



Rizzetta & Company

# Meadow Pointe IV Community Development District

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**Board of Supervisors' Meeting  
April 8, 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**

April 1, 2026

**AGENDA**

Dear Board Members:

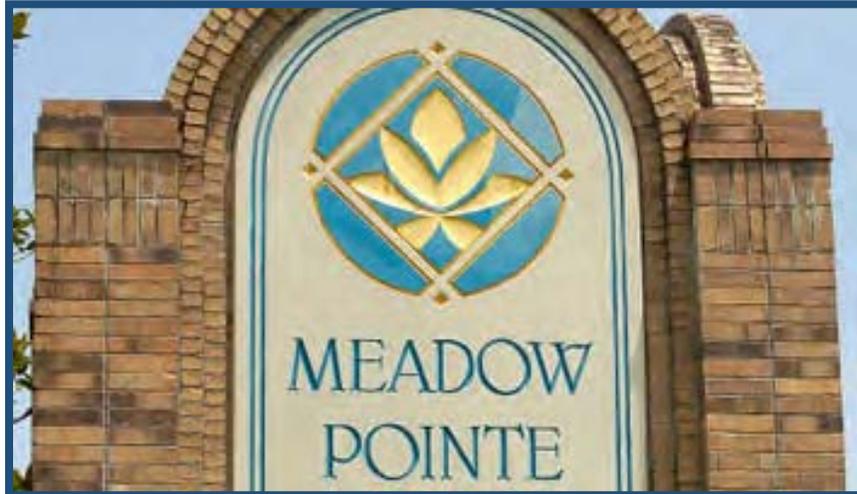
The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, April 8, 2026, at 9:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the tentative agenda for 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
  - C. Aquatic Maintenance Report ..... Tab 1
  - D. Landscape Inspection Services Report (*Under Separate Cover*)
  - E. Russell Landscaping
    1. Consideration of Russell Proposals ..... Tab 2
  - F. Amenity Management Report ..... Tab 3
  - G. District Counsel
  - H. District Manager
    1. Review of District Manager Report & Monthly Financial Statement ..... Tab 4
    2. Review of the Outstanding Action Item List ..... Tab 5
- 5. BUSINESS ITEM**
  - A. Discussion of 2026-2027 Budget
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 14, 2026 ..... Tab 6
  - B. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on March 11, 2026 ..... Tab 7
  - C. Consideration of Operation and Maintenance Expenditures for February 2026 ..... Tab 8
- SUPERVISORS FORUM**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 933-5571.

Sincerely,  
*Daryl Adams*  
District Manager

# Tab 1



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

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**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

3/26/2026

**Prepared by:**

Stephen T. Roehm, Service Manager

Doug Agnew, Senior Environmental Consultant

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)

[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



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## Site Assessments

### Pond 62

#### Comments:

Normal Growth Observed

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Pennywort and Torpedograss present and treated on 3/26/26.

Boat is utilized periodically to treat any nuisance/invasive growth that can't be reached from ATV or Backpack.



### Pond 63

#### Comments:

Requires Attention

Algae present along the ponds edge. Treatment will be applied this upcoming visit on April 1st.

Pond is currently shallow and exhibiting recurring algal blooms. Along with algicide applications, a blue pond dye will be added to assist in algae control.



## Site Assessments

### Pond 64

#### Comments:

Normal Growth Observed

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Smartweed and Torpedograss present and treated on 3/26/26.



### Pond 65

#### Comments:

Site Looks Good

Pond looks great overall. No algae or submersed aquatic present at time of inspection.

Boat is utilized periodically to treat any nuisance/invasive growth that can't be reached from an ATV or Backpack.



## Site Assessments

### Pond 66

#### Comments:

Site Looks Good

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26.



### Pond 67

#### Comments:

Site Looks Good

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26.



## Site Assessments

### Pond 68

#### Comments:

Normal Growth Observed

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Smartweed, Alligator Weed and Torpedograss present and treated on 3/26/26.

Native aquatic plant growth is healthy and robust.



### Pond 69

#### Comments:

Normal Growth Observed

Penny wort, Primrose, Alligator Weed, and Slender Spike Rush present along the ponds edge and treated on 3/26/26.

Grass clippings are present within the pond and algae is starting to form. Algae treatment will be applied on April 1st.



## Site Assessments

### Pond 70

#### Comments:

Normal Growth Observed

No algae or submersed aquatic present at time of inspection. Smartweed and Dogfennel present and treated on 3/26/26.



### Pond 71

#### Comments:

Requires Attention

Smartweed and Pennywort present along the ponds edge and treated on 3/26/26.

Chara can be seen growing just below the ponds surface. A boat launch needs to be cleared out located off of Oldwood Avenue. In addition, a tree has fallen over and hindered boat access.



## Site Assessments

### Pond 72

#### Comments:

Site Looks Good

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26.

Pond is periodically treated via boat to access areas that can't be reached from an ATV.



### Pond 73

#### Comments:

Site Looks Good

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26.

Pond is periodically treated via boat to treat areas that can't be reached from ATV/Backpack.



## Site Assessments

### Pond 74

#### Comments:

Site Looks Good

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26.

Pond is periodically treated via boat to access areas that can't be reached from an ATV.



### Pond 75

#### Comments:

Normal Growth Observed

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Pennywort, Alligator Weed and Torpedograss present and treated on 3/26/26.





**Site Assessments**

**Pond 76**

**Comments:**

Not on Advanced Aquatic Maintenance at this time.

**Pond 77**

**Comments:**

Site Looks Good

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26.



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## Site Assessments

### Pond 78

#### Comments:

Site Looks Good

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26.



### Pond 79

#### Comments:

Requires Attention

Algae is present within the pond. trees have been marked for removal to gain access via boat.

Algae treatment will take place on April 1st from the ATV. Will only be able to reach Algae from the East side of the pond.



## Site Assessments

### Pond 80

#### Comments:

Site Looks Good

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26.



### Pond 81

#### Comments:

Normal Growth Observed

No algae or submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26.

Pond has spots of erosion present caused by sheet flow and runoff.



## Site Assessments

### Pond 82

#### Comments:

Site Looks Good

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26.

Pond is periodically treated via boat to access areas that can't be reached from an ATV.



### Pond 83

#### Comments:

Site Looks Good

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26.

Pond is periodically treated via boat to access areas that can't be reached from an ATV.



## Site Assessments

### Pond 84

#### Comments:

Normal Growth Observed

No submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26. Minima algae is beginning to form along the edge of the pond and will be targeted on April 1st.

Pond has spots of erosion present caused by sheet flow and runoff.



### Pond 85

#### Comments:

Normal Growth Observed

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Pennywort, Primrose and Torpedograss present and treated on 3/26/26.



**Site Assessments**

**Pond 86**

**Comments:**

Site Looks Good

Pond looks great overall. No algae or submersed aquatic present at time of inspection. Minimal Torpedograss present and treated on 3/26/26.

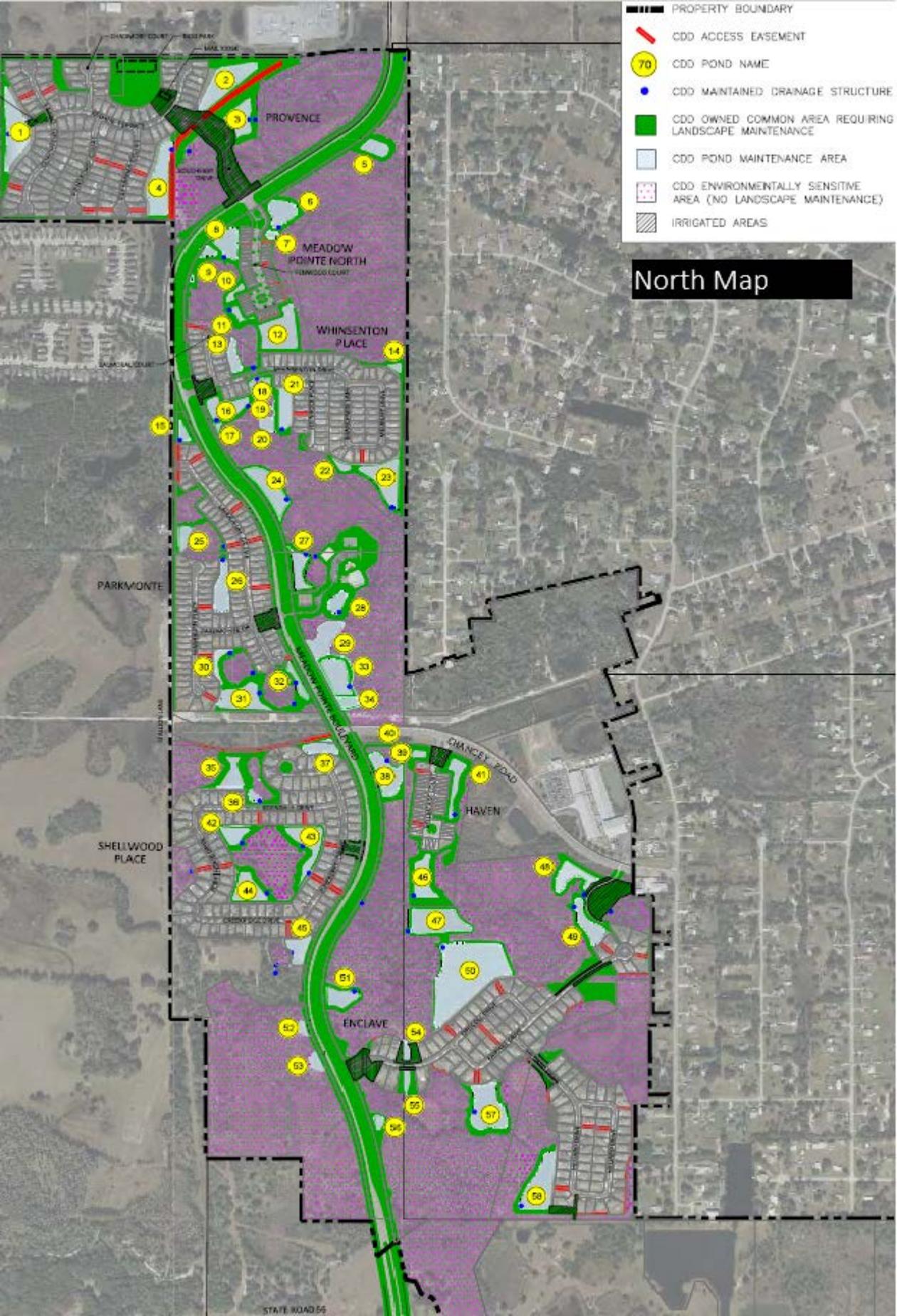
Pond is periodically treated via boat to treat areas that can't be reached from an ATV.



**Pond 87**

**Comments:**

No pond 87.



-  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 2**



**Proposal** 55-60-5  
**Contract Number:** 55-0297-00  
**Date:** March 25, 2026  
**Job Name:** Meadow Pointe IV  
**Job Address:** 3902 Meadow Pointe Blvd  
 Wesley Chapel FL 33543  
**Contact:** Darryl Adams

**SCOPE OF WORK**

Provence Duke Energy Proposal This proposal is to install plant and tree material according to the attached design provided by Rizetta.

DESCRIPTION	INCLUDE IN WORK	SIZE	QTY	UNIT PRICE	TOTAL
Prep beds for new plant installation	Included	LS	1	\$2,585.50	\$2,585.50
Japanese Blueberry Trees	Included	#30	16	\$531.03	\$8,496.50
Bald Cypress	Included	#30	6	\$495.38	\$2,972.25
Pink Muhly Grass	Included	#3	18	\$30.42	\$547.50
Crinum Lillies	Optional: Yes / No	#3	12	\$44.10	**\$529.25
Hibiscus Bushes	Optional: Yes / No	#3	12	\$34.58	**\$415.00
Mixture of topsoil and micronutrient mix for new plant material	Included	CY of Soil Amendment	12	\$200.13	\$2,401.50
Install 30 Yards of Pine Bark Mulch	Included	CY of Mulch	30	\$65.00	\$1,950.00

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED	<b>TOTAL COST: \$18,953.25</b>
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## TERMS AND CONDITIONS

### 1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

### 2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

### 3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

### 4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs; Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

### 5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

### 6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

### 7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

### 8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

**9. HARDSCAPE WARRANTY**

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

**10. IRRIGATION REPAIR AND INSTALLATION WARRANTY**

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

**11. ANNUAL COLOR INSTALLATION WARRANTY**

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

**12. WARRANTY ENFORCEMENT**

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

**13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS**

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding \$25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

**14. DISPUTE RESOLUTION AND LIEN RIGHTS**

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

**AUTHORIZATION**

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

DATE: **3/25/26** \_\_\_\_\_

PROJECT COST: **\$18,953.25 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-60-5** \_\_\_\_\_

REQUISITION/WORK ORDER/CRN/PO#: \_\_\_\_\_

ESTIMATE PREPARED BY: **Doug Borgh** \_\_\_\_\_

TITLE: **Branch Manager** \_\_\_\_\_

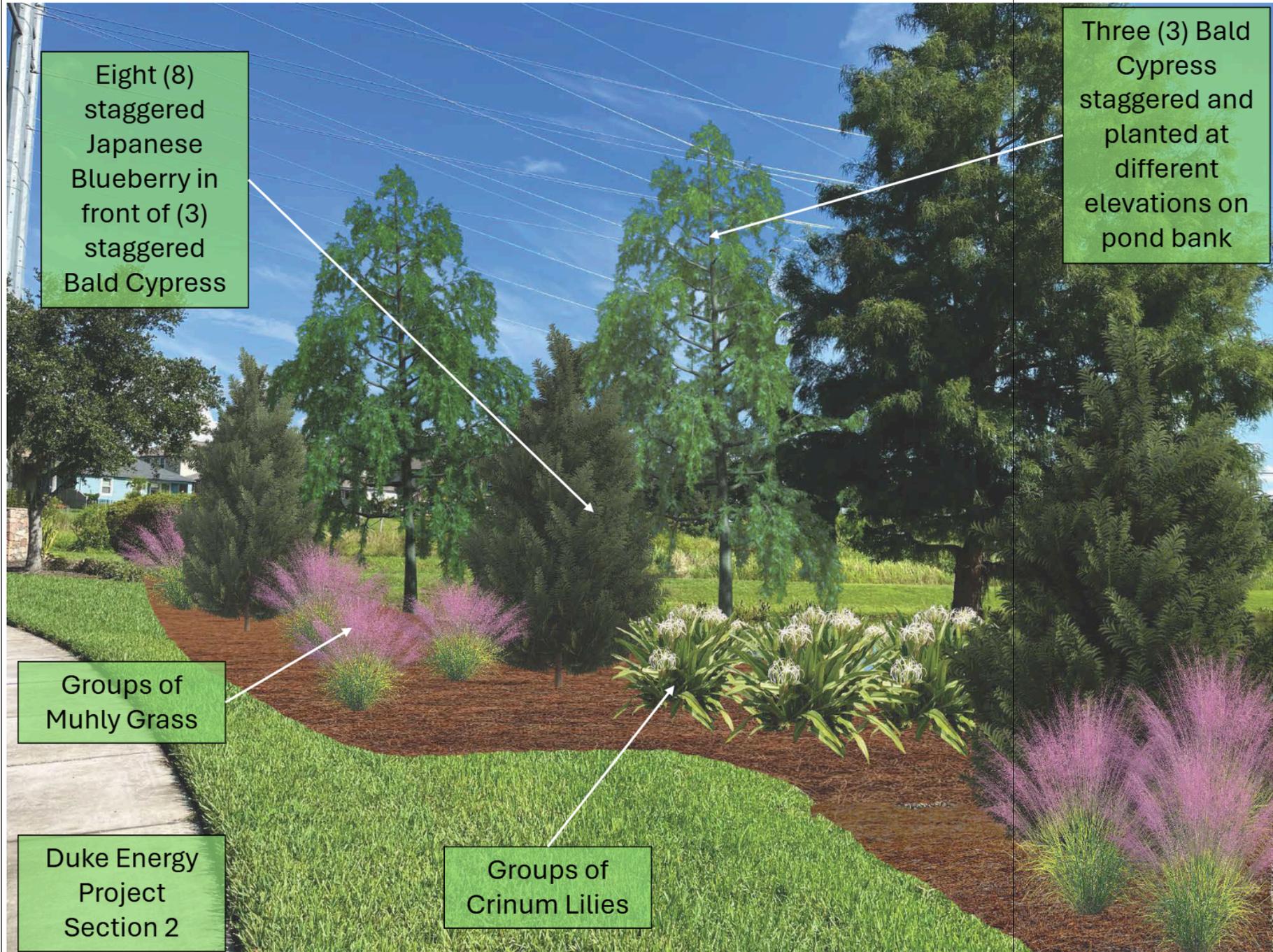
ACCOUNT MANAGER NAME: **Delfino Agustin** \_\_\_\_\_

ACCOUNT MANAGER PHONE: **941-414-1986** \_\_\_\_\_

ACCOUNT MANAGER EMAIL: **delfinoa@russelllandscape.com** \_\_\_\_\_

NOTES/COMMENTS:

Addendum



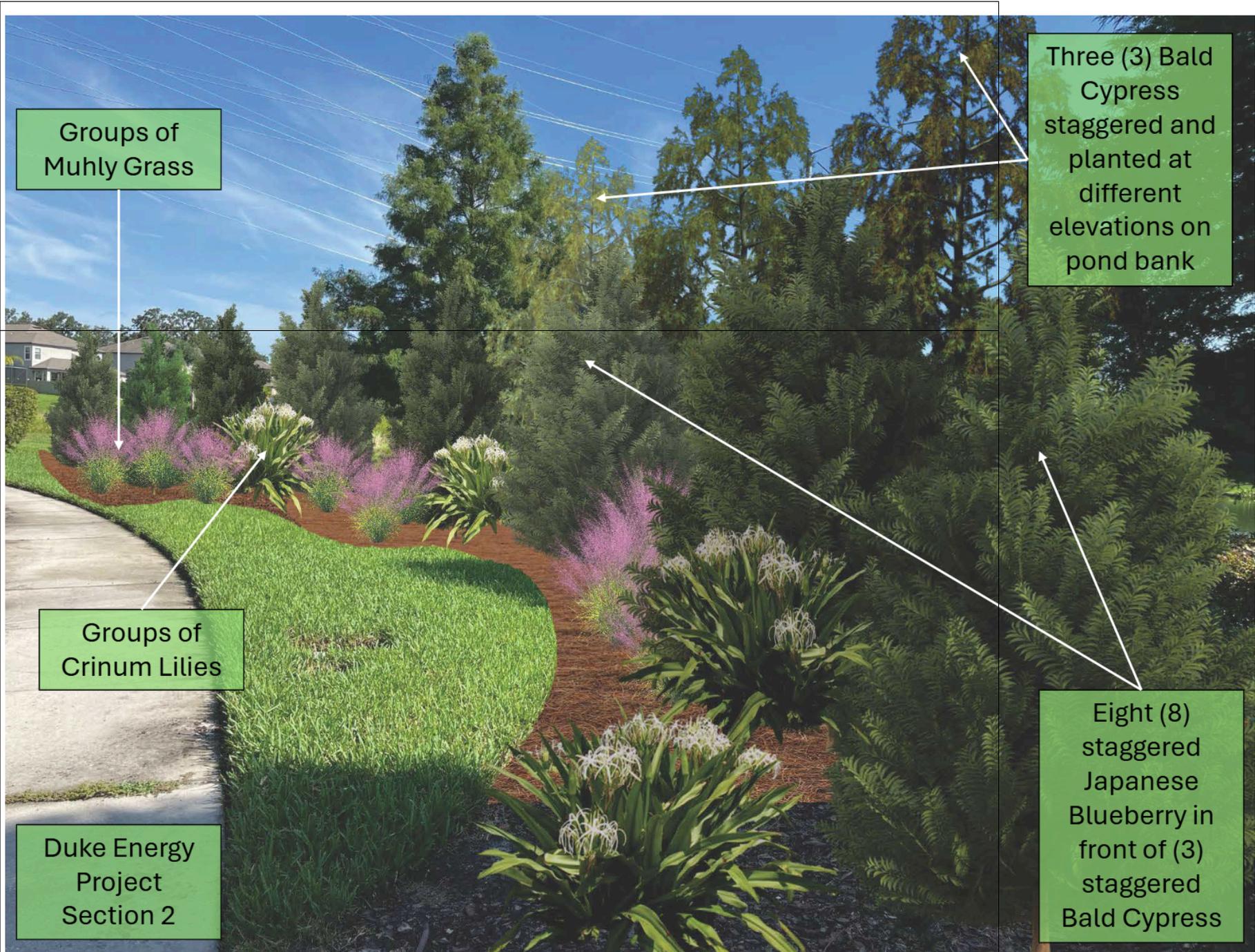
Eight (8) staggered Japanese Blueberry in front of (3) staggered Bald Cypress

Three (3) Bald Cypress staggered and planted at different elevations on pond bank

Groups of Muhly Grass

Duke Energy Project Section 2

Groups of Crinum Lilies



Groups of  
Muhly Grass

Three (3) Bald  
Cypress  
staggered and  
planted at  
different  
elevations on  
pond bank

Groups of  
Crinum Lilies

Eight (8)  
staggered  
Japanese  
Blueberry in  
front of (3)  
staggered  
Bald Cypress

Duke Energy  
Project  
Section 2



Japanese Blueberry Tree



Muhly Grass



Hibiscus



Crinum Lily



Proposal 55-60-2

Contract Number: 55-0297-00

Date: March 20, 2026

Job Name: Meadow Pointe 4

Job Address: 3902 Meadow Pointe Blvd

Wesley Chapel FL 33543

Contact: Darryl Adams

**SCOPE OF WORK**

Lift for Safety and Clearance all Trees along the Meadow Pointe Blvd, and Oldwoods Avenue, that are overhanging the sidewalks only. There are 303 total trees along both roadways, over the sidewalks. The trees need to be lifted for clearance and have the dead removed. This is NOT a complete structural pruning, that is not needed, what is needed is the pruning for safety and clearance over the sidewalks. Please, see the attached reports. Clubhouse has shown signs over pruning, so those trees are not included in the proposal. Only those few pines next to the parking adjacent to the tennis court. Also proposed as an option are the removal of 5 Pine Trees, 2 are posing an elevated risk of failure, and 3 are already dead and marked in orange ribbon, and stump grinding.

**DESCRIPTION**

All hardwood lifting from the sidewalks along Meadow Pointe Blvd in Meadow Pointe 4.

Pine Tree Removal

Stump Grinding 5 stumps along sidewalk

Disposal Fee

**SIZE**

**QTY**

**UNIT PRICE**

**TOTAL**

25'+

278

\$107.31

\$29,832.75

20'+

5

\$356.25

\$1,781.25

2' +

1

\$1,443.00

\$1,443.00

20 CY

1

\$3,566.75

\$3,566.75

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

**TOTAL COST:**

**\$36,623.75**

## TERMS AND CONDITIONS

### 1. COMPLIANCE AND QUALIFICATIONS

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RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

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RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

## 12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

## 13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

### Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

### Deposits

- Contracts exceeding \$25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

### Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

### Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting [billings@russelllandscape.com](mailto:billings@russelllandscape.com). To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

### Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

## 14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

## AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

DATE: **3/20/26** \_\_\_\_\_

PROJECT COST: **\$36,623.75 GOOD FOR 30 DAYS FROM DAY SENT** \_\_\_\_\_

PROPOSAL #: **55-60-2** \_\_\_\_\_

REQUISITION/WORK ORDER/CRN/PO#: \_\_\_\_\_

ESTIMATE PREPARED BY: **Jason Alzamora** \_\_\_\_\_

TITLE: **Enhancement Manager** \_\_\_\_\_

ACCOUNT MANAGER NAME: **Delfino Agustin** \_\_\_\_\_

ACCOUNT MANAGER PHONE: **941-414-1986** \_\_\_\_\_

ACCOUNT MANAGER EMAIL: **delfinoa@russelllandscape.com** \_\_\_\_\_

NOTES/COMMENTS:



## ARBORIST REPORT

**Project:** Meadow Pointe Blvd Tree Assessment

**Date:** March 19, 2026

**Prepared For:** Meadow Pointe IV

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### 1. OVERVIEW

This arborist report summarizes the findings of a tree audit conducted along Meadow Point Boulevard and associated areas. The purpose of this report is to document existing tree conditions, provide maintenance recommendations, and outline necessary removals and pruning requirements.

Overall, the tree population is in **good health**, with routine maintenance required to ensure safety, clearance, and long-term vitality.

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### 2. TREE INVENTORY SUMMARY

The following tree species and quantities were identified within the project area:

- **174 Live Oaks** (*Quercus virginiana*)
    - Average DBH: 18–24 inches
  - **21 Pin Oaks** (*Quercus palustris*)
    - Average DBH: 12–15 inches
  - **75 Slash Pines** (*Pinus elliotii*)
    - Average DBH: 15–18 inches
  - **25 Sweet Gum** (*Liquidambar styraciflua*)
    - Average DBH: 12–15 inches
  - **Additional Trees Noted:**
    - 2 Pine trees (not included in original audit) recommended for removal
-

### 3. GENERAL CONDITIONS

- Most trees are structurally sound and exhibit typical growth patterns.
  - Some areas show **overhanging limbs encroaching sidewalks and pedestrian pathways**.
  - Presence of **deadwood, crossing branches, and rubbing limbs** observed throughout multiple zones.
  - **Spanish moss accumulation** present in several trees, contributing to canopy weight and reduced aesthetics.
  - Certain trees, particularly near the clubhouse, exhibit **signs of over-pruning**, including epicormic growth and elongated limbs.
- 

### 4. MAINTENANCE RECOMMENDATIONS

#### 4.1 Pruning

All trees should receive professional arboricultural pruning in accordance with ANSI A300 standards:

- **Deadwood Removal:**
  - Remove all dead, dying, or diseased branches
- **Structural Pruning:**
  - Eliminate crossing, rubbing, and competing limbs
- **Canopy Lifting:**
  - Raise canopy height to provide safe clearance over sidewalks, roadways, and pedestrian areas
- **Selective Thinning:**
  - Improve airflow and reduce weight where necessary
- **Spanish Moss Removal:**
  - Remove excessive moss where it contributes to limb stress

#### 4.2 Pine Tree Maintenance

- All **Slash Pines (75 total)** should be:
    - Pruned to remove deadwood
-

## 5. TREE REMOVALS

The following removals are recommended:

- **3 Dead Pine Trees** (identified in field, marked with orange ribbon)
- **2 Additional Pine Trees** (noted outside of original audit)
- **2 Severely Damaged Pine Trees (Adjacent Pair) Approx. 100 yards past Chauncy.**
  - Observed with significant **mechanical damage to the trunk**, including extensive bark loss and exposed wood
  - **Cambium layer appears largely destroyed**, compromising vascular function
  - Visible decay and structural degradation at the lower bole
  - Due to the extent of damage, **structural integrity cannot be reliably restored or mitigated through pruning or treatment**
  - **Recommendation:** Full removal
  - **Rationale:** High likelihood of failure over time; tree poses a potential hazard and does not meet retention criteria under standard arboricultural risk assessment

All removals should be conducted safely and in compliance with local regulations.



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## 6. SITE-SPECIFIC OBSERVATIONS

### Sidewalk & Pedestrian Areas

- Multiple trees across various sections are **encroaching into pedestrian pathways**.
- These trees require immediate **canopy lifting** to maintain safe clearance.

### **Clubhouse Area**

- Trees previously pruned show signs of **over-pruning stress**:
  - Epicormic growth
  - Elongated limbs
- Future pruning should be conservative to restore natural structure.

### **Stump Removal**

- **Three existing Pine stumps** were observed:
  - Recommended for stump grinding
  - Pose safety hazards and potential disease vectors

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## **7. CONCLUSION**

The tree population within Meadow Pointe Blvd is overall in good condition, requiring primarily routine maintenance rather than large-scale intervention. Implementation of the recommended pruning program, combined with targeted removals, will:

- Improve pedestrian and vehicular clearance
- Enhance tree health and longevity
- Reduce risk of limb failure
- Maintain aesthetic value of the landscape

Continued periodic inspections are recommended to ensure ongoing tree health and safety.

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### **Prepared By:**

Jason Alzamora

B.S. Environmental Policy and Management

Certified Arborist #FL-0757A

Enhancement Manager

1002 East Shell Point Rd. Ruskin FL. 33570

Phone: (941) 713-7041

Email: [jasona@russelllandscape.com](mailto:jasona@russelllandscape.com)



# **Meadow Point Arborist Audit**

**Meadow Point Blvd**

**Thursday, March 19, 2026**

**Prepared For Meadow Point IV**

**10 Items Identified**





Item 1

Assigned To Across The Meadow Point North And Next To Sutherby Drive

This area of Willow is overhanging the sidewalk and should be addressed periodically to keep out of the way of pedestrian travel. There is approximately 8 Willow there I need to be lifted for clearance.



Item 2

Assigned To South Of Stallion Lane Across Whinsenton Place

Count is for sidewalk between Stallion Lane and Parkmonte Drive

Multiple trees over sidewalk, consisting of sweet gum, live oaks trees need to be lifted off the sidewalk for pedestrian travel sidewalk, overall trees, lifting clearance as well as pruning removing the Spanish Moss.

15 Sweet Gum

6 Pin Oak

24 Live Oak

27 Pines - prune dead



### Item 3

Assigned To South Of Stallion Lane

Located about 100 yards south of stallion Lane there are 3 dead pine trees. They are already marked with orange ribbon.



### Item 4

Assigned To South Of Parkmonte Drive Across From The Park

Sidewalk between Parkmont Drive and Shellwood Place

Multiple tree species, overhanging sidewalk that need to be lifted for clearance. Also many trees need to be pruned for dead and have the Spanish Moss removed.

34 Live Oak

6 Sweet Gum

27 Pine Trees

3 Pin Oaks



#### Item 5

Assigned To Sidewalk Area South Of Shellwood Place

Count it for sidewalk area between Shellwood Place and SR 56

Multiple species of trees, overhang, sidewalk, they need to be approved for clearance and deadwood.

90 Live Oak  
12 Pin Oak  
14 Pines  
4 Sweet Gum



#### Item 6

Assigned To Existing Palm Stumps

There are at least three stumps I observed that are pre-existing from previous tree removals that should be stump ground. They not only pose a safety hazard, but they can act as beakers of disease.



Item 8

Assigned To Clubhouse

Only those trees near the parking area and playground. This location has been previously pruned.

Some of the trees do exhibit signs of over-pruning, for example: elongated limbs and epicormic growth(suckers).

25 Live Oaks

7 Pines - Prune only dead



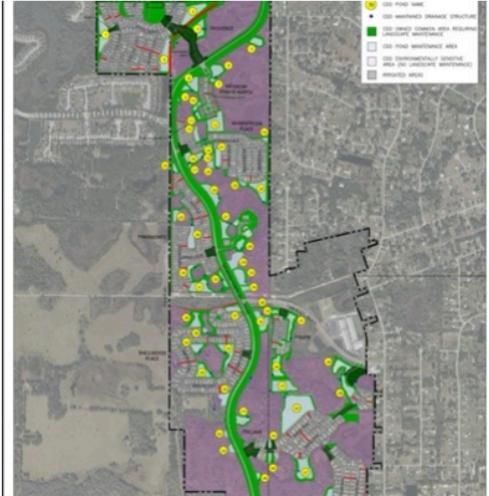
Item 7

Assigned To OldWoods Ave

Sidewalk between Meadow Point Boulevard and Warren acres Boulevard

There are only two spots and encroaching the sidewalk, and these trees need to be lifted and pruned for deadwood.

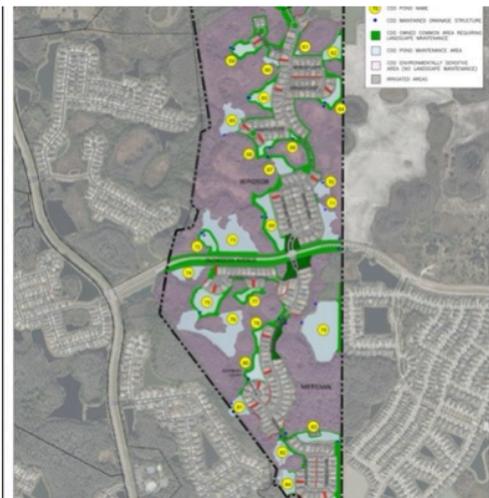
1 Live Oak



Item 9

Assigned To Section 1 Total

Including the Clubhouse there are 302 trees that should be addressed.



Item 10

Assigned To Section 2 Total

Only 1 tree in this section.

Jason Alzamora  
Russell Landscape - Tampa



**Proposal** 55-20-1  
**Contract Number:** 55-0297-00  
**Date:** March 13, 2026  
**Job Name:** Meadow Pointe IV  
**Job Address:** 3902 Meadow Pointe Blvd  
 Wesley Chapel FL 33543  
**Contact:** Darryl Adams

**SCOPE OF WORK**

Initial Wet Check per Contract that was completed on 3/24/26 This is to get all zones and timers operational additional repairs may be necessary once downed zones are located.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
Clubhouse Timer				
Locate down zone - Zone 2	LS	1	\$423.50	\$423.50
Valve replacement - Zone 15	LS	1	\$856.00	\$856.00
Drip break - Zone 1	LS	1	\$8.75	\$8.75
Spray head - Zone 5	LS	1	\$36.50	\$36.50
Rotors - Zone 11 (1) and Zone 13 (1)	LS	2	\$68.50	\$137.00
Parkmonte Timer				
Valve Replacement - Zone 2	LS	1	\$856.00	\$856.00
Locate down zone - Zones 3,5,6	LS	3	\$423.42	\$1,270.25
Whinsenton Place Timer				
Locate Down Zones - Zones 2,6,7,11	LS	4	\$423.44	\$1,693.75
Haven Timer				
Locate down zones - Zone 3,4,6	LS	3	\$423.42	\$1,270.25
Replace Spray Head - Zone 5	LS	1	\$36.50	\$36.50
Meadow Pointe North Timer				
Repair 2 drip breaks - Zone 8 (1) and Zone 21 (1)	LS	2	\$8.63	\$17.25
Replace 1 Rotor - Zone 19	LS	1	\$68.50	\$68.50
Replace 3 MP Rotator Nozzles - Zone 12	LS	3	\$26.75	\$80.25
Shellwood Place Timer				
Locate down zone - Zone 5	LS	1	\$423.50	\$423.50
Repair 2 Broken Lateral Lines - Zone 4	LS	2	\$64.25	\$128.50
Repair 3 drip line breaks - Zone 3 (1) and Zone 6 (2)	LS	3	\$8.58	\$25.75
Replace 5 Spray Heads - 1 Zone (1) and 4 Zone (4)	LS	5	\$36.40	\$182.00
Replace 4 Nozzles - Zone 1 (3) and Zone 2 (1)	LS	4	\$6.44	\$25.75
Enclave Timer				
Replace 1 Spray Head - Zone 2	LS	1	\$36.50	\$36.50
Meridian Timer				
Locate down zones - Zone 1,2,12,18	LS	4	\$423.44	\$1,693.75
Broken Lateral Lines - Zone 5 (1) and Zone 13 (1)	LS	2	\$64.25	\$128.50
Drip Line Break - Zone 16	LS	1	\$8.75	\$8.75
Spray Head - Zone 3	LS	1	\$36.50	\$36.50
Replace Nozzles - Zone 3 (1), Zone 5 (1), Zone 17 (1), Zone 19 (3), Zone 20 (5)	LS	11	\$6.43	\$70.75
Replace 1 Valve Cover Box - Zone 16	LS	1	\$150.00	\$150.00
Provence Timer				
Locate Down Zone - Zone 13	LS	1	\$423.50	\$423.50
Broken Lateral Line - Zone 25 (1), Zone 27 (1)	LS	2	\$64.25	\$128.50
Drip Line Breaks - Zone 1 (1), Zone 18 (2), Zone 22 (1)	LS	4	\$8.56	\$34.25
Replace Nozzle - Zone 23 (1), Zone 28 (1), Zone 33 (1)	LS	3	\$6.50	\$19.50
Spray Heads - Zone 29 (2)	LS	2	\$36.50	\$73.00
Replace 1 Valve Cover Box - Zone 18	LS	1	\$150.00	\$150.00
Relocate 3 heads - Zone 34	LS	3	\$42.83	\$128.50
	HRS	40	\$90.01	\$3,600.25

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

**TOTAL COST: \$14,222.25**

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Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

## 12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

## 13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

### Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

### Deposits

- Contracts exceeding \$25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

### Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

### Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting [billings@russelllandscape.com](mailto:billings@russelllandscape.com). To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

### Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

## 14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

## AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

DATE: **3/13/26** \_\_\_\_\_

PROJECT COST: **\$14,222.25 GOOD FOR 30 DAYS FROM DAY SENT** \_\_\_\_\_

PROPOSAL #: **55-20-1** \_\_\_\_\_

REQUISITION/WORK ORDER/CRN/PO#: \_\_\_\_\_

ESTIMATE PREPARED BY: **Doug Borgh** \_\_\_\_\_

TITLE: **Branch Manager** \_\_\_\_\_

ACCOUNT MANAGER NAME: **Delfino Agustin** \_\_\_\_\_

ACCOUNT MANAGER PHONE: **941-414-1986** \_\_\_\_\_

ACCOUNT MANAGER EMAIL: **delfinoa@russelllandscape.com** \_\_\_\_\_

NOTES/COMMENTS:

Addendum

PAGE 1 OF 1

NOTE: This proposal is "not to exceed" and takes into account the worst case scenario to repair your irrigation based on experience. Sometime the repairs will be less than the amount shown. If this is the case you will only be billed for the actual work performed. If repairs are located below buildings, driveways, walkways, or utilities, additional charges may be necessary. If any of the forementioned obstacles are identified we will notify you immediately.

IRRIGATION EVALUATION:

DATE: 3/12/26  
 MANAGER: \_\_\_\_\_  
 BRANCH: TAMPA  
 CUSTOMER#: \_\_\_\_\_

JOB NAME: Meadow Pointe Clubhouse  
 TECHS: Nestor and Shawn  
 CLOCK LOCATION: 115 clubhouse  
 METER LOCATION: \_\_\_\_\_

Zone	Zone Type	Plant Type	Replace Valve	Down Zone	Broken Mainline	Broken Lateral Line	Drip breaks	Replace Spray Head	Replace Rotor Head	Replace Nozzles	Replace MPR Nozzle	Add Heads	Move Head For Better Coverage	Change 4" Head To 6" Head For Proper Coverage	Change 4" Head To 12" Head For Proper Coverage	Change Head To Rotor Using Spray Nozzle Or Rotor	Raise Height of Head due to Plant Or Turf Growth	Cap Off Head	Notes
1	DIMS						1												
2				1															
3	S																		No wire
4																			
5	S																		
6	R																		
7	S																		
8	R																		
9	S																		
10	SIR																		
11	R																		
12	R																		
13	R																		No wire
14																			2" valve
15	R			1															
16	R																		
<b>Total</b>																			

**ZONE TYPE | KEY**  
 S = Sprays R = Rotors MPR = MP Rotor D = Drip  
**PLANT TYPE | KEY**  
 S = Shrubs T = Turf C = Color

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

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IRRIGATION EVALUATION:

DATE: 3/12/26  
 MANAGER: \_\_\_\_\_  
 BRANCH: TAMPA  
 CUSTOMER#: \_\_\_\_\_

JOB NAME: Parkmonte  
 TECHS: Nestor and Shawn  
 CLOCK LOCATION: Wall  
 METER LOCATION: \_\_\_\_\_

Zone	Zone Type	Plant Type	Replace Valve	Down Zone	Broken Mainline	Broken Lateral Line	Drip breaks	Replace Spray Head	Replace Rotor Head	Replace Nozzles	Replace MFR Nozzle	Add Heads	Move Head For Better Coverage	Change 4" Head To 6" Head For Proper Coverage	Change 4"-6" Head To 12" Head For Proper Coverage	Change Head To Rise Using Spray Nozzle Or Rotor	Raise Height of Head due to Plant Or Turf Growth	Cap Off Head	Notes	
1	DIMS	S, C																		
2	S	T		1																2" PGV Hunter valve
3				1																
4	S																			
5				1																
6				1																
<b>Total</b>																				

ZONE TYPE / KEY  
 S = Sprays R = Rotors MFR = MP Rotator D = Drip  
 PLANT TYPE / KEY  
 S = Shrubs T = Turf C = Color

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

NOTE: This proposal is "not to exceed" and takes into account the worst case scenario to repair your irrigation based on experience. Sometime the repairs will be less than the amount shown. If this is the case you will only be billed for the actual work performed. If repairs are located below buildings, driveways, walkways, or utilities, additional charges may be necessary. If any of the forementioned obstacles are identified we will notify you immediately.

IRRIGATION EVALUATION:

DATE: 3/12/26  
 MANAGER: \_\_\_\_\_  
 BRANCH: Tampa  
 CUSTOMER#: \_\_\_\_\_

JOB NAME: Whimserton Place  
 TECHS: Nestor and Shawn  
 CLOCK LOCATION: Entrance  
 METER LOCATION: \_\_\_\_\_

Zone	Zone Type	Plant Type	Replace Valve	Down Zone	Broken Mainline	Broken Lateral Line	Drip breaks	Replace Spray Head	Replace Rotor Head	Replace Nozzles	Replace MFR Nozzle	Add Heads	Move Head For Better Coverage	Change 4" Head To 6" Head For Proper Coverage	Change 4" Head To 12" Head For Proper Coverage	Change Head To Bleer Using Spray Nozzle Or Rotor	Raise Height of Head due to Plant Or Turf Growth	Cap Off Head	Notes
1	DIMT																		Nowire
2																			
3	R																		
4	R																		
5	S																		
6																			Nowire
7																			
8	S																		
9	S																		
10	R																		Nowire
11																			
12	R																		
13	R																		
Total																			

ZONE TYPE / KEY  
 S = Sprays R = Rotors MFR = MP Rotator D = Drip  
 PLANT TYPE / KEY  
 S = Shrubs T = Turf C = Color

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

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IRRIGATION EVALUATION:

DATE: 3/12/26  
 MANAGER: \_\_\_\_\_  
 BRANCH: TAMPA  
 CUSTOMER#: \_\_\_\_\_

JOB NAME: Haven @ meadow pointe  
 TECHS: Nestor and Shawn

CLOCK LOCATION: \_\_\_\_\_  
 METER LOCATION: \_\_\_\_\_

Zone	Zone Type	Plant Type	Replace Valve	Down Zone	Broken Mainline	Broken Lateral Line	Drip breaks	Replace Spray Head	Replace Rotor Head	Replace Nozzles	Replace MPR Nozzle	Add Heads	Move Head For Better Coverage	Change 4" Head To 6" Head For Proper Coverage	Change 4"-6" Head To 12" Head For Proper Coverage	Change Head To Rise Using Spray Nozzle Or Rotor	Raise Height of Head due to Plant Or Turf Growth	Cap Off Head	Notes
1	MP																		
2	D																		
3				1															
4				1															
5	MP							1											
6				1															
<b>Total</b>																			

ZONE TYPE / KEY  
 S = Sprays R = Rotors MPR = MP Rotator D = Drip  
PLANT TYPE / KEY  
 S = Shrubs T = Turf C = Color

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

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IRRIGATION EVALUATION:

DATE: 3/12/26  
 MANAGER: \_\_\_\_\_  
 BRANCH: Tempe, State  
 CUSTOMER#: \_\_\_\_\_

JOB NAME: Meadow Pointe North  
 TECHS: Nestor + Shawn  
 CLOCK LOCATION: Entrance Right side  
 METER LOCATION: Back Right side

Zone	Zone Type	Plant Type	Replace Valve	Down Zone	Broken Mainline	Broken Lateral Line	Drip breaks	Replace Spray Head	Replace Rotor Head	Replace Nozzles	Replace MPR Nozzle	Add Heads	Move Head For Better Coverage	Change 4" Head To 6" Head For Proper Coverage	Change 4" - 6" Head To 12" Head For Proper Coverage	Change Head To Rise Using Spray Nozzle Or Rotor	Raise Height of Head due to Plant Or Turf Growth	Cap Off Head	Notes
1	D	S																	
2	S	T																	
3	R	T																	
4	S	T																	
5	S	T																	
6	S	T, S, C																	
7	B	S					1												
8	D	S																	
9	S	T																	
10	D	S																	
11	B	S																	
12	MP	T									3								
13	D	S																	
19	S	T																	
21	R/D	S					1												
25	S	T																	
27	S	T																	
<b>Total</b>																			

**ZONE TYPE / KEY**  
 S = Sprays R = Rotors MPR = MP Rotator D = Drip  
**PLANT TYPE / KEY**  
 S = Shrubs T = Turf C = Color

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_



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IRRIGATION EVALUATION:

DATE: 3/24/26  
 MANAGER:  
 BRANCH: Tampa  
 CUSTOMER#:

JOB NAME: Enclave  
 TECHS: Nesator  
 CLOCK LOCATION:  
 METER LOCATION:

Zone	Zone Type	Plant Type	Replace Valve	Down Zone	Broken Mainline	Broken Lateral Line	Broken Drip	Replace Spray Head	Replaid Rotor Head	Replace Nozzles	Replace MPR Nozzle	Add Heads	Move Head For Better Coverage	Change 4" Head To 6" Head For Proper Coverage	Change 4" - 6" Head To 12" Head For Proper Coverage	Change Head To Rotor Using Spray Nozzle Or Rotor	Raise Height of Head due to Plant Or Turf Growth	Cap Off Head	Notes	
1	S	T						1												End by Gate
2	S	T																		
3	D	S																		
4	B	S																		
5	S	T																		
6	S	T																		
7	R	T																		
8	D	S																		
9	S	T																		
10	S	T																		
11	D	S																		
<b>Total</b>																				

ZONE TYPE | KEY  
 S = Sprays R = Rotors MPR = MF Rotator D = Drip  
 PLANT TYPE | KEY  
 S = Shrubs T = Turf C = Color

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

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IRRIGATION EVALUATION:

DATE: 3/24/26  
 MANAGER:  
 BRANCH: TAMPA  
 CUSTOMER#:

JOB NAME: Mercedian  
 TECHS: Nestor  
 CLOCK LOCATION: Exit side  
 METER LOCATION: Exit side

Zone	Zone Type	Plant Type	Replace Valve	Down Zone	Broken Mainsline	Broken Lateral Line	Broken Drip	Replace Spray Head	Replace Rotor Head	Replace Nozzles	Replace MPR Nozzle	Add Heads	Move Head For Better Coverage	Change 4" Head To 6" Head For Proper Coverage	Change 4" - 6" Head To 12" Head For Proper Coverage	Change Head To Rotor Using Spray Nozzle Or Rotor	Raise Height of Head due to Plant Or Turf Growth	Cap Off Head	Notes	
1																				
2																				Entrance Fenceline
3	S	T																		
4	B	S																		Entrance
5	S	T																		
6	B	S																		
7	S	T																		
8	D	S																		
9	R	T																		
10																				
11	S/D	S,C																		
12																				Exit Brick wall Area
13	D	S																		
14	R	T																		
15	B	S																		
16	D	S																		by Controller Exit
17	S	T																		Exit by Gate
18																				
19	D	S																		Lift station
20	D	S																		Mail Box area Far End
21	S	T																		
22	R	T																		
23	B	S																		
24	S	T																		
25	R	T																		
Total																				

ZONE TYPE / KEY

S = Sprays R = Rotors MPR = MPR Rotator D = Drip

PLANT TYPE / KEY

S = Shrubs T = Turf C = Color

Approved by:

[Signature Box]

Date:

[Date Box]

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IRRIGATION EVALUATION:

DATE: 3/24/26  
 MANAGER:  
 BRANCH: TAMPA  
 CUSTOMER#:

JOB NAME: Windsor  
 TECHS: Nestor  
 CLOCK LOCATION: Entrance side  
 METER LOCATION: Entrance side

Zone	Zone Type	Plant Type	Replaces Valve	Down Zone	Broken Mainline	Broken Lateral Line	Broken Drip	Replaces Spray Head	Replaces Rotor Head	Replaces Nozzles	Replaces MPR Nozzle	Add Heads	Move Head For Better Coverage	Change 4" Head To 6" Head For Proper Coverage	Change 4"-6" Head To 12" Head For Proper Coverage	Change Head To Rise Using Spray Nozzle Or Rotor	Raise Height of Head due to Plant Or Turf Growth	Cap Off Head	Notes
1	S	T.C																	
2	D	S																	
3	S	T																	
4	DIMS	SC																	
5	S	T																	
6	S	T																	
7	D	S																	
<b>Total</b>																			

ZONE TYPE / KEY  
 S = Sprays R = Rotors MPR = MP Rotator D = Drip  
 PLANT TYPE / KEY  
 S = Shrubs T = Turf C = Color

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

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IRRIGATION EVALUATION:

DATE: 3/24/26  
 MANAGER:  
 BRANCH: TAMPA  
 CUSTOMER#:

JOB NAME: Provence  
 TECHS: Nestor  
 CLOCK LOCATION: Exit side  
 METER LOCATION: Exit side

Zone	Zone Type	Plant Type	Replace Valve	Down Zone	Broken Mainline	Broken Lateral Line	Broken Drip	Replace Spray Head	Replace Rotor Head	Replace Nozzles	Replace MPR Nozzle	Add Heads	Move Head For Better Coverage	Change 4" Head To 6" Head For Proper Coverage	Change 4"-6" Head To 12" Head For Proper Coverage	Change Head To Right Using Spray Nozzle Or Rotor	Raise Height of Head due to plant or Turf Growth	Cap Off Head	Notes
1	D	S																	
2	SIMP	T																	Center island
3	D	S																	
4	S	T																	
5	B	S																	
6	S	T																	
7	S	T																	
8	B	S																	
9	S	T																	
10	S	T																	
11	D	S																	
12	D	S																	
13																			
14	R	T																	
15	D																		
16	S	T																	
17	R	T																	
18	D	S						2						①	Scrub Active Box				Mail Box Area
19	D	S																	
20	D	S																	
21	S	T																	Entrance monument
22	D	S						1											Entrance strip
23	S	T																	
24	B	S																	
25	D	S																	Entrance
Total																			

ZONE TYPE / KEY  
 S = Sprays R = Rotors MPR = MP Rotator D = Drip  
 PLANT TYPE / KEY  
 S = Shrubs T = Turf C = Color

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

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IRRIGATION EVALUATION:

DATE: 3/24/26  
 MANAGER:  
 BRANCH: Tampa  
 CUSTOMER#:

JOB NAME: Provence  
 TECHS: Nestor  
 CLOCK LOCATION:  
 METER LOCATION:

Zone	Zone Type	Plant Type	Replace Valve	Down Zone	Broken Mainline	Broken Lateral Line	Broken Drip	Replace Spray Head	Replace Rotog. Head	Replace Nozzles	Replace MPR Nozzle	Add Heads	Move Head For Better Coverage	Change 4" Head To 6" Head For Proper Coverage	Change 6" Head To 12" Head For Proper Coverage	Change Head To Rise Using Spray Nozzle Or Rotor	Raise Height of Head due to Plant Or Turf Growth	Cap Off Head	Notes
26	S	T																	Entrance by Pond <sup>Across</sup> <sub>Roads</sub>
27	D	S																	Entrance by Gate
28	S	T																	Lift station <sup>Across</sup> <sub>sidewalk Strip</sub>
29	S	T																	
30	D	S																	
31	R	T																	
32	B	S																	Entrance inside Gate
33	S	T													3				Mail Box Area
34	S	T																	
Total																			

ZONE TYPE | KEY  
 S = Sprays R = Rotors MPR = MP Rotator D = Drip  
 PLANT TYPE | KEY  
 S = Shrubs T = Turf C = Color

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_



Proposal 55-40-3

Contract Number: 55-0297-00

Date: March 23, 2026

Job Name: Meadow Point IV

Job Address: 3902 Meadow Pointe Blvd

Wesley Chapel FL 33543

Contact: Darryl Adams

**SCOPE OF WORK**

The following is for the installation of seasonal color. The old flowers will be removed and disposed of. Top soil will be added and tilled in. The new flowers will be added and finished with Pinebark mini nuggets.

DESCRIPTION	SIZE	QTY
Seasonal Color	SF	690

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST:

\$3,295.50

## TERMS AND CONDITIONS

### 1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

### 2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

### 3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

### 4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs; Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

### 5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

### 6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

### 7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

### 8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

### 9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

### 10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

### 11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

### 12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

### 13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

#### Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

#### Deposits

- Contracts exceeding \$25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

#### Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

#### Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting [billings@russelllandscape.com](mailto:billings@russelllandscape.com). To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

#### Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

### 14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

### AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

DATE: **3/23/26** \_\_\_\_\_

PROJECT COST: **\$3,295.50 GOOD FOR 30 DAYS FROM DAY SENT** \_\_\_\_\_

PROPOSAL #: **55-40-3** \_\_\_\_\_

REQUISITION/WORK ORDER/CRN/PO#: \_\_\_\_\_

ESTIMATE PREPARED BY: **Hannah Avart** \_\_\_\_\_

TITLE: **Color Manager** \_\_\_\_\_

ACCOUNT MANAGER NAME: **Delfino Agustin** \_\_\_\_\_

ACCOUNT MANAGER PHONE: **941-414-1986** \_\_\_\_\_

ACCOUNT MANAGER EMAIL: **delfino@russelllandscape.com** \_\_\_\_\_

NOTES/COMMENTS:

# Addendum

## Design One

Angelonia Serena Purple



Vinca Cora Polka Dot & Punch



## Design Two

Coleus Solar Shade



Penta Graffiti Mix



## Design Three

Salvia Cathedral Purple



Vinca Cora Mix



Duranta Gold Mound





**Proposal** 55-60-4  
**Contract Number:** 55-0297-00  
**Date:** March 25, 2026  
**Job Name:** Meadow Pointe IV  
**Job Address:** 3902 Meadow Pointe Blvd  
 Wesley Chapel FL 33543  
**Contact:** Darryl Adams

**SCOPE OF WORK**

Tennis Court Blvd Side Bed Enhancement This proposal is to remove all existing plant material and install new plants based on the attached design.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
Removal of all existing plant material out of the bed and prep for new installation	LS	1	\$2,983.50	\$2,983.50
Install 3 Blueberry Trees	#30	3	\$542.92	\$1,628.75
Silver Buttonwood Bushes	#7	77	\$88.14	\$6,787.00
Hawaiian Ti Plants	#3	136	\$34.58	\$4,702.25
Gold Mound Duranta	#3	27	\$29.82	\$805.25
Indian Hawthorne	#3	18	\$30.42	\$547.50
Baby Sun Rose	#1	115	\$12.76	\$1,467.50
Install 10 yards of topsoil with micronutrient mix	CY of Soil Amendment	10	\$200.13	\$2,001.25
Install 20 Yards of Pine Bark Nuggets	CY of Mulch	20	\$65.00	\$1,300.00
Disposal Fee	LS	1	\$883.50	\$883.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

**TOTAL COST: \$23,106.50**

## TERMS AND CONDITIONS

### 1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

### 2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

### 3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

### 4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs; Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

### 5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

### 6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

### 7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

### 8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

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- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

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RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

**AUTHORIZATION**

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

DATE: **3/25/26** \_\_\_\_\_

PROJECT COST: **\$23,106.50 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-60-4** \_\_\_\_\_

REQUISITION/WORK ORDER/CRN/PO#: \_\_\_\_\_

ESTIMATE PREPARED BY: **Doug Borgh** \_\_\_\_\_

TITLE: **Branch Manager** \_\_\_\_\_

ACCOUNT MANAGER NAME: **Delfino Agustin** \_\_\_\_\_

ACCOUNT MANAGER PHONE: **941-414-1986** \_\_\_\_\_

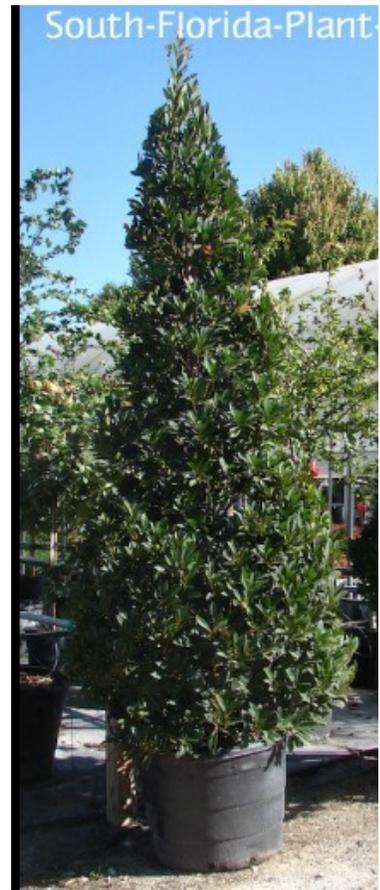
ACCOUNT MANAGER EMAIL: **delfinoa@russelllandscape.com** \_\_\_\_\_

NOTES/COMMENTS:

Addendum



Design Concept



Japanese Blueberry Tree



Silver Buttonwood Hedge



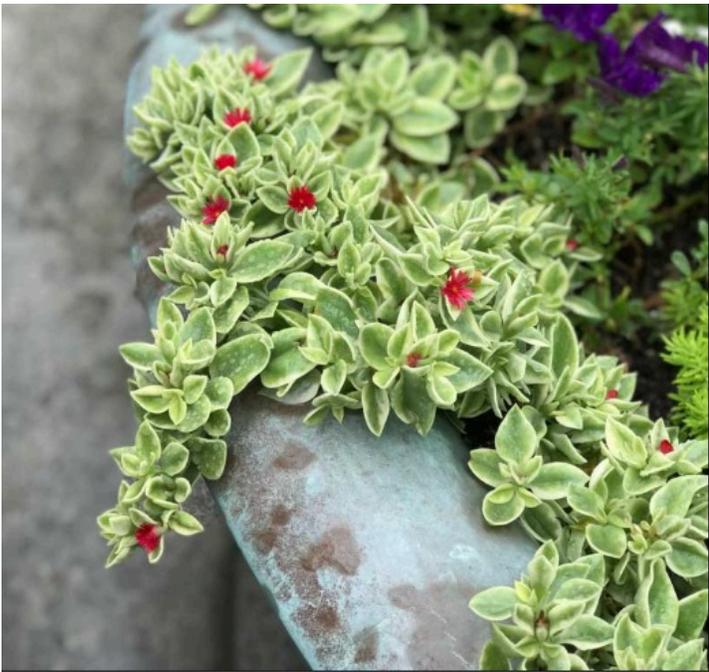
Hawaiian Ti Plant



Gold Mound Duranta



Indian Hawthorne



Baby Sunrose

## **Tab 3**



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

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



## **Operations/Maintenance March 2026**

### **SAAS:**

**3/25/2026 Provence** – Evaluate and adjust Provence gates after collision from a car.  
Invoice #17867 \$115.00

**3/30/2026 MPN Call Box Replacement Estimate:** Call box screen has failed. The cost to replace the screen is \$2,038 (Est #2346). Replacement of the system with CAPXLV2 is \$5,665.64.



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**Holloway's Water Treatment (Well Service):**

**3/11/2026** Repaired plumbing at MP North (west well). Replaced 2" valve with a stainless valve, replaced pressure guage and reconfigured plumbing.

There is no current problem with the backflow preventer. Invoice #1008 \$522.00

**Meridian Sign and Monument:** Shane Carlson, with Carlson Construction, stated that the work on the sign and monument will begin in the spring.

**Mr. Electric:**

**3/5/2026 Shellwood** - Replace lighting on the two signs and monuments at Shellwood entrance, transformers, outlets controlled by photocells. Invoice #2601669 \$4,586.28

**3/5/2026 MP North** – Replace lighting for entry sign and monument, installed 2 GFCI outlets, photo eye, low voltage transformer. Invoice #2601667 \$3,471.36

**3/10/26 Windsor** - Replace 2 lights for sign/monument, transformer, 2 weather-proof receptacles, photocell. Invoice #2601670 \$3,625.54

**3/13/26 MP North** - Added 2 additional lights at monument to improve illumination (dark areas across the sign). Invoice #2601772 \$643.38

**3/13/26 Parkmonte** – Evaluation for replacing sign/monument lighting and identifying other electrical problems. Invoice #2601753 \$539.00

**3/20/26 Windsor** - Replace 2 landscape lights for palm tree in the median, inside gates and replace the photocell, which has failed. Invoice #2601808 \$713.43

**3/20/26 Provence:** Replace 4 lights in the mail kiosk with lamps that match (for uniformity) and will be serviceable in the future. The previous lights could not be serviced and one was not functioning. Invoice #2601809 \$1,180.40

**Brian Svoboda (JacPro):**

**3/21/2026** Installed four new dog waste stations in Whinsenton, Parkmonte, Shellwood and the Haven. Invoice #3212026 Balance of payment \$700.00



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## FIELD MAINTENANCE:

**Advanced Aquatic:** Ponds were inspected and treated on: 3/4, 3/11, 3/18, 3/26

**Incident Report: 3-23-2026** A car collided with Provence entrance gate. The father of the individual who drove the car was impressively forthcoming. He reported the incident to the clubhouse. Brianna Coon prepared and emailed the Incident Report.

**3/25/2026** Robert with SAAS evaluated the entrance gates and determined there was no damage, apart from minor adjustments required.

**3-28-2026** Mr. Richard, the father, paid the charges of \$115.00 to reimburse the CDD for the services from SAAS.

## March Deputy's Report for Meadow Pointe IV - Deputy David

(To be submitted under separate cover)

### Meadow Pointe IV Payment Log

3/1/2026 through 3/29/2026

Date	Purpose	Event Date	Community	Rm Dep	Rm Amt	Card Amt
3/1/2026	1 tag		Windsor			\$12.00
3/1/2026	1 tag		Provence			\$12.00
3/2/2026	1 tag		Windsor			\$12.00
3/5/2026	1 tag		Parkmonte			\$12.00
3/6/2026	1 fob		Whinsenton			\$25.00
3/11/2026	1 tag		Provence			\$12.00
3/12/2026	1 tag		Shellwood			\$12.00
3/13/2026	1 tag		Whinsenton			\$12.00
3/13/2026	2 tags		Parkmonte			\$24.00
3/14/2026	1 fob		Parkmonte			\$25.00
3/16/2026	1 tag		Enclave			\$12.00
3/17/2026	1 tag		Shellwood			\$12.00
3/17/2026	1 tag		Shellwood			\$12.00
3/18/2026	1 fob		Shellwood			\$25.00
3/20/2026	2 tags		MPN			\$24.00
3/21/2026	1 tag		Enclave			\$12.00



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3/23/2026	Rm Dep.	5/24/26	Parkmonte	\$200.00	\$50.00	\$250.00
3/23/2026	1 tag		Meridian			\$12.00
3/24/2026	1 tag		Whinsenton			\$12.00
3/25/2026	1 tag		Shellwood			\$12.00
3/27/2026	1 tag		Haven			\$12.00
3/27/2026	Reimburse CDD		Non-Resident			\$115.00
3/28/2026	1 tag		Enclave			\$12.00
3/28/2026	1 tag		Shellwood			\$12.00
3/28/2026	1 fob		Whinsenton			\$25.00
3/28/2026	1 tag		Parkmonte			\$12.00
3/29/2026	2 tags		Windsor			\$24.00
			<b>TOTALS</b>	<b>\$200.00</b>	<b>\$50.00</b>	<b>\$753.00</b>

**Community Event:** Spring Break 2026 is underway this week. We've enjoyed preparing daily events for the children and families of MPIV. We're expecting a good turnout.

Respectfully submitted,

*Lori Stanger,*  
 Manager



# Tab 4



**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** May 13, 2026, at 05:00 pm
- **Budget Workshop:** April 28, 2026, at 10:00 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

April 8

2026

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**District Manager Updates**

<u>FINANCIAL SUMMARY</u>	<u>2/28/2026</u>
General Fund Cash & Investment Balance:	\$2,266,412
Reserve Fund Cash & Investment Balance:	\$1,090,567
Debt Service Fund Investment Balance:	<u>\$928,298</u>
<b>Total Cash and Investment Balances:</b>	<b>\$4,285,277</b>
<b>General Fund Expense Variance: \$126,261</b>	<b>Under Budget</b>



Rizzetta & Company

# **Meadow Pointe IV Community Development District**

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**Financial Statements  
(Unaudited)**

**February 28, 2026**

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

**meadowpointe4cdd.org  
rizzetta.com**

**Meadow Pointe IV Community Development District**

Balance Sheet

As of 02/28/2026

(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	1,633,077	(196,960)	5,706	1,441,823	0	0
Investments	633,335	1,287,527	922,592	2,843,454	0	0
Accounts Receivable	91,769	0	22,573	114,342	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	950,871
Amount To Be Provided Debt Service	0	0	0	0	0	3,987,129
<b>Total Assets</b>	<b>2,379,807</b>	<b>1,090,567</b>	<b>950,871</b>	<b>4,421,245</b>	<b>18,376,008</b>	<b>4,938,000</b>
<b>Liabilities</b>						
Accounts Payable	54,758	0	0	54,758	0	0
Accrued Expenses	7,800	0	0	7,800	0	0
Other Current Liabilities	41	0	0	41	0	0
Due To Other	970	0	0	970	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,938,000
Deposits Payable	400	0	0	400	0	0
<b>Total Liabilities</b>	<b>63,969</b>	<b>0</b>	<b>0</b>	<b>63,969</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	1,321,838	150,782	491,138	1,963,758	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>2,315,838</b>	<b>1,090,567</b>	<b>950,871</b>	<b>4,357,276</b>	<b>18,376,008</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>2,379,807</b>	<b>1,090,567</b>	<b>950,871</b>	<b>4,421,245</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 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	11,354	11,354
Special Assessments				
Tax Roll	1,983,967	1,983,967	1,995,797	11,830
Other Misc. Revenues				
Insurance Proceeds	0	0	50,612	50,612
Key/Access/Transponder Revenue	0	0	514	514
Miscellaneous Revenue	0	0	398	398
Remotes	0	0	1,885	1,885
Room Rentals	0	0	607	607
Vendor Rebates	0	0	1	1
<b>Total Revenues</b>	<u>1,983,967</u>	<u>1,983,967</u>	<u>2,061,168</u>	<u>77,201</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	15,000	6,250	5,000	1,250
<b>Total Legislative</b>	<u>15,000</u>	<u>6,250</u>	<u>5,000</u>	<u>1,250</u>
Financial & Administrative				
Accounting Services	23,168	9,653	9,653	0
Administrative Services	6,153	2,564	2,564	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	271	151	120
Disclosure Report	6,000	2,500	2,500	0
District Engineer	50,000	20,833	35,511	(14,678)
District Management	33,256	13,857	13,857	0
Dues, Licenses & Fees	550	175	175	0
Financial & Revenue Collections	5,304	2,210	2,210	0
Legal Advertising	1,000	417	485	(68)
Miscellaneous Mailings	500	208	0	208
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	(80)
Website Hosting, Maintenance, Backup & E	3,000	1,269	935	334
<b>Total Financial &amp; Administrative</b>	<u>156,998</u>	<u>73,724</u>	<u>85,647</u>	<u>(11,923)</u>
Legal Counsel				
District Counsel	25,000	10,416	7,789	2,628
<b>Total Legal Counsel</b>	<u>25,000</u>	<u>10,416</u>	<u>7,789</u>	<u>2,628</u>
Law Enforcement				
Off Duty Deputy	156,771	65,322	64,832	489
<b>Total Law Enforcement</b>	<u>156,771</u>	<u>65,322</u>	<u>64,832</u>	<u>489</u>
Electric Utility Services				
Utility - Recreation Facilities	15,000	6,250	5,880	370

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	87,150	36,312	34,870	1,442
Utility Services	6,000	2,500	3,620	(1,119)
<b>Total Electric Utility Services</b>	<b>108,150</b>	<b>45,062</b>	<b>44,370</b>	<b>693</b>
<b>Garbage/Solid Waste Control Services</b>				
Garbage - Dumpster	14,310	5,963	7,905	(1,944)
Garbage - Recreation Facility	1,050	437	554	(115)
Garbage - Residential	177,153	73,814	72,602	1,211
Solid Waste Assessment	1,600	667	1,674	(1,007)
<b>Total Garbage/Solid Waste Control Services</b>	<b>194,113</b>	<b>80,881</b>	<b>82,735</b>	<b>(1,855)</b>
<b>Water-Sewer Combination Services</b>				
Utility - Reclaimed	3,500	1,458	79	1,379
Utility Services	12,000	5,000	2,656	2,344
<b>Total Water-Sewer Combination Services</b>	<b>15,500</b>	<b>6,458</b>	<b>2,735</b>	<b>3,723</b>
<b>Stormwater Control</b>				
Aquatic Maintenance	60,375	25,156	24,800	356
Aquatic Plant Replacement	15,000	6,250	0	6,250
Mitigation Area Monitoring & Maintenance	5,000	2,084	0	2,084
Stormwater Assessments	2,444	1,018	2,546	(1,528)
Stormwater System Maintenance	10,000	4,167	12,900	(8,733)
<b>Total Stormwater Control</b>	<b>92,819</b>	<b>38,675</b>	<b>40,246</b>	<b>(1,571)</b>
<b>Other Physical Environment</b>				
Conservation Cutbacks	10,000	4,166	0	4,166
Entry & Walls Maintenance & Repair	22,000	9,167	0	9,167
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	13,375	10,000	3,375
Irrigation Maintenance & Repair	21,600	9,000	1,156	7,844
Landscape - Annuals/Flowers	17,580	7,325	5,070	2,255
Landscape - Fertilizer	16,500	6,875	3,515	3,360
Landscape - Mulch	55,000	22,917	46,225	(23,308)
Landscape - Pest Control	3,000	1,250	287	963
Landscape Inspection Services	12,900	5,375	5,375	0
Landscape Maintenance	409,586	170,660	88,364	82,296
Landscape Replacement Plants, Shrubs, Tr	50,000	20,834	910	19,924
Lift Station Maintenance	5,000	2,083	498	1,585
Playground Mulch	9,000	3,750	0	3,750
Property Insurance	37,531	37,531	34,835	2,696
Rust Prevention	10,000	4,167	0	4,167
Tree Trimming Services	10,000	4,166	5,038	(871)
Well Maintenance	4,000	1,667	0	1,666
<b>Total Other Physical Environment</b>	<b>724,316</b>	<b>332,427</b>	<b>219,907</b>	<b>112,520</b>
<b>Road &amp; Street Facilities</b>				
Gate Maintenance & Repair	54,800	22,833	23,680	(847)
Gate Phone	20,000	8,334	8,015	318
Gate Service Contract	8,000	3,333	3,640	(306)

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Roadway Repair & Maintenance	10,000	4,167	0	4,166
Security Camera Maintenance	2,500	1,042	0	1,042
Sidewalk Maintenance & Repair	15,000	6,250	0	6,250
Street Sign Repair & Replacement	1,000	416	3,346	(2,929)
<b>Total Road &amp; Street Facilities</b>	<b>111,300</b>	<b>46,375</b>	<b>38,681</b>	<b>7,694</b>
<b>Parks &amp; Recreation</b>				
Athletic Court/Field/Playground Main- tena	2,500	1,042	1,090	(48)
Clubhouse Maintenance & Repair	30,000	12,500	3,365	9,135
Dog Park Maintenance	3,500	1,458	2,325	(867)
Employee - Amenity Staff	200,000	83,334	95,550	(12,217)
Employee - Incentives and Bonuses	500	208	0	209
Facility Supplies	8,000	3,333	2,315	1,018
Fitness Equipment Maintenance & Re- pair	2,300	959	365	594
Landscape Maintenance	5,000	2,083	0	2,083
Management Contract	24,720	10,300	196	10,104
Pest Control & Termite Bond	720	300	330	(30)
Pest Control - Top Choice Treatment	5,000	2,083	0	2,083
Playground Repairs	2,500	1,042	290	752
Pool Maintenance	1,300	542	3,875	(3,333)
Pool Service Contract	41,500	17,291	16,000	1,292
Security Camera Clubhouse	760	317	1,894	(1,578)
Telephone, Internet, Cable	6,700	2,792	1,628	1,164
Tennis/Athletic Court/Park Maintenance	2,000	833	653	180
Wildlife Management Services	14,500	6,042	0	6,042
<b>Total Parks &amp; Recreation</b>	<b>351,500</b>	<b>146,459</b>	<b>129,876</b>	<b>16,583</b>
<b>Special Events</b>				
Special Events	7,500	3,125	3,530	(405)
<b>Total Special Events</b>	<b>7,500</b>	<b>3,125</b>	<b>3,530</b>	<b>(405)</b>
<b>Contingency</b>				
Miscellaneous Contingency	25,000	10,417	13,982	(3,565)
<b>Total Contingency</b>	<b>25,000</b>	<b>10,417</b>	<b>13,982</b>	<b>(3,565)</b>
<b>Total Expenditures</b>	<b>1,983,967</b>	<b>865,591</b>	<b>739,330</b>	<b>126,261</b>
<b>Total Excess of Revenues Over(Under) Ex- penditures</b>	<b>0</b>	<b>1,118,376</b>	<b>1,321,838</b>	<b>203,462</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>1,118,376</b>	<b>2,315,838</b>	<b>1,197,462</b>

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	17,985	17,985
Special Assessments				
Tax Roll	329,758	329,758	329,757	(1)
<b>Total Revenues</b>	<u>329,758</u>	<u>329,758</u>	<u>347,742</u>	<u>17,984</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	329,758	329,758	196,960	132,798
Total Contingency	<u>329,758</u>	<u>329,758</u>	<u>196,960</u>	<u>132,798</u>
<b>Total Expenditures</b>	<u>329,758</u>	<u>329,758</u>	<u>196,960</u>	<u>132,798</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>150,782</u>	<u>150,782</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>1,090,567</u>	<u>1,090,567</u>

845 Debt Service Fund S2004 & S2019 **Meadow Pointe IV Community Development District**

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	3,197	3,197
Special Assessments				
Tax Roll	177,209	177,209	178,115	906
<b>Total Revenues</b>	<u>177,209</u>	<u>177,209</u>	<u>181,312</u>	<u>4,103</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>154,652</u>	<u>154,652</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>317,194</u>	<u>317,194</u>

845 Debt Service Fund S2012/S2014/S2022  
**Meadow Pointe IV Community Development District**  
 Statement of Revenues and Expenditures  
 As of 02/28/2026  
 (In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	5,860	5,860
Special Assessments				
Tax Roll	391,924	391,924	393,929	2,005
<b>Total Revenues</b>	<u>391,924</u>	<u>391,924</u>	<u>399,789</u>	<u>7,865</u>
<b>Expenditures</b>				
Debt Service				
Interest	136,924	136,924	63,303	73,621
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>328,621</u>
<b>Total Expenditures</b>	<u>391,924</u>	<u>391,924</u>	<u>63,303</u>	<u>328,621</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>336,486</u>	<u>336,486</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>633,677</u>	<u>633,677</u>

**Meadow Pointe IV CDD**  
**Investment Summary**  
**February 28, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2026</u>
FLCLASS Operating	Average Monthly Yield - 3.7498%	\$ 633,335
<b>Total General Fund Investments</b>		<b>\$ 633,335</b>
FLCLASS Asset Replacement	Average Monthly Yield - 3.7498%	\$ 411,742
FLCLASS Road Reserve	Average Monthly Yield - 3.7498%	875,785
<b>Total Reserve Fund Investments</b>		<b>\$ 1,287,527</b>
US Bank Series 2014 Revenue A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	\$ 167,080
US Bank Series 2014 Reserve A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	125,170
US Bank Series 2014 Interest A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	2,467
US Bank Series 2014 Prepayment A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	310
US Bank Series 2015 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	171,413
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	126,521
US Bank Series 2022 A-2 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	192,656
<b>Total Debt Service Fund Investments</b>		<b>\$ 922,592</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 02/01/2026 to 02/28/2026**

<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	91,769.11
<b>Sum for 845, 2720</b>							<b>91,769.11</b>
<b>845, 2722</b>	845-200	845 Debt Service Fund S2004 & S2015	Pasco County Tax Collector	AR00002918	12110	10/01/2025	7,028.61
<b>Sum for 845, 2722</b>							<b>7,028.61</b>
<b>845, 2725</b>	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	4,388.03
	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	6,962.46
	845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	4,194.34
<b>Sum for 845, 2725</b>							<b>15,544.83</b>
<b>Sum for 845</b>							<b>114,342.55</b>
<b>Sum Total</b>							<b>114,342.55</b>

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District  
Summary A/P Ledger  
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845, 2720					
845 General Fund	02/01/2026	Brian C Svoboda	2242026	Maintenance & Re- pairs 02/26	151.00
845 General Fund	02/01/2026	CRT Services Inc.	20230561-R-0007	Security Monitoring & Maintenance 02/26	1,820.00
845 General Fund	02/01/2026	Frontier Communica- tions of FL	81399447261013215- 021326	Gate Phones 02/26	59.99
845 General Fund	02/01/2026	Frontier Communica- tions of FL	81399447310806215- 020626	Gate Phones 02/26	59.99
845 General Fund	02/01/2026	Mr. Electric of Land O Lakes	2601477	Maintenance & Re- pairs 02/26	6,531.66
845 General Fund	02/01/2026	Mr. Electric of Land O Lakes	2601667	Maintenance & Re- pairs 02/26	3,471.36
845 General Fund	02/01/2026	Pasco County Sheriffs Office-Finance	ARFEB26 MPIV	Deputy Services 02/26	12,966.33
845 General Fund	02/01/2026	Pasco County Utilities	24013616	Water Services 01/26	11.11
845 General Fund	02/01/2026	Pasco County Utilities	24012881	Electric Services 01/26	30.30
845 General Fund	02/01/2026	Pasco County Utilities	24012656	Water Services 01/26	592.40
845 General Fund	02/01/2026	Pasco County Utilities	24012880	Electric Services 01/26	70.45
845 General Fund	02/01/2026	Pasco County Utilities	24012879	Electric Services 01/26	145.19
845 General Fund	02/01/2026	Pasco County Utilities	23817061	Electric Services 01/26	7.07
845 General Fund	02/01/2026	Rizzetta & Company, Inc.	INV0000107560	Cell Phone, Auto Mileage & Travel 02/26	209.90
845 General Fund	02/01/2026	Rizzetta & Company, Inc.	INV0000107397	Personnel Reimburse- ment 02/26	7,661.09
845 General Fund	02/01/2026	Southern Automated Access Services, LLC	17725	Gate Maintenance & Repair 02/26	190.00
845 General Fund	02/01/2026	Southern Automated Access Services, LLC	17710	Gate Maintenance & Repair 02/26	190.00
845 General Fund	02/01/2026	Southern Automated Access Services, LLC	17709	Gate Maintenance & Repair 02/26	190.00
845 General Fund	02/01/2026	Southern Automated Access Services, LLC	17721	Gate Maintenance & Repair 02/26	190.00
845 General Fund	02/01/2026	Southern Automated Access Services, LLC	17722	Gate Maintenance & Repair 02/26	283.00
845 General Fund	02/01/2026	Southern Automated Access Services, LLC	17723	Gate Maintenance & Repair 02/26	283.00
845 General Fund	02/01/2026	Southern Automated Access Services, LLC	17724	Gate Maintenance & Repair 02/26	283.00
845 General Fund	02/01/2026	Southern Automated Access Services, LLC	17708	Gate Maintenance & Repair 02/26	283.00
845 General Fund	02/01/2026	Spectrum	1316058020926	Internet Services 02/26	110.00
845 General Fund	02/01/2026	Stantec Consulting Services, Inc.	2524903	Engineering Services 01/26	9,762.86
845 General Fund	02/01/2026	TECO	221006228235-02192 6	Electric Services 02/26	1,604.66
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418225-031026	Electric Services 02/26	63.91
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418220-031026	Electric Services 02/26	52.51
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418217-031026	Electric Services 02/26	52.51
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418223-031026	Electric Services 02/26	76.89
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418221-031026	Electric Services 02/26	1,002.68
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418229-031026	Electric Services 02/26	63.49
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418227-031026	Electric Services 02/26	55.05

**Meadow Pointe IV Community Development District  
Summary A/P Ledger  
From 02/01/2026 to 02/28/2026**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
845 General Fund	02/01/2026	Inc. Withlacoochee River Electric Cooperative, Inc.	1418216-031026	Electric Services 02/26	51.77
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418215-031026	Electric Services 02/26	40.16
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418211-031026	Electric Services 02/26	5,598.76
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418224-031026	Electric Services 02/26	47.55
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2386197-031026	Electric Services 02/26	44.72
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418228-031026	Electric Services 02/26	44.29
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418218-031026	Electric Services 02/26	302.00
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	2187625-031026	Electric Services 02/26	63.07
845 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418230-031026	Electric Services 02/26	41.12
<b>Sum for 845, 2720</b>					<b>54,757.84</b>
<b>Sum for 845</b>					<b>54,757.84</b>
<b>Sum Total</b>					<b>54,757.84</b>

**Meadow Pointe IV Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/28/2026.
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 \$13,015.03 was received in March 2026.
6. Debt Service Fund 200 - Payment for Invoice #AR00002918 in the amount of \$996.83 was received in March 2026.
7. Debt Service Fund 203 - Payment for Invoice #AR00002918 in the amount of \$2,204.63 was received in March 2026.

# Tab 5

## OUTSTANDING ITEMS *(as of 1/14/2026)*

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Original Target Date	Status (RYG)	Progress Notes	Close Date
1	Duke Energy Project - Part 2	01/18/25	High	Aimee Brodeen	Fiscal 24-25	O	12/10 - On hold due to landscaping RFP and current drought conditions.	
2	Landscape RFP	06/11/25	Critical	Aimee Brodeen	2/11/26	G	1/14 - 1/15 deadline for bids. Bid package will be distributed to BoS by 1/23. 2/11 board meeting will have a limited agenda with focus on selection of Landscaper.	
3	Misc. Landscaping Proposals	11/12/25	Medium	Aimee Brodeen	12/10/25	O	12/10 - Landscaping proposals placed on hold. Requested one comprehensive plan for plant replacements & landscaping improvements, etc., after landscaping contract awarded.	
4	Reserves Plan	09/10/25	High	Board	TBD	NS	1/14 - No updates. Collapse into budget planning?	
5	Meridian Sign Restoration	07/09/25	Critical	Darryl Adams	3/11/26	G	1/14 - Anticipate work to begin by end of February.	
6	Stormwater Assessment Charge	01/14/26	High	Darryl Adams	2/11/26	G	1/14 - Stormwater assessment of \$15,446 seems out of range based on prior years.	
7	Confirm Ownership of Pond 41	01/14/26	Low	??	3/11/26		1/14 - Extensive erosion issues pointed out in landscape report. BoS agreed it would be good to confirm ownership. <b>Who owns this task?</b>	
8	Pond 64 Maintenance	2024	Critical	Greg Woodcock	Fiscal 24-25	G	1/14 - BoS agreed to pay for the installation of bubblers for the 5 new trees. Sketch of plan needs to be submitted to the county.	
9	Mill & Resurface Plan	09/10/25	High	Greg Woodcock	10/8/25 11/12/25 12/10/25 1/14/26 2/11/26	G	1/14 - Updating plan to include exhibit by year.	
10	Sidewalk Plan	09/10/25	High	Greg Woodcock	12/10/25 1/14/26 3/11/26	G	1/14 - Greg meeting with Finn on 1/15 to review areas of concern. 12/10 - Greg received targeted sidewalks from Scott. Additionally, Greg to add deficiencies identified in HOA turnover inspection. Report expected in January.	
11	Pond Erosion Repair	09/10/25	High	Greg Woodcock	3/11/26	G	1/14 - Finn to begin work the week of January 19. Estimate 3 - 4 weeks to complete.	
12	MP North Wells	11/12/25	Hlgh	Lori Stanger	12/10/25 1/14/26 2/11/26	G	1/14 - No further progress in January. 12/10 - (a) Patriot Pump conducted inspection & will do additional flow testing. (b) Susan & Lori will do a walk through with Juniper to review issues and get answers on previous work completed. (c) Susan & Lori looking at options other than Rust-Off for ongoing maintenance.	
13	Additional Dog Waste Stations	12/10/25	Medium	Lori Stanger	1/14/26 2/11/26	G	1/14 - BoS approved installation of 3 add'l stations for \$1,200. One each in Shellwood, Parkmont and Whinsenton.	
14	Noise Level Notification	12/10/25	Medium	Lori Stanger	1/14/26 2/11/26	G	1/14 - No progress in January. 12/10 - Lori to work with Deputy Francis to create communication that clarifies noise level regulations and the perception that there are no limits before 11 pm.	
15	Trail Camera	12/10/25	Medium	Lori Stanger	1/14/26	O	1/14 - Placed on hold to assess whether activities on the boardwalk may warrant the placement of a camera.	
15	Additional Siren Sensors	01/14/26	High	Lori Stanger	3/11/26	G	1/14 - BoS approved replacement of siren sensors in the Haven and Enclave and 11 additional sensors throughout MP4. Total expenditure \$6,132.	

**OUTSTANDING ITEMS** (as of 1/14/2026)

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Original Target Date	Status (RYG)	Progress Notes	Close Date
16	Pond 61	12/10/25	Medium	Acquatics	Spring 2026	NS	1/14 - Doug & Greg to collaborate on a plan. 12/10 - Doug to inspect pond 61 to determine what aquatic plants can be planted to improve the look of the pond. Goal is to make it similar to pond 68. Doug recommended against filling in the pond as it is part of the storm water system.	

**Status Definitions:**

- R Off Track
- Y Potential Problems, Delays
- G On Track
- B Done
- G NS
- O On Hold

## ITEMS CLOSED

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Original Target Date	Status (RYG)	Closing Comments	Close Date
1	Street Sign Repair	10/09/24	Critical	Greg Woodcock	June 2025	Done	Hurrican Milton clean up	06/11/25
2	Pond 50 Control Structure		Critical	Greg Woodcock	June 2025	Done	Greg reviewed, control structure is good	06/11/25
3	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
4	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
5	Key Fob Project	03/12/25	Low	Clubhouse Mgr	Fall 2025	Done	Lori reports positive feedback from residents	09/10/25
6	Pressure Washing	05/14/25	Medium	Lori Stanger	Fall 2025	Done	Completed	11/12/25
7	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
8	Tree Clean Up @ Amenity Ctr	10/08/25	Medium	Jorge Ledesma	Nov 2025	Done	Completed	11/12/25
9	Pond 74 Muck Clean Up	10/08/25	Medium	Advanced Aquatic	<del>Nov 2025</del> 12/10/25	Done	12/10 - No further action required. Doug determined the expense of pond clean up was greater than any benefits that would be realized.	12/10/25
10	Ponds 61,62, 64	11/12/25	Medium	Advanced Aquatic	12/10/25	Done	12/10 Doug reported no structural issues and ponds working as designed.	12/10/25
11	HOA Turnover Inspection	06/11/25	High	Greg Woodcock Aimee Brodeen	12/10/25	Done	12/10 - No further action required. Identified deficiencies addressed.	12/10/25
12	Community Mulching	10/08/25	Medium	Jorge Ledesma	Nov 2025	Done	Completed	12/10/25
13	Holiday Decorations	05/14/25	High	Lori Stanger	Nov 2025	Done	Board expressed dissatisfaction in delay of installation & made it clear that next year cannot be a report of this year.	12/10/25
14	Gates not opening via Yelps	08/13/25	High	Lori Stanger	Yr End 2025	Done	Testing with Sheriff and Vendor to be conducted monthly	12/10/25
15	Dog Waste Stations	11/12/25	Medium	Lori Stanger	12/10/25	Done	12/10 - Contract awarded to Brian Svoboda	12/10/26
16	Irrigation Damage - Fairhill	12/10/25	Medium	Greg Woodcock Jorge Ledesma	1/14/26	Done	1/14 - Scott said no additional work by CDD was necessary.	01/14/26
17	Golf Cart Notification	11/12/25	Medium	Lori Stanger	<del>12/10/25</del> 1/14/26	Done	Notification sent via newsletter	01/04/26
18	Post Card Mailing	12/10/25	Medium	Lori Stanger	1/14/26	Done	BoD made decision to not pursue. Lori to send veriage to Michael and he will post to MP4 FB.	01/14/26

## **Tab 6**



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.

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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 **E. Juniper Landscaping**

90 Mr. Ledesma provided an update on the community landscape.

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92 **F. Amenity Management Report**

93 Ms. Stanger presented her report, to include that rebuilding of a new Meridian  
94 entryway sign is scheduled to begin by the end of February.

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**G. District Counsel**

Mr. Babbar reviewed his report. A resident requested not to be responsible for legal and recording fees, which the Board declined. Mr. Babbar also explained that an Owner-CDD Maintenance agreement is required when an owner intends to remove/replace any portion of the sidewalk and/or apron of a driveway, e.g., from concrete to pavers.

**H. District Manager**

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

Mr. Adams presented the District Manager Report, Raid Log, and Monthly Financial Statement. He reminded the Board that the next meeting will be held on February 11, 2026, at 9:00 a.m.

**2. Review of the Outstanding Action Item List**

The Board reviewed the action item list.

**FIFTH ORDER OF BUSINESS**

**BUSINESS ITEMS**

**A. Consideration of Dog Station Installation Proposal**

On a motion from Mr. Page, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the Dog Station Installation Proposal for the addition of three dog 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

**B. Consideration of SAASI Additional Sensor Proposal**

On a motion from Ms. McNeil, seconded by Ms. Jarvis, with all in favor, the Board of Supervisors approved the SAASI Additional Sensor Proposal in the amount of \$6,132.00, to provide 11 additional emergency vehicle sensors so that there will be 2 sensors at each of the 9 neighborhood entry gates, for the Meadow Pointe IV Community Development District.

**C. Consideration of Resolution 2026-01; General Election**

On a motion from Ms. McNeil, seconded by Mr. Scanlon, with all in favor, the Board of 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.

**SIXTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

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

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.

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**B. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 10, 2025**

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.

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

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.

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**D. Consideration of Operation and Maintenance Expenditures for December 2025**

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.

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

Ms. Jarvis would like to discuss holiday lighting during upcoming budget discussions.

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

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.

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**Assistant Secretary**

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**Chair/Vice Chair**

# Tab 7

**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, March 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:

Mechelle Jarvis	<b>Board Supervisor, Assistant Secretary</b>
Susan Fischer	<b>Board Supervisor, Vice Chairman</b>
Scott Page	<b>Board Supervisor, Assistant Secretary</b>
Michael Scanlon	<b>Board Supervisor, Assistant Secretary</b> (via telephone for part of the meeting)

Also, present were:

Daryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lori Stanger	<b>Clubhouse Manager</b>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin</b>
Greg Woodcock	<b>District Engineer, Stantec</b>
Doug Agnew	<b>Advance Aquatics</b>
Deputy Payton	<b>Pasco Sheriff's Department</b>
Amiee Brodeen	<b>Field Services, Rizzetta &amp; Company</b>
Scarlett Spongberg	<b>Amenity Services Coordinator, Rizzetta &amp; Company</b>
Doug Borgh	<b>Account Manager, Russell Landscaping</b>
Audience	<b>None</b>

**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.

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**FOURTH ORDER OF BUSINESS** **STAFF REPORTS**

**A. Deputy/Captain**

The Deputy provided a report on recent activity within the community, including a confirmed case of rabies in Wesley Chapel caused by a racoon. The Deputy is enforcing no street parking and no parking across sidewalks.

The Deputy and Board discussed Florida and County code regarding authorized and unauthorized use of golf carts, e-bikes, motorized scooters, pocket bikes, and mopeds. The Board requested Ms. Stanger to send a blast email regarding proper use of such vehicles.

**B. District Engineer**

Mr. Woodcock will investigate the reported issue of a resident's home pool contributing to pond #26 erosion and will provide a report for next month's meeting.

Mr. Woodcock provided updated cost projections to mill and resurface neighborhood roads, from 2028 – 2033, for the Board to consider during its upcoming budget meetings.

Mr. Woodcock said he continues to await permits to replace trees removed in Union Park, which provided access to Pond 79.

**1. Presentation of Flume Installation Report**

Mr. Woodcock presented two competing proposals to install 15 flumes to improve drainage from sidewalks in Enclave and Meridian.

On a motion from Mr. Page, seconded by Ms. Jarvis, with three in favor, the Board of Supervisors approved ADS Flume Proposal for the amount of \$15,520 with District Counsel drafting Agreement, for the Meadow Pointe IV Community Development District.

**C. Aquatic Maintenance Report**

Mr. Agnew reviewed his report and recommended pushing the rocks/concrete at Pond 61 back toward the conservation area. Ms. Brodeen will make a recommendation for plantings at this pond.

**D. Landscape Inspection Services Report**

Ms. Brodeen reviewed the report.

Mr. Borgh of Russell Landscaping provided the Board with an update on the team's work and noted that an irrigation audit is scheduled for March 12. He stated that an inoperative valve will be replaced at no cost to the District, and the work will take two days.

Michael Scanlon joined the meeting at 10:38am.

Mr. Adams noted that some of the work Juniper was scheduled to perform through February was not performed. Ms. Fischer will take the lead on whether payment will be withheld , with a timeline not to exceed 30 days.

95 **2. Consideration of Landscape Maintenance Services Agreement with Russell**  
96 **Landscape Florida**

On a motion from Ms. Jarvis, seconded by Ms. Fischer, with four in favor, the Board of Supervisors approved Landscape Maintenance Services Agreement with Russell Landscape Florida, for the Meadow Pointe IV Community Development District.

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98 **E. Landscaping**

99 **1. Discussion of Project Plan & Freeze Recovery**

100 The Board discussed the Project Plan & Freeze Recovery.

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102 **F. Amenity Management Report**

103 Ms. Stanger presented her report. The Board requested that Mr. Adams send letters to  
104 offending residents regarding dirt bike/pocket bike activity on the property. The Board also  
105 asked for the Amenity Center's policy / rules be on next month's agenda.

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107 The Board discussed a recent incident at the amenity center. District Counsel will prepare  
108 a letter addressing the matter regarding private lessons conducted at the amenity center,  
109 and Mr. Adams will send the letter to the resident.

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111 The Board also requested that Ms. Stanger's job description be updated.

On a motion from Mr. Page, seconded by Ms. Fischer, with four in favor, the Board of Supervisors approved to remove and replace an outdoor water faucet at a cost not to exceed \$3,200 for the Meadow Pointe IV Community Development District.

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113 **1. Consideration of Southern Automated Access Services (SAAS) Proposals**

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors ratified the SAAS Proposals #2335 (\$5,665.64) for a new CAPXL V2 Call Box in Windsor, and #2346 (\$2,038) for a new Call Box Display at MP North.

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115 The Board did not approve SAAS proposal #2336 (\$22,722) for additional gate  
116 improvements at Windsor, pending further explanation.

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118 On a motion from Ms. Fischer, seconded by Ms. Jarvis, with four in favor, the Board of  
119 Supervisors ratified the CRT proposal #2030902 for Tennis Court cameras (\$3,397.50),  
120 for the Meadow Pointe IV Community Development District.

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122 **G. District Counsel**

123 **1. Consideration of Meadow Pointe Service Mark License Agreement**

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors approved the Meadow Pointe Service Mark License Agreement, for the Meadow Pointe IV Community Development District.

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125 **H. District Manager**

126 **1. Review of District Manager Report & Monthly Financial Statement**

127 Mr. Adams presented the District Manager Report, Raid Log, and Monthly Financial Statement.  
128 He reminded the Board that the next meeting will be held on April 8, 2026 at 9:00 a.m.

129  
130 **2. Review of the Outstanding Action Item List**

131 The Board reviewed the item list.

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133 **3. Review of the 4th Quarterly Website Audit**

134 Mr. Adams presented the website audit.

135

136 **FIFTH ORDER OF BUSINESS**

**BUSINESS ITEM**

137 **A. Discussion of 2026-2027 Budget**

138 The Board plans to approve a proposed budget at its June 2026 meeting. Vendors provided  
139 initial estimates for FY2027. The Board will hold two budget workshops, scheduled for April  
140 28 and May 26 at 10:00 a.m.

141

142 **B. Consideration of Coastal Waste and Recycling Proposal**

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors approved the Coastal Waste and Recycling proposal to extend the current contract by two years with the same annual percentage cost increase as in the original 5-year contract, for the Meadow Pointe IV Community Development District.

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144 **SIXTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

145

146 **A. Consideration of Minutes of the Board of Supervisors' Regular Meeting**  
147 **held on January 14, 2026**

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149 Mr. Page requested that the verbiage be revised. The item was tabled.

150

151 **B. Consideration of Minutes of the Board of Supervisors'**  
152 **Regular Meeting held on February 11, 2026**

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154 The Board provided edits to the meeting minutes.

155

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

156

157 **C. Consideration of Operation and Maintenance**  
158 **Expenditures for January 2026**

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with three in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January 2026 (\$107,583.66), for the Meadow Pointe IV Community Development District.

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160 **SEVENTH ORDER OF BUSINESS**

**SUPERVISORS FORUM**

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162 Mr. Page discussed the process of selecting the new landscape vendor.

163

164 **EIGHTH ORDER OF BUSINESS**

**ADJOURNMENT**

165

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with three in favor, the Board of Supervisors adjourned the meeting at 12:25 p.m. for the Meadow Pointe IV Community Development District.

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**Assistant Secretary**

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**Chair/Vice Chair**

DRAFT

# Tab 8



**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

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

Meadowpointe4cdd.org

**Operations and Maintenance Expenditures  
February 2026  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$297,798.27**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

Megan McNeil  
*Chairman*

Susan A. Fisher  
*Vice Chairman*

Scott Page  
*Supervisor*

Michael Scanlon  
*Supervisor*

Michelle Jarvis  
*Supervisor*

Darryl Adams  
*District Manager*

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	300391	1192620662	Security Monitoring & Maintenance 02/26	\$ 204.00
Advanced Aquatic Services, Inc.	300392	10562410	Aquatic Maintenance 02/26	\$ 5,077.00
Brian C Svoboda	300375	1152026	Dog Waste Station Supplies & Maintenance 01/26	\$ 900.00
Brian C Svoboda	300361	1242026	Playground Maintenance 01/26	\$ 290.00
Brian C Svoboda	300393	2072026	Maintenance & Repairs 02/26	\$ 1,173.00
Brian C Svoboda	300375	252026	Dog Waste Station Supplies & Maintenance 02/26	\$ 650.00
Coastal Waste & Recycling, Inc.	300362	SW0001416392	Waste Disposal Services 02/26	\$ 14,762.70
Coastal Waste & Recycling, Inc.	300376	SW0001490719	Waste Disposal Services 01/26	\$ 125.00
CRT Services Inc.	300377	20231123	Security Monitoring & Maintenance 02/26	\$ 1,500.00
Finn Outdoor, LLC	300365	2984	Miscellaneous Expense 01/26	\$ 98,480.00
Finn Outdoor, LLC	300396	2994	Miscellaneous Expense 02/26	\$ 98,480.00

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	021926-01	6180155776026-021826	Sales & Use Tax 01/26	\$ 87.67
Frontier Communications of FL	021926-02	81397330031013085-012526	Internet Services 02/26	\$ 265.70
Frontier Communications of FL	021326-01	81399401640719215-011926	Gate Phones 02/26	\$ 59.99
Frontier Communications of FL	021726-01	81399416030720215-012026	Gate Phones 02/26	\$ 70.69
Frontier Communications of FL	021326-01	81399419150119215-011926	Gate Phones 02/26	\$ 70.19
Frontier Communications of FL	022626-01	81399446070429225-020126	Gate Phones 02/26	\$ 59.99
Frontier Communications of FL	020926-01	81399447261013215-011326	Gate Phones 01/26	\$ 59.99
Frontier Communications of FL	020226-01	81399447310806215-010626	Gate Phones 01/26	\$ 59.99
Frontier Communications of FL	021826-01	81399464371215215-012326	Gate Phones 02/26	\$ 59.99
HomeTeam Pest Defense, Inc.	300397	117181128	Pest Control 02/26	\$ 111.30
Juniper Landscaping of Florida, LLC	300378	378301	Irrigation Repair 01/26	\$ 175.70

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida, LLC	300378	382181	Irrigation Repair 02/26	\$ 175.70
Mainscape, Inc.	300379	1327238	Irrigation Repair 01/26	\$ 253.50
Meadow Pointe III CDD	300363	845-010926	Gate Phones 10/25	\$ 190.00
Mechelle Jarvis	300369	MJ011426-845	Board of Supervisors Meeting 01/14/26	\$ 200.00
Mechelle Jarvis	300386	MJ021126-845	Board of Supervisors Meeting 02/11/26	\$ 200.00
Megan McNeil	300370	MM011426-845	Board of Supervisors Meeting 01/14/26	\$ 200.00
Megan McNeil	300387	MM021126-845	Board of Supervisors Meeting 02/11/26	\$ 200.00
Michael J Scanlon	300371	MS011426-845	Board of Supervisors Meeting 01/14/26	\$ 200.00
Michael J Scanlon	300388	MS021126-845	Board of Supervisors Meeting 02/11/26	\$ 200.00
Outsmart Pest Management, Inc.	300380	47172	Pest Control 02/26	\$ 75.00
Pasco County Sheriff's Office- Finance	300381	ARJAN26 MPIV	Deputy Services 01/26	\$ 12,966.33

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	021126-01	23816837	Water Services 12/25	\$ 382.34
Pasco County Utilities	021126-02	23817060	Electric Services 01/26	\$ 65.01
Pasco County Utilities	021126-03	23817796	Water Services 01/26	\$ 68.04
Rizzetta & Company, Inc.	300366	INV0000106715	Accounting Services 02/26	\$ 7,341.75
Rizzetta & Company, Inc.	300364	INV0000106737	Personnel Reimbursement 01/26	\$ 7,153.77
Rizzetta & Company, Inc.	300374	INV0000106937	Cell Phone, Auto Mileage & Travel 01/26	\$ 211.30
Rizzetta & Company, Inc.	300395	INV0000106961	Personnel Reimbursement, Amenity Management & Oversight 02/26	\$ 9,723.66
Rust Off, LLC.	300398	51685	Rust Control 02/26	\$ 422.65
Rust Off, LLC.	300398	51757	Rust Control 02/26	\$ 315.65
Scott W Page	300372	SP011426-845	Board of Supervisors Meeting 01/14/26	\$ 200.00
Scott W Page	300389	SP021126-845	Board of Supervisors Meeting 02/11/26	\$ 200.00

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

February 1, 2026 Through February 28, 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	300394	17105-1	Gate Phones 10/25	\$ 190.00
Southern Automated Access Services, LLC	300382	17609	Gate Phones 02/26	\$ 90.00
Southern Automated Access Services, LLC	300382	17621	Gate Phones 02/26	\$ 90.00
Southern Automated Access Services, LLC	300382	17623	Gate Phones 02/26	\$ 90.00
Southern Automated Access Services, LLC	300382	17624	Gate Phones 02/26	\$ 90.00
Southern Automated Access Services, LLC	300382	17628	Gate Phones 02/26	\$ 90.00
Southern Automated Access Services, LLC	300382	17637	Gate Phones 02/26	\$ 90.00
Southern Automated Access Services, LLC	300382	17638	Gate Phones 02/26	\$ 90.00
Southern Automated Access Services, LLC	300382	17644	Gate Maintenance & Repair 02/26	\$ 829.38
Southern Automated Access Services, LLC	300382	17646	Gate Maintenance & Repair 02/26	\$ 135.00
Southern Automated Access Services, LLC	300382	17647	Gate Maintenance & Repair 02/26	\$ 287.50

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

February 1, 2026 Through February 28, 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	300399	17657	Gate Maintenance & Repair 02/26	\$ 115.00
Southern Automated Access Services, LLC	300399	17661	Gate Phones 02/26	\$ 112.90
Spectrum	021026-01	1316728012126	Gate Phones 02/26	\$ 110.00
Stantec Consulting Services, Inc.	300383	2481853	Engineering Services 10/25	\$ 4,743.00
Stantec Consulting Services, Inc.	300383	2518153	Engineering Services 12/25	\$ 4,954.52
Straley Robin Vericker	300400	27880	Legal Services 01/26	\$ 1,199.25
Susan A. Fischer	300373	SF011426-845	Board of Supervisors Meeting 01/14/26	\$ 200.00
Susan A. Fischer	300390	SF021126-845	Board of Supervisors Meeting 02/11/26	\$ 200.00
TECO	021226-01	221006228235-012126	Electric Services 01/26	\$ 1,605.29
Triangle Pool Service	300384	32123407	Pool Maintenance 02/26	\$ 3,200.00
Triangle Pool Service	300401	852380	Pool Maintenance 01/26	\$ 1,403.90

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Triangle Pool Service	300401	8529868127	Pool Maintenance 02/26	\$ 2,470.95
U.S. Water Services Corporation	300385	SI138455	Lift Station Maintenance 02/26	\$ 99.61
Valley National Bank	022626-02	CC013126-845	Credit Card Expenses 01/26	\$ 2,082.62
Waste Connections of Florida	022426-01	2123153W426	Waste Disposal Services 03/26	\$ 110.66
Waste Connections of Florida	022426-01	2123264W426	Waste Disposal Services 03/26	\$ 1,618.13
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418211-021026	Electric Services 01/26	\$ 5,598.76
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418215-021026	Electric Services 01/26	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418216-021026	Electric Services 01/26	\$ 52.93
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418217-021026	Electric Services 01/26	\$ 53.25
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418218-021026	Electric Services 01/26	\$ 168.82
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418220-021026	Electric Services 01/26	\$ 55.15

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

February 1, 2026 Through February 28, 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.	022726-01	1418221-021026	Electric Services 01/26	\$ 1,047.71
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418223-021026	Electric Services 01/26	\$ 73.20
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418224-021026	Electric Services 01/26	\$ 58.84
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418225-021026	Electric Services 01/26	\$ 62.43
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418227-021026	Electric Services 01/26	\$ 56.94
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418228-021026	Electric Services 01/26	\$ 44.91
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418229-021026	Electric Services 01/26	\$ 67.50
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418230-021026	Electric Services 01/26	\$ 41.01
Withlacoochee River Electric Cooperative, Inc.	022726-01	1418231-021026	Electric Services 01/26	\$ 42.38
Withlacoochee River Electric Cooperative, Inc.	022726-01	2185385-021026	Electric Services 01/26	\$ 257.57

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

February 1, 2026 Through February 28, 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.	022726-01	2187625-021026	Electric Services 01/26	\$ 66.34
Withlacoochee River Electric Cooperative, Inc.	022726-01	2386197-021026	Electric Services 01/26	<u>\$ 45.06</u>
<b>Total Report</b>				<u><b>\$ 297,798.27</b></u>

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



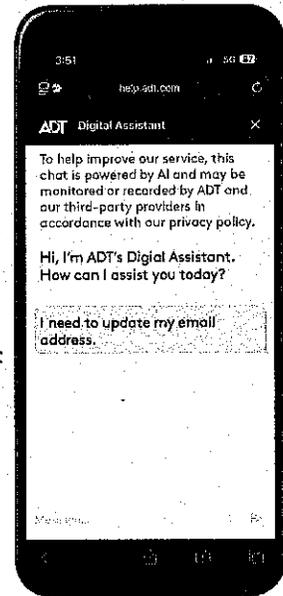
FEB - 2 2026

Invoice date: Jan 25, 2026  
Service period: Feb 13 - May 12, 2026

Your total due is: **\$204.00**  
Due by: **Feb 14, 2026**

### Visit our Support Center for quick and easy help

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



Scan the QR code below or go to [i.adt.com/helpadt](http://i.adt.com/helpadt)



#### Your Bill at-a-glance

Previous Balance	\$0.00
Payments and Adjustments	\$0.00
<b>Current Charges</b>	<b>\$190.65</b>
<b>Taxes and Fees</b>	<b>\$13.35</b>
<b>Total Due</b>	<b>\$204.00</b>

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

Message from ADT



ADT  
452 Sable Blvd Unit G  
Aurora, CO 80011

6230 0020 DY RP 25 01252026 NNNNNNNY 01 003359 0010

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



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

Due Date	Feb 14, 2026
Amount Due	\$204.00

Amount Enclosed \$ \_\_\_\_\_

Please send payment to:

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



00307149137000000000000000000124260000000000000204002

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

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

## Your Account Activity

<b>Previous Balance</b>	<b>\$0.00</b>
<b>Payments and Adjustments</b>	<b>\$0.00</b>
<b>Current Charges</b>	
RECURRING CHARGES	
<b>Services*</b>	
Invoice Number 1192620662	\$190.65
Tax	\$13.35
Feb 13 - May 12, 2026	
<b>Total Taxable Charges</b>	<b>\$190.65</b>
<b>Taxes and Fees</b>	<b>\$13.35</b>

⌄ Any balance left from previous billing periods

⌄ All payments and adjustments received from you during billing period

About your Services: Security Services\*

**Total Due** to be paid by Feb 14, 2026 **\$204.00**

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

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

\* Taxable charges

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

<b>2/1/2026</b>
10562410
\$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
3/3/2026

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**

**DEPOSIT –  
INVOICE**

813-545-1948  
jacpro1@yahoo.com

7331 Pulteney Dr.

Wesley Chapel, Fl

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: NEW DOG STATIONS  
P.O. Number:1152026  
Invoice Number: 1152026

Description	Quantity	Unit Price	Cost
NEW DOG STATION UNITS	4	\$305.00	\$1,220.00
Installation and Labor	4	\$95.00	\$380.00
This would be for :			
Whinsenton, Parkmonte, Shellwood, And Aso. - HAVEN			
		Subtotal	\$1,600.00
	Tax	0.00%	\$0.00
		Job Total	\$1,600.00
Deposit Request for UNIT purchase		Total Deposit DUE	\$900.00

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 PULTENEY DR.  
WESLEY CHAPEL, FL 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: 1/24/2026

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

Project Title: Miscellaneous  
P.O. Number: 1242026  
Invoice Number: 1242026

**Payable upon receipt**

Description	Quantity	Unit Price	Cost
Sign Installations - Haven - No Parking (2 each), Meridian - No Trespassing, Clubhouse Pool Rules Sign	2	\$85.00	\$170.00
Playground equipment repair	1	\$85.00	\$85.00
Materials (concrete, auger, screws)	1	\$35.00	\$35.00
		Subtotal	\$290.00
	Tax	0.00%	\$0.00
		Total	\$290.00

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**

**DEPOSIT  
INVOICE**

813-545-1948  
jacpro1@yahoo.com

7331 Pulteney Dr.  
Wesley Chapel, FL

Attention: Lori Stanger  
**Billing:**  
Meadow Pointe IV CDD  
3434 Colwell Ave Suite 200  
Tampa Florida 33614  
Date: 2/6//2026

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

Project Title: Provence Entrance Pergola Repair

**PO# 2072026**

**INVOICE # 2072026**

Description	Quantity	Unit Price	Cost
3x8x8 Cedar Boards special cut	4	\$166.00	\$664.00
Fastening Hardware	4	\$16.00	\$64.00
Paint	1	\$65.00	\$65.00
Labor and installation	4	\$95.00	\$380.00
		Subtotal	\$1,173.00
	Tax	0.00%	\$0.00
		Total	\$1,173.00
<b>Deposit Due</b>			<b>\$673.00</b>

**The remaining balance of \$500.00 will be due upon completion of project**

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: 2/5/2026

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

Project Title: DOG STATIONS (13 Total)  
P.O. Number: 252026  
Invoice Number: 252026

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
Provence 3 stations			
Meadow Pointe North 2 stations			
Enclave 3 stations			
The Haven 1 station			
Windsor 2 stations			
Meridian 2 stations			
		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



www.coastalwasteinc.com

# INVOICE

**Invoice** SW0001416392  
**Page** Page 1 of 1  
**Date** 01/31/2026  
**Customer** 21987  
**Site** 0  
**PO Number**  
**Due Date** 03/02/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
31 - Jan	(0001) <b>MEADOW POINTE IV CDD</b> <b>3902 MEADOW POINTE BLVD, WESLEY CHAPEL FL</b>  Serv #001 96 GALLON MSW 846 - 0YD 846 UNITS @ \$17.45 (Feb 01/26 - Feb 28/26)		\$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** SW0001416392  
**Page** Page 1 of 1  
**Date** 01/31/2026  
**Customer** 21987  
**Site** 0  
**PO Number**  
**Due Date** 03/02/2026

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

<b>AMOUNT REMITTED</b>
------------------------

0025756SW0219870000SW000141639200015000903



www.coastalwasteinc.com

# INVOICE

**Invoice** SW0001490719  
**Page** Page 1 of 1  
**Date** 01/31/2026  
**Customer** 21988  
**Site** 0  
**PO Number**  
**Due Date** 03/02/2026

**Bill To: MEADOW POINTE IV CDD ROUTING**  
**CYPRESS RIDGE BLVD**  
**SUITE 101**  
**ATTN: DAVID WENCK**  
**WESLEY CHAPEL, FL 33544**

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
06 - Jan	(0916) <b>MEADOW POINTE IV CLUBHOUSE</b> <b>3902 MEADOW POINTE BLVD, WESLEY CHAPEL FL</b>  Serv #001 ROLL OFF TEMPORARY 0 - 20YD  DELIVERY W.O# 394891		\$125.00	1.00	\$125.00

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

<b>INVOICE TOTAL</b>	\$125.00
----------------------	----------

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

**Invoice** SW0001490719  
**Page** Page 1 of 1  
**Date** 01/31/2026  
**Customer** 21988  
**Site** 0  
**PO Number**  
**Due Date** 03/02/2026

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

<b>AMOUNT REMITTED</b>
------------------------

0025756SW0219880000SW000149071900000125000



CRT Services Inc  
8635 W. Hillsborough Ave.  
Suite 408, Tampa, FL 33615 United States  
support@crtservicesinc.com | (813) 645-4278

Invoice #20231123

Issue date  
Feb 7, 2026

# Surveillance Demarcation Equipment Restructure

We look forward to working with you.

## Customer

Meadow Pointe IV CCD  
Meadow Pointe IV CCD  
mpivclub@live.com  
(813) 973-3003  
3902Meadow Pointe Blvd.  
Wesley Chapel, FL 33543

## Invoice Details

PDF created February 7, 2026  
\$1,500.00

## Payment

Due February 7, 2026  
\$1,500.00

Items	Quantity	Price	Amount
ADI 12U Electronics Enclosure <i>Wall mount NEMA enclosure to house surveillance equipment in clubhouse and conceal power and camera cabling.</i>	1	\$875.00	\$875.00
Installation & Provisioning <i>Remove all existing surveillance equipment from existing floor cabinet. Identify and remove all unused power and camera cabling. Mount NEMA enclosure on wall in equipment room and restructure all cable runs to feed directly to NVR in NEA enclosure. Install external USB extender on exterior of enclosure for video recording retention via USB memory stick.</i>	5.00 hr	\$125.00/hr	\$625.00

Subtotal \$1,500.00  
501c Tax Exemption \$0.00

**Total Due \$1,500.00**



## Pay online

To pay your invoice go to <https://squareup.com/u/KqZL1R6M>  
Or open the camera on your mobile device and place the QR code in the camera's view.

# INVOICE

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

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



## Meadow Pointe CDD

**Bill to**  
Meadow Pointe IV CDD

**Ship to**  
Meadow Pointe CDD

### Invoice details

Invoice no.: 2984  
Terms: Due on receipt  
Invoice date: 01/13/2026  
Due date: 01/13/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Erosion/Pond Bank Restoration</b>	Location 1 - Pond 4, 55 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	55	\$140.00	\$7,700.00
2.		<b>Erosion/Pond Bank Restoration</b>	Location 2 - Pond 26, 40 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	40	\$140.00	\$5,600.00
3.		<b>Erosion/Pond Bank Restoration</b>	Location 3 - Pond 20, 80 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	80	\$140.00	\$11,200.00
4.		<b>Erosion/Pond Bank Restoration</b>	Location 4 - Pond 31 WEST, 215 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	215	\$135.00	\$29,025.00

5.	<b>Erosion/Pond Bank Restoration</b>	Location 4 - Pond 31 SOUTH , 451 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	451	\$135.00	\$60,885.00
6.	<b>Erosion/Pond Bank Restoration</b>	Location 4 - Pond 31 NORTH, 220 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	220	\$135.00	\$29,700.00
7.	<b>Erosion/Pond Bank Restoration</b>	Location 5 - Pond 39, 40 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	40	\$140.00	\$5,600.00
8.	<b>Erosion/Pond Bank Restoration</b>	Location 6 - Pond 42, 270 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas. Includes area MES repair.	270	\$135.00	\$36,450.00
9.	<b>Erosion/Pond Bank Restoration</b>	Location 7 - Pond 37 -- Remove the existing end section and utilize for rip rap. Repour mitered end section with #57 stone and filter fabric under end section. Install rip rap a minimum of 2 feet around end section. Sod all disturbed areas.	1	\$3,200.00	\$3,200.00
10.	<b>Erosion/Pond Bank Restoration</b>	Location 8 - Pond 84 -- Regrade eroded area to sand cement bags and install rip rap with filter fabric per the detail provided. Clear a minimum of 8" under skimmers. Sod all disturbed areas.	1	\$2,800.00	\$2,800.00
11.	<b>Erosion/Pond Bank Restoration</b>	Location 9 - Pond 40 -- Regrade sides of end section structure per the original slope and grades. Install rip rap 5' from ends of structure with filter fabric to deter future erosion per the detail provided. Multiple areas along the top of the mitered end section have depressions. Fill all voids with flowable fill. Sod all disturbed areas.	1	\$4,800.00	\$4,800.00

12.	<b>Services</b>	50% down payment and 50% reserved for completion	-\$98,480.00	-\$98,480.00
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<b>Total</b>	<b>\$98,480.00</b>
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### 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.

# INVOICE

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

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



## Meadow Pointe CDD

**Bill to**  
Meadow Pointe IV CDD

**Ship to**  
Meadow Pointe CDD

### Invoice details

Invoice no.: 2994  
Terms: Due on receipt  
Invoice date: 02/17/2026  
Due date: 02/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Erosion/Pond Bank Restoration</b>	Location 1 - Pond 4, 55 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	55	\$140.00	\$7,700.00
2.		<b>Erosion/Pond Bank Restoration</b>	Location 2 - Pond 26, 40 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	40	\$140.00	\$5,600.00
3.		<b>Erosion/Pond Bank Restoration</b>	Location 3 - Pond 20, 80 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	80	\$140.00	\$11,200.00
4.		<b>Erosion/Pond Bank Restoration</b>	Location 4 - Pond 31 WEST, 215 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	215	\$135.00	\$29,025.00

5.	<b>Erosion/Pond Bank Restoration</b>	Location 4 - Pond 31 SOUTH , 451 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	451	\$135.00	\$60,885.00
6.	<b>Erosion/Pond Bank Restoration</b>	Location 4 - Pond 31 NORTH, 220 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	220	\$135.00	\$29,700.00
7.	<b>Erosion/Pond Bank Restoration</b>	Location 5 - Pond 39, 40 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas.	40	\$140.00	\$5,600.00
8.	<b>Erosion/Pond Bank Restoration</b>	Location 6 - Pond 42, 270 linear feet -- Place, compact, grade fill as needed to restore slope, leaving room for rip rap install; Install 6-12" limestone rip rap from top of bank to toe of slope; Grade / sod as needed disturbed areas, access areas, staging areas. Includes area MES repair.	270	\$135.00	\$36,450.00
9.	<b>Erosion/Pond Bank Restoration</b>	Location 7 - Pond 37 -- Remove the existing end section and utilize for rip rap. Repour mitered end section with #57 stone and filter fabric under end section. Install rip rap a minimum of 2 feet around end section. Sod all disturbed areas.	1	\$3,200.00	\$3,200.00
10.	<b>Erosion/Pond Bank Restoration</b>	Location 8 - Pond 84 -- Regrade eroded area to sand cement bags and install rip rap with filter fabric per the detail provided. Clear a minimum of 8" under skimmers. Sod all disturbed areas.	1	\$2,800.00	\$2,800.00
11.	<b>Erosion/Pond Bank Restoration</b>	Location 9 - Pond 40 -- Regrade sides of end section structure per the original slope and grades. Install rip rap 5' from ends of structure with filter fabric to deter future erosion per the detail provided. Multiple areas along the top of the mitered end section have depressions. Fill all voids with flowable fill. Sod all disturbed areas.	1	\$4,800.00	\$4,800.00

12.

**Services**

50% down payment received  
02/09/2026. Thank You!

-\$98,480.00    -\$98,480.00

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**Total**

**\$98,480.00**

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**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.

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

**Confirmation#** 920001155936 **Submitted Date** Wednesday, 02/18/2026  
**Status** IN PROCESS **Submitted Time** 03:04 PM

Payment Information

**Taxpayer Name** MEADOW POINTE IV COMMUNITY DEVELOPMENT D **Debit Date** Thursday, 02/19/2026  
**Document Type** Tax or Fee Payment **Filing Period End Date** 01/31/2026  
**Amount Paid** \$87.67  
**Payment Amount** \$87.67  
**Fee Amount** \$0.00

Electronic Check Information

**Bank Nickname** N/A  
**Bank Account Type** BUSINESS/CORPORATE CHECKING

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577602-6	01/31/2026	\$87.67



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

Billing Date:  
Jan 25, 2026

Billing Period:  
Jan 25 - Feb 24, 2026

Hi MEADOW POINTE IV CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at [frontier.com/billing](http://frontier.com/billing) to learn more.

**Bill history**

Previous balance	\$266.17
Payment received by Jan 25, thank you	-\$266.17

**Service summary**

	Previous month	Current month
Bundle	\$241.84	\$241.84
Other	-\$20.00	-\$20.00
Additional Services	\$7.99	\$7.99
Taxes and Fees	\$36.34	↓\$35.87
<b>Total services</b>	<b>\$266.17</b>	<b>\$265.70</b>
<b>Total balance</b>		<b>\$265.70</b>

Total balance  
**\$265.70**  
Auto Pay is scheduled  
**Feb 18**



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 25 01272026 NYNNNNNN 01 993047

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

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

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**Bundle**

**Monthly Charges**

01.25-02.24	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 \$265.70 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**

01.25-02.24	(2) Customer Loyalty Credit	-\$20.00
	\$10.00 Discount through 04/16/27	

**Other Charges Total -\$20.00**

**NOTICE OF RATE INCREASE...**

Effective with your next bill, your OneVoice Nationwide Bundle will increase by \$20.00 per month, per line.



**Additional Services**

**Monthly Charges**

01.25-02.24	Multi-Device Security	\$7.99
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**Additional Services Total \$7.99**



**Taxes and Fees**

FCA Long Distance - Federal USF Surcharge	\$23.31
Federal USF Recovery Charge	\$12.56
<b>Federal Taxes</b>	<b>\$35.87</b>

**Taxes and Fees Total \$35.87**

**Total current month charges \$265.70**





MEADOW POINTE IV CDD- MERIDIA

Account Number:  
813-994-0164-071921-5

Billing Date:  
Jan 19, 2026

Billing Period:  
Jan 19 - Feb 18, 2026

Hi MEADOW POINTE IV CDD- MERIDIA,

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 Jan 19, thank you	-\$59.99

**Service summary**

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

Total balance  
**\$59.99**  
Auto Pay is scheduled  
**Feb 12**



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

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

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**Internet**

**Monthly Charges**

01.19-02.18	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00

**Internet Total** **\$74.99**



**Other Charges**

**Monthly Charges**

01.19-02.18	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/16/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/16/27	

**Other Charges Total** **-\$15.00**

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

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

Billing Date:  
Jan 20, 2026

Billing Period:  
Jan 20 - Feb 19, 2026

Hi MEADOW POINTE IV CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

Total balance  
**\$70.69**  
 Auto Pay is scheduled  
**Feb 13**



**Bill history**

Previous balance	\$70.69
Payment received by Jan 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>

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

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

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 <b>Internet</b>		
<b>Monthly Charges</b>		
01.20-02.19	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>		
01.20-02.19	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**

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

Billing Date:  
Jan 19, 2026

Billing Period:  
Jan 19 - Feb 18, 2026

**Bill history**

Previous balance	\$70.19
Payment received by Jan 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>

**Total balance**

**\$70.19**

Total balance  
**\$70.19**  
Auto Pay is scheduled  
**Feb 12**

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

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



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



**Internet**

**Monthly Charges**

01.19-02.18	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**

01.19-02.18	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**

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BUSINESS  
COMMUNICATIONS**

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**\$19.99**

/mo. when bundled with Frontier Fiber

\*Standard package

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

Billing Date:  
**Feb 01, 2026**

Billing Period:  
**Feb 01 - Feb 28, 2026**

Hi WINDSOR MPIV CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

Total balance  
**\$59.99**  
Auto Pay is scheduled  
**Feb 25**

**Bill history**

Previous balance	\$59.99
Payment received by Feb 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>

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Eagan, MN 55121-2879

6790 0107 DY RP 01 02022026 NNNNNNNN 01 990609

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

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

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**Internet**

**Monthly Charges**

02.01-02.28	Business Fiber Internet 500	\$49.99
	Valued Customer Fiber 1 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00

**Internet Total** **\$74.99**



**Other Charges**

**Monthly Charges**

02.01-02.28	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/13/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/13/27	

**Other Charges Total** **-\$15.00**

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

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

Billing Date:  
Jan 13, 2026

Billing Period:  
Jan 13 - Feb 12, 2026

Hi ,

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 Jan 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  
**Feb 06**



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

6790 0107 DY RP 13 01142026 NNNNNNNN 01 991993

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.**

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Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: [business.frontier.com/internet-backup](https://business.frontier.com/internet-backup)

Internet		
<b>Monthly Charges</b>		
01.13-02.12	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>		
01.13-02.12	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**

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

Billing Date:  
**Feb 06, 2026**  
Billing Period:  
**Feb 06 - Mar 05, 2026**

Hi MEADOW POINTE IV CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

Total balance  
**\$59.99**  
Auto Pay is scheduled  
**Mar 02**

**Bill history**

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

**Service summary**

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

**Frontier has joined Verizon.**

Chat with us to ask about unlocking business savings.

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 06 02082026 NNNNNNNN 01 999873

**MEADOW POINTE IV CDD**  
PO BOX 32414  
CHARLOTTE NC 28232-2414

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

7210088139944731080621000000000000000059995



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)

 <b>Internet</b>		
<b>Monthly Charges</b>		
02.06-03.05	Business Fiber Internet 500 2 year term 4/30/25-4/29/27	\$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>		
02.06-03.05	Customer Loyalty Credit \$10.00 Discount through 04/27/27	-\$10.00
	Customer Loyalty Credit \$5.00 Discount through 04/27/27	-\$5.00
<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:  
**Jan 23, 2026**

Billing Period:  
**Jan 23 - Feb 22, 2026**

Hi MEADOW POINTE IV COMMUNITY,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

Total balance  
**\$59.99**  
 Auto Pay is scheduled  
**Feb 17**

**Bill history**

Previous balance	\$59.99
Payment received by Jan 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>

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



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

6790 0107 DY RP 23 01262026 NNNNNNNN 01 995024

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

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

1440088139946437121521000000000000000059995



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

 <b>Internet</b>		
<b>Monthly Charges</b>		
01.23-02.22	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>		
01.23-02.22	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](http://business.frontier.com/unified-communications)



HomeTeam Pest Defense, Inc.  
 4710 Eisenhower Boulevard  
 Suite F-3  
 Tampa, FL 33634-6337  
 813-886-4700

## Service Slip/Invoice

**INVOICE:** 117181128  
**DATE:** 02/17/2026  
**ORDER:** 117181128

**Bill To:** [3980109]  
 KIOSKS@ Provence, Meridian, Enclave  
 Meadow Pointe IV CDD  
 3434 Colwell Ave  
 suite 200  
 Tampa, FL 33614-8390

**Work Location:** [3980109] 813-928-9099  
 KIOSKS@ Provence, Meridian, Enclave  
 Meadow Pointe IV CDD  
 4131 Gunn Hwy  
 Tampa, FL 33618-8725

Work Date	Time	Target Pest	Technician	Time In
02/17/2026	09:00 AM		IPKOSTOV	Ivaylo Kostov
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	02/17/2026	N/A	

Service	Description	Price
---------	-------------	-------

PS	Pest Control Service	\$111.30
Today I did a exterior spray along the foundation and applied granular to the area. No signs of pest activity were found. Mail Kiosk for Enclave, Provence & Meridian		
<b>SUBTOTAL</b>		\$111.30
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$111.30

**AMOUNT DUE \$111.30**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

\* 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**

**Please Remit Payment to:**

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



Invoice 378301

<b>Bill To</b>
Meadow Pointe IV CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
01/20/26	2/19/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Amount
<b>#356289 - Meadow Pointe IV 2025/2026 Landscape Maintenance Renewal</b>	
<i>IPM - 01/19/2026</i>	\$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 382181

<b>Bill To</b>
Meadow Pointe IV CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
02/09/26	3/11/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Amount
<b>#356289 - Meadow Pointe IV 2025/2026 Landscape Maintenance Renewal</b>	
IPM - 02/04/2026	\$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)
\$19,902.16	\$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.



# INVOICE

Mail payments to:

**Mainscape**  
13418 Britton Park Road  
Fishers, IN 46038  
(800) 481-0096  
FAX (317) 577-3161  
www.mainscape.com

## Invoice Information

Invoice Number	1327238
Payment Due	3/2/2026
Invoice Date	1/31/2026
Terms	Net 30 Days
Contract ID	65658
Work Order ID	1751253

## Billing Address

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

## Invoice Summary

Service Type	PO #	Price	Sales Tax	Amount Due
IRRIGATION SERVICES - REPAIR		\$253.50	\$0.00	\$253.50

**TERMS:** 2% per month will be charged on past due accounts. Any cost, including reasonable attorneys fees, incurred in the collection of this contract are to be paid by the purchaser.

*Please remit top portion of invoice with payment*

Questions or concerns about your bill, please contact Customer Service at **1-800-481-0096** or email [customerservice@mainscape.com](mailto:customerservice@mainscape.com).  
Feel free to pay your invoice online at [www.mainscape.com](http://www.mainscape.com). Fees may apply.

Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions. See <http://www.mainscape.com/termsandconditions>



13418 Britton Park Road  
Fishers, IN 46038  
(800) 481-0096  
FAX (317) 577-3161  
www.mainscape.com

**Invoice Number** 1327238  
**Payment Due** 3/2/2026  
**Invoice Date** 1/31/2026  
**Terms** Net 30 Days  
**Complete Date** 1/30/2026

**Billing Address**

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

**Service Location**

Meadow Pointe IV CDD  
Meadow Pointe Blvd  
WESLEY CHAPEL, FL 33543

**Invoice Detail**

<u>Description</u>	<u>PO#</u>	<u>Invoice Amount</u>
IRRIGATION SERVICES - REPAIR		\$253.50

Enclave - \$153.00  
Zone # 2 replaced one clogged nozzle.  
Zone # 3 replaced one broken spray head and three clogged nozzles.  
Zone # 4 replaced one broken spray head.  
Zone # 20 troubleshooting rotor valve not shutting down. After troubleshooting it has been determined the valve will need to be replaced.  
The repair is on schedule.

Meridian - \$100.50  
Zone # 7 replaced two clogged nozzles.  
Zone # 14 replaced one slow turning rotor.

NonTaxable Sales	\$253.50
Taxable Sales	\$0.00
Tax Amount	\$0.00
<b>Invoice Amount Due</b>	<b>\$253.50</b>

Questions or concerns about your bill, please contact Customer Service at **1-800-481-0096** or email [customerservice@mainscape.com](mailto:customerservice@mainscape.com).  
Feel free to pay your invoice online at [www.mainscape.com](http://www.mainscape.com). Fees may apply.

Mainscape's terms and conditions are incorporated herein, and supersede any provisions herein that are inconsistent with those terms and conditions. See <http://www.mainscape.com/termsandconditions>

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

---

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

**Check Request**

Amount: \$190.00

Project: Meadow Pointe IV Community Development  
District-Reimbursement to Meadow Pointe III  
regarding SAAS

Date: 1/09/2026

Payable to: Meadow Pointe III CDD

Address: 3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614

Reason: This request is for Meadow Pointe III CDD paid  
an invoice that was for Whinsenton in Meadow  
Pointe IV CDD. The invoice says Meadow Pointe  
III but the detail work is for Meadow Pointe IV.

Requester: *Darryl Adams*



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/9/2025	17105

<b>Bill To</b>
Meadow Pointe III CDD 3434 Colwell Ave, Suite 200 Tampa, FL 336

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance completed. All loops megged bad. All else good.	190.00		190.00

**RECEIVED**  
10-09-2025

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

**Meadow Pointe IV CDD BOS Meeting**

Meeting Date: January 14, 2026

**SUPERVISOR PAY REQUEST**

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

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	5:03
Meeting End Time:	6:59
Total Meeting Time:	1.56

Time Over (3) Hours:

Total at \$ 175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: 

**Meadow Pointe IV CDD BOS Meeting**

Meeting Date: February 11, 2026

**SUPERVISOR PAY REQUEST**

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

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	9:00am
Meeting End Time:	11:40am
Total Meeting Time:	2.40

Time Over (3) Hours:

Total at \$ 175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

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





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

## Service Slip/Invoice

**INVOICE:** 47172  
**DATE:** 02/04/2026  
**ORDER:** 47172

**Bill To:** [1410]  
 Meadow Pointe IV 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
02/04/2026	03:39 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/04/2026		

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**



Pasco Sheriff's Office

# INVOICE

**Customer Number:** C00255  
**Invoice Number:** ARJAN26 MEADOW PT IV #4  
**Invoice Date:** 2/3/2026  
**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
2/3/2026	<b>0001-0000-3690800 - Meadow Point IV AR/CR 0001-0000-3690800 - Meadow Point IV AR/CR</b> JAN26 - 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:** ARJAN26 MEADOW PT IV #4  
**Invoice Date:** 2/3/2026  
**Total Amount Due \$** 12,966.33



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

**Total Payment \$** \_\_\_\_\_



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: 23816837

Billing Date: 1/22/2026

Billing Period: 12/8/2025 to 1/7/2026

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	12/8/2025	8225	1/7/2026	8254	30	29

Usage History

Month	Usage
January 2026	29
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

Transactions

Previous Bill	467.18
Payment 01/05/26	-467.18 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Water Tier 1	13.0 Thousand Gals X \$2.18 = 28.34
Water Tier 2	12.0 Thousand Gals X \$3.47 = 41.64
Water Tier 3	4.0 Thousand Gals X \$6.94 = 27.76
Sewer	
Sewer Base Charge	53.43
Sewer Charges	29.0 Thousand Gals X \$7.20 = 208.80
<b>Total Current Transactions</b>	<b>382.34</b>
<b>TOTAL BALANCE DUE</b>	<b>\$382.34</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	382.34

<b>Total Balance Due</b>	<b>\$382.34</b>
<b>Due Date</b>	<b>2/9/2026</b>

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

**The Total Due will be electronically transferred on 02/09/2026.**

MEADOW POINTE IV CDD  
 c/o Rizzetta & Company  
 3434 COLWELL AVENUE STE 200  
 TAMPA FL 33614

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



PASCO 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: **0 A MEADOW POINTE BOULEVARD**

Bill Number: 23817060

Billing Date: 1/22/2026

Billing Period: 1/5/2026 to 1/7/2026

Account #	Customer #
0951160	01034859
Please use the 15-digit number below when making a payment through your bank	
095116001034859	

**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		
Reclaim	13113815	1/5/2026	28892	1/7/2026	28893	2	1

Usage History		
Month	Service	Usage
January 2026	Water	1

Transactions		
Previous Bill		106.08
Payment		-170.08 CR
<b>Balance Forward</b>		<b>-64.00 CR</b>
Current Transactions		
Reclaimed		
Reclaimed	1 Thousand Gals X \$1.01	1.01
Adjustments		
Turn On Next Day Activation Fee		64.00
<b>Total Current Transactions</b>		<b>65.01</b>
<b>TOTAL BALANCE DUE</b>		<b>\$1.01</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 # 0951160  
 Customer # 01034859  
 Balance Forward -64.00 CR  
 Current Transactions 65.01

<b>Total Balance Due</b>	<b>\$1.01</b>
<b>Due Date</b>	<b>2/9/2026</b>

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

**The Total Due will be electronically  
 transferred on 02/09/2026.**

MEADOW POINTE IV CDD  
 c/o Rizzetta & Company  
 3434 COLWELL AVENUE STE 200  
 TAMPA FL 33614

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



PASCO 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: **2939 HILLIARD DR RECLAIM**  
 Bill Number: 23817796  
 Billing Date: 1/22/2026  
 Billing Period: 1/5/2026 to 1/7/2026

Account #	Customer #
1001115	01034859
Please use the 15-digit number below when making a payment through your bank	
100111501034859	

**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		
Reclaim	18044934	1/5/2026	1336	1/7/2026	1340	2	4

Usage History  
 Water  
 January 2026 4

Transactions	
Current Transactions	
Reclaimed	
Reclaimed	4 Thousand Gals X \$1.01 4.04
Adjustments	
Turn On Next Day Activation Fee	64.00
<b>Total Current Transactions</b>	<b>68.04</b>
<b>TOTAL BALANCE DUE</b>	<b>\$68.04</b>

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasympay.pascocountyfl.net](http://pascoeasympay.pascocountyfl.net)

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

Account # 1001115  
 Customer # 01034859  
 Balance Forward 0.00  
 Current Transactions 68.04

<b>Total Balance Due</b>	<b>\$68.04</b>
<b>Due Date</b>	<b>2/9/2026</b>

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

**The Total Due will be electronically transferred on 02/09/2026.**

MEADOW POINTE IV CDD  
 c/o Rizzetta & Company  
 3434 COLWELL AVENUE STE 200  
 TAMPA FL 33614

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

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

**Invoice**

Date	Invoice #
2/2/2026	INV0000106715

**Bill To:**

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

Services for the month of	Terms	Client Number
February	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 #
1/30/2026	INV0000106737

**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	\$7,153.77	\$7,153.77
<b>Subtotal</b>			\$7,153.77
<b>Total</b>			\$7,153.77

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

**Invoice**

Date	Invoice #
2/1/2026	INV0000106937

**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
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	3.50	\$1.00	\$3.50
Auto Mileage & Travel	107.80	\$1.00	\$107.80
<b>Subtotal</b>			\$211.30
<b>Total</b>			\$211.30

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

**Invoice**

Date	Invoice #
2/13/2026	INV0000106961

**Bill To:**

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$2,060.00	\$2,060.00
Personnel Reimbursement	1.00	\$7,663.66	\$7,663.66
<b>Subtotal</b>			\$9,723.66
<b>Total</b>			\$9,723.66

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

# Invoice

Date	Invoice #
2/15/2026	51685

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

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

# Invoice

Date	Invoice #
2/15/2026	51757

Bill To

WINDSOR HOA  
 MEADOW POINTE IV CDD  
 C/O RIZZETTA & COMPANY  
 3434 COLWELL STE 200  
 TAMPA FL33614

Ship To

MEADOW POINTE HOA  
 GWYN HURST BLVD  
 WESLEY CHAPEL FL

P.O. No.

Terms  
 Net 30

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE ( SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)		295.00	295.00T
			<b>Subtotal</b>	\$295.00
			<b>Sales Tax (7.0%)</b>	\$20.65
			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$315.65



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/9/2025	17105

<b>Bill To</b>
Meadow Pointe IV CDD P.O. Box 32414 Charlotte, NC 28232

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance completed. All loops megged bad. All else good.	190.00	10/9/2025	190.00

<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>	\$190.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$190.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/3/2026	17609

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
	FEBRUARY This fee is for the CAPXL cloud.	90.00		90.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$90.00
<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>	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/3/2026	17621

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
	FEBRUARY This fee is for the CAPXL cloud and VOIP.	90.00		90.00

<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>	\$90.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/3/2026	17623

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
	FEBRUARY This fee is for the CAPXL cloud, and VOIP.	90.00		90.00

<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>	\$90.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/3/2026	17624

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
	FEBRUARY This fee is for the CAPXL cloud and VOIP.	90.00		90.00

<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>	\$90.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/3/2026	17628

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
	FEBRUARY This fee is for the CAPXL cloud and the voice phone service.	90.00		90.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days  Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	<b>Total</b>	\$90.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/3/2026	17637

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
	FEBRUARY This fee is for the CAPXL cloud and VOIP.	90.00		90.00

<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>	\$90.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/3/2026	17638

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
	FEBRUARY This fee is for the CAPXL cloud and VOIP.	90.00		90.00

<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>	\$90.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/10/2026	17644

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
	Report that the two island operators weren't working properly. Discovered the entrance island power supply was bad form ant infestation. Replaced the power box. Then discovered the island operators were only getting 6VAC when they should be getting 120VAC. I relocated the breaker after confirming that the breaker was good and proper voltage was restored.  Also replaced a damaged limit disk assembly on the entrance curb side operator. Replaced batteries in the exit curb side operator.  All performing properly at this time.			
3	Hourly Tech Charge	115.00		345.00
2	12 Volt 7 AH battery	46.50		93.00
1	VIKING LIMIT DISK AND CAMS.	76.00		76.00
1	VIKING POWER SUPPLY UNIT	315.38		315.38

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$829.38
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.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$829.38



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/10/2026	17646

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
	Report entrance island side gate stuck open. Replaced bad V belt on entrance island side operator. Gates resumed normal operation.			
1	V Belt	20.00		20.00
1	Hourly Tech Charge	115.00		115.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$135.00
<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>	\$135.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/10/2026	17647

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
2.5	Report that gates were staying open. Reconnected arms and repositioned limit disk. Updated CAPXLV2 firmware and reconnected to the internet. All performing properly at this time. 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 #
2/16/2026	17657

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

Job Name	Terms
PROVENCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that the entrance gates were open and wouldn't close. Someone placed a plastic bag and stick over the photo eye, preventing the gate from closing. Removed both and gate resumed normal operation. Hourly Tech Charge	115.00		115.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$115.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or 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>	\$115.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/17/2026	17661

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	49.95		49.95
	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>	\$112.90
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$112.90

January 21, 2026

Invoice Number: 1316728012126

Account Number: **8337 13 001 1316728**

**Auto Pay Notice**

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

**NEWS AND INFORMATION**

**Contact Us**

Visit us at [SpectrumBusiness.net](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 01/21/26 through 02/20/26 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 02/08/26</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 01222026 NNNNNNNN 01 994455

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

January 21, 2026

**MEADOW POINTE 4 CDD**

Invoice Number: 1316728012126

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: 1316728012126  
 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 01222026 NNNNNNNN 01 994455

**Charge Details**

Previous Balance		110.00
EFT Payment	01/08	-110.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 01/21/26 will appear on your next bill.

Service from 01/21/26 through 02/20/26

**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.

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

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

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

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

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

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

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



Continued on the next page...

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



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





INVOICE

Invoice Number	2481853
Invoice Date	November 7, 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

---

**Stantec Project Manager:**

Woodcock, Greg

**Current Invoice Due:**

\$4,743.00

**For Period Ending:**

October 31, 2025

---

**Due upon receipt or in accordance with terms of the contract**

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

INVOICE

Invoice Number

2481853

Project Number

238202061

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**Top Task 2026**

**2026 FY General Consulting**

**Professional Services**

<b>Billing Level</b>	<b>Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Level 06			
Woodcock, Braydon	4.00	156.00	624.00
	<b>4.00</b>		<b>624.00</b>
Level 10			
Nolte, Robert (Frank)	11.00	190.00	2,090.00
Rankin, Ashley Alexandra	1.50	190.00	285.00
	<b>12.50</b>		<b>2,375.00</b>
Level 13			
Woodcock, Gregory (Greg)	7.25	228.00	1,653.00
	<b>7.25</b>		<b>1,653.00</b>
	<b>23.75</b>		<b>4,652.00</b>
<b>Professional Services Subtotal</b>			

**Disbursements**

Direct - Vehicle (mileage)			
			91.00
<b>Disbursements Subtotal</b>			<b>91.00</b>

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**Top Task 2026 Total**

**4,743.00**

Total Fees & Disbursements

\$4,743.00

**INVOICE TOTAL (USD)**

**\$4,743.00**



## INVOICE

<b>Invoice Number</b>	2518153
<b>Invoice Date</b>	January 27, 2026
<b>Purchase Order</b>	238202061
<b>Customer Number</b>	83270
<b>Project Number</b>	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

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**Project Description:** Meadow Pointe IV CDD

**Stantec Project Manager:** Woodcock, Greg  
**Current Invoice Due:** \$4,954.52  
**Bill Through Date:** January 2, 2026

---



# 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

February 11, 2026

Client: 001010

Matter: 000001

Invoice #: 27880

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through January 31, 2026

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/2/2026	VKB	REVIEW AND REPLY TO EMAIL RE: SIGNATURES FOR ENCROACHMENT AGREEMENT FOR 31962 SANDSPIRIT PLACE (PICKETTE).	0.2	\$61.00
1/7/2026	VKB	REVIEW AND REVISE RESOLUTION REGARDING ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.	0.3	\$91.50
1/13/2026	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
1/14/2026	VKB	REVIEW AND REPLY TO EMAIL FROM S. PAGE RE: SIDEWALK AND DRIVEWAY APRON PAVER POLICIES; PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	2.3	\$701.50
1/19/2026	MS	RECEIVE AND REVIEW EMAIL FROM PASCO COUNTY SUPERVISOR OF ELECTIONS RE GENERAL ELECTION RESOLUTION MISSING; SEND EMAIL TO DISTRICT INSTRUCTING THEM TO SEND EXECUTED RESOLUTION TO COUNTY.	0.2	\$35.00
1/27/2026	VKB	REVIEW AND REPLY TO EMAIL FROM ATTORNEY FOR G. PICKETTE; REVIEW EXECUTED SIGNATURE PAGES FOR PROPERTY ENCROACHMENT AGREEMENT; SUBMIT TO COUNTY FOR RECORDING.	0.4	\$122.00
Total Professional Services			3.8	\$1,133.00

**DISBURSEMENTS**

<b>Date</b>	<b>Description of Disbursements</b>	<b>Amount</b>
1/29/2026	Simplefile E-Recording- Filing Fee- E-Filing	\$66.25
	Total Disbursements	\$66.25
	Total Services	\$1,133.00
	Total Disbursements	\$66.25
	Total Current Charges	\$1,199.25
	Previous Balance	\$2,841.00
	<i>Less Payments</i>	<i>(\$2,841.00)</i>
	<b>PAY THIS AMOUNT</b>	<b>\$1,199.25</b>

*Please Include Invoice Number on all Correspondence*



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

Statement Date: January 21, 2026

Amount Due: \$1,605.29

Due Date: February 11, 2026

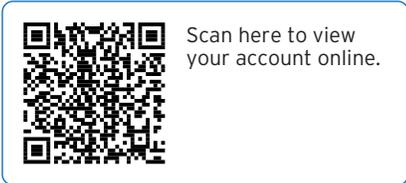
Account #: 221006228235

**DO NOT PAY. Your account will be drafted on February 11, 2026**

### Account Summary

<b>Current Service Period:</b> December 13, 2025 - January 14, 2026	
Previous Amount Due	\$1,604.31
Payment(s) Received Since Last Statement	-\$1,536.20
Miscellaneous Credits	-\$68.11
<b>Current Month's Charges</b>	<b>\$1,605.29</b>
<b>Amount Due by February 11, 2026</b>	<b>\$1,605.29</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.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).

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



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

Account #: 221006228235

Due Date: February 11, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due:	\$1,605.29
Payment Amount: \$	_____

622989515553

Your account will be drafted on February 11, 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:** January 21, 2026  
**Charges Due:** February 11, 2026

**Service Period:** Dec 13, 2025 - Jan 14, 2026

**Rate Schedule:** Lighting Service

## Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 33 days</b>		
Lighting Energy Charge	978 kWh @ \$0.03411/kWh	\$33.36
Fixture & Maintenance Charge	32 Fixtures	\$505.89
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	978 kWh @ \$0.03452/kWh	\$33.76
Storm Protection Charge	978 kWh @ \$0.00574/kWh	\$5.61
Clean Energy Transition Mechanism	978 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	978 kWh @ \$0.01230/kWh	\$12.03
Florida Gross Receipt Tax		\$2.18
State Tax		\$105.80
<b>Lighting Charges</b>		<b>\$1,605.29</b>

**Total Current Month's Charges** **\$1,605.29**

 <b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$68.11
<b>Total Current Month's Credits</b>	<b>-\$68.11</b>

## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

## Ways To Pay Your Bill

-  **Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
-  **In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.
-  **Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:**
  - Commercial Customer Care:** 866-832-6249
  - Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

# 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.: 32123407  
Terms: Net 15  
Invoice date: 02/01/2026  
Due date: 02/16/2026

#	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**  
**Aqua Triangle 1 Corp**  
12801 Belcher Rd S  
Largo, FL 33773  
(727) 531-0473  
billing@triangle-pool.com

BILL TO:

Meadow Pointe #4  
Community Development  
District (CDD) Meadow  
Pointe #4  
P.O.Box 32414  
Charlotte, NC 28232

SHIP TO:

Meadow Pointe #4  
Community Development  
District (CDD) Meadow  
Pointe #4  
P.O.Box 32414  
Charlotte, NC 28232

Invoice No: **852380**  
Status: **Open**  
Invoice Date: **2/13/2026**  
Due Date: **3/15/2026**  
Total: **\$1,403.90**

Service Date	Product/Service	Quantity	Unit Price	Total
1/29/2026	<b>FHPM1.0</b> Jandy FHPM1.0 FloPro Up-Rated Pump 1HP 115/230V	1.00	\$1,138.95	\$1,138.95
	<b>3-way 2" x 2½" PENTAIR</b> 2" 3 WAY VALVE	1.00	\$89.95	\$89.95
	<b>SERVICE-LABOR</b> SERVICE CALL / LABOR	1.00	\$175.00	\$175.00
	Ser # CDEH01040033240946			

**Notes**

replacement for 1hp jandy flow pro on vac pump done is working properly now and fully Prime. Also replacement for a 3way valve on return line for vacuum pump. 2/12/26

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

**Subtotal:** \$1,403.90  
**Tax:** \$0.00  
**Invoice Amount:** \$1,403.90  
**Previous Payment(s):** \$0.00  
**Amount Due (USD)** **\$1,403.90**

Thank you for doing business with us!



**INVOICE**  
**Aqua Triangle 1 Corp**  
12801 Belcher Rd S  
Largo, FL 33773  
(727) 531-0473  
billing@triangle-pool.com

BILL TO:

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

SHIP TO:

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

Invoice No: **8529868127**  
Status: **Open**  
Invoice Date: **2/19/2026**  
Due Date: **3/21/2026**  
Total: **\$2,470.95**

Service Date	Product/Service	Quantity	Unit Price	Total
	<b>ACTUATOR FOR SPLASH LIFT</b> ACTUATOR FOR SPLASH LIFT	1.00	\$2,295.95	\$2,295.95
	<b>SERVICE-LABOR</b> SERVICE CALL / LABOR TO INSTALL ACTUATOR	1.00	\$175.00	\$175.00

**Notes**

New up/down actuator installed in pool lift. Tested it with Milwaukee battery, working good. 2-18-26

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

**Subtotal:** \$2,470.95  
**Tax:** \$0.00  
**Invoice Amount:** \$2,470.95  
**Previous Payment(s):** \$0.00  
**Amount Due (USD) \$2,470.95**

Thank you for doing business with us!



**INVOICE**

Page: 1

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

Invoice Number: S138455  
Invoice Date: 2/1/2026  
Due Date: 3/3/2026

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
2/1/2026	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>



CC013126-845

0 0

**ACCOUNT SUMMARY**

Credit Limit	\$10,000.00
Credit Available	\$7,917.00
Statement Closing Date	January 31, 2026
Days in Billing Cycle	31
Previous Balance	\$2,107.30
Payments & Credits	\$2,119.78
Purchases & Other Charges	\$2,095.10
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$2,082.62

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	\$2,082.62
<b>Minimum Payment Due</b>	<b>\$2,082.62</b>
<b>Payment Due Date</b>	<b>February 25, 2026</b>

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				<b>\$2,107.30-</b>
01/26	01/26	F151500DA00CHGD <b>MICHELLE WHITE</b> <b>LORI STANGER</b>	AUTOMATIC PAYMENT - THANK YOU	2,107.30-
				<b>\$0.00</b>
				<b>\$2,082.62</b>
12/31	01/01	0543684QHBLT79SA5	SAMS CLUB #4852 WESLEY CHAPEL FL CREDIT MCC: 5300 MERCHANT ZIP:	12.48-
01/02	01/02	7536943QJ0VV4TJ3Q	THE UPS STORE 4071 WESLEY CHAPEL FL MCC: 7399 MERCHANT ZIP:	30.18
01/03	01/03	0541601QK43ABV4DG	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP:	28.92
01/07	01/07	5543286QP5VAPAXBA	AMAZON.COM*B54UD2JH3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	104.31
01/11	01/11	0541601QV43A6BYHF	WAL-MART #1213 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP:	29.28
01/11	01/11	0543684QWBLJ886AM	SAMS CLUB #4818 BROOKSVILLE FL MCC: 5300 MERCHANT ZIP: 34613	38.89

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>February 25, 2026</b>
<b>New Balance</b>	<b>\$2,082.62</b>
Minimum Payment Due	\$2,082.62
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
01/11	01/11	5548382QW0HRNN84T	WAL-MART #1213 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34613	513.68
01/11	01/11	0230537QW00E88ETD	BJ WHOLESALE #238 BROOKSVILLE FL MCC: 5300 MERCHANT ZIP: 34613	87.82
01/14	01/14	5543286QY5XLT57DB	AMAZON MKTPL*1Q8813843 SEATTLE WA MCC: 5942 MERCHANT ZIP:	40.30
01/14	01/14	5543286QY5XS39FF4	AMAZON MKTPL*KM00553G3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	23.41
01/14	01/14	0543684QZBLJ1JN9X	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	11.56
01/15	01/15	0541601QZ43A9E8QD	WAL-MART #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP:	81.59
01/15	01/15	0541601QZ43A9E888	WAL-MART #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP:	513.68
01/17	01/17	0543684D2BLJ9LW74	WM SUPERCENTER #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	17.08
01/17	01/17	5548382D20HZX9YMX	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	45.30
01/18	01/18	5543286D35Z603BA6	LOWES #01827* BROOKSVILLE FL MCC: 5200 MERCHANT ZIP: 346015536	50.58
01/20	01/20	5543286D45ZEPAL5E	AMAZON MKTPL*0O2DH0LJ3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	25.64
01/23	01/23	5543286D760H63F0V	AMAZON MKTPL*BV2U64M13 SEATTLE WA MCC: 5942 MERCHANT ZIP:	39.58
01/23	01/23	5548382D80J767ABB	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	42.94
01/24	01/24	5543286D860XK7Y9B	AMAZON.COM*MQ76C3HN3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	15.05
01/24	01/24	5543286D860X0M95W	AMAZON MKTPL*FC4UM7493 SEATTLE WA MCC: 5942 MERCHANT ZIP:	67.93
01/24	01/24	5543286D860ZA36VQ	AMAZON MKTPL*ND1G32JS3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	159.53
01/28	01/28	5543286DQ61XKHWJZ	AMAZON MKTPL*HZ63P9J43 SEATTLE WA MCC: 5942 MERCHANT ZIP:	33.65
01/28	01/28	1230202DQ00EYN7M8	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	60.00
01/30	01/30	5543286DE62MBZ05B	AMAZON MKTPL*2A9RI64Z3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	16.03
01/30	01/30	5550036DEJQKLNKSD	WALMART.COM WALMART.COM AR MCC: 5310 MERCHANT ZIP: 72716	18.17

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$2,082.62 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 02/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

TOTAL \*FINANCE CHARGE\* PAID IN 2025 \$0.00

**Meadow Pointe IV CDD**  
**Closing Date**  
**Payment Date**

January 31, 2026  
February 25, 2026

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

				Parks & Rec	Parks & Rec	Special Events	Contingency	
				Facility Supplies	Tennis/Athletic Court/Park Maintenance	Special Events	Misc. Contingency	
Date	Vendor Name	Description	Amount	57200-4619	57200-4755	57400-4775	57900-6409	
1/1/2026		<b>Beginning Balance</b>	<b>\$ 2,107.30</b>					
01/01/26	Sams Club	Credit for Event	\$ (12.48)			\$ (12.48)		
01/02/26	UPS Store	Mail/ship two docs	\$ 30.18				\$ 30.18	
01/06/26	Sams Club	Trash Bags, Water	\$ 28.92	\$ 28.92				
01/06/26	Amazon	Battery Backup/Surge Protect	\$ 104.31				\$ 104.31	
01/11/26	BJ	Storage Containers, Mtng Refresh	\$ 87.82	\$ 87.82				
01/11/26	Walmart	Mech Supplies	\$ 29.28	\$ 29.28				
01/11/26	Sams Club	Storage Containers	\$ 38.89	\$ 38.89				
01/11/26	Walmart	Christmas Gift Cards 2	\$ 513.68				\$ 513.68	
01/14/26	Sams Club	Meeting Refreshments	\$ 11.56	\$ 11.56				
01/14/26	Amazon	Event Feb	\$ 27.48			\$ 27.48		
01/14/26	Amazon	Cleaning Tool	\$ 12.82	\$ 12.82				
01/14/26	Amazon	Event Feb	\$ 23.41			\$ 23.41		
01/15/26	Walmart	Tool Organizer, Supplies	\$ 81.59	\$ 81.59				
01/15/26	Walmart	Christmas Gift Cards 2	\$ 513.68				\$ 513.68	
01/17/26	Walmart	Cleaning Supplies	\$ 17.08	\$ 17.08				
01/17/26	Sams Club	Water, Storage	\$ 45.30	\$ 45.30				
01/18/26	Lowes	Sign Post, Mechanical supplies	\$ 50.58	\$ 50.58				
01/18/26	Amazon	Cleaning Supplies	\$ 25.64	\$ 25.64				
01/22/26	Amazon	Cleaning Supplies	\$ 39.58	\$ 39.58				
01/23/26	Sams Club	Water, Coffee	\$ 42.94	\$ 42.94				
01/24/26	Amazon	Office Supplies	\$ 15.05	\$ 15.05				
01/23/26	Amazon	Paper Products	\$ 67.93	\$ 67.93				
01/22/26	Amazon	Gym Wipes	\$ 159.53	\$ 159.53				
01/28/26	MailChimp	Subscription	\$ 60.00				\$ 60.00	
01/27/26	Amazon	Cleaning Supplies	\$ 33.65	\$ 33.65				
01/27/26	Amazon	Office Supplies	\$ 16.03	\$ 16.03				
01/27/26	Walmart	Event Feb	\$ 18.17			\$ 18.17		
01/25/26		CC Payment	\$ (2,107.30)					
01/31/26	<b>TOTAL</b>		<b>\$ 2,082.62</b>	<b>\$ 804.19</b>	<b>\$ -</b>	<b>\$ 56.58</b>	<b>\$ 1,221.85</b>	<b>\$ -</b>
				<b>57200-4619</b>	<b>57200-4755</b>	<b>57400-4775</b>	<b>57900-6409</b>	

MP Return



sam's club

(813) 929-7010  
Wesley chapel, FL

**EXPRESS RETURNS**

12/31/2025 5:41:28 /PM 4852 38 9998

Loc 1

101\*\*\*\*\*0821

717820	HVR DRESSING		12.48-
		SUBTOTAL	12.48-
		TAXES	0.00-
		TOTAL	12.48-

Refunded 12.48 to # Mastercard Tender \*\*\*\* 8066



\*99331897324195963556\*

Visit [samsclub.com](http://samsclub.com) to see your savings



# sam's club

**Jan 3, 2026**

Order 22404687887434171099



## In club items(4)

13GTRSHFRS *trash bag* Qty 1 \$16.98

MMWATER Qty 3 \$11.94

**Subtotal** \$28.92

**Sales tax** \$0.00

**Total** **\$28.92** ✓

 \*8066 \$28.92

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

# Order Summary

Order placed **January 6, 2026** Order # 112-4950737-4653845

### Ship to

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

### Payment method

Mastercard ending in 8066

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$97.49
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$97.49
Estimated tax to be collected:	\$6.82
<b>Grand Total:</b>	<b>\$104.31</b>

### Arriving overnight 7 AM – 11 AM



APC UPS Battery Backup Surge Protector, BE650G1 Surge Protector with Battery Backup, Dataline Protection, Backup Battery Power Supply  
Sold by: Amazon.com  
Supplied by: Other  
\$97.49

*Battery backup + surge protector*

[Back to top](#)

MP



Storage Center  
COPCOASH  
COPCOASH

13085 CORTEZ BLVD  
BROOKSVILLE, FL  
Club Mgr. Matthew Harris

Club: 238 Res: 84 Trans: 2663  
Cashier: 804 01/11/26 01:46pm

MEMBERSHIP ID. \*\*\*\*\*6778 \*\*\*  
 MEMBERSHIP EXPIRES ON 12/26 \*\*\*  
 88867016472 WF BRDMELIAD 9.99 T  
 88867010449 WFCJUBES 9.99 N  
 88867018951 WREDELVET 19.99 N  
 7314939349 STER 54QT 25.98 T  
 2 @ 12.99  
 7314949380 STRLT 15QT 9.99 T  
 9582921021 GRN GRAPE.3# 8.89 N  
 \*\*\*\*\* SUBTOTAL 84.83  
 FL 6.5% Tax 2.99  
 \*\*\*\*\* TOTAL 87.82

\*\*\*\*\*8066 ENTRY: C  
 Purchase 00 APPROVED  
 AUTH 011958  
 TERMINAL NUMBER 78073023884  
 01/11/26 01:50pm 238 84 2663 804  
 Mastercard  
 AID: A0000000041010

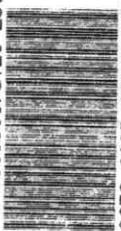
MP

Give us feedback @ sur-vey.walmart.com  
Thank you! ID #: 7W0K8TF46SV



WM Supercenter  
 352-597-3807 Mgr. MARK  
 13300 CORTEZ BLVD  
 BROOKSVILLE FL 34613  
 ST# 01213 OP# 009036 TE# 36 TR# 01473

# ITEMS SOLD 5  
TC# 9355 5437 1399 6235 6305



DEANS FO 16Z 071840300060 F 2.62 N  
 DCK 40YD MAX 075333326160 7.84 N  
 BTR2.5ASBU 077089026330 8.44 N  
 G00F OFF 60Z 093945006610 4.46 N  
 HT 60L TAP 885962750016 5.92 N

SUBTOTAL 29.28  
 TOTAL 29.28  
 MCARD TEND 29.28  
 CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#011056  
 25.23 TOTAL PURCHASE  
 REF # 601164235387  
 AID A0000000041010  
 TERMINAL # 27632031  
 \*No Signature Required  
 01/11/26 15:26:26

MP Storage Center



sam's club  
352-592-4737

01/11/26 14:29 1810 09018 097 9097  
 101-\*\*\* \*\* \*082 1

1 990312945 HM 276 TOTL 35.92 0  
 4 @ 1.00-  
 INST SV HM 276 TOTL 4.00-0  
 990377540 HM BRC RANCE 6.97 0

SUBTOTAL 38.89  
 TOTAL 38.89  
 MCARD TEND 38.89  
 CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#0119.00  
 4.00 TOTAL PURCHASE  
 REF # 601164235387  
 AID A0000000041010  
 TERMINAL # 50451353  
 \*No Signature Required  
 01/11/26 14:29:07

Additional Savings This Time  
 Sam's Instant Savings 4.00  
 # ITEMS SOLD 5  
 TC# 4030 1006 2000 4100 1300

Yes! You earned \$0.78 Sam's Cash with Plus. Check all earnings and savings at [sct.m.com/Receipt](http://sct.m.com/Receipt)



*MP Meeting*



**sam's club**

813-929-7010

01/14/26 12:15 0179 04052 093 9093

Lot# 101-\*\*\*\* \*082 1

990052818 100001 ERKE 12.82 0  
990298401 000000 SAIF 9.68 0

SUBTOTAL 22.50  
TOTAL 22.50

SAM'S CASH TEND 10.94  
MCARD TEND 11.56  
CHANGE DUE 0.00

MASTERCARD - 6066 I 1 APPR#014611

11.56 TOTAL PURCHASE

REF # 048684515510

AID A000000041010

TERMINAL # 29015671

\*No Signature Required

01/14/26 12:15 0

SAM'S CASH USED 10.94

# ITEMS SOLD 2

TC# 1856 9255 3319 4366 7890



Sans cash balance

Reg: 10.94 Used: 10.94 End: 0.00

Yay! You earned \$0.45 Sam's Cash with Plus. Check all earnings and savings at Sam'sClub.com/Account

*MP gift cards 2*

DEBIT LOAD 250.00  
CARD # 6058120075010184090

DEBIT LOAD 250.00  
CARD # 6058120075591604227

Give us feedback @ survey.walmart.com  
Thank you! ID #: 7M0K8TF46SZ



WM Supercenter  
352-597-3807 Mgr. MARK  
13300 CORTEZ BLVD  
BROOKSVILLE FL 34613  
ST# 01213 OP# 009036 TE# 36 TR# 01477

# ITEMS SOLD 2  
TC# 2178 7817 4976 6037 0076 8



MC NAVY 196742116480K 6.84 0  
DEBIT LOAD 605388029450K 250.00 0  
MC NAVY 196742116480 6.84 0  
DEBIT LOAD 605388029450 250.00 0

SUBTOTAL 513.68  
TOTAL 513.68  
MCARD TEND 513.68  
CHANGE DUE 0.00

MASTERCARD - 8066 I 1 APPR#011082

513.68 TOTAL PURCHASE

REF # 601167069403

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 27632031

\*No Signature Required

01/11/26 15:29:56

EFT DEBIT PAY FROM PRIMARY

250.00 DEBIT LOAD

NETWORK ID APPR. CODE

IC00000000001690083531

EFT DEBIT PAY FROM PRIMARY

250.00 DEBIT LOAD

NETWORK ID APPR. CODE

IC00000000001690083536

# Order Summary

1-13-26

Event + cleaning

Order placed January 13, 2026

Order # 112-5817933-1212268

### Ship to

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

### Payment method

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

### Order Summary

Item(s) Subtotal:	\$37.66
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$37.66
Estimated tax to be collected:	\$2.64
<b>Grand Total:</b>	<b>\$40.30</b>

### Delivered January 14

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



Utopia Kitchen Spandex Tablecloth 2 Pack [6FT, Royal Blue] Tight, Fitted, Washable and Wrinkle Resistant Stretch Table Cloth Rectangle Cover for Trade Show, Weddings & Parties [72Lx30Wx30H Inch]

Sold by: Utopia Brands  
Supplied by: Other  
Return or replace items: Eligible through February 13, 2026  
\$18.69

### Delivered January 14

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



SetSail Blind Duster, Window Cleaner Duster Brush with 5 Microfiber Sleeves, Cleaning Tools for Vertical Blinds Air Conditioner Dust Ceiling Fans Dust Collector

Sold by: SetSail US  
Return or replace items: Eligible through February 13, 2026  
\$5.99

PartyWoo Pink Crepe Paper Streamers 6 Rolls 492 ft Pack of Light and Hot Pink Red White Crepe Paper Rolls for Baby Shower Valentine's Day Wedding Birthday Party Decorations (1.8 Inch x 82 Ft/Rolls)

Sold by: PartyWoo Balloons  
Return or replace items: Eligible through February 13, 2026  
\$6.99

Event

[Back to top](#)

# Order Summary

1-13-26

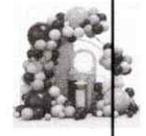
Event

Order placed January 13, 2026 Order # 112-2400272-2885838

Ship to	Payment method	Order Summary
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066 <a href="#">View related transactions</a>	Item(s) Subtotal: \$21.88 Shipping & Handling: \$0.00 Total before tax: \$21.88 Estimated tax to be collected: \$1.53 <b>Grand Total: \$23.41</b>

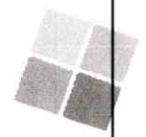
## Delivered January 15

It was handed directly to a receptionist or someone at a front desk.



YMSZ Red and Pink Balloons Arch Kit, Valentines Balloons Arch, 134pcs Pink and Red Balloon for Birthday, Valentines, Anniversary Party Decorations

Sold by: YMSZ  
Return or replace items: Eligible through February 14, 2026  
\$11.99



120PCS Gradient Pink Cocktail Party Napkins, Hot Pink Scalloped Beverage Dessert Paper Napkin for Birthday Wedding

Sold by: SEMOEO  
Return or replace items: Eligible through February 14, 2026  
\$9.89

[Back to top](#)

*my supplies  
feel organized*

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Thank you! ID #: 7WQKNZ160BZN



WM Supercenter  
813-262-2180 Mgr. ALEJANDRA  
28500 STATE ROAD 54  
WESLEY CHAPEL FL 33543  
ST# 03418 OP# 009013 TE# 13 TR# 00837

# ITEMS SOLD 19  
TC# 3059 6485 7785 1980 4482



FOIL ROLLS	010900000150	5.24 N
CLING WRAP	012567000220	3.96 N
GLAD 4G 20CT	012587222400	4.32 N
HERO TRSHBAG	843560002050	2.46 N
WIRE BRADS 1	038902411020	1.92 N
WIRE NAILS 1	038902411360	1.92 N
00K CLEAR PI	038902406060	2.77 N
WIRE BRADS 3	038902411060	1.92 N
HT 2 SD	889526405960	2.64 N
HR 35 G RAIL	840092609850	9.68 N
HR SML HOOK	840092600290	6.98 N
HR SML HOOK	840092600290	6.98 N
HR SML HOOK	840092600290	6.98 N
HR SML HOOK	840092600290	6.98 N
HR J HOOK	840092600320	3.97 N
HR J HOOK	840092600320	3.97 N
HR J HOOK	840092600320	3.97 N
HR J HOOK	840092600320	3.97 N
HR J HOOK	840092600320	3.97 N
HR J HOOK	840092600320	3.97 N
SUBTOTAL		81.59
TOTAL		81.59
MCARD TEND		81.59
CHANGE DUE		0.00

MASTERCARD - 8066 I 1 APPR#015963  
81.59 TOTAL PURCHASE

REF # 601591093518  
AID A0000000041010  
TERMINAL # 18185255  
\*No Signature Required  
01/15/26 16:25:43

*my gift cards &  
Lori*

DEBIT LOAD 250.00  
CARD # 6058120070831664461

DEBIT LOAD 250.00  
CARD # 6058120072708100280

Give us feedback @ [survey.walmart.com](http://survey.walmart.com)  
Thank you! ID #: 7WQKNZ160BZ0



WM Supercenter  
813-262-2180 Mgr. ALEJANDRA  
28500 STATE ROAD 54  
WESLEY CHAPEL FL 33543  
ST# 03418 OP# 009013 TE# 13 TR# 00839

# ITEMS SOLD 2  
TC# 4347 9789 1559 1219 2838 6



MC CONGRATS	196742116580K	6.84 0
DEBIT LOAD	605388029450K	250.00 0
MC CONGRATS	196742116580	6.84 0
DEBIT LOAD	605388029450	250.00 0
SUBTOTAL		513.68
TOTAL		513.68
MCARD TEND		513.68
CHANGE DUE		0.00

MASTERCARD - 8066 I 1 APPR#015772  
513.68 TOTAL PURCHASE

REF # 601507088864  
AID A0000000041010  
TERMINAL # 18185255  
\*No Signature Required  
01/15/26 16:27:50

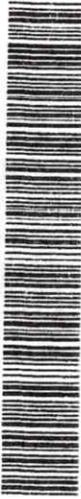
EFT DEBIT PAY FROM PRIMARY  
250.00 DEBIT LOAD  
NETWORK ID. APPR. CODE  
IC000000000001701945938  
EFT DEBIT PAY FROM PRIMARY  
250.00 DEBIT LOAD  
NETWORK ID. APPR. CODE  
IC000000000001701945918

Give us feedback @ survey.walmart.com  
 Thank you! ID #: 7WJQKWA150DYK

*MP*  
**Walmart**  
 Supercenter  
 813-262-2180 Mgr. ALEJANDRA  
 28500 STATE ROAD 54  
 WESLEY CHAPEL, FL 33543

ST# 03418 DP# 003237 TE# 22 TR# 02725

# ITEMS SOLD 4



TC# 1560 4465 8449 3968 4250  
 DAWN 030772002070 3.94 N  
 SCRUB SPONGE 021200572350 3.32 N  
 SB DOBIE ZPK 051131968270 4.58 N  
 CLXTCBCLCHGL 044600306270 5.24 N

SUBTOTAL 17.08  
 TOTAL 17.08  
 MCARD TEND 17.08  
 CHANGE DUE 0.00

MASTERCARD - 8066 I 1 APPR#017506  
 17.08 TOTAL PURCHASE  
 REF # U4150b611225  
 AID A0000000041010  
 TERMINAL # 27975152  
 \*No Signature Required

01/17/26 15:21:27

*MP*  
**Sam's Club**  
 Member



**sam's club**  
 813-929-7010

01/17/26 14:27 2861 04852 090 9090  
 Lot# 101-\*\*\*\* \*082 1

I 916191 ZPLC STRG 6 15.48 0  
 U INST SU ZPLC STRG 6 3.00-0  
 2 @ 9.94  
 I 990362502 60 QUART CL 19.88 0  
 2 @ 1.00-  
 U INST SU 60 QUART CL 2.00-0  
 I 990440913 HEFTY 320Z 8.98 0  
 U INST SU HEFTY 320Z 2.00-0  
 2 @ 3.98  
 561914 HW WATER F 7.96 0

SUBTOTAL 45.30  
 TOTAL 45.30  
 MCARD TEND 45.30  
 CHANGE DUE 0.00

MASTERCARD - 8066 I 1 APPR#017280  
 45.30 TOTAL PURCHASE  
 REF # 601760413277  
 PAYMENT SERVICE - R  
 AID A0000000041010  
 TERMINAL # 54729579  
 \*No Signature Required  
 01/17/26 14:27:37

Additional Savings This Trip:  
 Sam's Instant Savings 7.00  
 # ITEMS SOLD 6

TC# 2732 0928 4060 9451 4358



Yay! You earned \$0.91 Sam's Cash with Plus. Check all earnings and savings at [SamsClub.com/Account](http://SamsClub.com/Account)



mf  
Sign post  
& mirror  
supplied



LEARN MORE AT LOWE'S.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC  
7117 BROAD STREET  
BROOKSVILLE, FL 34601 (352) 754-6320

- SALE -  
SALES# : 51827A15 5041782    TRANS# : 582790007 01-18-26

5213 4-4-8 #2 SOUTHERN YELLOW	10.38
5993508 4-4 NMPRT PNE CLSC PST CH	9.88
62934 AWIR 1-CT 175FT 20GA GU W	6.98
71529 EZ ANCOR 4CT TWSTLCK 75	2.28
785038 HM 1-1/4-IN ANTIQUE BRASS	2.98
71519 EZ ANCOR 6CT TWSTLCK LITE	5.96
2 @ 2.98	
57542 PAN PHIL SMS 8X1-1/2 6-CT	1.98
58122 FLT WSHRS SAE NO 8 36CT	1.98
58124 FLT WSHRS SAE 1/4 16-CT	1.98
5687208 2.75 OZ AEROSOL	6.18

1-18-2026  
SUBTOTAL: 50.58  
TOTAL TAX: 0.00  
INVOICE 90482 TOTAL: 50.58  
M/C: 50.58 ✓

MC: XXXXXXXXXXXX8066 AMOUNT: 50.58 AUTHCD: 018943  
CHIP REF ID: 18278482034 01/18/26 12:44:39  
CUSTOMER CODE: 222  
TUR: 0000008000  
TSI: E800

STORE: 1827 TERMINAL: 68 01/18/26 12:44:56  
# OF ITEMS PURCHASED: 11  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



mf water cooler  
1-23-26  
sams club  
813-929-7010  
01/23/26 13:06 4353 04852 094 9094

LOT# 101-**** *882 1	
2 @ 3.98	
561914 HM WATER F	7.96 0
980010669 HM00NUT100CF	34.98 0
SUBTOTAL	42.94
TOTAL	42.94
MCARD TEND	42.94 ✓
CHANGE DUE	0.00

HASIFRGARD: 8066 I 1 APPRA023011  
42.94 TOTAL PURCHASE  
REF # 602361222647  
PAYMENT SERVICE - A  
AID A0000000041010  
TERMINAL # 50456474  
\*No Signature Required  
01/23/26 13:06:15



# ITEMS SOLD 3  
T# 7786 9697 3819 4861 8890  
Pay! You earned \$0.86 Sam's Cash with Plus. Check all earnings and savings at SamsClub.com/Account

# Order Summary 1-17-26

Order placed January 17, 2026 Order # 112-2799184-8876221

Ship to	Payment method	Order Summary	
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$23.96
		Shipping & Handling:	\$0.00
		Total before tax:	\$23.96
		Estimated tax to be collected:	\$1.68
		<b>Grand Total:</b>	<b>\$25.64</b>

## Arriving Tuesday



Hiware 8-Piece Serving Set - Includes 4 Spoons and 4 Slotted Spoons, 18/8 Stainless Steel Buffet Utensils - Mirror Polished, Dishwasher Safe, 8.6-Inch  
 Sold by: BRILLBOW  
 Supplied by: Other  
 \$9.99

## Arriving January 25 - January 28



Lysol All Purpose Cleaner Spray, Multi-Purpose Disinfecting Spray, Kitchen & Bathroom Cleaner, Lemon Breeze Scent, 32 Fl Oz (Pack of 2)  
 Sold by: Amazon.com  
 Supplied by: Other  
 \$6.99

## Arriving tomorrow



HOMEXCEL Microfiber Cleaning Cloth, 12 Pack Cleaning Rags, Cleaning Towels with 4 Color Assorted, 11.5"X11.5"(Green/Blue/Yellow/Pink)  
 Sold by: HOMEXCEL GLOBAL  
 Supplied by: Other  
 \$6.98

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# Order Summary 1-22-26

Order placed January 22, 2026 Order # 112-1818125-5536260

Ship to	Payment method	Order Summary	
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$36.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$36.99
		Estimated tax to be collected:	\$2.59
		<b>Grand Total:</b>	<b>\$39.58</b>

## Arriving January 28 - January 30



The Wave 3D Urinal Screen Deodorizer, Cotton Blossom - Pack of 10 by JaniSource  
 Sold by: Jani-Source  
 Supplied by: Other  
 \$36.99

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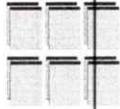
1-23-26

# Order Summary

Order placed January 23, 2026 Order # 112-2285576-9254634

<p><b>Ship to</b> L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States</p> <p><i>office</i></p>	<p><b>Payment method</b> Mastercard ending in 8066 <a href="#">View related transactions</a></p>	<p><b>Order Summary</b></p> <table border="0"> <tr><td>Item(s) Subtotal:</td><td>\$14.07</td></tr> <tr><td>Shipping &amp; Handling:</td><td>\$0.00</td></tr> <tr><td>Total before tax:</td><td>\$14.07</td></tr> <tr><td>Estimated tax to be collected:</td><td>\$0.98</td></tr> <tr><td><b>Grand Total:</b></td><td><b>\$15.05</b></td></tr> </table>	Item(s) Subtotal:	\$14.07	Shipping & Handling:	\$0.00	Total before tax:	\$14.07	Estimated tax to be collected:	\$0.98	<b>Grand Total:</b>	<b>\$15.05</b>
Item(s) Subtotal:	\$14.07											
Shipping & Handling:	\$0.00											
Total before tax:	\$14.07											
Estimated tax to be collected:	\$0.98											
<b>Grand Total:</b>	<b>\$15.05</b>											

## Arriving Monday



Oxford Premium Legal Pads, 12 Pack, Premium Note Pads, 50 Legal Rule 8.5" x 11" Sheets, Canary Yellow Paper with Firm Back, Professional Legal and Office Notepads  
 Sold by: Amazon.com  
 Supplied by: Other  
 \$14.07

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# Order Summary

1-23-26

Order placed January 23, 2026 Order # 112-1458516-8392263

### Ship to

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

### Payment method

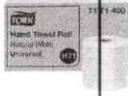
Mastercard ending in 8066  
[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$63.49
Shipping & Handling:	\$0.00
Total before tax:	\$63.49
Estimated tax to be collected:	\$4.44
<b>Grand Total:</b>	<b>\$67.93</b>

*Paper products*

### Arriving Wednesday



Tork Hand Towel Roll, Natural White, Universal, H71, Large, 100% Recycled, 1-Ply, White, 6 Rolls x 800 ft, 7171400  
Sold by: OfficeWorld Store  
Supplied by: Other  
\$63.49

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# Order Summary

Order placed **January 22, 2026** Order # 112-1301214-0198607

### Ship to

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

### Payment method

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

### Order Summary

Item(s) Subtotal:	\$150.35
Shipping & Handling:	\$0.00
Amazon Discount:	-\$1.26
Total before tax:	\$149.09
Estimated tax to be collected:	\$10.44
<b>Grand Total:</b>	<b>\$159.53</b>

### Arriving Sunday



Mr. Clean Magic Eraser Sponge, All Purpose Cleaner, Cleaning Scrubber, Wall, Sneaker, Kitchen, Bathroom, Shower Cleaner, Cleaning Supplies, Melamine Sponge, Cleaning Pads, Extra Durable, 10ct

Sold by: Amazon.com  
Supplied by: Other  
\$12.77



TUL Retractable Gel Pens, Limited Edition, Sunset Shades, Medium Point, 0.7 mm, Pearl White Barrel, Blue Ink, Pack of 4

Sold by: Nazarus  
Supplied by: Other  
\$15.25



Scotch-Brite Heavy Duty Scouring Pad, Dish Scrubber for Kitchen + Outdoor, 8 Scrub Pads for Uncoated Pots and Pans, Cast Iron Cooktops, Grill Grates, Oven Racks, & BBQ, Durable, Long-Lasting

Sold by: Amazon.com  
Supplied by: Other  
\$6.99



Tazza Gym Equip Wipes, 4 x 950 Count (3800 Total Wipes) - Durable, Pre-Saturated Gym Equipment & Surface Cleaning Wipes

Sold by: TazzaDirect  
Supplied by: Other  
\$92.99



Sharpie Accent Tank Highlighters, Chisel Tip, Fluorescent Yellow, 4-Count (Pack of 2)

Sold by: Spot the Deal  
Supplied by: Other  
\$8.36



Pilot, G2 Edge Premium Gel Roller Pens, Fine Point 0.7 mm, Gel Pens Black Ink, Pack of 8 Count (Pack of 1) - Ideal for School, Journaling & Office Writing

Sold by: Amazon.com  
Supplied by: Other  
\$13.99

[Back to top](#)

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# Mailchimp Receipt MC25253475

## Issued to

Lori Stanger  
Meadow Pointe IV CDD  
mpivclub@live.com  
Office phone: 8139733003  
3434 Colwell Ave. Tampa, FL 33614  
Tax ID: 856012657785C8

## 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# 25253475

Date Paid: January 28, 2026 01:49 AM New York

1-28-2026

## Billing statement

Standard plan	\$60.00
2,500 contacts	
<hr/>	
Paid via Mast ending in 8066 which expires 05/2027 on January 28, 2026	\$60.00

Looking for our W-9?  
Looking for our United States Residency Certificate?

\$60.00

Balance as of January 28, 2026 \$0.00

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.



# Order Summary

1-27-26

Order placed **January 27, 2026**

Order # 112-1293951-3825002

Ship to	Payment method	Order Summary												
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066 <a href="#">View related transactions</a>	<table border="0"> <tr><td>Item(s) Subtotal:</td><td>\$31.45</td></tr> <tr><td>Shipping &amp; Handling:</td><td>\$2.99</td></tr> <tr><td>Free Shipping:</td><td>-\$2.99</td></tr> <tr><td>Total before tax:</td><td>\$31.45</td></tr> <tr><td>Estimated tax to be collected:</td><td>\$2.20</td></tr> <tr><td><b>Grand Total:</b></td><td><b>\$33.65</b> ✓</td></tr> </table>	Item(s) Subtotal:	\$31.45	Shipping & Handling:	\$2.99	Free Shipping:	-\$2.99	Total before tax:	\$31.45	Estimated tax to be collected:	\$2.20	<b>Grand Total:</b>	<b>\$33.65</b> ✓
Item(s) Subtotal:	\$31.45													
Shipping & Handling:	\$2.99													
Free Shipping:	-\$2.99													
Total before tax:	\$31.45													
Estimated tax to be collected:	\$2.20													
<b>Grand Total:</b>	<b>\$33.65</b> ✓													

## Delivered January 28

Your package was left near the front door or porch.



MED PRIDE Medical Vinyl Examination Gloves (Medium, 100-Count) Latex & Rubber Free, Ultra-Strong, Clear Disposable Powder-Free Gloves for Healthcare & Food Handling Use

Sold by: HLmedical  
Supplied by: Other  
Return or replace items: Eligible through February 27, 2026  
\$7.48



3

MED PRIDE Medical Vinyl Examination Gloves (Large, 100-Count) Latex & Rubber Free, Ultra-Strong, Clear Disposable Powder-Free Gloves for Healthcare & Food Handling Use

Sold by: HLmedical  
Supplied by: Other  
Return or replace items: Eligible through February 27, 2026  
\$7.99

[Back to top](#)

# Order Summary

1-27-26

Order placed January 27, 2026 Order # 112-1779663-1541814

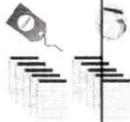
<b>Ship to</b>	<b>Payment method</b>	<b>Order Summary</b>	
L Stanger MPIV CDD 3902 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-5700 United States	Mastercard ending in 8066 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$14.98
		Shipping & Handling:	\$0.00
		Total before tax:	\$14.98
		Estimated tax to be collected:	\$1.05
		<b>Grand Total:</b>	<b>\$16.03</b> ✓

## Arriving Friday



Luomorgo 12 Pcs 1/2" x 0.78" Stainless Steel Standoff Screws, Wall Sign Standoff Mounting Hardware Advertising Glass Standoff Nail for Hanging Acrylic Picture Frame, Silver

Sold by: Luomorgo  
Supplied by: Other  
\$7.99



10 Pack Pocket Mini Notepads Refills, Memo Pad, 3x5 Inch Lined Writing Pads with 30 Sheets in Each Pad, Note Pads Refills, Inspiration Catcher (White-10pack)

Sold by: impact house  
Supplied by: Other  
\$6.99

[Back to top](#)



Jan 29, 2026 order  
Order# 2000147-02823446

1-29-2026

Event  
Feb



Stock Your Home 6-Inch Clear Plastic Dessert Plates (120 Pack) Flexible Disposable Clear Plates for Dessert & Appetizers, Crystal Clear Small Plates for Parties & Catering, Qty 1 \$9.99  
Clear Plastic Party Plates

dessert  
plates

**Subtotal** \$20.99  
Savings -\$11.00  
**\$9.99**

Below order minimum (less than \$35) \$6.99  
Tax \$1.19

**Total** **\$18.17**

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

Payment method Ending in 8066



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

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE

6426-016055  
2123153W426  
02/20/26  
Upon Receipt

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

Scan to pay online



FOR ASSISTANCE  
Customer Service  
One Time Payments

(352) 583-4204  
(800) 457-1379



INVOICE STATEMENT

Date	Description	BY: .....	Amount
	Contract No: 20475 Service Location Acct #016055-0001		
	MEADOW POINT IV CDD REC CENTER 3902 MEADOW POINT BLVD WESLEY CH		
02/20/26	BASIC SERVICE CHARGE 3/1/2026-3/31/2026		\$ 110.66
	Invoice Total		\$ 110.66
	Account Balance		\$ 110.66

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at [myaccount.wclcustomer.com](http://myaccount.wclcustomer.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.



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

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE

6426-016055  
2123153W426  
02/20/26  
Upon Receipt

Do Not Pay - Auto Pay Enabled

AB 01 000092 68659 I 1 P



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

WRITE IN AMOUNT PAID \$

TO CHANGE ADDRESS  
Check here and complete the information on the reverse side.

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.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE

6426-022299  
2123264W426  
02/20/26  
Upon Receipt

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

Scan to pay online



FOR ASSISTANCE  
Customer Service  
One Time Payments



(352) 583-4204  
(800) 457-1379

BY: .....

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>		
02/20/26	FUEL SURCHARGE	1.00 SC70370105 \$ 235.26
02/20/26	FUEL SURCHARGE	1.00 SC70371235 \$ 4.24
02/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70370104 \$ 123.11
02/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70371234 \$ 2.22
02/20/26	BASIC SERVICE CHARGE	1.00 8.00YD \$ 1,231.10
	3/1/2026-3/31/2026	
02/20/26	BASIC CONTAINER CHARGE	1.00 8.00YD \$ 22.20
	3/1/2026-3/31/2026	
	<b>Invoice Total</b>	<b>\$ 1,618.13</b>
	<b>Account Balance</b>	<b>\$ 1,618.13</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.



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

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE

6426-022299  
2123264W426  
02/20/26  
Upon Receipt

Do Not Pay - Auto Pay Enabled

AB 01 000091 68659 H 1 P



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

WRITE IN AMOUNT PAID \$

TO CHANGE ADDRESS  
Check here and complete the information on the reverse side.

MAIL PAYMENT TO:  
WASTE CONNECTIONS OF FLORIDA  
PO BOX 535233  
PITTSBURGH PA 15253-5233



000091 1/1



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 **02/10/2026**  
Amount Due **5,598.76**  
Current Charges Due **03/05/2026**

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 5,602.08  
Payment 5,602.08CR  
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 326.48  
Light Support Charge 299.80  
Light Maintenance Charge 1,002.01  
Light Fixture Charge 1,204.51  
Light Fuel Adj 12,348 KWH @ 0.04200 518.61  
Poles (QTY 332) 2,218.00  
FL Gross Receipts Tax 29.35

Total Current Charges 5,598.76  
Total Due **E.F.T.** 5,598.76

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 163	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 02/27/2026.



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: 02/10/2026**

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>02/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>5,598.76</b>
<b>DO NOT PAY</b>	

000141821100055987600055987601



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 **02/10/2026**  
 Amount Due **40.16**  
 Current Charges Due **03/05/2026**

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				
01/07	32182	02/05	32182				0

Comparative Usage Information Average kWh		
Period	Days	Per Day
Feb 2026	29	0
Jan 2026	34	0
Feb 2025	29	0

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

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

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.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

District: OP06

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

Electronic Funds Transfer on or after	<b>02/27/2026</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 **02/10/2026**  
 Amount Due **52.93**  
 Current Charges Due **03/05/2026**

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				
01/07	52195	02/05	52316				121

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	4
Jan 2026	34	6
Feb 2025	29	4

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

**Previous Balance** 63.18  
**Payment** 63.18CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 121 KWH @ 0.06090 7.37  
**Fuel Adjustment** 121 KWH @ 0.04200 5.08  
**FL Gross Receipts Tax** 1.32

**Total Current Charges** 52.93  
**Total Due** E.F.T. 52.93



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.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

District: OP06

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

Electronic Funds Transfer on or after <b>02/27/2026</b>
<b>TOTAL CHARGES DUE 52.93</b>
<b>DO NOT PAY</b>

000141821600000529300000529300



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 **02/10/2026**  
 Amount Due **53.25**  
 Current Charges Due **03/05/2026**

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				
01/07	60804	02/05	60928				124

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	4
Jan 2026	34	5
Feb 2025	29	4

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

**Previous Balance** 58.64  
**Payment** 58.64CR  
**Balance Forward** 0.00

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

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



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.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

District: OP06

Use above space for address change ONLY.

**1418217** **OP06**  
 MEADOW POINTE IV CDD  
 HILDA SERRATO  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after <b>02/27/2026</b>	
<b>TOTAL CHARGES DUE</b>	<b>53.25</b>
<b>DO NOT PAY</b>	

000141821700000532500000532503



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 **02/10/2026**  
Amount Due **168.82**  
Current Charges Due **03/05/2026**

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				
01/07	59784	02/05	61003				1219

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	42
Jan 2026	34	59
Feb 2025	29	58

**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** 250.50  
**Payment** 250.50CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 1,219 KWH @ 0.06090 74.24  
**Fuel Adjustment** 1,219 KWH @ 0.04200 51.20  
**FL Gross Receipts Tax** 4.22

**Total Current Charges** 168.82  
**Total Due** E.F.T. 168.82



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.

**DO NOT PAY**  
Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

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>02/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>168.82</b>
<b>DO NOT PAY</b>	

000141821800001688200001688207



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 **02/10/2026**  
 Amount Due **55.15**  
 Current Charges Due **03/05/2026**

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				
01/07	48275	02/05	48417				142

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	5
Jan 2026	34	8
Feb 2025	29	4

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

**Previous Balance** 69.09  
**Payment** 69.09CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 142 KWH @ 0.06090 8.65  
**Fuel Adjustment** 142 KWH @ 0.04200 5.96  
**FL Gross Receipts Tax** 1.38

**Total Current Charges** 55.15  
**Total Due** **E.F.T.** 55.15



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.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

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>02/27/2026</b>	
<b>TOTAL CHARGES DUE</b>	<b>55.15</b>
<b>DO NOT PAY</b>	

000141822000000551500000551501



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 **02/10/2026**  
 Amount Due **1,047.71**  
 Current Charges Due **03/05/2026**

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 Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
01/07	55460	02/05	65579		33.12	33	10119	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	349
Jan 2026	34	317
Feb 2025	29	244

**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 1,178.59  
 Payment 1,178.59CR  
 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.

Customer Charge 44.16  
 Demand Charge 33 KW @ 6.65000 219.45  
 Energy Charge 10,119 KWH @ 0.03290 332.92  
 Fuel Adjustment 10,119 KWH @ 0.04200 425.00  
 FL Gross Receipts Tax 26.18

Total Current Charges 1,047.71  
 Total Due **E.F.T.** 1,047.71

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	<b>02/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>1,047.71</b>
<b>DO NOT PAY</b>	

000141822100010477100010477106



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 **02/10/2026**  
 Amount Due **73.20**  
 Current Charges Due **03/05/2026**

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				
01/07	75091	02/05	75404				313

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	11
Jan 2026	34	18
Feb 2025	29	13

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



1 0 2 5 2 9 7 1

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

Previous Balance 103.28  
 Payment 103.28CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 313 KWH @ 0.06090 19.06  
 Fuel Adjustment 313 KWH @ 0.04200 13.15  
 FL Gross Receipts Tax 1.83

Total Current Charges 73.20  
 Total Due E.F.T. 73.20

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026

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>02/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>73.20</b>
<b>DO NOT PAY</b>	

000141822300000732000000732000



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 **02/10/2026**  
 Amount Due **58.84**  
 Current Charges Due **03/05/2026**

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				
01/07	13843	02/05	14020				177

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	6
Jan 2026	34	9
Feb 2025	29	6

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

**Previous Balance** 72.88  
**Payment** 72.88CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 177 KWH @ 0.06090 10.78  
**Fuel Adjustment** 177 KWH @ 0.04200 7.43  
**FL Gross Receipts Tax** 1.47

**Total Current Charges** 58.84  
**Total Due** E.F.T. 58.84



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.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

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>02/27/2026</b>	
<b>TOTAL CHARGES DUE</b>	<b>58.84</b>
<b>DO NOT PAY</b>	

000141822400000588400000588407



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 **02/10/2026**  
 Amount Due **62.43**  
 Current Charges Due **03/05/2026**

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				
01/07	87165	02/05	87376				211

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	7
Jan 2026	34	12
Feb 2025	29	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** 84.39  
**Payment** 84.39CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 211 KWH @ 0.06090 12.85  
**Fuel Adjustment** 211 KWH @ 0.04200 8.86  
**FL Gross Receipts Tax** 1.56

**Total Current Charges** 62.43  
**Total Due** E.F.T. 62.43



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.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

District: OP06

**1418225** OP06  
 MEADOW POINTE IV CDD  
 HILDA SERRATO  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after <b>02/27/2026</b>
<b>TOTAL CHARGES DUE 62.43</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 **02/10/2026**  
 Amount Due **56.94**  
 Current Charges Due **03/05/2026**

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				
01/07	18679	02/05	18838				159

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	5
Jan 2026	34	8
Feb 2025	29	6

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

**Previous Balance** 68.66  
**Payment** 68.66CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 159 KWH @ 0.06090 9.68  
**Fuel Adjustment** 159 KWH @ 0.04200 6.68  
**FL Gross Receipts Tax** 1.42

**Total Current Charges** 56.94  
**Total Due** E.F.T. 56.94



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.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after <b>02/27/2026</b>	
<b>TOTAL CHARGES DUE</b>	<b>56.94</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 **02/10/2026**  
 Amount Due **44.91**  
 Current Charges Due **03/05/2026**

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				
01/07	13737	02/05	13782				45

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	2
Jan 2026	34	3
Feb 2025	29	2

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

**Previous Balance** 49.56  
**Payment** 49.56CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 45 KWH @ 0.06090 2.74  
**Fuel Adjustment** 45 KWH @ 0.04200 1.89  
**FL Gross Receipts Tax** 1.12

**Total Current Charges** 44.91  
**Total Due** E.F.T. 44.91



1 0 2 5 2 9 7 1

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**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after <b>02/27/2026</b>	
<b>TOTAL CHARGES DUE</b>	<b>44.91</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 **02/10/2026**  
 Amount Due **67.50**  
 Current Charges Due **03/05/2026**

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				
01/07	25603	02/05	25862				259

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	9
Jan 2026	34	14
Feb 2025	29	7

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

**Previous Balance** 91.67  
**Payment** 91.67CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge 259 KWH @ 0.06090** 15.77  
**Fuel Adjustment 259 KWH @ 0.04200** 10.88  
**FL Gross Receipts Tax** 1.69

**Total Current Charges** 67.50  
**Total Due** **E.F.T.** 67.50



1 0 2 5 2 9 7 1

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**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

District: OP06

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

Electronic Funds Transfer on or after <b>02/27/2026</b>
<b>TOTAL CHARGES DUE</b> 67.50
<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 **02/10/2026**  
Amount Due **41.01**  
Current Charges Due **03/05/2026**

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				
01/07	1496	02/05	1504				8

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	0
Jan 2026	34	0
Feb 2025	29	0

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

**Previous Balance** 41.12  
**Payment** 41.12CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge 8 KWH @ 0.06090** 0.49  
**Fuel Adjustment 8 KWH @ 0.04200** 0.34  
**FL Gross Receipts Tax** 1.02

**Total Current Charges** 41.01  
**Total Due** E.F.T. 41.01



1 0 2 5 2 9 7 1

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**DO NOT PAY**  
Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

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>02/27/2026</b>	
<b>TOTAL CHARGES DUE</b>	<b>41.01</b>
<b>DO NOT PAY</b>	

000141823000000410100000410102



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

Account Number **1418231** Cycle 06  
 Meter Number 74619208  
 Customer Number 10252971  
 Customer Name MEADOW POINTE IV CDD  
 HILDA SERRATO

Bill Date **02/10/2026**  
 Amount Due **42.38**  
 Current Charges Due **03/05/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 31041 KELMIN TER  
 Service Description KIOSK  
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/31	1337	02/05	1358				21

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	36	1
Jan 2026	0	0
Apr 2023	30	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 0.00  
 Payment 0.00  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 21 KWH @ 0.06090 1.28  
 Fuel Adjustment 21 KWH @ 0.04200 0.88  
 FL Gross Receipts Tax 1.06

Total Current Charges 42.38  
 Total Due **E.F.T.** 42.38



1 0 2 5 2 9 7 1

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**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

District: OP06

1418231 OP06  
 MEADOW POINTE IV CDD  
 HILDA SERRATO  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	<b>02/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>42.38</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 **02/10/2026**  
 Amount Due **257.57**  
 Current Charges Due **03/05/2026**

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
--------	------	---------

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

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	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 02/27/2026.



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: 02/10/2026**

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	<b>02/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>257.57</b>
<b>DO NOT PAY</b>	

000218538500002575700002575707



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

Account Number **2187625** Cycle **06**  
 Meter Number 85203607  
 Customer Number 10252971  
 Customer Name **MEADOW POINTE IV CDD  
 HILDA SERRATO**

Bill Date **02/10/2026**  
 Amount Due **66.34**  
 Current Charges Due **03/05/2026**

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				
01/07	10051	02/05	10299				248

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	9
Jan 2026	34	10
Feb 2025	29	7

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

**Previous Balance** 76.78  
**Payment** 76.78CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 248 KWH @ 0.06090 15.10  
**Fuel Adjustment** 248 KWH @ 0.04200 10.42  
**FL Gross Receipts Tax** 1.66

**Total Current Charges** 66.34  
**Total Due** E.F.T. 66.34



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.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

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 <b>02/27/2026</b>
<b>TOTAL CHARGES DUE 66.34</b>
<b>DO NOT PAY</b>

000218762500000663400000663407



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

Account Number **2386197** Cycle **06**  
 Meter Number 75711772  
 Customer Number 10252971  
 Customer Name **MEADOW POINTE IV CDD  
 HILDA SERRATO**

Bill Date **02/10/2026**  
 Amount Due **45.06**  
 Current Charges Due **03/05/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 31361 DRISCOLL DR  
 Service Description MAIL KIOSK LIGHTING  
 Service Classification General Service Non-Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
12/31	1128	02/05	1143				15	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	36	0
Jan 2026	0	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 0.00  
 Payment 0.00  
 Balance Forward 0.00



Customer Charge 39.16  
 Energy Charge 15 KWH @ 0.06090 0.91  
 Fuel Adjustment 15 KWH @ 0.04200 0.63  
 FL Gross Receipts Tax 1.04  
 State Tax 2.90  
 Pasco County Tax 0.42

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.

Total Current Charges 45.06  
 Total Due **E.F.T.** 45.06

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026**

District: OP06

Use above space for address change ONLY.

**2386197** OP06  
 MEADOW POINTE IV CDD  
 HILDA SERRATO  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after <b>02/27/2026</b>
<b>TOTAL CHARGES DUE 45.06</b>
<b>DO NOT PAY</b>

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