666	0	1,666
Playground Repairs	2,500	834	290	544
Pool Maintenance	1,300	433	1,404	(971)
Pool Service Contract	41,500	13,834	12,800	1,033
Security Camera Clubhouse	760	253	190	64
Telephone, Internet, Cable	6,700	2,233	1,303	931
Tennis/Athletic Court/Park Maintenance	2,000	667	652	13
Wildlife Management Services	14,500	4,833	0	4,834
<b>Total Parks &amp; Recreation</b>	<b>351,500</b>	<b>117,167</b>	<b>100,989</b>	<b>16,178</b>
<b>Special Events</b>				
Special Events	7,500	2,500	3,473	(973)
<b>Total Special Events</b>	<b>7,500</b>	<b>2,500</b>	<b>3,473</b>	<b>(973)</b>
<b>Contingency</b>				
Miscellaneous Contingency	25,000	8,334	12,761	(4,427)
<b>Total Contingency</b>	<b>25,000</b>	<b>8,334</b>	<b>12,761</b>	<b>(4,427)</b>
<b>Total Expenditures</b>	<b>1,983,967</b>	<b>707,545</b>	<b>625,491</b>	<b>82,054</b>
<b>Total Excess of Revenues Over(Under) Ex- penditures</b>	<b>0</b>	<b>1,276,422</b>	<b>1,433,153</b>	<b>156,731</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>994,000</b>	<b>994,000</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>1,276,422</b>	<b>2,427,153</b>	<b>1,150,731</b>

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	14,287	14,287
Special Assessments				
Tax Roll	329,758	329,758	329,757	(1)
<b>Total Revenues</b>	<u>329,758</u>	<u>329,758</u>	<u>344,044</u>	<u>14,286</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	329,758	329,758	98,480	231,278
Total Contingency	<u>329,758</u>	<u>329,758</u>	<u>98,480</u>	<u>231,278</u>
<b>Total Expenditures</b>	<u>329,758</u>	<u>329,758</u>	<u>98,480</u>	<u>231,278</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>245,564</u>	<u>245,564</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>939,785</u>	<u>939,785</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>1,185,349</u>	<u>1,185,349</u>

**Meadow Pointe IV Community Development District**  
 845 Debt Service Fund S2004 & S2015    Statement of Revenues and Expenditures  
 As of 01/31/2026  
 (In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,272	2,272
Special Assessments				
Tax Roll	177,209	177,209	178,115	906
<b>Total Revenues</b>	<u>177,209</u>	<u>177,209</u>	<u>180,387</u>	<u>3,178</u>
<b>Expenditures</b>				
Debt Service				
Interest	57,209	57,209	26,660	30,549
Principal	120,000	120,000	0	120,000
<b>Total Debt Service</b>	<u>177,209</u>	<u>177,209</u>	<u>26,660</u>	<u>150,549</u>
<b>Total Expenditures</b>	<u>177,209</u>	<u>177,209</u>	<u>26,660</u>	<u>150,549</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>153,727</u>	<u>153,727</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>162,542</u>	<u>162,542</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>316,269</u>	<u>316,269</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 01/31/2026  
(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,091	4,091
Special Assessments				
Tax Roll	391,924	391,924	393,929	2,004
<b>Total Revenues</b>	<u>391,924</u>	<u>391,924</u>	<u>398,020</u>	<u>6,095</u>
<b>Expenditures</b>				
Debt Service				
Interest	136,924	136,924	63,303	73,622
Principal	255,000	255,000	0	255,000
<b>Total Debt Service</b>	<u>391,924</u>	<u>391,924</u>	<u>63,303</u>	<u>328,622</u>
<b>Total Expenditures</b>	<u>391,924</u>	<u>391,924</u>	<u>63,303</u>	<u>328,622</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>334,717</u>	<u>334,717</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>297,191</u>	<u>297,191</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>631,908</u>	<u>631,908</u>

See Notes to Unaudited Financial Statements

**Meadow Pointe IV CDD**  
**Investment Summary**  
**January 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2026</u>
FLCLASS Operating	Average Monthly Yield - 3.8084%	\$ 631,516
<b>Total General Fund Investments</b>		<b>\$ 631,516</b>
FLCLASS Asset Replacement	Average Monthly Yield - 3.8084%	\$ 410,559
FLCLASS Road Reserve	Average Monthly Yield - 3.8084%	873,270
<b>Total Reserve Fund Investments</b>		<b>\$ 1,283,829</b>
US Bank Series 2014 Revenue A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	\$ 166,580
US Bank Series 2014 Reserve A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	124,790
US Bank Series 2014 Interest A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	2,459
US Bank Series 2014 Prepayment A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	309
US Bank Series 2015 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	170,489
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	126,172
US Bank Series 2022 A-2 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	192,124
<b>Total Debt Service Fund Investments</b>		<b>\$ 919,898</b>

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

**Meadow Pointe IV Community Development District  
Summary A/R Ledger  
From 01/01/2026 to 01/31/2026**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>	
<b>845, 2720</b>	845-001	845 General Fund	Pasco County Tax Collector	AR00002918	12110	10/01/2025	114,966.25
<b>Sum for 845, 2720</b>							<b>114,966.25</b>
<b>845, 2722</b>	845-200	845 Debt Service Fund S2004 & S2015	Pasco County Tax Collector	AR00002918	12110	10/01/2025	8,805.29
<b>Sum for 845, 2722</b>							<b>8,805.29</b>
<b>845, 2725</b>	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	5,497.23
	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	8,722.42
	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	5,254.58
<b>Sum for 845, 2725</b>							<b>19,474.23</b>
<b>Sum for 845</b>							<b>143,245.77</b>
<b>Sum Total</b>							<b>143,245.77</b>

**Meadow Pointe IV Community Development District  
Summary A/P Ledger  
From 01/01/2026 to 01/31/2026**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>845, 2720</b>					
845 General Fund	01/01/2026	Brian C Svoboda	1242026	Playground Maintenance 01/26	290.00
845 General Fund	01/01/2026	Brian C Svoboda	1152026	Dog Waste Station Supplies & Maintenance 01/26	900.00
845 General Fund	01/01/2026	Coastal Waste & Recycling, Inc.	SW0001490719	Waste Disposal Services 01/26	125.00
845 General Fund	01/01/2026	Frontier Communications of FL	81399447310806215-010626	Gate Phones 01/26	59.99
845 General Fund	01/01/2026	Frontier Communications of FL	81399447261013215-011326	Gate Phones 01/26	59.99
845 General Fund	01/01/2026	Juniper Landscaping of Florida, LLC	378301	Irrigation Repair 01/26	175.70
845 General Fund	01/01/2026	Mainscape, Inc.	1327238	Irrigation Repair 01/26	253.50
845 General Fund	01/01/2026	Meadow Pointe III CDD	845-010926	Gate Phones 10/25	190.00
845 General Fund	01/14/2026	Mechelle Jarvis	MJ011426-845	Board of Supervisors Meeting 01/14/26	200.00
845 General Fund	01/14/2026	Megan McNeil	MM011426-845	Board of Supervisors Meeting 01/14/26	200.00
845 General Fund	01/14/2026	Michael J Scanlon	MS011426-845	Board of Supervisors Meeting 01/14/26	200.00
845 General Fund	01/01/2026	Pasco County Sheriffs Office-Finance	ARJAN26 MPIV	Deputy Services 01/26	12,966.33
845 General Fund	01/01/2026	Pasco County Utilities	23816837	Water Services 12/25	382.34
845 General Fund	01/01/2026	Rizzetta & Company, Inc.	INV0000106737	Personnel Reimbursement 01/26	7,153.77
845 General Fund	01/01/2026	Rizzetta & Company, Inc.	INV0000106937	Cell Phone, Auto Mileage & Travel 01/26	211.30
845 General Fund	01/14/2026	Scott W Page	SP011426-845	Board of Supervisors Meeting 01/14/26	200.00
845 General Fund	01/01/2026	Stantec Consulting Services, Inc.	2518153	Engineering Services 12/25	4,954.52
845 General Fund	01/01/2026	Stantec Consulting Services, Inc.	2481853	Engineering Services 10/25	4,743.00
845 General Fund	01/14/2026	Susan A. Fischer	SF011426-845	Board of Supervisors Meeting 01/14/26	200.00
845 General Fund	01/01/2026	TECO	221006228235-012126	Electric Services 01/26	1,605.29
845 General Fund	01/01/2026	Triangle Pool Service	852380	Pool Maintenance 01/26	1,403.90
<b>Sum for 845, 2720</b>					<b>36,474.63</b>
<b>845, 2721</b>					
845 Reserve Fund	01/01/2026	Finn Outdoor, LLC	2984	Miscellaneous Expense 01/26	98,480.00
<b>Sum for 845, 2721</b>					<b>98,480.00</b>
<b>Sum for 845</b>					<b>134,954.63</b>
<b>Sum Total</b>					<b>134,954.63</b>

**Meadow Pointe IV Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/2026.
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 - Payment for Invoice #AR00002918 in the amount of \$23,197.14 was received in February 2026.
6. Debt Service Fund 200 - Payment for Invoice #AR00002918 in the amount of \$1,776.68 was received in February 2026.
7. Debt Service Fund 203 - Payment for Invoice #AR00002918 in the amount of \$3,929.40 was received in February 2026.

# Tab 10

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

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Original Target Date	Status (RYG)	Progress Notes	Close Date
13	Pond 74 Muck Clean Up	10/08/25	Medium	Advanced Aquatic	<del>Nov 2025</del> 12/10/25	G	11/12 - No updates, 10/3 Doug to submit proposal for pond 74 clean up	
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	<del>December 2025</del> February 2026	G	11/12 - Timeline confirmed. Add to be submitted on 11/19 and run on 11/21. Project manual available beginning 11/24, mandatory pre-proposal meeting on 11/25. Submissions due 1/15. Selection made during Feb meeting, 10/3 boundary map completed awaiting irrigation mapping from Jorge. RFP to go out by no later than end of Oct	
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. <b>Greg</b> will work with Union Park to identify locations for new trees. (b) Jorge reported that acquatics path was cleared. (c) Scott clarified that the mowing issue was not resolved as part of the boundary discussion. <b>Darryl</b> will contact code enforcement to see whether the area can be treated as a conservation area (no mowing). If not, he will contact Union Park to establish a paid mowing agreement with their landscapers. 10/3 - Greg is checking to see if we can replace 10 trees elsewhere in the district. Juniper is preparing 2 proposals. One for removal of entire tree and one to remove of portion of tree on MP-4 property. Scott reported that mowing issues were resolved as part of the boundary discussion on 10/7.	
6	Mill & Resurface Plan	09/10/25	High	Greg Woodcock	<del>Oct 2025</del> <del>November 2025</del> 12/10/25	G	11/12 -Cost matrix completed. Greg will present plan for Phase 1 work needed in Whinsenton, Parkmonte and Shellwood during Dec's meeting. 10/3 - Greg will complete and share plan in November's meeting.	
7	Sidewalk Plan	09/10/25	High	Greg Woodcock	<del>Oct 2025</del> 12/10/25	G	11/12 - No updates. 10/3 Greg working with Scott to identify areas of concern. Greg will complete and share plan & estimates during Dec's meeting.	

## 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	<b>Requested Proposals:</b> (a) remove bed edging (shrink bed size) & install sod @ amenities center (b) on north side of MPN replace dead loropetalum and replace with 3 gallon loropetalum chinense along with bag of mulch (c) replace 3 dead magnolias that were removed by Provence entry (gate box) with suitable replacements (d) turf installation at entrance of Provence where dead junipers were removed and not replaced	
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	Hlgh	Lori Stanger	12/10/25	G	11/12 - Lori will contact Patriot Pump and Well Repair to request an inspection of the MPN wells to determine root cause of ongoing issues.	
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

## ITEMS CLOSED

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

# Tab 11



# Quarterly Compliance Audit Report

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## Meadow Pointe IV

**Date:** December 2025 - 4th Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

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

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



# Florida F.S. 189.069 Requirements

Result: **PASSED**

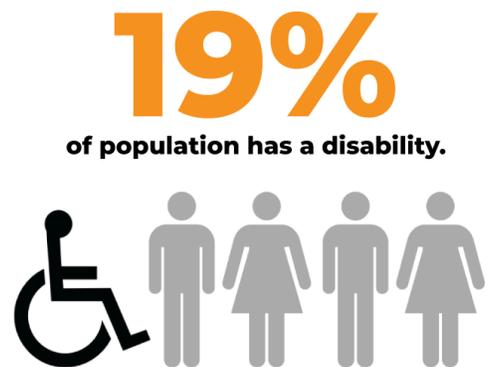
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



Sight, hearing, physical, cognitive.

## The legal and right thing to do

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



# ADA Compliance Categories

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



## Contrast and colors

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

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



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

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



## Ability to navigate with the keyboard

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

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

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



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

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



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

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



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

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



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

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



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

# Tab 12



February 3, 2026

**Proposal for Meadow Pointe Community I, II, III, and IV CDD**

<b>Year</b>	<b>Start Date</b>	<b>Price Per Home/Month</b>
Year 1 –	10/1/2025 – Current	\$16.45
Year 2 –	10/1/2026	\$17.27
Year 3 –	10/1/2027	\$18.14
Year 4 –	10/1/2028	\$19.05
Year 5 –	10/1/2029	\$20.00

<b>Service</b>	<b>Equipment</b>	<b>Price Per Home/Month</b>
Trash Service/2x wk	96 gallon Coastal Carts	Included
Recycling Service/1x wk	65 gallon Coastal Carts	Included
Bulk Pickup		\$1 (Meadow Pointe I, II, IV)

# Tab 13



50 Mr. Bill Wesson, a resident, asked the District to act against a vendor who threw  
51 advertisements on driveways throughout Meridian. Mr. Adams accepted one of the  
52 advertisements and said he would issue a cease- and-desist letter to the vender.

53

54 **FOURTH ORDER OF BUSINESS**

**STAFF REPORTS**

55

56 **A. Deputy/Captain Report**

57 The Deputy provided a report on recent activity within the community, to include  
58 noting that he has been talking to riders on e-bikes who have been riding on the  
59 sidewalks. Mr. Page and Ms. Jarvis discussed recent activity of dirt bikes coming  
60 into the neighborhoods of Enclave and Provence via the pond banks, to include  
61 riding up to or behind residential homes. Ms. Fischer discussed requests for law  
62 enforcement support in MP North. Audience member Mr. Wesson requested  
63 police support to limit speeding in Meridian. The Board noted that suppression  
64 of speeding in all neighborhoods is a priority

65

66 **B. District Engineer**

67 Mr. Woodcock provided updates on pond erosion as outlined in his report,  
68 noting that Finn Outdoor should begin remediation of pond erosion at high  
69 priority locations in 3-4 weeks. The  
70 Board requested that Mr. Woodcock review options to improve the appearance  
71 of Pond No. 61, at the intersection of Wenlock Loop and Gwynhurst Blvd in  
72 Windsor. Mr. Woodcock will provide an update of the cost-matrix to mill and  
73 resurface neighborhood roads in Shellwood, Parkmonte, and Whinsenton.

74

On a motion from Mr. Page, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved Mr. Woodcock's tree installation proposal in Union Park, after removing trees to gain vehicle and boat access to a Meadow Pointe IV pond, in the amount of, \$1,602.54 , for the Meadow Pointe IV Community Development District.

75

76

77 **C. Aquatic Maintenance Report**

78 Mr. Agnew reviewed his report. The Board requested that the District Engineer  
79 inspect Pond #81, investigate the two runoff areas, and determine whether a  
80 homeowner's storm drain is causing the erosion. If the erosion is determined to be  
81 caused by the homeowner, the Board directed that a cease-and-desist letter be  
82 sent requesting installation of French drains or other corrective measures.

82

83 **D. Landscape Inspection Service Report**

84 Ms. Brodeen reviewed her report. The request for proposal for a new landscape  
85 contract was publicly noticed, with submissions due by Jan 15. The Board  
86 requested that the District Engineer review the erosion at Pond #41 identified in  
87 the Landscaping Inspection Service Report and determine the cause and  
88 responsibility for repairs.

89

90 **E. Juniper Landscaping**

91 Mr. Ledesma provided an update on the community landscape.

92

93 **F. Amenity Management Report**

94 Ms. Stanger presented her report, to include that rebuilding of a new Meridian  
95 entryway sign is scheduled to begin by the end of February.  
96

97 **G. District Counsel**

98 Mr. Babbar reviewed his report. A resident requested not to be responsible for  
99 legal and recording fees Ms. Stanger presented her report, to include that  
100 rebuilding of a new Meridian entryway sign is scheduled to begin by the end of  
101 February, which the Board declined. Mr. Babbar also explained that an Owner-  
102 CDD Maintenance agreement is required when an owner intends to  
103 remove/replace any portion of the sidewalk and/or apron of a driveway, e.g., from  
104 concrete to pavers.  
105

106 **H. District Manager**

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

108 Mr. Adams presented the District Manager Report, Raid Log, and Monthly Financial  
109 Statement. He reminded the Board that the next meeting will be held on February 11,  
110 2026, at 9:00 a.m.  
111

112 **2. Review of the Outstanding Action Item List**

113 The Board reviewed the action item list.  
114

115 **FIFTH ORDER OF BUSINESS**

**BUSINESS ITEMS**

116  
117 **A. Consideration of Dog Station Installation Proposal**  
118

119 On a motion from Mr. Page, seconded by Ms. Fischer, with all in favor, the Board of  
120 Supervisors approved the Dog Station Installation Proposal for the addition of three dog  
121 stations at a total cost of \$1,200, to be installed one each at Whinsenton, Parkmonte,  
and Shellwood, for the Meadow Pointe IV Community Development

119  
120 **B. Consideration of SAASI Additional Sensor Proposal**  
121

122 On a motion from Ms. McNeil, seconded by Mr. Scanlon, with all in favor, the Board of  
123 Supervisors approved Resolution 2026-01; General Election, announcing that Meadow  
Pointe IV CDD Board of Supervisors Seat #4 and Seat #5 are up for election in Nov  
2026. 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. Interested candidates should contact  
the County Supervisor of Elections for further information.

122  
123 **C. Consideration of Resolution 2026-01; General Election**

124 On a motion from Ms. McNeil, seconded by Mr. Scanlon, with all in favor, the Board of  
125 Supervisors approved Resolution 2026-01; General Election, for the Meadow Pointe  
126 IV Community Development District.  
127  
128

124  
125  
126 **SIXTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

127  
128 **A. Consideration of Minutes of the Board of Supervisors' Regular Meeting**

129 **held on November 12, 2025**  
130

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the minutes for the Regular Meeting held on November 12, 2025, for the Meadow Pointe IV Community Development District.

131 **B. Consideration of Minutes of the Board of Supervisors' Regular Meeting**  
132 **held on December 10, 2025**  
133  
134

On a motion from Ms. McNeil, seconded by Ms. Fischer, with four in favor, the Board of Supervisors approved the minutes for the Regular Meeting held on December 10, 2025, for the Meadow Pointe IV Community Development District.

135 **C. Consideration of Operation and Maintenance Expenditures for**  
136 **November 2025**  
137  
138

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for November 2025 (\$119,218.66), for the Meadow Pointe IV Community Development District.

139 **D. Consideration of Operation and Maintenance Expenditures for**  
140 **December 2025**  
141  
142

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for December 2025 (\$215,057.17), for the Meadow Pointe IV Community Development District.

143  
144 **SEVENTH ORDER OF BUSINESS** **Supervisors Forum**  
145  
146  
147

148 Ms. Jarvis would like to discuss holiday lighting during upcoming budget discussions.  
149  
150  
151

152 **EIGHTH ORDER OF BUSINESS** **Adjournment**  
153  
154

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adjourned the meeting at 6:59 p.m. for the Meadow Pointe IV Community Development District.

155  
156  
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161 **Assistant Secretary**

**Chair/Vice Chair**

DRAFT

# Tab 14

**MINUTES OF MEETING**

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

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, February 11, 2026 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	<b>Board Supervisor, Chairman</b>
Mechelle Jarvis	<b>Board Supervisor, Assistant Secretary</b>
Michael Scanlon	<b>Board Supervisor, Assistant Secretary</b>
Susan Fischer	<b>Board Supervisor, Vice Chairman</b>

Also, present were:

Daryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Page	<b>Board Supervisor, Assistant Secretary</b> <i>(via phone)</i>
Lori Stanger	<b>Clubhouse Manager</b>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin</b> <i>(via phone)</i>

Audience **Present**

**FIRST ORDER OF BUSINESS** **Call to Order**

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

**SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

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

**THIRD ORDER OF BUSINESS** **AUDIENCE COMMENTS - Items not on Agenda**

There were no audience comments put forth at this time.

**FOURTH ORDER OF BUSINESS** **BUSINESS ITEM**

**A. Landscaping RFP**

50                   **1. Ranking of proposals**

- 51
- 52           - Russell Landscape, 430.500 ranked 1
  - 53           - Pine Lake, 424.517 ranked 2
  - 54           - ASI, 418.46 ranked 3
  - 55           - Fieldstone, 407.781 ranked 4
  - 56           - Yellowstone, 385.60 ranked 5
  - 57           - Juniper, 375.136 ranked 6
  - 58           - Mainscape, 286.858 ranked 7
- 59

On a motion from Ms. McNeil, seconded by Mr. Scanlon, with all in favor, the Board of Supervisors awarded the Landscaping services contract to Russell Landscape, who submitted the highest bid, for the Meadow Pointe IV Community Development District.

60

61           **FIFTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

62

63           **A. Consideration of Minutes of the Board of Supervisors' Regular Meeting**  
64           **held on January 14, 2026**

65

66           Item is tabled until the next meeting.

67

68           **B. Consideration of Operation and Maintenance**  
69           **Expenditures for December 2025 (Under Separate Cover)**

70

71           No item provided.

72

73           **SIXTH ORDER OF BUSINESS**

**Supervisors Forum**

74

75           No supervisor request at this time.

76

77           **SEVENTH ORDER OF BUSINESS**

**Adjournment**

78

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors adjourned the meeting at 6:59 p.m. for the Meadow Pointe IV Community Development District.

79

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81

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84           \_\_\_\_\_

85           **Assistant Secretary**

\_\_\_\_\_

**Chair/Vice Chair**

# Tab 15



**MEADOW POINTE IV**  
**COMMUNITY DEVELOPMENT DISTRICT**  
3434 Colwell Ave, Suite 200, Tampa, FL 33614 - 813-994-1001  
Meadowpointe4cdd.org

**Operations and Maintenance Expenditures**  
**January 2026**  
**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$107,583.66**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Megan McNeil    Susan A. Fisher    Scott Page    Michael Scanlon    Michelle Jarvis    Darryl Adams  
*Chairman      Vice Chairman      Supervisor      Supervisor      Supervisor      District Manager*

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300345	10562002	Aquatic Maintenance 01/26	\$ 5,077.00
Brian C Svoboda	300357	1102026	Maintenance & Repairs 01/26	\$ 545.00
Brian C Svoboda	300357	1142026	Dog Waste Station Supplies & Maintenance 01/26	\$ 650.00
Brian C Svoboda	300357	1202026	Dog Waste Station Supplies & Maintenance 01/26	\$ 125.00
Coastal Waste & Recycling, Inc.	300347	SW0001305852	Waste Disposal Services 01/26	\$ 14,762.70
Florida Department of Revenue	012026-01	6180155776026-011626	Sales & Use Tax 12/25	\$ 33.87
Frontier Communications of FL	012126-01	81397330031013085-122525	Internet Services 01/26	\$ 266.17
Frontier Communications of FL	011326-02	81399401640719215-121925	Gate Phones 01/26	\$ 59.99
Frontier Communications of FL	011426-01	81399416030720215-122025	Gate Phones 01/26	\$ 70.69
Frontier Communications of FL	011326-02	81399419150119215-121925	Gate Phones 01/26	\$ 70.19
Frontier Communications of FL	012726-02	81399446070429225-010126	Gate Phones 01/26	\$ 59.99
Frontier Communications of FL	010626-01	81399447261013215-121325	Gate Phones 12/25	\$ 59.99

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of FL	012026-02	81399464371215215-122325	Gate Phones 01/26	\$ 59.99
Juniper Landscaping of Florida, LLC	300348	374684	Irrigation Repair 12/25	\$ 175.70
Juniper Landscaping of Florida, LLC	300348	375577	Landscape Maintenance 01/26	\$ 19,550.75
Outsmart Pest Management, Inc.	300349	46904	Pest Control 01/26	\$ 75.00
Pasco County Utilities	010826-01	5394089	Water Services 01/26	\$ 66.50
Pasco County Utilities	010726-01	23637428	Water Services 11/25	\$ 467.18
Pasco County Utilities	010826-01	54556271	Water Services 01/26	\$ 66.50
Pasco County Utilities	010826-01	55350483	Water Services 01/26	\$ 66.50
Pasco Sheriff's Office	300350	ARDEC25 MPIV	Deputy Services 12/25	\$ 12,966.33
Rizzetta & Company, Inc.	300344	INV0000106043	Personnel Reimbursement, Amenity Management & Oversight 01/26	\$ 9,406.72
Rizzetta & Company, Inc.	300343	INV0000106293	Accounting Services 01/26	\$ 7,341.75
Rizzetta & Company, Inc.	300346	INV0000106311	Cell Phone, Auto Mileage & Travel 12/25	\$ 271.50

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300356	INV0000106574	Personnel Reimbursement 01/26	\$ 6,974.34
Rust Off, LLC.	300358	51322	Rust Control 01/26	\$ 220.00
Rust Off, LLC.	300358	51324	Rust Control 01/26	\$ 422.65
Southern Automated Access Services, LLC	300351	17478	Gate Phones 01/26	\$ 110.00
Southern Automated Access Services, LLC	300351	17490	Gate Phones 01/26	\$ 110.00
Southern Automated Access Services, LLC	300351	17492	Gate Phones 01/26	\$ 110.00
Southern Automated Access Services, LLC	300351	17493	Gate Phones 01/26	\$ 110.00
Southern Automated Access Services, LLC	300351	17497	Gate Phones 01/26	\$ 110.00
Southern Automated Access Services, LLC	300351	17505	Gate Phones 01/26	\$ 110.00
Southern Automated Access Services, LLC	300351	17506	Gate Phones 01/26	\$ 110.00
Southern Automated Access Services, LLC	300351	17517	Gate Phones 01/26	\$ 115.00
Southern Automated Access Services, LLC	300359	17523	Gate Maintenance & Repair 01/26	\$ 287.50

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

January 1, 2026 Through January 31, 2026

<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	300359	17534	Gate Phones 01/26	\$ 125.90
Spectrum	012826-01	1316058010926	Internet Services 01/26	\$ 110.00
Spectrum	011326-01	1316728122125	Gate Phones 01/26	\$ 110.00
Stantec Consulting Services, Inc.	300352	2498796	Engineering Services 11/25	\$ 6,505.76
Straley Robin Vericker	300353	27676	Legal Services 11/25	\$ 1,220.00
Straley Robin Vericker	300353	27753	Legal Services 12/25	\$ 1,621.00
TECO	010926-01	221006228235-121825	Electric Services 12/25	\$ 1,536.20
Triangle Pool Service	300354	5294340	Pool Maintenance 01/26	\$ 3,200.00
U.S. Water Services Corporation	300355	SI136678	Lift Station Maintenance 01/26	\$ 99.61
Valley National Bank	012726-01	CC123125-845	Credit Card Expenses 12/25	\$ 2,107.30
Waste Connections of Florida	012226-01	2102243W426	Waste Disposal Services 02/26	\$ 110.66
Waste Connections of Florida	012226-01	2102354W426	Waste Disposal Services 02/26	\$ 1,644.58

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

January 1, 2026 Through January 31, 2026

<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.	012326-01	1418211-011326	Electric Services 12/25	\$ 5,602.08
Withlacoochee River Electric Cooperative, Inc.	012326-01	1418215-011326	Electric Services 12/25	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	012326-01	1418216-011326	Electric Services 12/25	\$ 63.18
Withlacoochee River Electric Cooperative, Inc.	012326-01	1418217-011326	Electric Services 12/25	\$ 58.64
Withlacoochee River Electric Cooperative, Inc.	012326-01	1418218-011326	Electric Services 12/25	\$ 250.50
Withlacoochee River Electric Cooperative, Inc.	012326-01	1418220-011326	Electric Services 12/25	\$ 69.09
Withlacoochee River Electric Cooperative, Inc.	012326-01	1418221-011326	Electric Services 12/25	\$ 1,178.59
Withlacoochee River Electric Cooperative, Inc.	012326-01	1418223-011326	Electric Services 12/25	\$ 103.28
Withlacoochee River Electric Cooperative, Inc.	012326-01	1418224-011326	Electric Services 12/25	\$ 72.88
Withlacoochee River Electric Cooperative, Inc.	012326-01	1418225-011326	Electric Services 12/25	\$ 84.39
Withlacoochee River Electric Cooperative, Inc.	012326-01	1418227-011326	Electric Services 12/25	\$ 68.66
Withlacoochee River Electric Cooperative, Inc.	012326-01	1418228-011326	Electric Services 12/25	\$ 49.56

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

January 1, 2026 Through January 31, 2026

<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.	012326-01	1418229-011326	Electric Services 12/25	\$ 91.67
Withlacoochee River Electric Cooperative, Inc.	012326-01	1418230-011326	Electric Services 12/25	\$ 41.12
Withlacoochee River Electric Cooperative, Inc.	012326-02	2185385-011326	Electric Services 12/25	\$ 257.57
Withlacoochee River Electric Cooperative, Inc.	012326-01	2187625-011326	Electric Services 12/25	\$ <u>76.78</u>
<b>Total Report</b>				<b>\$ <u>107,583.66</u></b>

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

1/1/2026
10562002
\$5,077.00

Bill To
Meadow Pointe IV CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
1/31/2026

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

5,077.00

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

\$5,077.00

**BRIAN SVOBODA**

**INVOICE**

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  
Date: 1/10/2026

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

Project Title: Miscellaneous  
P.O. Number: 1102026  
Invoice Number: 1102026

**Payable upon receipt**

Description	Quantity	Unit Price	Cost
Sign Installations - Enclave	2	\$85.00	\$170.00
Basketball Hoop Installation Clubhouse	1	\$85.00	\$85.00
Xmas (setup and tear down)	3	\$85.00	\$255.00
Materials (concrete, auger, screws)	1	\$35.00	\$35.00
		Subtotal	\$545.00
	Tax	0.00%	\$0.00
		Total	\$545.00

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 Stanger  
**Billing:**  
Meadow Pointe IV CDD  
3434 Colwell Ave Suite 200  
Tampa Florida 33614  
Date: 1/14/2026

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

Project Title: DOG STATIONS (13 Total)  
P.O. Number: 1142026  
Invoice Number: 1142026

Description	Quantity	Unit Price	Cost
Removal of waste and cleaning of all dog stations is included for communities. This is to include all dog "pick up " bags and "bin" bags	13	\$50.00	\$650.00
		Subtotal	\$650.00
	Tax	0.00%	\$0.00
		Total	\$650.00

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

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 Stanger  
**Billing:**  
Meadow Pointe IV CDD  
3434 Colwell Ave Suite 200  
Tampa Florida 33614  
Date: 1/21/2026

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

Project Title: HAZ MAT CLEAN UP-HAVEN  
P.O. Number:1202026  
Invoice Number: 1202026

Description	Quantity	Unit Price	Cost
HAZ MAT CLEAN UP- HAVEN	1	\$125.00	\$125.00
This is for Trash Can and Dog Station TOTAL NEGLECT			
		Subtotal	\$125.00
	Tax	0.00%	\$0.00
		Total	\$125.00

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



www.coastalwasteinc.com

# INVOICE

**Invoice** SW0001305852  
**Page** Page 1 of 1  
**Date** 12/31/2025  
**Customer** 21987  
**Site** 0  
**PO Number**  
**Due Date** 01/30/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) <b>MEADOW POINTE IV CDD</b> <b>3902 MEADOW POINTE BLVD, WESLEY CHAPEL FL</b>  Serv #001 96 GALLON MSW 846 - 0YD				
31 - Dec	846 UNITS @ \$17.45 (Jan 01/26 - Jan 31/26)		\$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.

<b>INVOICE TOTAL</b>	\$14,762.70
----------------------	-------------

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

**Invoice** SW0001305852  
**Page** Page 1 of 1  
**Date** 12/31/2025  
**Customer** 21987  
**Site** 0  
**PO Number**  
**Due Date** 01/30/2026

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

<b>AMOUNT REMITTED</b>
------------------------

0025756SW0219870000SW000130585200015000901

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

<b>Confirmation#</b>	920000700700	<b>Submitted Date</b>	Friday, 01/16/2026
<b>Status</b>	IN PROCESS	<b>Submitted Time</b>	09:12 AM

Payment Information

<b>Taxpayer Name</b>	MEADOW POINTE IV COMMUNITY DEVELOPMENT D	<b>Debit Date</b>	Tuesday, 01/20/2026
<b>Document Type</b>	DR-15EZ	<b>Filing Period End Date</b>	12/31/2025
<b>Amount Paid</b>	\$33.87		
<b>Payment Amount</b>	\$33.87		
<b>Fee Amount</b>	\$0.00		

Electronic Check Information

<b>Bank Nickname</b>	N/A
<b>Bank Account Type</b>	BUSINESS/CORPORATE CHECKING

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577602-6	12/31/2025	\$33.87





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**Bundle**

**Monthly Charges**

12.25-01.24	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	\$29.98
	Federal Primary Carrier Multi Line Charge	\$13.99
	Carrier Cost Recovery Surcharge	\$4.50
(2)	Frontier Roadwork Recovery Surcharge	\$18.40
	Multi-Line Federal Subscriber Line Charge	
(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](https://frontier.com/terms) or [frontier.com/tariffs](https://frontier.com/tariffs) for other important service Terms, Conditions, and Policies.



**Other Charges**

**Monthly Charges**

12.25-01.24	(2) Customer Loyalty Credit	-\$20.00
	\$10.00 Discount through 04/16/27	

**Other Charges Total -\$20.00**



**Additional Services**

**Monthly Charges**

12.25-01.24	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
<b>Federal Taxes</b>	<b>\$36.34</b>

**Taxes and Fees Total \$36.34**

**Total current month charges \$266.17**





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

Billing Date:  
Dec 20, 2025  
Billing Period:  
Dec 20 - Jan 19, 2026

Hi MEADOW POINTE IV CDD,

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

**Bill history**

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

**Service summary**

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

Total balance  
**\$70.69**  
Auto Pay is scheduled  
**Jan 13**



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

6790 0107 DY RP 20 12222025 NNNNNNNN 01 994942

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

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 <b>Internet</b>		
<b>Monthly Charges</b>		
12.20-01.19	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00
	WiFi Router Lease	\$10.00
<b>Internet Total</b>		<b>\$84.99</b>

 <b>Other Charges</b>		
<b>Monthly Charges</b>		
12.20-01.19	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 04/28/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 04/28/27	
<b>Other Charges Total</b>		<b>-\$15.00</b>

 <b>Taxes and Fees</b>		
	FL State Sales Tax	\$0.60
	County Sales Tax	\$0.10
<b>State Taxes</b>		<b>\$0.70</b>
<b>Taxes and Fees Total</b>		<b>\$0.70</b>

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





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

Billing Date:  
Dec 20, 2025  
Billing Period:  
Dec 20 - Jan 19, 2026

Hi MEADOW POINTE IV CDD,

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

**Bill history**

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

**Service summary**

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

Total balance  
**\$70.69**  
Auto Pay is scheduled  
**Jan 13**



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

6790 0107 DY RP 20 12222025 NNNNNNNN 01 994942

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

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 Internet		
<b>Monthly Charges</b>		
12.20-01.19	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00
	WiFi Router Lease	\$10.00
<b>Internet Total</b>		<b>\$84.99</b>

 Other Charges		
<b>Monthly Charges</b>		
12.20-01.19	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 04/28/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 04/28/27	
<b>Other Charges Total</b>		<b>-\$15.00</b>

 Taxes and Fees		
	FL State Sales Tax	\$0.60
	County Sales Tax	\$0.10
<b>State Taxes</b>		<b>\$0.70</b>
<b>Taxes and Fees Total</b>		<b>\$0.70</b>

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





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

Billing Date: Dec 19, 2025

Billing Period: Dec 19 - Jan 18, 2026

Hi MEADOW POINTE IV CDD,

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

Total balance  
**\$70.19**  
 Auto Pay is scheduled  
**Jan 12**

Bill history

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

Service summary

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

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

6790 0107 DY RP 19 12222025 NNNNNNNN 01 002167 0009

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

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



6630038139941915011921000000000000000070195



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**Internet**

**Monthly Charges**

12.19-01.18	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**

12.19-01.18	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
<b>State Taxes</b>	<b>\$0.70</b>

**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](http://business.frontier.com/unified-communications)





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

Billing Date:  
Jan 01, 2026  
Billing Period:  
Jan 01 - Jan 31, 2026

Hi WINDSOR MPIV CDD,

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

Total balance  
**\$59.99**  
 Auto Pay is scheduled  
**Jan 26**



**Bill history**

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

**Service summary**

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

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit [frontier.com/myfrontierapp](http://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 01022026 NNNNNNNN 01 990087

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

437008813994460704292200000000000000000059995



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](https://business.frontier.com/internet-backup)

Internet		
<b>Monthly Charges</b>		
01.01-01.31	Business Fiber Internet 500	\$49.99
	Valued Customer Fiber 1 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
<b>Internet Total</b>		<b>\$74.99</b>

Other Charges		
<b>Monthly Charges</b>		
01.01-01.31	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/13/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/13/27	
<b>Other Charges Total</b>		<b>-\$15.00</b>

**Total current month charges \$59.99**

# LET FRONTIER BE YOUR TECH SUPPORT

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

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





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

Billing Date:  
Dec 13, 2025

Billing Period:  
Dec 13 - Jan 12, 2026

Hi MEADOW POINTE IV CDD- PARKMONT,

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

**Bill history**

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

**Service summary**

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

Total balance  
**\$59.99**  
Auto Pay is scheduled  
**Jan 06**



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit [frontier.com/myfrontierapp](http://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 13 12152025 NNNNNNNN 01 994146

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

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

1980088139944726101321000000000000000059995



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](https://business.frontier.com/internet-backup)

Internet		
<b>Monthly Charges</b>		
12.13-01.12	Business Fiber Internet 500	\$49.99
	Valued Customer Fiber 500 Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
<b>Internet Total</b>		<b>\$74.99</b>

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		
<b>Monthly Charges</b>		
12.13-01.12	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/13/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/13/27	
<b>Other Charges Total</b>		<b>-\$15.00</b>

**Total current month charges \$59.99**

# LET FRONTIER BE YOUR TECH SUPPORT

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

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





MEADOW POINTE IV COMMUNITY

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

Billing Date:  
Dec 23, 2025

Billing Period:  
Dec 23 - Jan 22, 2026

Hi MEADOW POINTE IV COMMUNITY,

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

**Bill history**

Previous balance	\$59.99
Payment received by Dec 23, thank you	-\$59.99

**Service summary**

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

Total balance  
**\$59.99**  
Auto Pay is scheduled  
**Jan 16**



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



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

6790 0107 DY RP 23 12232025 NNNNNNNN 01 995437

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

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

144008813994643712152100000000000000000059995



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

 <b>Internet</b>		
<b>Monthly Charges</b>		
12.23-01.22	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00
<b>Internet Total</b>		<b>\$74.99</b>
 <b>Other Charges</b>		
<b>Monthly Charges</b>		
12.23-01.22	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/24/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/24/27	
<b>Other Charges Total</b>		<b>-\$15.00</b>
<b>Total current month charges</b>		<b>\$59.99</b>



**NEXT-GENERATION  
 BUSINESS  
 COMMUNICATIONS**

Frontier® + RingCentral starting at

**\$19.99**

/mo. when bundled with Frontier Fiber

\*Standard package

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

**Please Remit Payment to:**

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



Invoice 374684

<b>Bill To</b>
Meadow Pointe IV CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

<b>Date</b>	<b>Due Date</b>
12/31/25	1/30/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Amount
<b>#356289 - Meadow Pointe IV 2025/2026 Landscape Maintenance Renewal</b>	
IPM - 12/29/2025	\$175.70

**Grand Total** \$175.70

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$175.70	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

**Please Remit Payment to:**

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



Invoice 375577

<b>Bill To</b>
Meadow Pointe IV CDD c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

<b>Date</b>	<b>Due Date</b>
01/01/26	1/31/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Amount
#356289 - Meadow Pointe IV 2025/2026 Landscape Maintenance Renewal January 2026	\$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)
\$19,726.45	\$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.



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

## Service Slip/Invoice

**INVOICE:** 46904  
**DATE:** 01/02/2026  
**ORDER:** 46904

**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
01/02/2026	03:16 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/02/2026		

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

MONTHLY PEST	Monthly Pest Control	\$75.00
<b>SUBTOTAL</b>		\$75.00
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$75.00
<b>PRIOR BAL</b>		\$0.00
<b>AMOUNT DUE</b>		<b>\$75.00</b>

\* 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**



Phone: (727) 847-8131

**Billing Information**

Meadow Pointe IV CDD  
 3434 COLWELL AVE STE 200  
 Tampa, FL 33614  
 ekanjirathingal@rizzetta.com

**Transaction Detail**

EFT (Check)  
 1/6/2026 4:43:15 PM  
 PAYMENT PROCESSED 572825

**Invoices**

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV2026161 5394089	Account Number: 0951160 Customer Number: 01034859 Customer Name: Meadow Pointe IV CDD Service Address Street Number and Name: 0 A MEADOW POINTE BOULEVARD Email Address: ekanjirathingal@rizzetta.com  Payment Amount : 64.00	\$64.00
		SUBTOTAL	<b>\$64.00</b>
		SERVICE FEE	<b>\$2.50</b>
		GRAND TOTAL	<b>\$66.50</b>



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

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

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

1 0 1  
 17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**

Bill Number: 23637428

Billing Date: 12/18/2025

Billing Period: 11/6/2025 to 12/8/2025

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	11/6/2025	8190	12/8/2025	8225	32	35

Usage History

	Water
December 2025	35
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

Transactions

Previous Bill	396.48
Payment 12/08/25	-396.48 CR
<b>Balance Forward</b>	<b>0.00</b>
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	10.0 Thousand Gals X \$6.94 = 69.40
Sewer	
Sewer Base Charge	53.43
Sewer Charges	35.0 Thousand Gals X \$7.20 = 252.00
<b>Total Current Transactions</b>	<b>467.18</b>
<b>TOTAL BALANCE DUE</b>	<b>\$467.18</b>

Please return this portion with payment



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

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

Account # 0514195  
 Customer # 01034859  
 Balance Forward 0.00  
 Current Transactions 467.18

<b>Total Balance Due</b>	<b>\$467.18</b>
<b>Due Date</b>	<b>1/5/2026</b>

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

**The Total Due will be electronically  
 transferred on 01/05/2026.**

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



Phone: (727) 847-8131

**Billing Information**

Meadow Pointe IV CDD  
 3434 COLWELL AVE STE 200  
 Tampa, FL 33614  
 ekanjirathingal@rizzetta.com

**Transaction Detail**

EFT (Check)

1/6/2026 4:47:19 PM  
 PAYMENT PROCESSED 187545

**Invoices**

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV2026161 54556271	Account Number: 0951175 Customer Number: 01034859 Customer Name: 01034859 Service Address Street Number and Name: 0 B MEADOW POINTE BOULEVARD Email Address: ekanjirathingal@rizzetta.com  Payment Amount : 64.00	\$64.00
		SUBTOTAL	<b>\$64.00</b>
		SERVICE FEE	<b>\$2.50</b>
		GRAND TOTAL	<b>\$66.50</b>



Phone: (727) 847-8131

**Billing Information**

Meadow Pointe IV CDD  
 3434 COLWELL AVE STE 200  
 Tampa, FL 33614  
 ekanjirathingal@rizzetta.com

**Transaction Detail**

EFT (Check)  
 1/6/2026 4:55:02 PM  
 PAYMENT PROCESSED 146517

**Invoices**

Type	Invoice #	Description	Amount
		Account Number: 0951180 Customer Number: 01034859 Customer Name: Meadow Pointe IV CD D	
Utilities New Customers Deposits & Fees	INV2026161 55350483	Service Address Street Number and Name: 0 MEADOW POINTE BOULEVARD Email Address: ekanjirathingal@rizzetta.com	\$64.00
		Payment Amount : 64.00	
		SUBTOTAL	<b>\$64.00</b>
		SERVICE FEE	<b>\$2.50</b>
		GRAND TOTAL	<b>\$66.50</b>



Pasco Sheriff's Office

# INVOICE

**Customer Number:** C00255  
**Invoice Number:** ARDEC25 MEADOW PT IV #3  
**Invoice Date:** 1/5/2026  
**Terms:** DUE UPON RECEIPT

**To:** BISHOP, PATRICIA  
Email: rizzettacddinvoices@avidbill.com  
MEADOW PT IV CDD - 845  
C/O RIZZETTA & CO  
3434 COLWELL AVE, SUITE 200  
TAMPA FL 33614

Date	Description	Amount
1/5/2026	<b>0001-0000-3690800 - Meadow Point IV AR/CR 0001-0000-3690800 - Meadow Point IV AR/CR</b> DEC25 - MEADOW PT IV CDD, 3902 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543	\$12,966.33
<b>Total Due</b>		\$12,966.33

### PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

**Customer Number:** C00255  
**Invoice Number:** ARDEC25 MEADOW PT IV #3  
**Invoice Date:** 1/5/2026  
**Total Amount Due \$** 12,966.33



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

**Total Payment \$** \_\_\_\_\_

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

**Invoice**

Date	Invoice #
1/2/2026	INV0000106043

**Bill To:**

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$2,060.00	\$2,060.00
Personnel Reimbursement	1.00	\$7,346.72	\$7,346.72
<b>Subtotal</b>			\$9,406.72
<b>Total</b>			\$9,406.72

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

**Invoice**

Date	Invoice #
1/2/2026	INV0000106293

**Bill To:**

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

Services for the month of	Terms	Client Number
January	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
		<b>Subtotal</b>	\$7,341.75
		<b>Total</b>	\$7,341.75

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

**Invoice**

Date	Invoice #
1/1/2026	INV0000106311

**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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	35.00	\$1.00	\$35.00
Auto Mileage & Travel	136.50	\$1.00	\$136.50
<b>Subtotal</b>			\$271.50
<b>Total</b>			\$271.50

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

**Invoice**

Date	Invoice #
1/16/2026	INV0000106574

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$6,974.34	\$6,974.34
<b>Subtotal</b>			\$6,974.34
<b>Total</b>			\$6,974.34

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

# Invoice

Date	Invoice #
1/15/2026	51322

Bill To

MEADOW POINTE IV CDD  
 C/O RIZZETTA & COMPANY  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614

Ship To

MEADOW POINTE FOR CDD

P.O. No.

Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE ( SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)	1	220.00	220.00
			<b>Subtotal</b>	\$220.00
			<b>Sales Tax (7.5%)</b>	\$0.00
			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$220.00

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

# Invoice

Date	Invoice #
1/15/2026	51324

Bill To

MEADOW PT IV CDD  
 C/O RIZETTA & COMPANY  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614

Ship To

MERIDIAN HOA  
 GWYNHURST BLVD  
 WESLEY CHAPEL, FL

P.O. No.

Terms  
 Net 30

Item	Description	Quantity	Rate	Amount
RX-10	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE ( SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)	1	395.00	395.00T
			<b>Subtotal</b>	\$395.00
			<b>Sales Tax (7.0%)</b>	\$27.65
			<b>Payments/Credits</b>	\$0.00

AN INCREASE IN WATERING SCHEDULE WILL RESULT IN ADDITIONAL CHARGES.

**Balance Due** \$422.65



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17478

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17490

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

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17492

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

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17493

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

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17497

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

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17505

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

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17506

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

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/9/2026	17517

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 island side operator staying open. Determined the chain and sprocket came off. Tightened chains and sprocket set screws on curb side operator. All performing properly at this time. Hourly Tech Charge	115.00		115.00

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <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>	<b>Total</b>	\$115.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/13/2026	17523

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
2.5	Gate not opening. Troubleshoot and determined the main board is bad. I installed a used main board to minimize down time. All performing properly at this time. I will quote options separately. Hourly Tech Charge	115.00		287.50

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$287.50
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$287.50



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/19/2026	17534

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	62.95		62.95
	Cellular usage for 813-482-6396 - MERIDIAN	62.95		62.95

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <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>	<b>Total</b>	\$125.90
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$125.90

January 9, 2026  
Invoice Number: 1316058010926  
Account Number: **8337 13 001 1316058**

**Auto Pay Notice**

Service At: 31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

**NEWS AND INFORMATION**

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

**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.



**Summary** *Service from 01/09/26 through 02/08/26 details on following pages*

Previous Balance	110.00
Payments Received -Thank You!	-110.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
<i>YOUR AUTO PAY WILL BE PROCESSED 01/26/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$110.00</b>

**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 01102026 NNNNNNNN 01 994677

MPIVCDD  
31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

January 9, 2026

**MPIVCDD**

Invoice Number: 1316058010926  
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: 1316058010926
Account Number: 8337 13 001 1316058

MPIVCDD

Contact Us

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

8633 2390 DY RP 09 01102026 NNNNNNNN 01 994677

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (110.00), EFT Payment (12/26, -110.00), and Remaining Balance (\$0.00).

Payments received after 01/09/26 will appear on your next bill.

Service from 01/09/26 through 02/08/26

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Security Suite (0.00), Domain Name (0.00), Vanity Email (0.00), Static IP 1 (20.00), Spectrum Business Internet Ultra (160.00), and Promotional Discount (-80.00).

Your promotional price will expire on 06/09/26

Table with 2 columns: Description, Amount. Row includes Business WiFi (10.00) and a total of \$110.00.

Spectrum Business™ Internet Total \$110.00

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (5.00), Auto Pay Discount (-5.00), and 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.



December 21, 2025

Invoice Number: 1316728122125

Account Number: **8337 13 001 1316728**

**Auto Pay Notice**

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

**Contact Us**

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

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

**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.



**Summary** *Service from 12/21/25 through 01/20/26 details on following pages*

Previous Balance	110.00
Payments Received -Thank You!	-110.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
<i>YOUR AUTO PAY WILL BE PROCESSED 01/08/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$110.00</b>

**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 12222025 NNNNNNNN 01 994468

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

December 21, 2025

**MEADOW POINTE 4 CDD**

Invoice Number: 1316728122125

Account Number: 8337 13 001 1316728

Service At: 3525 BELLMEADE CT

WESLEY CHAPEL FL 33543-2731

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

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833713001131672800110007



MEADOW POINTE 4 CDD  
Invoice Number: 1316728122125  
Account Number: 8337 13 001 1316728

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

8633 2390 DY RP 21 12222025 NNNNNNNN 01 994468

### Charge Details

Previous Balance		110.00
EFT Payment	12/08	-110.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 12/21/25 will appear on your next bill.

Service from 12/21/25 through 01/20/26

### 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
	<b>\$110.00</b>

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

### Other Charges

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

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

### Billing Information

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

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

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



Continued on the next page...

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



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





INVOICE

Invoice Number	2498796
Invoice Date	December 4, 2025
Customer Number	83270
Project Number	238202061

**Bill To**

Meadow Pointe IV Community  
Development District  
PO BOX 32414  
Charlotte, NC 28232  
United States

**Alternative Remit To**

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

---

<b>Stantec Project Manager:</b>	Woodcock, Greg
<b>Current Invoice Due:</b>	\$6,505.76
<b>For Period Ending:</b>	November 28, 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**



# 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

December 23, 2025

Client: 001010

Matter: 000001

Invoice #: 27676

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through November 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/7/2025	VKB	REVIEW AND REPLY TO EMAIL FROM M. BOSLAND RE: ACCEPTANCE OF CHANGES TO ENCROACHMENT AGREEMENT BY CLIENT G. PICKETTE; FINALIZE AGREEMENT.	0.4	\$122.00
11/11/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
11/12/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	3.0	\$915.00
11/13/2025	VKB	FOLLOW UP WITH G. PILLING RE: BOARD'S DISCUSSION OF REQUEST TO WAIVE FEES FOR ENCROACHMENT AGREEMENT.	0.2	\$61.00
Total Professional Services			4.0	\$1,220.00

December 23, 2025  
Client: 001010  
Matter: 000001  
Invoice #: 27676

Page: 2

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Total Services	\$1,220.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,220.00
Previous Balance		\$2,249.00
<i>Less Payments</i>		<i>(\$2,249.00)</i>
<b>PAY THIS AMOUNT</b>		<b>\$1,220.00</b>

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

# 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

January 14, 2026

Client: 001010

Matter: 000001

Invoice #: 27753

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through December 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/1/2025	MS	REVISE GENERAL ELECTION RESOLUTION.	0.2	\$35.00
12/9/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
12/10/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	4.8	\$1,464.00
Total Professional Services			5.4	\$1,621.00
Total Services				\$1,621.00
Total Disbursements				\$0.00
Total Current Charges				\$1,621.00
Previous Balance				\$1,220.00
<b>PAY THIS AMOUNT</b>				<b>\$2,841.00</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27676	December 23, 2025	\$1,220.00	\$0.00	\$0.00	\$0.00	\$2,841.00
<b>Total Remaining Balance Due</b>						<b>\$2,841.00</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,841.00	\$0.00	\$0.00	\$0.00



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

Statement Date: December 18, 2025

Amount Due: \$1,604.31

Due Date: January 08, 2026

Account #: 221006228235

**DO NOT PAY. Your account will be drafted on January 08, 2026**

### Account Summary

<b>Current Service Period:</b> November 13, 2025 - December 12, 2025	
Previous Amount Due	\$1,604.31
Payment(s) Received Since Last Statement	-\$1,604.31
<b>Current Month's Charges</b>	<b>\$1,604.31</b>
<b>Amount Due by January 08, 2026</b>	<b>\$1,604.31</b>

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



Scan here to view your account online.



**An Audit You'll Love**  
Our certified experts can uncover ways to save energy and money.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)

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



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

Account #: 221006228235

Due Date: January 08, 2026

 **Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

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

Amount Due: \$1,604.31

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

606940172373

Your account will be drafted on January 08, 2026

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:** December 18, 2025  
**Charges Due:** January 08, 2026

**Service Period:** Nov 13, 2025 - Dec 12, 2025

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$1,604.31</b>

**Total Current Month's Charges** **\$1,604.31**

## Important Messages

### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://www.tampaelectric.com/PayAssist) to explore resources and get started.

### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications).

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.tampaelectric.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.tampaelectric.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.: 5294340  
Terms: Net 15  
Invoice date: 01/01/2026  
Due date: 01/16/2026

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

HEALTH CODE VIOLATIONS AND  
DEAL WITH HEALTH INSPECTORS AS  
NEEDED

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**Total**

**\$3,200.00**

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**INVOICE**

Page: 1

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

Invoice Number: SI136678  
Invoice Date: 1/1/2026  
Due Date: 1/31/2026

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
1/1/2026	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

<b>Subtotal:</b>	<b>99.61</b>
Total Sales Tax:	0.00
<b>Total USD:</b>	<b>99.61</b>
Adjustments:	0.00
<b>Amount Due:</b>	<b>99.61</b>



CC123125-845

0 0

**ACCOUNT SUMMARY**

Credit Limit	\$10,000.00
Credit Available	\$7,892.00
Statement Closing Date	December 31, 2025
Days in Billing Cycle	31
Previous Balance	\$961.18
Payments & Credits	\$961.18
Purchases & Other Charges	\$2,107.30
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$2,107.30

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	\$2,107.30
<b>Minimum Payment Due</b>	<b>\$2,107.30</b>
<b>Payment Due Date</b>	<b>January 26, 2026</b>

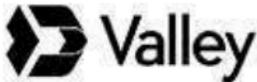
Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				<b>\$961.18-</b>
12/25	12/25	F151500B700CHGDDA	AUTOMATIC PAYMENT - THANK YOU	961.18-
		<b>MICHELLE WHITE</b>		<b>\$0.00</b>
		<b>LORI STANGER</b>		<b>\$2,107.30</b>
11/30	12/01	5543286AE5SM6NL5A	IN *PRINT SHACK OF THE BROOKSVILLE FL MCC: 2741 MERCHANT ZIP:	238.05
12/04	12/04	5550036AJGKEZ60K3	WALMART.COM WALMART.COM AR MCC: 5310 MERCHANT ZIP: 72716	12.65
12/05	12/05	5543286AK5W6W79PY	AMAZON MKTPL*BI15H0LX0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	7.59
12/06	12/06	0541601AL43ADDPY8	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP:	42.94
12/07	12/07	5543286AM5X21JMNZ	AMAZON MKTPL*TS1W770Z3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	347.34
12/07	12/07	5543286AM5X7FWJ9N	AMAZON MKTPL*BI8QV5WE1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	49.58

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

**PAYMENT INFORMATION**

<b>Payment Due Date</b>	<b>January 26, 2026</b>
<b>New Balance</b>	<b>\$2,107.30</b>
Minimum Payment Due	\$2,107.30
Past Due Amount	\$0.00

Make Check  
Payable to:

Amount Enclosed:

\$

0 0

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

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

**TRANSACTIONS (continued)**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/07	12/07	5543286AM5X7S9XX0	AMAZON MKTPL*4Z49D4BC3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	16.90
12/08	12/08	0543684APBLJ8PMLH	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	30.46
12/09	12/09	0541601AP43AAMQNV	WAL-MART #3526 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP:	24.12
12/11	12/11	5543286AT5YD2RYM6	AMAZON MKTPL*EJ65Y3B03 SEATTLE WA MCC: 5942 MERCHANT ZIP:	25.48
12/11	12/11	5543286AT5YHLH1VX	AMAZON MKTPL*FK53Q1V03 SEATTLE WA MCC: 5942 MERCHANT ZIP:	29.95
12/11	12/11	5543286AT5YHN27BZ	AMAZON MKTPL*CC9CD6M13 SEATTLE WA MCC: 5942 MERCHANT ZIP:	12.51
12/11	12/11	5543286AT5YL1DMAS	AMAZON MKTPL*MM841X23 SEATTLE WA MCC: 5942 MERCHANT ZIP:	24.60
12/13	12/13	0543684AWBLJH8R62	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	32.54
12/13	12/13	5543687AV8HA7KQ1W	BROTHER INTERNATIONAL BRIDGEWATER NJ MCC: 7399 MERCHANT ZIP: 088072861	54.87
12/14	12/14	5543286AW5ZMLPS08	AMAZON MKTPL*DQ2HU6V63 SEATTLE WA MCC: 5942 MERCHANT ZIP:	9.62
12/14	12/14	0543684AXBLLAJYDM	WM SUPERCENTER #3526 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34601	44.26
12/15	12/15	5543286AX5ZZ59SFT	AMAZON MKTPL*PI77F5VZ3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	44.92
12/17	12/17	5548382B00GXXW104	SAMSCLUB.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	340.23
12/17	12/17	5550036B0H19SV2KF	WALMART.COM WALMART.COM AR MCC: 5310 MERCHANT ZIP: 72716	80.08
12/18	12/18	5543286B060Y2LFH4	AMAZON.COM*TL2W403V3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	6.00
12/18	12/18	5543286B061661NS8	IN *WEBUILDFUN, INC MCKINNEY TX MCC: 1520 MERCHANT ZIP:	138.11
12/21	12/21	5548382B40H27WFKF	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	34.84
12/22	12/22	5543286B462KVNJLT	IN *PRINT SHACK OF THE BROOKSVILLE FL MCC: 2741 MERCHANT ZIP:	25.88
12/22	12/22	0230537B5HEYBRFK5	PUBLIX #1132 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34601	269.85
12/26	12/26	5543286B85SQT17E5	AMAZON MKTPL*DQ4EJ5XX3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	16.04
12/26	12/26	5548382B90H7ZTRJH	SAMSCLUB #4818 BROOKSVILLE FL MCC: 5300 MERCHANT ZIP: 34613	34.98
12/26	12/26	0230537B900GZ3R6F	BJ WHOLESALE #238 BROOKSVILLE FL MCC: 5300 MERCHANT ZIP: 34613	8.48
12/28	12/28	1230202BA00LYGFFT	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	60.00
12/29	12/29	0543684BQBLJ5YVZV	WM SUPERCENTER #3526 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34601	44.43

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$2,107.30 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/26/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

**REWARDS SUMMARY**

Previous Cashback Balance	\$22.05	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$5.27	\$0-\$500,000 = 0.25%
New Cashback Balance	\$27.32	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

**INTEREST CHARGE CALCULATION**

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

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

(v) = variable (f) = fixed

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

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

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

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

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

Meadow Pointe IV CDD

Closing Date

December 31, 2025

Payment Date

January 25, 2026

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Parla & Rec	Parla & 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
12/1/2025		Beginning Balance	\$ 961.18				
12/01/25	Print Shack	Pool Sign, 2 Signs Haven	\$ 238.05				\$ 238.05
12/04/25	Amazon	EVENT Christmas	\$ 347.34			\$ 347.34	
12/05/25	Amazon	EVENT Christmas	\$ 16.90			\$ 16.90	
12/06/25	Amazon	EVENT Christmas	\$ 7.59			\$ 7.59	
12/07/25	Walmart	EVENT Christmas	\$ 12.65			\$ 12.65	
12/07/25	Amazon	Holiday Décor	\$ 49.58				\$ 49.58
12/07/25	Sam's Club	Coffee, Water	\$ 42.94	\$ 42.94			
12/08/25	Sam's Club	Paper Prod, Kitchen	\$ 30.46	\$ 30.46			
12/08/25	Sam's Club	Light Bulbs, Storage	\$ 24.12	\$ 24.12			
12/09/25	Amazon	Sign Easel	\$ 12.51	\$ 12.51			
12/11/25	Amazon	Sign Stand	\$ 29.95	\$ 29.95			
12/11/25	Amazon	Holiday Décor	\$ 25.48				\$ 25.48
12/11/25	Amazon	Office Door Sign	\$ 24.60	\$ 24.60			
12/11/25	Amazon	Holiday Décor	\$ 9.62				\$ 9.62
12/13/25	Amazon	Holiday Décor	\$ 16.04				\$ 16.04
12/13/25	Amazon	Holiday Décor	\$ 44.92				\$ 44.92
12/14/25	Brother Printer	Ink for Printer	\$ 54.87				\$ 54.87
12/14/25	Sam's Club	Paper Prod, Water	\$ 32.54	\$ 32.54			
12/15/25	Walmart	Office, Décor item, Cleaning	\$ 44.26	\$ 44.26			
12/17/25	Sam's Club	EVENT food	\$ 340.23		\$ 340.23		
12/17/25	Amazon	EVENT Christmas	\$ 6.00		\$ 6.00		
12/18/25	Walmart	EVENT food	\$ 80.08		\$ 80.08		
12/21/25	We Build Fun	Playground Part	\$ 138.11				\$ 138.11
12/22/25	Sam's Club	EVENT food	\$ 34.84		\$ 34.84		
12/22/25	Print Shack	Sign Meridian Boardwalk	\$ 25.88				\$ 25.88
12/26/25	Publix	3 Gift Cards	\$ 269.85				\$ 269.85
12/26/25	BJ's	Holiday Décor	\$ 8.48				\$ 8.48
12/26/25	Sam's Club	Coffee	\$ 34.98	\$ 34.98			
12/28/25	Mailclump	Subscription	\$ 60.00				\$ 60.00
12/29/25	Walmart	Light Bulbs, Office	\$ 44.43	\$ 44.43			
12/25/25		CC Payment	\$ (961.18)				
12/31/25	TOTAL		\$ 2,107.30	\$ 320.79	\$ 461.15	\$ 384.48	\$ 940.88
				57200-4619	57200-4755	57400-4775	57900-6409

Payment receipt

# You paid \$238.05

to PRINT SHACK OF THE NATURE COAST INC. on 11/30/2025

Invoice no.	619731
Invoice amount	\$238.05
<b>Total</b>	<b>\$238.05</b>

Status	Paid
Payment method	Credit Card
Authorization ID	MS0295138865

Thank you



**PRINT SHACK OF THE NATURE COAST INC.**

+13527992972

[www.PrintShackNC.com](http://www.PrintShackNC.com) | [orders@printshacknc.com](mailto:orders@printshacknc.com)

13045 CORTEZ BLVD, BROOKSVILLE, FL 34613

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

12-3-25

page 2 a

# Order Summary

Order placed **December 3, 2025** Order # 112-3303903-4581044

<b>Ship to</b> L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	<b>Payment method</b> Mastercard ending in 8066 <a href="#">View related transactions</a>	<b>Order Summary</b> Item(s) Subtotal: \$341.00 Shipping & Handling: \$0.00 Total before tax: \$341.00 Estimated tax to be collected: \$23.24 <b>Grand Total: \$364.24</b>
--	---	---

## Delivered December 7

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



**YIDAKO 6Pcs Christmas Disposable Tablecloths Rectangle, Christmas Trees Green Plastic Table Cloth, Waterproof Winter Snowflakes Table Cover for Xmas Holiday Home Dinner Party Decorations, 54 x 108 Inch**  
Sold by: yidaco  
Return or replace items: Eligible through January 31, 2026  
\$18.99

## Delivered December 9

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



**QBXYM7 1200pc Tri-Color Small Nails, 19mm - Gold, Silver, Black, Assortment Set for Wall Art & Framing**  
Sold by: QIBeiXinMY  
Return or replace items: Eligible through January 31, 2026  
\$7.90

## Delivered December 7

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



**MaxGear 72" x 48" Large Cork Board for Wall, 24 Pack Cork Board Tiles with 40 Pushpins & Safe Removable Adhesive Tabs, 12" x 12" Corkboards for Office, School, Home**  
Sold by: MaxGear.LLC  
Return or replace items: Eligible through January 31, 2026  
\$66.99



**20 Rolls 100 Yards Christmas Ribbon for Gift Wrapping, 3/8 Inch Printed Christmas Grosgrain Ribbon, Christmas Ribbon for Gift Wrapping Crafts DIY Holiday Xmas Decorations**  
Sold by: AMA Storefront  
Return or replace items: Eligible through January 31, 2026  
\$8.97



**Brown Butcher Paper for Smoking Meat 17.5 in \*50ft Food Grade Butcher Paper Roll Unwaxed Unbleached Smoker Barbecue Meat Wrapping**  
Sold by: Wu's China  
Return or replace items: Eligible through January 31, 2026  
\$9.99

## Delivered December 7

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



**Shellwei 100 Pcs 7 Inch Christmas Paper Plates Bulk Christmas Party Plates Disposable for Xmas Holiday Party Supplies Dishware (Red Merry)**  
Sold by: Ballbam  
Return or replace items: Eligible through January 31, 2026  
\$18.99



12 Skeins Embroidery Floss Red Color, Friendship Bracelet String Cross Stitch Embroidery Thread Floss Bracelet Making Yarn, Craft Floss (Red)

Sold by: SmellS

Return or replace items: Eligible through January 31, 2026

\$3.99

### Delivered December 5

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



Dercuy 25 Skeins Green Series Cross Floss Stitch Thread, 8m Cotton Embroidery Floss Set with Plastic Bobbins & Needle

Sold by: Dercuy US

Return or replace items: Eligible through January 31, 2026

\$6.99



Yesland 16 Pack Plastic Oval Baskets, Food Storage & Fruit Basket, 8-3/4 x 6-1/4 x 2-3/4 Inches Basket Bin for Kitchen, Restaurant, Centerpiece Display

Sold by: Yesland

Return or replace items: Eligible through January 31, 2026

\$27.60



Snyder's of Hanover Snaps Pretzels, 16 Oz Bag

Sold by: Amazon.com

Supplied by: Other

Return items: Eligible through January 31, 2026

3

\$3.00

### Delivered December 5

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



100 Pcs Party Paper Napkins, Snowflake Paper Napkins Watercolor Guest Napkins Snowflake Decorative Paper Guest for Winter Festive and Christmas Decoration (Gold Snowflake)

Sold by: Xiwen Store

Return or replace items: Eligible through January 31, 2026

\$13.99



12 Skeins Embroidery Floss White Color, Friendship Bracelet String Cross Stitch Embroidery Thread Floss Bracelet Making Yarn, Craft Floss (White)

Sold by: SmellS

Return or replace items: Eligible through January 31, 2026

\$3.99

### Delivered December 5

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

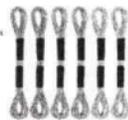


ZHIAXTON 12 Pack Nude Sage Green Plastic Tablecloth, 54 X 108 Inch Milky White Brown Green Assorted Color Rectangle Table Cover for Wedding, Birthday Party Decorations

Sold by: ZHITON

Return or replace items: Eligible through January 31, 2026

\$20.99



6 Skeins Embroidery Threads, Metallic Embroidery Floss Friendship Bracelet Cross Stitch Thread for Sewing Making Yarn Accessories Craft String Art Supplies (Gold+Light Gold+Silver)

Sold by: booktion

Return or replace items: Eligible through January 31, 2026

\$5.99

### Delivered December 5

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



100 Pcs Party Paper Napkins, Snowflake Paper Napkins Watercolor Guest Napkins Snowflake Decorative Paper Guest for Winter Festive and Christmas Decoration (Gold Snowflake)

Sold by: Xiwen Store

Return or replace items: Eligible through January 31, 2026

2

\$13.99

Page 2c



Friendship Bracelet String 12 Skeins, Embroidery Floss Cross Stitch Embroidery Thread Floss Bracelet Making Yarn, Craft Floss (Red Series)

Sold by: SmellS

Return or replace items: Eligible through January 31, 2026

\$3.99



QBXMY7 1200pc Tri-Color Small Nails, 19mm - Gold, Silver, Black, Assortment Set for Wall Art & Framing

Sold by: QiBeiXinMY

Return or replace items: Eligible through January 31, 2026

\$7.90

**Delivered December 7**

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



Amrules Friendship Bracelet String, 12 Skeins Blue Series Cross Stitch Thread, 344.5 Inch Cotton Embroidery Floss, Hand Embroidery Thread for DIY Sewing and Embroidery Crafts Making

Sold by: Amrules

Return or replace items: Eligible through January 31, 2026

\$3.99



QBXMY7 1200pc Tri-Color Small Nails, 19mm - Gold, Silver, Black, Assortment Set for Wall Art & Framing

Sold by: QiBeiXinMY

Return or replace items: Eligible through January 31, 2026

\$7.90

page 3

# Order Summary

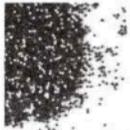
Order placed **December 3, 2025** Order # 112-8533711-4237819

<b>Ship to</b>	<b>Payment method</b>	<b>Order Summary</b>	
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$7.59
		Shipping & Handling:	\$0.00
		Total before tax:	\$7.59
		Estimated tax to be collected:	\$0.00
		<b>Grand Total:</b>	<b>\$7.59</b> ✓

12-3-25

## Delivered December 5

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



Christmas Nonpareils Sprinkles - 4.6oz - Red, Green & White Confetti for Dessert Decorating - Holiday Baking Toppings for Gingerbread, Cupcakes, Cookies, Cake Pops, Ice Creams  
 Sold by: YummiGlee  
 Return items: Eligible through January 31, 2026  
 \$7.59

page 4



12-3-25

Dec 03, 2025 order  
Order# 2000139-54241379



Great Value Holiday Nonpareils, 3.15 oz

Unavailable Qty1 \$1.97

Gold Round Plastic Serving Platter, 16", by Way To Celebrate

Shopped Qty6 \$11.82

**Subtotal**

**\$11.82**

Tax

\$0.83

**Total**

**\$12.65**



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

Payment method



Ending in 8066

page 5

# Order Summary

Order placed **December 6, 2025** Order # 112-2982428-5368212

<b>Ship to</b> L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States  <i>12-6-25</i>	<b>Payment method</b> Mastercard ending in 8066 <a href="#">View related transactions</a>	<b>Order Summary</b> Item(s) Subtotal: \$46.34 Shipping & Handling: \$0.00 Total before tax: \$46.34 Estimated tax to be collected: \$3.24 <b>Grand Total: \$49.58</b>
--	---	---

## Delivered December 8

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

- 
White Ribbon 3/4 Inch, 25 Yards/roll Solid Satin Ribbon for Gift Wrapping, Bow & Eternal Flower Making, Floral Bouquets, Party Decoration.  
Sold by: MZLMY  
Return or replace items: Eligible through January 31, 2026  
**\$5.59**
- 
Dark Green Ribbon 1 1/2 Inch, 25 Yards/roll Solid Satin Ribbon for Gift Wrapping, Irish Festival Bow & Eternal Flower Making, Floral Bouquets, Party Decoration.  
Sold by: MZLMY  
Return or replace items: Eligible through January 31, 2026  
**\$5.99**
- 
Gold Ribbon 3/4 Inch, 25 Yards/roll Solid Satin Ribbon for Gift Wrapping, Bow Making, Floral Bouquets, Party Decoration.  
Sold by: MZLMY  
Return or replace items: Eligible through January 31, 2026  
**\$5.59**

## Delivered December 8

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

- 
FQTANJU 5 PCS 6 Inch Gold Pull Bows for Gift Wrapping, Wedding, Christmas, Birthday Parties; Modern Style, Solid Color, 2 Inch Ribbon Width  
Sold by: FQTANJU  
Return or replace items: Eligible through January 31, 2026  
**\$6.59**
- 
Yokodaza 12 Pcs Large Christmas Bows for Gift Wrapping, 5 inch Double-Sided Xmas Pull Bows Christmas Ribbon for Presents, Tree, Wine Bottles, Festive Decorations - Mix Colors  
Sold by: Yokodaza  
Return or replace items: Eligible through January 31, 2026  
**\$6.59**
- 
HUIHUANG Burlap Gift Bows Curly Bows for Gift Wrapping Self Adhesive Burst Gift Bow for Baby Shower, Wedding, Birthday Party Favors, Christmas Presents - 5 inch x 6 Counts  
Sold by: YUSIYUAN  
Return or replace items: Eligible through January 31, 2026  
**\$15.99**

MP coffee water



12-6-25  
sam's club  
813-929-7010

12/06/25 10:36 3349 04852 094 9094

LOT# 101-\*\*\*\* \*082 1

980010669 HMDONUT100CF 34.98 0  
2 @ 3.98  
561914 HW WATER F 7.96 0

SUBTOTAL 42.94  
TOTAL 42.94

\$42.94

MCARD TEND 42.94  
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#003859

42.94 TOTAL PURCHASE

REF # 53406449

TERMINAL # 50456474

12/06/25 10:36:27

# ITEMS SOLD 3

TC# 6432 0331 1160 5356 3308



Yes! You earned \$0.86 Sam's Cash with Plus. Check all earnings and savings at [SamsClub.com/Account](http://SamsClub.com/Account)

MP Paper Product Ketchup



12-8-25  
sam's club  
813-929-7010

12/08/25 14:55 3349 04852 095 9096

LOT# 101-\*\*\*\* \*082 1

980071276 KETCHUP 12.48 0  
760349151 FOL KETCH 17.98 0

SUB TOTAL 30.46  
TOTAL 30.46

\$30.46

MCARD TEND 30.46  
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#003859

30.46 TOTAL PURCHASE

REF # 00650H030037

TERMINAL # 53581761

12/08/25 14:55:55

# ITEMS SOLD 2

TC# 5354 3793 23 7879 8904



Yes! You earned \$0.61 Sam's Cash with Plus. Check all earnings and savings at [SamsClub.com/Account](http://SamsClub.com/Account)

MP Stroy



12-9-25  
Walmart  
WM Supercenter  
352-796-5996 Mgr. MELISSA  
7305 BROOK ST  
BROOKSVILLE FL 34601

ST# 03526 OP# 009006 TE# 06 TR# 1097

# ITEMS SOLD 4  
TC# 5240 4407 2683 1446 3211



50 LED LIGHT 195546019220 3.42 N  
50 LED LIGHT 195546019220 3.42 N  
STERLT-320T 073149026040 8.64 N  
STERLT-320T 073149026040 8.64 N

SUBTOTAL 24.12  
TOTAL 24.12  
MCARD TEND 24.12  
CHANGE DUE 0.00

\$24.12

MASTERCARD- 8066 I 1 APPR#009039

24.12 TOTAL PURCHASE

REF # 53430578805C

TERMINAL # 23075652

12/09/25 16:11:10

Yes! You earned \$0.86 Sam's Cash with Plus. Check all earnings and savings at [SamsClub.com/Account](http://SamsClub.com/Account)

page 7

# Order Summary

Order placed **December 9, 2025** Order # 112-8426854-5172217

<b>Ship to</b>	<b>Payment method</b>	<b>Order Summary</b>	
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$11.69
		Shipping & Handling:	\$0.00
		Total before tax:	\$11.69
		Estimated tax to be collected:	\$0.82
		<b>Grand Total:</b>	<b>\$12.51</b>

12-9-25

## Delivered December 12

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



VAIIGO 63" Easel Stand for Wedding Sign Poster Display Easel Floor Adjustable  
Metal Black Art Easel Instant Folding Tripod Easel for Painting Canvas Wedding  
Welcome Sign Stand, 1Pack  
Sold by: MT-VAIIGO  
Return or replace items: Eligible through January 31, 2026  
\$11.69

page 8

# Order Summary

Order placed **December 9, 2025** Order # 112-5632205-8977025

<b>Ship to</b>	<b>Payment method</b>	<b>Order Summary</b>	
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$27.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$27.99
		Estimated tax to be collected:	\$1.96
		<b>Grand Total:</b>	<b>\$29.95</b>

12-9-25

## Delivered December 12

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



KOOV Sign Holder 8.5x11 inch-Adjustable Sign Stand for Display, Floor Standing Sign Holder Stand, Pedestal Heavy Duty Poster Stand with Round Base for Display, Advertisement, and Outdoor (1Pack)

Sold by: Agodea

Return or replace items: Eligible through January 31, 2026

\$27.99

# Order Summary

Order placed **December 10, 2025** Order # 112-8159273-0985050

<b>Ship to</b>	<b>Payment method</b>	<b>Order Summary</b>	
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$23.81
12-10-25	\$25.48	Shipping & Handling:	\$0.00
		Total before tax:	\$23.81
		Estimated tax to be collected:	\$1.67
		<b>Grand Total:</b>	<b>\$25.48</b> ✓

## Delivered December 11

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



InstaBows 5-Inch Red Pull String Gift Bows – Satin Finish, Easy to Assemble, Pack of 5 – Red Bows for Christmas, Birthdays, Baby Showers, and Special Occasions

Sold by: South Jersey Flags

Return or replace items: Eligible through January 31, 2026

\$6.83



AimtoHome Small Pull Bows, 10 PCS 4 Inch White Gift Bows for Wrapping, Basket, Wedding, Birthday Party, Flower Bouquet Decoration

Sold by: AimtoHome

Return or replace items: Eligible through January 31, 2026

\$9.99



EORTA 100 Pieces Gift Pull Bows Present/Flower/Basket Wrapping Decoration  
Glittering Bowknot with Ribbons Strings for Crafts Christmas Valentine's Day  
Festival Wedding Birthday Party, White

Sold by: EORTA

Return or replace items: Eligible through January 31, 2026

\$6.99

page 11

# Order Summary

Order placed December 12, 2025 Order # 112-6756838-7386609

### Ship to

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

12-12-25

### Payment method

Mastercard ending in 8066

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$23.98
Shipping & Handling:	\$0.00
Total before tax:	\$23.98
Estimated tax to be collected:	\$1.68
<b>Grand Total:</b>	<b>\$25.66</b>

### Delivered December 15

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



Rite Lite Chanukah Scratch Art, Perfect Hanukkah Gift for Kids, Hanukkah Art Kit, Hanukkah Accessories, Hanukkah Arts and Crafts Kit - Comes with 24 Menorah and Dreidel Cards!

Sold by: GoJudaica

Return or replace items: Eligible through January 31, 2026

\$8.99

\$ 8.99
+ .63 tax
<hr/>
\$ 9.62 Total

See statement  
12-14-2025

### Arriving January 2 - January 9



The Dreidel Company 25-Pack Wood Multi-Colored Dreidels Medium Sized Hanukkah Draydels with English Transliteration, Includes Game Instruction Cards (25-Pack)

Sold by: Libros Judios

Supplied by: Other

\$14.99

(back order)

\$16.04
see statement
12-26-2025

Page 12

# Order Summary

Order placed **December 12, 2025** Order # 112-8970833-6646609

<b>Ship to</b>	<b>Payment method</b>	<b>Order Summary</b>	
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066	Item(s) Subtotal:	\$41.98
12-12-25	<a href="#">View related transactions</a>	Shipping & Handling:	\$0.00
		Total before tax:	\$41.98
		Estimated tax to be collected:	\$2.94
		<b>Grand Total:</b>	<b>\$44.92</b>

## Delivered December 15

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



Artoid Mode Polka Dot Watercolor Candles Hanukkah Table Runner, Chanukah Kitchen Dining Table Decoration for Outdoor Home Party 13x72 Inch

Sold by: Artoid

Supplied by: Other

Return or replace items: Eligible through January 31, 2026

\$9.99

## Delivered December 16

It was handed directly to a receptionist or someone at a front desk.



Zion Judaica 12" LED Chanukah Menorah with Flame Shaped LED Bulbs Electric Menorah USB Powered or Batteries Electronic Minorah - 4' Cable Included Hanukkah Battery Menorahs Silver

Sold by: Zion Judaica

Return or replace items: Eligible through January 31, 2026

\$31.99

Explore our Holiday Gift Guide! Click here to start shopping and saving!



at your side

For Home

For Business

Search brother-usa.com here...



0 L STA

- Products
- Supplies
- Support
- Inspiration
- Special Offers
- Certified Refurbished Products
- Product Registration
- Holiday Gift Guide

Account

- My Overview
- Order History
- My Account

Devices

- My Printer Dashboard
- My Printers
- Notifications
- Register Product

Hey there,

# Welcome, L Stanger Mpivi!

## Most Recent Order

View and track your recent online orders.

[View All Orders](#)

Order Number	Order Date	Order Total
00001779790	12/12/2025	\$54.87

[View Order Details →](#)

## In-Progress

Order in-progress.



**LC2013PKS**  
 Standard-yield ink, 3 pack color, Yields approx. 260 pages/cartridge  
 QTY: 1

Price  
**\$25.99**



**LC203BK**  
 High-yield ink, Black, Yields approx. 550 pages  
 QTY: 1

Price  
**\$25.29**

[Help & Support](#)

## Registered Products

View all of your registered products and get details.

[Register New Product](#)

Page 13

MP office supplies  
door item  
cleaning

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VRPG9175PKN

12-13-25



sam's club

813-929-7010

12/13/25 15:35 3477 04852 096 9096

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

980022770 BATH ISSUE 24.58 0  
2 @ 3.98

561914 HW WATER E 7.96 0

SUBTOTAL 32.54  
TOTAL 32.54

\$32.54

MCARD TEND 32.54  
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#013708  
32.54 TOTAL PURCHASE

REF # U6951p576192  
AID A0000000041010  
TERMINAL # 53581761

\*No Signature Required  
12/13/25 15:35:21

# ITEMS SOLD 3

TC# 0087 7066 8837 4644 2671



Yay! You earned \$0.65 Sam's Cash with Plus. Check all earnings and savings at [SamsClub.com/Account](http://SamsClub.com/Account)

12-14-25

Walmart

WM Supercenter

352-796-5996 Mgr. MELISSA

7305 BROAD ST

BROOKSVILLE FL 34601

ST# 03526 OP# 000428 TE# 20 TR# 03481

# ITEMS SOLD 7

TC# 5086 9088 7794 6499 3786



BOUQUET 806943854430 11.96 X  
GLASS VASE 013302204090 10.87 X  
SHFN12CTASST 071641300750 5.98 T  
WAS 9.97 ea YOU SAVED 3.99  
PPEN MDM BRN 028995066110 1.97 X  
BINDER CLIPS 695780720193 1.97 X  
PG SGL PUNCH 811540039950 1.84 X  
LYS TWN LEM 019200990410 6.97 X

SUBTOTAL 41.56

TAX1 6.5000 % 2.70

TOTAL 44.26

\$44.26

MCARD TEND 44.26  
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#014301

44.26 TOTAL PURCHASE

REF # U455jb918681  
AID A0000000041010  
TERMINAL # 55465251

\*No Signature Required  
12/14/25 14:57:09



**Dec 16, 2025**  
Order 10380088787



**Shipping items(8)**

Total \$340.23

**LORI STANGER**

3902 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543

Sweet Baby Ray's Original Barbecue Sauce, 1 gal.	Qty 1	\$12.18
Heinz Original Tomato Ketchup, 44 oz., 3 pk.	Qty 1	\$9.98
Chick-fil-A Original Dipping Sauce, 24 oz., 2 pk.	Qty 1	\$8.48
Entertainment Crackers Collection Variety Pack, 11 pk.	Qty 2	\$18.96
Member's Mark Natural Pecan Halves, 32 oz.	Qty 1	\$12.98
Welch's Concord Grape Jelly, 30 oz., 2 pk.	Qty 1	\$4.98
Member's Mark Foodservice Honey Mustard, 128 oz.	Qty 1	\$14.98

**Curbside pickup items(22)**

**Wesley Chapel Sam's Club**

27727 STATE ROAD 56  
Wesley Chapel, FL 33544

**Date**

Member's Mark Breaded and Boneless Homestyle Chicken Bites, Frozen, 4 lbs.	Qty 2	\$27.96
Member's Mark Italian Style Beef Meatballs, Frozen 6 lbs.	Qty 2	\$47.92
Taylor Farms Broccoli Florets 2 lbs.	Qty 2	\$7.84
Raspberries 12 oz.	Qty 2	\$11.04

Red Seedless Grapes, 3 lbs.	Qty 1	\$6.77
Green Seedless Grapes, 3 lbs.	Qty 1	\$7.87
Member's Mark Assorted Cookie Tray, 84 ct.	Qty 4	\$79.72
Appetizers To Go Franks in a Blanket, Frozen, 40 ct.	Qty 3	\$29.88
Philadelphia Original Cream Cheese Blocks, 8 oz., 4 pk.	Qty 1	\$7.21
Principe Uncured Salami Trio, 12 oz.	Qty 4	\$31.48

<b>Subtotal</b>		\$340.98
Pickup fee		Free
Shipping		Free
<b>Sales tax</b>		\$0.00
<b>Total</b>		<b>\$340.23</b>
 *8066		\$340.23

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

page 14

# Order Summary

Order placed **December 17, 2025** Order # 112-2340768-0328263

<b>Ship to</b>	<b>Payment method</b>	<b>Order Summary</b>	
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$6.00
		Shipping & Handling:	\$0.00
		Total before tax:	\$6.00
		Estimated tax to be collected:	\$0.00
		<b>Grand Total:</b>	<b>\$6.00</b>

## Delivered December 18

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



Snyder's of Hanover Old Tyme Pretzels, 16 Oz Bag  
 Sold by: Amazon.com  
 Supplied by: Other  
 Return items: Eligible through January 31, 2026  
 2 \$3.00



12-16-25

Dec 16, 2025 order  
Order# 2000140-02509774



Rolo Rich Chocolate Caramels Candy, Share Pack 10.6 oz	Substitutions Qty 2	\$11.94
M&M's Milk Chocolate Christmas Candy - 3.1 oz Box	Shopped Qty 2	\$2.48
Great Value Classic Ranch Salad Dressing & Recipe Mix, 1 oz Packets, 4 Count	Shopped Qty 1	\$2.12
Great Value Medium Cheddar Block Cheese, 16 oz Chunk	Shopped Qty 1	\$3.58
Great Value Original Sour Cream, 16 oz Tub	Shopped Qty 1	\$1.88
Great Value Medium Pitted Black Olives, 6 oz	Shopped Qty 1	\$1.97
Great Value Sharp Cheddar Block Cheese, 32 oz Chunk	Shopped Qty 2	\$13.92
Great Value Colby & Monterey Jack Block Cheese, 32 oz Chunk	Shopped Qty 2	\$13.92
Sunset Grape Tomatoes, 1 lb Package, Fresh	Shopped Qty 1	\$4.16
Great Value Sweet Cream Salted Butter, 16 oz Box, 4 Sticks	Shopped Qty 1	\$3.67
Great Value Mini Marshmallows Value Size, 16 oz	Shopped Qty 3	\$5.04
Great Value Crisp Rice Breakfast Cereal, 24 oz	Shopped Qty 2	\$7.48
Welch's Concord Grape Jelly, 30 oz Jar	Shopped Qty 1	\$2.97
Fresh Mini Cucumbers, 16 oz	Shopped Qty 2	\$3.94

**Subtotal** **\$79.07**

Tax \$1.01

**Total** **\$80.08**

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

**Payment method** **Ending in 8066**

Your payment method has a temporary hold for \$81.49. An updated charge will appear on your statement within 10 business days.



Payment receipt

# You paid \$138.11

to webuildfun, Inc. on 12/18/2025

Invoice no.	<i>playground part</i>	5956
Invoice amount		\$138.11
<b>Total</b>		<b>\$138.11 ✓</b>

Status Paid

Payment method Credit Card

Authorization ID MW0027469650

Thank you  
**webuildfun, Inc.**

+19727270653

[www.webuildfun.com](http://www.webuildfun.com) | [accounting@webuildfun.com](mailto:accounting@webuildfun.com)  
 PO Box 29, Allen, TX 75013

No additional transfer fees or taxes apply.

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sam's club

813-929-7010

12/21/25 12:35 0675 04852 093 9093

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

2 @ 12.48	
717@20 HUR DRESSINF	24.96 0
I 980129573 SWISSMISSCAF	11.28 0
U INST SV SWISSMISSCAF	1.40-0

SLBTOTAL	34.84
TOTAL	34.84

MCARD TEMP	34.84 ✓
CHANGE DUE	0.00

MASTERCARD- 6066 I 1 APPROX1225

34.84 TOTAL PURCHASE

REF # 535555098905

PAYMENT SERVICE - #

AID A0000000041010

TERMINAL # 29815671

12-21-25

\*No Signature Required

12/21/25 12:35:51

Additional Savings This Trip:

Sam's Instant Savings 1.40

# ITEMS SOLD 3

TC# 9933 1897 3241 9596 3556



Yay! You earned \$0.70 Sam's Cash with Plus. Check all earnings and savings at SamsClub.com/Account

MP 3 giftcards  
Publix.

VISA \$50 GC	50.00
Account #XXXXXXXXXXXX3107	
GIFT CARD SVC FEE	5.95
VISA \$50 GC	50.00
Account #XXXXXXXXXXXX6361	
GIFT CARD SVC FEE	5.95
VISA META KEV GC	150.00
Account #XXXXXXXXXXXX5854	
GIFT CARD SVC FEE	7.95

Order Total	269.85	
Sales Tax	0.00	
Grand Total	269.85	
Credit	Payment	269.85 ✓
Change	0.00	

Receipt ID: 1132 CM0 743 943

PRESTO!  
Trace #: 749099  
Reference #: 1143665720  
Acct #: XXXXXXXXXXXX8066  
Purchase Mastercard  
Amount: \$269.85  
Auth #: 022290

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

Your cashier was Self-Checkout Lane 1

12/22/2025 17:10 S1132 R174 3943 C0774

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

*page 20*

**BILL TO**

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

**INVOICE 620195**

*12-22-2025*

DATE 12/22/2025 TERMS Due on receipt

**REP**

Laurie

PRODUCT #	DESCRIPTION	QTY	RATE	AMOUNT
12x18 Polymetal Full Color 1-Side	12x18 Polymetal - Full Color - 1 Side Meadow Pointe - No Trespassing	1	25.00	25.00T
				Subtotal: 25.00
CCCF	Electronic Payment /Credit Card Convenience Fee	1	0.88	0.88

Pay invoice

SUBTOTAL 25.88  
 TAX 0.00  
 TOTAL 25.88  
**TOTAL DUE \$25.88**

~FOR INTERNAL USE ONLY~

Order Checked In \_\_\_\_\_

After Printing \_\_\_\_\_

Customer Notified \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

mp



12-26-25 13085 CORTEZ BLVD  
BROOKSVILLE, FL  
Club Mgr. Matthew Harris

Club:238 Reg:3 Trans:1316  
Cashier:575485 12/26/25 04:44pm  
\*\*\*\*\*  
\*\*\* MEMBERSHIP ID. \*\*\*\*\*6778 \*\*\*  
\*\*\* MEMBERSHIP EXPIRES ON 12/26 \*\*\*  
\*\*\*\*\*  
88867020296 BJ 3PK WRAP 7.96 T  
2 @ 3.98  
\*\*\*\* SUBTOTAL 7.96  
FL 6.5% Tax 0.52  
\*\*\*\* TOTAL 8.48

\*\*\*\*\*8066 ENTRY: C  
Purchase 00 APPROVED  
AUTH 026747  
TERMINAL NUMBER 7807302383  
12/26/25 04:44pm 238 3 1316 575485  
Mastercard  
AID: A0000000041010

MasterCard 8.48  
CHANGE 0.00  
TOTAL ITEMS 2

As a BJ's Member I JUST SAVED: \$1.59  
BJ's Member Savings 1.59  
Coupons Redeemed 0.00  
Rewards Redeemed 0.00  
Current BJ's Gas Savings

mp

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VRR05175NRT



WM Supercenter  
352-796-5996 Mgr. MELISSA  
7305 BROAD ST  
BROOKSVILLE FL 34601  
ST# 03526 OP# 009004 TE# 04 TR# 02711

# ITEMS SOLD 4  
TC# 7648 8701 6890 2684 4642

12-29-25



LED BULB 194346539970 13.47 N  
AW SO 4C PIN 062338014580 9.98 N  
BR30-100-SW4 194346515490 18.74 N  
9X12 CLASP 505478180441 2.24 N

SUBTOTAL 44.43  
TOTAL 44.43  
MCARD TEND 44.43  
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#029649  
44.43 TOTAL PURCHASE  
REF # U605yw786990  
AID A0000000041010  
TERMINAL # 21696560  
\*No Signature Required  
12/29/25 17:25:52

Tax ID: 858012657785c-E  
GOVERNMENT  
GOVERNMENT, LOCAL



# Mailchimp Receipt MC25025171

### 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](http://www.mailchimp.com)  
Tax ID: US EIN 58-2554149

### Details

Order# 25025171  
Date Paid: December 28, 2025 01:46 AM New York

12-28-2025

### Billing statement

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Standard plan	\$60.00
2,500 contacts	

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<b>Paid via Mast ending in 8066 which expires 05/2027</b> on December 28, 2025	\$60.00 ✓
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<b>Balance as of December 28, 2025</b>	<b>\$0.00</b>
--	---------------

- [Looking for our W-9?](#)
- [Looking for our United States Residency Certificate?](#)

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.





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

ACCOUNT NO. 6426-016055  
 INVOICE NO. 2102243W426  
 STATEMENT DATE 01/20/26  
 DUE DATE 01/25/26  
 BILLING PERIOD //--

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

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

**INVOICE STATEMENT**

Date	Description	Amount
	<b>Contract No: 20475</b>	
	<b>Service Location</b>	<b>MEADOW POINT IV CDD REC CENTER</b>
	<b>Acct #016055-0001</b>	<b>3902 MEADOW POINT BLVD WESLEY CH</b>
01/20/26	BASIC SERVICE CHARGE 2/1/2026-2/28/2026	1.00 6.00YD \$ 110.66
	<b>Invoice Total</b>	<b>\$ 110.66</b>
	<b>Account Balance</b>	<b>\$ 110.66</b>

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. 2102243W426  
 STATEMENT DATE 01/20/26  
 DUE DATE 01/25/26  
**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



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

ACCOUNT NO. 6426-022299  
 INVOICE NO. 2102354W426  
 STATEMENT DATE 01/20/26  
 DUE DATE 01/25/26  
 BILLING PERIOD //II

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

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

**INVOICE STATEMENT**

Date	Description	Amount
	<b>Contract No: 27612</b>	
	<b>Service Location</b>	
	<b>Acct #022299-0001</b>	
	<b>MEADOW POINTE NORTH HOA</b>	
	<b>4467 FENNWOOD CT WESLEY CHAPEL,</b>	
01/20/26	FUEL SURCHARGE	1.00 SC70367961 \$ 261.24
01/20/26	FUEL SURCHARGE	1.00 SC70369107 \$ 4.71
01/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70367960 \$ 123.11
01/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70369106 \$ 2.22
01/20/26	BASIC SERVICE CHARGE	1.00 8.00YD \$ 1,231.10
	2/1/2026-2/28/2026	
01/20/26	BASIC CONTAINER CHARGE	1.00 8.00YD \$ 22.20
	2/1/2026-2/28/2026	
	<b>Invoice Total</b>	<b>\$ 1,644.58</b>
	<b>Account Balance</b>	<b>\$ 1,644.58</b>

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.

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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. 6426-022299  
 INVOICE NO. 2102354W426  
 STATEMENT DATE 01/20/26  
 DUE DATE 01/25/26  
**PAY THIS AMOUNT 1,644.58**

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



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 **01/13/2026**  
Amount Due **5,602.08**  
Current Charges Due **02/04/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

**ELECTRIC SERVICE**

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

Comparative Usage Information

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

Previous Balance 5,598.40  
Payment 5,598.40CR  
Balance Forward 0.00



1 0 2 5 2 9 7 1

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

Light Energy Charge 327.09  
Light Support Charge 300.29  
Light Maintenance Charge 1,002.62  
Light Fixture Charge 1,205.23  
Light Fuel Adj 12,368 KWH @ 0.04200 519.45  
Poles (QTY 332) 2,218.00  
FL Gross Receipts Tax 29.40

Total Current Charges 5,602.08  
Total Due **E.F.T.** 5,602.08

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 164	205 72	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 01/23/2026.



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: 01/13/2026**

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	<b>01/23/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>5,602.08</b>
<b>DO NOT PAY</b>	

000141821100056020800056020801



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 **01/13/2026**  
 Amount Due **40.16**  
 Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
12/04	32182	01/07	32182				0	

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jan 2026	34	0
Dec 2025	30	0
Jan 2025	34	0

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

Previous Balance 40.16  
 Payment 40.16CR  
 Balance Forward 0.00

Customer Charge 39.16  
 FL Gross Receipts Tax 1.00

Total Current Charges 40.16  
 Total Due **E.F.T.** 40.16



1 0 2 5 2 9 7 1

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**DO NOT PAY**  
 Total amount will be electronically transferred on or after 01/23/2026.



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: 01/13/2026**

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	<b>01/23/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>40.16</b>
<b>DO NOT PAY</b>	

000141821500000401600000401606



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

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

Bill Date **01/13/2026**  
 Amount Due **63.18**  
 Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/04	51977	01/07	52195				218

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	6
Dec 2025	30	4
Jan 2025	34	7

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

**Previous Balance** 53.46  
**Payment** 53.46CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 218 KWH @ 0.06090 13.28  
**Fuel Adjustment** 218 KWH @ 0.04200 9.16  
**FL Gross Receipts Tax** 1.58

**Total Current Charges** 63.18  
**Total Due** E.F.T. 63.18



1 0 2 5 2 9 7 1

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**DO NOT PAY**  
 Total amount will be electronically transferred on or after 01/23/2026.



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: 01/13/2026**

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 <b>01/23/2026</b>	
<b>TOTAL CHARGES DUE</b>	<b>63.18</b>
<b>DO NOT PAY</b>	

000141821600000631800000631802



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 **01/13/2026**  
 Amount Due **58.64**  
 Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/04	60629	01/07	60804				175

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jan 2026	34	5
Dec 2025	30	4
Jan 2025	34	6

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

**Previous Balance** 53.15  
**Payment** 53.15CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 175 KWH @ 0.06090 10.66  
**Fuel Adjustment** 175 KWH @ 0.04200 7.35  
**FL Gross Receipts Tax** 1.47

**Total Current Charges** 58.64  
**Total Due** **E.F.T.** 58.64



1 0 2 5 2 9 7 1

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**DO NOT PAY**  
 Total amount will be electronically transferred on or after 01/23/2026.



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: 01/13/2026**

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	<b>01/23/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>58.64</b>
<b>DO NOT PAY</b>	

000141821700000586400000586403



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 **01/13/2026**  
 Amount Due **250.50**  
 Current Charges Due **02/04/2026**

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				
12/04	57791	01/07	59784				1993

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	59
Dec 2025	30	77
Jan 2025	34	57

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

**Previous Balance** 282.48  
**Payment** 282.48CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 1,993 KWH @ 0.06090 121.37  
**Fuel Adjustment** 1,993 KWH @ 0.04200 83.71  
**FL Gross Receipts Tax** 6.26

**Total Current Charges** 250.50  
**Total Due** E.F.T. 250.50



1 0 2 5 2 9 7 1

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**DO NOT PAY**  
 Total amount will be electronically transferred on or after 01/23/2026.



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: 01/13/2026**

District: OP06

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

Electronic Funds Transfer on or after <b>01/23/2026</b>
<b>TOTAL CHARGES DUE 250.50</b>
<b>DO NOT PAY</b>

000141821800002505000002505001



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 **01/13/2026**  
 Amount Due **69.09**  
 Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/04	48001	01/07	48275				274

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	8
Dec 2025	30	4
Jan 2025	34	7

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

**Previous Balance** 53.78  
**Payment** 53.78CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 274 KWH @ 0.06090 16.69  
**Fuel Adjustment** 274 KWH @ 0.04200 11.51  
**FL Gross Receipts Tax** 1.73

**Total Current Charges** 69.09  
**Total Due** E.F.T. 69.09



1 0 2 5 2 9 7 1

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**DO NOT PAY**  
 Total amount will be electronically transferred on or after 01/23/2026.



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: 01/13/2026**

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 <b>01/23/2026</b>
<b>TOTAL CHARGES DUE 69.09</b>
<b>DO NOT PAY</b>

000141822000000690900000690901



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 **01/13/2026**  
Amount Due **1,178.59**  
Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
12/04	44673	01/07	55460		22.60	23	10787	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	317
Dec 2025	30	321
Jan 2025	34	197

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

Previous Balance 1,056.29  
Payment 1,056.29CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 10,787 KWH @ 0.06090 656.93  
Fuel Adjustment 10,787 KWH @ 0.04200 453.05  
FL Gross Receipts Tax 29.45

Total Current Charges 1,178.59  
Total Due E.F.T. 1,178.59



1 0 2 5 2 9 7 1

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**DO NOT PAY**  
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/13/2026

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	<b>01/23/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>1,178.59</b>
<b>DO NOT PAY</b>	

000141822100011785900011785900



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 **01/13/2026**  
 Amount Due **103.28**  
 Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/04	74493	01/07	75091				598

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	18
Dec 2025	30	14
Jan 2025	34	17

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

Previous Balance **83.23**  
 Payment **83.23CR**  
 Balance Forward **0.00**

Customer Charge **39.16**  
 Energy Charge 598 KWH @ 0.06090 **36.42**  
 Fuel Adjustment 598 KWH @ 0.04200 **25.12**  
 FL Gross Receipts Tax **2.58**

Total Current Charges **103.28**  
 Total Due **103.28** E.F.T.



1 0 2 5 2 9 7 1

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**DO NOT PAY**  
 Total amount will be electronically transferred on or after 01/23/2026.



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: 01/13/2026

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	<b>01/23/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>103.28</b>
<b>DO NOT PAY</b>	

000141822300001032800001032802



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 **01/13/2026**  
 Amount Due **72.88**  
 Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/04	13533	01/07	13843				310

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	9
Dec 2025	30	6
Jan 2025	34	9

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

**Previous Balance** 58.95  
**Payment** 58.95CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 310 KWH @ 0.06090 18.88  
**Fuel Adjustment** 310 KWH @ 0.04200 13.02  
**FL Gross Receipts Tax** 1.82

**Total Current Charges** 72.88  
**Total Due** E.F.T. 72.88



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**Bill Date: 01/13/2026**

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after <b>01/23/2026</b>	
<b>TOTAL CHARGES DUE</b>	<b>72.88</b>
<b>DO NOT PAY</b>	

000141822400000728800000728807



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 **01/13/2026**  
 Amount Due **84.39**  
 Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/04	86746	01/07	87165				419

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	12
Dec 2025	30	11
Jan 2025	34	19

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

**Previous Balance** 74.46  
**Payment** 74.46CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 419 KWH @ 0.06090 25.52  
**Fuel Adjustment** 419 KWH @ 0.04200 17.60  
**FL Gross Receipts Tax** 2.11

**Total Current Charges** 84.39  
**Total Due** E.F.T. 84.39



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**Bill Date: 01/13/2026**

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 <b>01/23/2026</b>
<b>TOTAL CHARGES DUE 84.39</b>
<b>DO NOT PAY</b>

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

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

Bill Date **01/13/2026**  
 Amount Due **68.66**  
 Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/04	18409	01/07	18679				270

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	8
Dec 2025	30	5
Jan 2025	34	6

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

**Previous Balance** 55.78  
**Payment** 55.78CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 270 KWH @ 0.06090 16.44  
**Fuel Adjustment** 270 KWH @ 0.04200 11.34  
**FL Gross Receipts Tax** 1.72

**Total Current Charges** 68.66  
**Total Due** E.F.T. 68.66



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See Reverse Side For Mailing Instructions

**Bill Date: 01/13/2026**

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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 <b>01/23/2026</b>	
<b>TOTAL CHARGES DUE</b>	<b>68.66</b>
<b>DO NOT PAY</b>	

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

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

Bill Date **01/13/2026**  
Amount Due **49.56**  
Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/04	13648	01/07	13737				89

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	3
Dec 2025	30	1
Jan 2025	34	3

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

Previous Balance **44.59**  
Payment **44.59CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 89 KWH @ 0.06090 **5.42**  
Fuel Adjustment 89 KWH @ 0.04200 **3.74**  
FL Gross Receipts Tax **1.24**

Total Current Charges **49.56**  
Total Due **49.56** E.F.T.



1 0 2 5 2 9 7 1

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**DO NOT PAY**  
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/13/2026

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	<b>01/23/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>49.56</b>
<b>DO NOT PAY</b>	

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

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

Bill Date **01/13/2026**  
 Amount Due **91.67**  
 Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/04	25115	01/07	25603				488

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	14
Dec 2025	30	8
Jan 2025	34	10

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

**Previous Balance** 65.81  
**Payment** 65.81CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 488 KWH @ 0.06090 29.72  
**Fuel Adjustment** 488 KWH @ 0.04200 20.50  
**FL Gross Receipts Tax** 2.29

**Total Current Charges** 91.67  
**Total Due** E.F.T. 91.67



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**Bill Date: 01/13/2026**

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 <b>01/23/2026</b>
<b>TOTAL CHARGES DUE 91.67</b>
<b>DO NOT PAY</b>

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

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

Bill Date **01/13/2026**  
Amount Due **41.12**  
Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
12/04	1487	01/07	1496				9	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	0
Dec 2025	30	0
Jan 2025	34	0

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

Previous Balance 41.12  
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



1 0 2 5 2 9 7 1

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Bill Date: 01/13/2026

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	<b>01/23/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>41.12</b>
<b>DO NOT PAY</b>	

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

Account Number **2185385** Cycle **06**  
Meter Number  
Customer Number 10252971  
Customer Name **MEADOW POINTE IV CDD  
HILDA SERRATO**

Bill Date **01/13/2026**  
Amount Due **257.57**  
Current Charges Due **02/04/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

**ELECTRIC SERVICE**

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

Comparative Usage Information

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.

Previous Balance		257.57
Payment	257.57CR	
Balance Forward		0.00



1 0 2 5 2 9 7 1

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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 01/23/2026.



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**Bill Date: 01/13/2026**

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	01/23/2026
<b>TOTAL CHARGES DUE</b>	<b>257.57</b>
<b>DO NOT PAY</b>	

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

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

Bill Date **01/13/2026**  
Amount Due **76.78**  
Current Charges Due **02/04/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/04	9704	01/07	10051				347

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	10
Dec 2025	30	8
Jan 2025	34	8

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

Previous Balance 66.55  
Payment 66.55CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 347 KWH @ 0.06090 21.13  
Fuel Adjustment 347 KWH @ 0.04200 14.57  
FL Gross Receipts Tax 1.92

Total Current Charges 76.78  
Total Due E.F.T. 76.78



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See Reverse Side For Mailing Instructions

Bill Date: 01/13/2026

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	01/23/2026
<b>TOTAL CHARGES DUE</b>	<b>76.78</b>
<b>DO NOT PAY</b>	

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