



Rizzetta & Company

# Meadow Pointe IV Community Development District

---

**Board of Supervisors' Meeting  
May 13, 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**

May 6, 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, May 13, 2026, at 5:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
- 4. BUSINESS ITEM**
  - A. Discussion of FY 2026-2027 Budget ..... Tab 1
  - B. Ratification of Residential Waste and Recycling  
Pick Up Services Agreement ..... Tab 2
- 5. STAFF REPORTS**
  - A. Deputy/Captain Report (*Under Separate Cover*)
  - B. District Engineer
    1. Presentation of Flume Installation Report
  - C. Aquatic Maintenance Report ..... Tab 3
  - D. Landscape Inspection Services Report ..... Tab 4
  - E. Russell Landscaping
    1. Russell Landscaping's Response to the  
Landscape Inspection Report (*Under Separate Cover*)
  - F. Amenity Management Report ..... Tab 5
  - G. District Counsel
  - H. District Manager
    1. Review of District Manager Report &  
Monthly Financial Statement ..... Tab 6
    2. Review of the Outstanding Action Item List ..... Tab 7
    3. Presentation of Registered Voter Count ..... Tab 8
    4. Presentation of 1st Quarterly Website Audit ..... Tab 9
- BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors'  
Regular Meeting held on April 08, 2026 ..... Tab 10
  - B. Consideration of Minutes of the Board of Supervisors'  
Budget Workshop held on April 28, 2026 ..... Tab 11
  - C. Consideration of Operation and Maintenance  
Expenditures for March 2026 ..... Tab 12
- SUPERVISORS FORUM**
- 6. 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



**Proposed Budget**  
**Meadow Pointe IV Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

**Prior Actuals**

**Comments**

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget For 2025/2026	Projected Budget Variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
----------------------------------	-----------------------------	-----------------------------------	-----------------------------	---	----------------------	---

Actual FY 24/25	Actual FY 23/24
-----------------	-----------------

36	Financial & Revenue Collections	\$ 2,652	\$ 5,304	\$ 5,304	\$ -	\$ 6,504	\$ 1,200
37	Legal Advertising	\$ 485	\$ 970	\$ 1,000	\$ 30	\$ 1,320	\$ 320
38	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 1,479	\$ 979
39	Public Officials Liability Insurance	\$ 3,922	\$ 3,922	\$ 4,163	\$ 241	\$ 4,314	\$ 151
40	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -
41	Trustees Fees	\$ 8,380	\$ 8,380	\$ 11,000	\$ 2,620	\$ 11,000	\$ -
42	Website Hosting, Maintenance, Backup (and Email)	\$ 1,429	\$ 2,858	\$ 3,000	\$ 142	\$ 2,920	\$ (80)
43	<b>Legal Counsel</b>						
44	District Counsel	\$ 10,907	\$ 21,814	\$ 25,000	\$ 3,186	\$ 25,000	\$ -
45							
46	<b>Administrative Subtotal</b>	<b>\$ 112,677</b>	<b>\$ 204,598</b>	<b>\$ 196,998</b>	<b>\$ (7,600)</b>	<b>\$ 218,568</b>	<b>\$ 21,570</b>
47							
48	<b>EXPENDITURES - FIELD OPERATIONS</b>						
49							
50	<b>Law Enforcement</b>						
51	Deputy	\$ 77,798	\$ 155,596	\$ 156,771	\$ 1,175	\$ 165,000	\$ 8,229
52	<b>Electric Utility Services</b>						
53	Utility - Clubhouse	\$ 7,282	\$ 14,564	\$ 15,000	\$ 436	\$ 15,000	\$ -
54	Utility - Street Lights	\$ 42,354	\$ 84,708	\$ 87,150	\$ 2,442	\$ 89,794	\$ 2,644
55	Utility Services	\$ 4,807	\$ 9,614	\$ 6,000	\$ (3,614)	\$ 14,258	\$ 8,258
56	<b>Garbage/Solid Waste Control Services</b>						
57	Garbage - Meadow Pointe North Dumpster	\$ 9,556	\$ 19,112	\$ 14,310	\$ (4,802)	\$ 19,803	\$ 5,493
58	Garbage - Recreation Facility (Clubhouse)	\$ 664	\$ 1,328	\$ 1,050	\$ (278)	\$ 1,328	\$ 278
59	Garbage - Residential	\$ 87,364	\$ 174,728	\$ 177,153	\$ 2,425	\$ 185,478	\$ 8,325
60	Solid Waste Assessment	\$ 1,675	\$ 1,675	\$ 1,600	\$ (75)	\$ 1,746	\$ 146
61	<b>Water-Sewer Combination Services</b>						
62	Utility Services	\$ 3,751	\$ 7,502	\$ 12,000	\$ 4,498	\$ 12,000	\$ -
63	Utility - Reclaimed	\$ 289	\$ 578	\$ 3,500	\$ 2,922	\$ 3,500	\$ -
64	<b>Stormwater Control</b>						
65	Aquatic Maintenance	\$ 29,877	\$ 59,754	\$ 60,375	\$ 621	\$ 62,790	\$ 2,415
66	Aquatic Plant Replacement	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
67	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
68	Stormwater Assessment	\$ 5,092	\$ 5,092	\$ 2,444	\$ (2,648)	\$ 2,444	\$ -
69	Stormwater System Maintenance	\$ 12,900	\$ 25,800	\$ 10,000	\$ (15,800)	\$ 23,112	\$ 13,112

\$ 5,304.00	\$ 5,304.00
\$ 1,098.00	\$ 1,892.00
\$ 1,350.00	\$ 1,607.00
\$ 3,700.00	\$ 3,458.00
\$ 567.00	\$ 150.00
\$ 21,777.00	\$ 10,932.00
\$ 2,737.00	\$ 2,737.00
\$ 27,121.00	\$ 20,838.00
<b>\$ 235,334.00</b>	<b>\$ 188,519.00</b>
\$ 142,519.00	\$ 132,802.00
\$ 12,179.00	\$ 12,765.00
\$ 88,039.00	\$ 84,476.00
\$ 6,244.00	\$ 8,499.00
\$ 16,845.00	\$ 14,796.00
\$ 1,578.00	\$ -
\$ 169,376.00	\$ 183,805.00
\$ 1,538.00	\$ 1,410.00
\$ 3,612.00	\$ 7,979.00
\$ -	\$ -
\$ 58,164.00	\$ 56,358.00
\$ 17,865.00	\$ 13,970.00
\$ 819.00	\$ 1,514.00
\$ 2,444.00	\$ 2,546.00
\$ 26,200.00	\$ 17,337.00

Per contract
The average of the last two years plus the trend is \$1,320
The average of the last two years is \$1,479
EGIS Estimate
The contract is not to exceed \$11,000 for the year for the bonds. Last year was the refunding of the bonds.
School Now bills quarterly for \$1,600 for the year(increase by 4%), and Rizzetta bills \$1,320 for the year.
The avg of the last two years plus the trend is \$23,258
Board's decision
Board's decision
The March invoice was \$7,483, which is \$89,794.
The March invoice was \$1,188.15, which is \$14,258.
The March invoice was \$1650.22, which is \$19,803.
The March invoice was \$110.66, which is \$1,328.
The cost of the contract is 18.27 per home. The District has 846 homes. This includes bulk pick-up, which costs \$1.00 extra per month.
Based on trend.
Board's decision
Board's decision
4% increase
Board's decision
150k project that can be done over 4 years. Note through the capital reserve.
2025 Non-AD Stormwater Assessment-\$2,546 and 2026 Non-AD Stormwater Assessment was \$2,546.
The avg of the last two years plus the trend.

**Proposed Budget**  
**Meadow Pointe IV Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

**Prior Actuals**

**Comments**

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget For 2025/2026	Projected Budget Variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
70 <b>Other Physical Environment</b>						
71 Conservation Cutbacks	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
72 Entry & Walls Maintenance (Pressure Washing)	\$ 10,252	\$ 20,504	\$ 22,000	\$ 1,496	\$ 22,000	\$ -
73 General Liability Insurance	\$ 4,634	\$ 4,634	\$ 5,419	\$ 785	\$ 5,097	\$ (322)
74 Holiday Decorations @ Clubhouse	\$ 2,500	\$ 5,000	\$ 2,700	\$ (2,300)	\$ 2,700	\$ -
75 Holiday Lights @ entrance	\$ 21,500	\$ 43,000	\$ 22,500	\$ (20,500)	\$ 22,500	\$ -
76 Irrigation Repairs	\$ 1,156	\$ 2,312	\$ 21,600	\$ 19,288	\$ 21,600	\$ -
77 Landscape - Annuals Color Rotation	\$ 5,070	\$ 10,140	\$ 17,580	\$ 7,440	\$ 13,182	\$ (4,398)
78 Landscape - Fertilization	\$ 5,825	\$ 11,650	\$ 16,500	\$ 4,850	\$ 49,061	\$ 32,561
79 Landscape - Mulch	\$ 46,225	\$ 92,450	\$ 55,000	\$ (37,450)	\$ 55,000	\$ -
80 Landscape - Pest Control	\$ 287	\$ 574	\$ 3,000	\$ 2,426	\$ 3,488	\$ 488
81 Landscape Inspection Services	\$ 6,450	\$ 12,900	\$ 12,900	\$ -	\$ 14,100	\$ 1,200
82 Landscape Maintenance	\$ 155,414	\$ 310,828	\$ 409,586	\$ 98,758	\$ 239,087	\$ (170,499)
83 Landscape Replacement Plants, Shrubs, Trees	\$ 910	\$ 1,820	\$ 50,000	\$ 48,180	\$ 50,000	\$ -
84 Lift Station Maintenance	\$ 598	\$ 1,196	\$ 5,000	\$ 3,804	\$ 5,000	\$ -
85 Playground Mulch	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
86 Property Insurance	\$ 34,835	\$ 34,835	\$ 37,531	\$ 2,696	\$ 33,093	\$ (4,438)
87 Rust Prevention	\$ 3,518	\$ 7,035	\$ 10,000	\$ 2,965	\$ 10,000	\$ -
88 Tree Trimming Services	\$ 5,037	\$ 10,074	\$ 10,000	\$ (74)	\$ 10,000	\$ -
89 Well Maintenance	\$ 522	\$ 1,044	\$ 4,000	\$ 2,956	\$ 4,000	\$ -
90 <b>Gate &amp; Street Facilities</b>						
91 Gate Maintenance Contract	\$ 1,630	\$ 3,260	\$ 9,800	\$ 6,540	\$ 9,800	\$ -
92 Gate Phone/Internet	\$ 9,360	\$ 18,720	\$ 20,000	\$ 1,280	\$ 20,000	\$ -
93 Gate Repair	\$ 36,394	\$ 72,788	\$ 45,000	\$ (27,788)	\$ 50,000	\$ 5,000
94 Gate/Clubhouse Service Contract	\$ 3,640	\$ 7,280	\$ 8,000	\$ 720	\$ 7,280	\$ (720)
95 Roadway Repair & Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
96 Security Camera Maintenance/Replacement	\$ 1,500	\$ 3,000	\$ 2,500	\$ (500)	\$ 5,000	\$ 2,500
97 Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
98 Street Sign Repair & Replacement	\$ 3,345	\$ 6,690	\$ 1,000	\$ (5,690)	\$ 4,000	\$ 3,000

Actual FY 24/25	Actual FY 23/24
\$ 16,050.00	\$ -
\$ 19,925.00	\$ 1,551.00
\$ 4,372.00	\$ 4,086.00
\$ -	\$ -
\$ 25,793.00	\$ 15,974.00
\$ 23,357.00	\$ 10,999.00
\$ 15,210.00	\$ 14,665.00
\$ 15,084.00	\$ 15,462.00
\$ 3,500.00	\$ 49,625.00
\$ 1,175.00	\$ 5,026.00
\$ 11,700.00	\$ 10,500.00
\$ 245,875.00	\$ 217,976.00
\$ 16,997.00	\$ 49,434.00
\$ 1,164.00	\$ 5,975.00
\$ -	\$ 9,000.00
\$ 34,751.00	\$ 32,624.00
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 7,280.00	\$ 788.00
\$ 25,080.00	\$ 17,755.00
\$ 26,251.00	\$ 49,043.00
\$ -	\$ 3,640.00
\$ -	\$ 3,200.00
\$ 1,164.00	\$ 3,785.00
\$ 24,800.00	\$ 2,150.00
\$ 8,032.00	\$ 1,977.00

EGIS Estimates- GI-\$5,097
Paid once per year.
Paid once per year.
Per new contract
Per contract
Per contract
Per Contract
5 months of 1-year rate (17,410.88) and 7 months of 2nd year rate.(17,933.17). Irrigation contract is \$26,500.
Need Board's feedback.
EGIS Estimates
2024-2025 Frontier, Southern Automated Access for CAPX, and Spectrum. Per Board. New Call box for Enclave was for \$5,585.
Board's decision
CRT \$1,820 per quarter with CRT. Total \$7,280.
Board's decision
The avg of the last two years plus the trend is \$5,566

**Proposed Budget**  
**Meadow Pointe IV Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

**Prior Actuals**

**Comments**

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget For 2025/2026	Projected Budget Variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
99 <b>Parks &amp; Recreation</b>						
100 Athletic Court/Volleyball Maintenance	\$ 1,090	\$ 2,180	\$ 2,500	\$ 320	\$ 2,500	\$ -
101 Clubhouse Maintenance & Repairs	\$ 835	\$ 1,670	\$ 30,000	\$ 28,330	\$ 30,000	\$ -
102 Dog Park Maintenance	\$ 3,675	\$ 7,350	\$ 3,500	\$ (3,850)	\$ 10,800	\$ 7,300
103 Employee - Amenity Staff	\$ 113,199	\$ 226,398	\$ 200,000	\$ (26,398)	\$ 210,000	\$ 10,000
104 Employee - Incentives and Bonuses	\$ -	\$ -	\$ 500	\$ 500	\$ 1,000	\$ 500
105 Facility Supplies	\$ 2,880	\$ 5,760	\$ 8,000	\$ 2,240	\$ 6,000	\$ (2,000)
106 Fitness Equipment Lease Maint & Repairs	\$ 365	\$ 730	\$ 2,300	\$ 1,570	\$ 2,300	\$ -
107 Landscaping Improvement - Clubhouse	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000
108 Management Contract	\$ 196	\$ 392	\$ 24,720	\$ 24,328	\$ 25,000	\$ 280
109 Pest Control - Top Choice Ant Treatment	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 4,200	\$ (800)
110 Pest Control & Termite Bond	\$ 405	\$ 810	\$ 720	\$ (90)	\$ 720	\$ -
111 Playground Maintenance	\$ 290	\$ 580	\$ 2,500	\$ 1,920	\$ 2,500	\$ -
112 Pool Maintenance Supplies and Repairs	\$ 4,904	\$ 9,808	\$ 1,300	\$ (8,508)	\$ 5,000	\$ 3,700
113 Pool Service Contract	\$ 19,200	\$ 38,400	\$ 41,500	\$ 3,100	\$ 41,500	\$ -
114 Security Camera Clubhouse	\$ 394	\$ 788	\$ 760	\$ (28)	\$ 760	\$ -
115 Telephone, Fax, Internet, & Cable	\$ 1,974	\$ 3,948	\$ 6,700	\$ 2,752	\$ 5,000	\$ (1,700)
116 Tennis/Athletic/Park Court/Field Repairs	\$ 653	\$ 1,306	\$ 2,000	\$ 694	\$ 2,000	\$ -
117 Wildlife Management Services	\$ -	\$ -	\$ 14,500	\$ 14,500	\$ 7,000	\$ (7,500)
118 <b>Special Events</b>						
119 Special Events	\$ 4,025	\$ 8,050	\$ 7,500	\$ (550)	\$ 8,000	\$ 500
120 <b>Contingency</b>						
121 Miscellaneous Contingency	\$ 10,950	\$ 21,900	\$ 25,000	\$ 3,100	\$ 25,000	\$ -
122						
123 <b>Field Operations Subtotal</b>	\$ 809,046	\$ 1,571,855	\$ 1,786,969	\$ 215,114	\$ 1,715,521	\$ (71,448)
124						
125 <b>TOTAL EXPENDITURES</b>	\$ 921,723	\$ 1,776,453	\$ 1,983,967	\$ 207,514	\$ 1,934,089	\$ (49,878)

Actual FY 24/25	Actual FY 23/24
\$ -	\$ -
\$ 16,554.00	\$ 19,962.00
\$ -	\$ 476.00
\$ 203,275.00	\$ 188,564.00
\$ 475.00	\$ 3,820.00
\$ 3,431.00	\$ 2,498.00
\$ 600.00	\$ -
\$ -	\$ 23,520.00
\$ 17,724.00	\$ -
\$ 720.00	\$ 720.00
\$ -	\$ 36.00
\$ 500.00	\$ 10,935.00
\$ 3,614.00	\$ 15,067.00
\$ 21,759.00	\$ 3,607.00
\$ 5,905.00	\$ 6,511.00
\$ 5,602.00	\$ 423.00
\$ 1,331.00	\$ 4,735.00
\$ -	\$ -
\$ 5,683.00	\$ 4,212.00
\$ 22,314.00	\$ 37,406.00
\$ 1,384,469	\$ 1,385,984
\$ 1,619,803	\$ 1,574,503

Per contract.
Board's decision
Board's decision
Board's decision
Board's decision
General Management and Oversight for Amenities Staff-Per contract
Board's decision
The contract is \$60 per month.
Board's decision
New pool contract. Per the ADT Contract and they bill quarterly. The October bill was \$189.90, and the February bill was \$204. We were billed 13.35 for taxes and fees. I will ask them to remove the taxes and credit the account
Board's decision
Board's decision
Board's decision
Meadow Pointe North Dumpster Gates-\$1,157, Lighting the the Mailbox-\$1,180.40, Rebuild North Section Pergola-\$3,616.42. Also, the Clubhouse debit card is included in this section.



**Meadow Pointe IV Community Development District**

**Debt Service**

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2015	Series 2022A-1	Series 2022A-2	Series 2014A	Budget for 2026/2027
<b>REVENUES</b>					
Special Assessments					
Net Special Assessments <sup>(1)</sup>	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
<b>TOTAL REVENUES</b>	<b>\$177,208.73</b>	<b>\$110,633.18</b>	<b>\$175,541.10</b>	<b>\$105,750.00</b>	<b>\$569,133.01</b>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Debt Service Obligation	\$177,208.73	\$110,633.18	\$175,541.10	\$105,750.00	\$569,133.01
<b>Administrative Subtotal</b>	<b>\$177,208.73</b>	<b>\$110,633.18</b>	<b>\$175,541.10</b>	<b>\$105,750.00</b>	<b>\$569,133.01</b>
<b>TOTAL EXPENDITURES</b>	<b>\$177,208.73</b>	<b>\$110,633.18</b>	<b>\$175,541.10</b>	<b>\$105,750.00</b>	<b>\$569,133.01</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Pasco County Collection Costs (2%) and Early payment Discounts (4%):

6.0%

**GROSS ASSESSMENTS**

**\$605,300.34**

**Notes:**

Tax Roll Collection Costs and Early Payment Discounts is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

<b>2026/2027 O&amp;M Budget:</b>		\$2,313,725.00	<b>2025/2026 O&amp;M Budget: <sup>(1)</sup></b>	\$2,313,725.00
<b>Pasco County Collection Cost:</b>	2%	\$49,228.19	<b>2026/2027 O&amp;M Budget: <sup>(1)</sup></b>	\$2,313,725.00
<b>Early Payment Discount:</b>	4%	\$98,456.38		
<b>2026/2027 Total:</b>		<b>\$2,461,409.57</b>	<b>Total Difference:</b>	<b>\$0.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<b>SF 50' - Whinsenton</b>	Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
	Operations/Maintenance	\$2,324.45	\$2,266.01	-\$58.44	-2.51%
	Road Reserve	\$0.00	\$0.00	\$0.00	0.00%
	Capital Reserve	\$386.35	\$444.79	\$58.44	15.13%
	<b>Total</b>	<b>\$3,249.28</b>	<b>\$3,249.28</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>SF 50' - Parkmonte</b>	Series 2015 Debt Service	\$538.48	\$538.48	\$0.00	0.00%
	Operations/Maintenance	\$2,324.45	\$2,266.01	-\$58.44	-2.51%
	Road Reserve	\$0.00	\$0.00	\$0.00	0.00%
	Capital Reserve	\$386.35	\$444.79	\$58.44	15.13%
	<b>Total</b>	<b>\$3,249.28</b>	<b>\$3,249.28</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>SF 60' - Shellwood Place</b>	Series 2015 Debt Service	\$646.17	\$646.17	\$0.00	0.00%
	Operations/Maintenance	\$2,324.45	\$2,266.01	-\$58.44	-2.51%
	Road Reserve	\$0.00	\$0.00	\$0.00	0.00%
	Capital Reserve	\$386.35	\$444.79	\$58.44	15.13%
	<b>Total</b>	<b>\$3,356.97</b>	<b>\$3,356.97</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>SF 55' - Provence</b>	Series 2014A Debt Service	\$900.00	\$900.00	\$0.00	0.00%
	Operations/Maintenance	\$2,324.45	\$2,266.01	-\$58.44	-2.51%
	Road Reserve	\$0.00	\$0.00	\$0.00	0.00%
	Capital Reserve	\$386.35	\$444.79	\$58.44	15.13%
	<b>Total</b>	<b>\$3,610.80</b>	<b>\$3,610.80</b>	<b>\$0.00</b>	<b>0.00%</b>

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

<b>2026/2027 O&amp;M Budget:</b>		\$2,313,725.00	<b>2025/2026 O&amp;M Budget: <sup>(1)</sup></b>	\$2,313,725.00
<b>Pasco County Collection Cost:</b>	2%	\$49,228.19	<b>2026/2027 O&amp;M Budget: <sup>(1)</sup></b>	\$2,313,725.00
<b>Early Payment Discount:</b>	4%	\$98,456.38		
<b>2026/2027 Total:</b>		<b>\$2,461,409.57</b>	<b>Total Difference:</b>	<b>\$0.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<b>TH - Meadow Pointe North</b>	Series 2022A-1 Debt Service	\$419.34	\$419.34	\$0.00	0.00%
	Operations/Maintenance	\$2,324.45	\$2,266.01	-\$58.44	-2.51%
	Road Reserve	\$0.00	\$0.00	\$0.00	0.00%
	Capital Reserve	\$386.35	\$444.79	\$58.44	15.13%
	<b>Total</b>	<b>\$3,130.14</b>	<b>\$3,130.14</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>SF 75' - Windsor</b>	Series 2022A-1 Debt Service	\$856.97	\$856.97	\$0.00	0.00%
	Operations/Maintenance	\$2,324.45	\$2,266.01	-\$58.44	-2.51%
	Road Reserve	\$0.00	\$0.00	\$0.00	0.00%
	Capital Reserve	\$386.35	\$444.79	\$58.44	15.13%
	<b>Total</b>	<b>\$3,567.77</b>	<b>\$3,567.77</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>SF 70' - Enclave</b>	Series 2022A-2 Debt Service	\$804.89	\$804.89	\$0.00	0.00%
	Operations/Maintenance	\$2,324.45	\$2,266.01	-\$58.44	-2.51%
	Road Reserve	\$0.00	\$0.00	\$0.00	0.00%
	Capital Reserve	\$386.35	\$444.79	\$58.44	15.13%
	<b>Total</b>	<b>\$3,515.69</b>	<b>\$3,515.69</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>TH - Haven</b>	Series 2022A-2 Debt Service	\$393.86	\$393.86	\$0.00	0.00%
	Operations/Maintenance	\$2,324.45	\$2,266.01	-\$58.44	-2.51%
	Road Reserve	\$0.00	\$0.00	\$0.00	0.00%
	Capital Reserve	\$386.35	\$444.79	\$58.44	15.13%
	<b>Total</b>	<b>\$3,104.66</b>	<b>\$3,104.66</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>SF 65' - Meridian</b>	Series 2022A-2 Debt Service	\$644.02	\$644.02	\$0.00	0.00%
	Operations/Maintenance	\$2,324.45	\$2,266.01	-\$58.44	-2.51%
	Road Reserve	\$0.00	\$0.00	\$0.00	0.00%
	Capital Reserve	\$386.35	\$444.79	\$58.44	15.13%
	<b>Total</b>	<b>\$3,354.82</b>	<b>\$3,354.82</b>	<b>\$0.00</b>	<b>0.00%</b>

<sup>(1)</sup> Total represents General Fund Budget Expenses plus Capital Reserve Budget Expenses.

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

**INTERNAL ROAD RESERVES**

Parcel ID/Name	Number of Lots	Estimated Total Cost	Annual Per Lot (NET)	Annual Per Lot (GROSS)	Annual Per Parcel (NET)	Annual Per Parcel (GROSS)	Per Month (NET)
PARCEL J WHINSENTON	104	\$42,180.67	\$57.94	\$61.64	\$6,025.81	\$6,410.44	\$4.83
PARCEL K PARKMONTE	109	\$39,685.43	\$52.01	\$55.33	\$5,669.35	\$6,031.22	\$4.33
PARCEL M SHELLWOOD PLACE	115	\$41,123.31	\$51.08	\$54.35	\$5,874.76	\$6,249.74	\$4.26
PARCEL E & F Ph. 1 & 2 PROVENCE	125	\$64,541.58	\$73.76	\$78.47	\$9,220.23	\$9,808.75	\$6.15
PARCEL I MEADOW POINTE NORTH	62	\$25,204.20	\$81.30	\$86.49	\$5,040.84	\$5,362.60	\$6.78
PARCEL AA NORTH Ph. 1 & 2 WINDSOR	108	\$62,831.66	\$116.35	\$123.78	\$12,566.33	\$13,368.44	\$9.70
HAVEN Ph. 1 & 2	52	\$18,168.99	\$49.91	\$53.10	\$2,595.57	\$2,761.24	\$4.16
ENCLAVE	117	\$40,880.23	\$49.91	\$53.10	\$5,840.03	\$6,212.80	\$4.16
PARCEL AA SOUTH MERIDIAN	116	\$42,951.26	\$74.05	\$78.78	\$8,590.25	\$9,138.57	\$6.17
<b>Total</b>	<b>908</b>	<b>\$377,567.32</b>	<b>GROSS</b>	<b>\$65,343.80</b>	<b>\$61,423.17</b>	<b>\$65,343.80</b>	
			<b>NET</b>	\$61,423.17			
			<b>Variance</b>	\$3,920.63			

\* Per lot yearly costs based on spreading the total costs over an additional 4 or 6 years following the FY 2017-2018 assessment

\* Inflation based on 1.5% increase per year

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN. & FIELD BUDGET		\$1,934,089.00		TOTAL RESERVE BUDGET		\$379,636.00
COLLECTION COST @	2%	\$41,150.83		COLLECTION COST @	2%	\$6,077.36
EARLY PAYMENT DISCOUNT @	4%	\$82,301.66		EARLY PAYMENT DISCOUNT @	4%	\$16,154.72
TOTAL ADMIN. & FIELD ASSESSMENT		\$2,057,541.49		TOTAL RESERVE ASSESSMENT		\$403,868.09

UNITS ASSESSED						ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF RESERVE ASSESSMENT				PER UNIT ANNUAL ASSESSMENTS						
LOT SIZE	O&M	SERIES 2015	SERIES 2022A-1	SERIES 2022A-2	SERIES 2014A	TOTAL UNITS	%TOTAL UNITS	ADMIN/FIELD PER PARCEL	ADMIN/FIELD PER LOT	TOTAL UNITS	%TOTAL UNITS	RESERVE PER PARCEL	RESERVE PER LOT	O&M	CAPITAL RESERVE	SERIES 2015	SERIES 2022A-1	SERIES 2022A-2	SERIES 2014A	TOTAL <sup>(3)</sup>
		DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>											DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	
SF 50' - Whimserton	104	104	0	0	0	104.00	11.45%	\$235,665.55	\$2,266.01	104.00	11.45%	\$46,258.02	\$444.79	\$2,266.01	\$444.79	\$538.48	\$0.00	\$0.00	\$0.00	\$3,249.28
SF 50' - Parkmonte	109	109	0	0	0	109.00	12.00%	\$246,995.62	\$2,266.01	109.00	12.00%	\$48,481.96	\$444.79	\$2,266.01	\$444.79	\$538.48	\$0.00	\$0.00	\$0.00	\$3,249.28
SF 60' - Shellwood Place	115	114	0	0	0	115.00	12.67%	\$260,591.71	\$2,266.01	115.00	12.67%	\$51,150.69	\$444.79	\$2,266.01	\$444.79	\$646.17	\$0.00	\$0.00	\$0.00	\$3,356.97
SF 55' - Provence	125	0	0	0	125	125.00	13.77%	\$283,251.86	\$2,266.01	125.00	13.77%	\$55,598.58	\$444.79	\$2,266.01	\$444.79	\$0.00	\$0.00	\$0.00	\$900.00	\$3,610.80
TH - Meadow Pointe North	62	0	62	0	0	62.00	6.83%	\$140,492.92	\$2,266.01	62.00	6.83%	\$27,576.90	\$444.79	\$2,266.01	\$444.79	\$0.00	\$419.34	\$0.00	\$0.00	\$3,136.14
SF 75' - Windsor	108	0	107	0	0	108.00	11.89%	\$244,729.60	\$2,266.01	108.00	11.89%	\$48,037.17	\$444.79	\$2,266.01	\$444.79	\$0.00	\$856.57	\$0.00	\$0.00	\$3,567.77
SF 70' - Enclave	117	0	0	117	0	117.00	12.89%	\$285,123.74	\$2,266.01	117.00	12.89%	\$52,040.27	\$444.79	\$2,266.01	\$444.79	\$0.00	\$0.00	\$804.89	\$0.00	\$3,515.69
TH - Haven	52	0	0	47	0	52.00	5.73%	\$117,832.77	\$2,266.01	52.00	5.73%	\$23,129.01	\$444.79	\$2,266.01	\$444.79	\$0.00	\$0.00	\$393.86	\$0.00	\$3,104.66
SF 65' - Meridian	116	0	0	115	0	116.00	12.78%	\$282,857.72	\$2,266.01	116.00	12.78%	\$51,595.48	\$444.79	\$2,266.01	\$444.79	\$0.00	\$0.00	\$644.82	\$0.00	\$3,354.82
<b>Total Community</b>	<b>908</b>	<b>327</b>	<b>169</b>	<b>279</b>	<b>125</b>	<b>908.00</b>	<b>100.00%</b>	<b>\$2,057,541.49</b>		<b>908.00</b>	<b>100.00%</b>	<b>\$403,868.09</b>								

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%):

**(\$123,452.49)**

**(\$24,232.09)**

Net Revenue to be Collected:

**\$1,934,089.00**

**\$379,636.00**

<sup>(1)</sup> Reflects the number of total lots with Series 2015, Series 2022A-1, Series 2022A-2, and Series 2014A debt outstanding after prepayments.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2015, Series 2022A-1, Series 2022A-2, and Series 2014A bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

<sup>(3)</sup> Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## **Tab 2**

# Addendum #1 to the Residential Waste and Recycling Pick Up Services Agreement

This Addendum #1 to the Residential Waste and Recycling Pick Up Services Agreement dated February 18, 2026 (this “**Addendum #1**”) is made and entered into as of April 13, 2026, by and between the **Meadow Pointe IV Community Development District** (the “**District**”) and **Coastal Waste & Recycling, Inc.**, a Delaware corporation (the “**Contractor**”).

## Background Information:

The District and the Contractor entered into the Residential Waste and Recycling Pick Up Services Agreement dated October 1, 2023 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to extend the term of the Agreement and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which has been incorporated into this Addendum #1. The District and the Contractor each has the authority to execute Addendum #1 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #1 so that this Addendum #1 constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

- Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #1.
- Extension of Term**. Contractor agrees to provide the services described in the Agreement for an additional two years, extending the Agreement term to September 30, 2030.
- Compensation**. The compensation for the additional two years will be as follows:

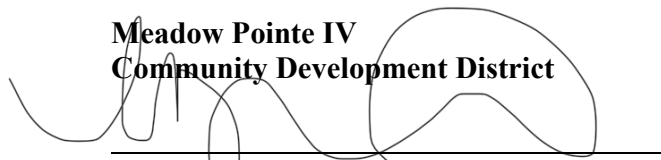
Year 6 – Commencing 10/01/2028	\$19.05 per home
Year 7 – Commencing 10/01/2029	\$20.00 per home
- Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum #1 effective as of the date written above.

**Coastal Waste & Recycling, Inc.**

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

**Meadow Pointe IV  
Community Development District**

  
Name: Megan McNeil  
Chair of the Board of Supervisors

## **Tab 3**



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

---

**Reason for Inspection:**

Quality Assurance

**Inspection Date:**

5/4/2026

**Prepared for:**

Meadow Pointe IV  
Community Development District

**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



## TABLE OF CONTENTS

### Site Assessments

Ponds 1-2 .....	3
Ponds 3-4 .....	4
Ponds 5-6 .....	5
Ponds 7-8 .....	6
Ponds 9-10 .....	7
Ponds 11-12 .....	8
Ponds 13-14 .....	9
Ponds 15-16 .....	10
Ponds 17-18 .....	11
Ponds 19-20 .....	12
Ponds 21-22 .....	13
Ponds 23-24 .....	14

[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



**TABLE OF CONTENTS**

**Site Assessments**

Ponds 25-26 ..... 15

Ponds 27-28 ..... 16

**North Site Map** ..... 17

**South Site Map** .....18

## Site Assessments

### Pond 1

#### Comments:

Normal Growth Observed

Pond is nearly dry.

Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.



### Pond 2

#### Comments:

Normal Growth Observed

Continue targeting Penny Wort and Torpedograss within and around the very healthy native aquatic plants.

Blue pond dye applied within pond.



## Site Assessments

### Pond 3

#### Comments:

Normal Growth Observed

Continue targeting Penny Wort and Torpedograss within and around the very healthy native aquatic plants.

Blue pond dye applied within pond.



### Pond 4

#### Comments:

Treatment In Progress

Continue targeting Penny Wort and Torpedograss within and around the very healthy native aquatic plants.

Slight amount of Planktonic Algae present within pond. Treatment applied today (5/4/26) along with blue pond dye.





## Site Assessments

### Pond 5

#### Comments:

Normal Growth Observed

Native aquatic plant, Duck Potato, has reestablished after the winter freeze.

Continue spot spraying Penny Wort, Torpedograss and Dog Fennel.



### Pond 6

#### Comments:

Normal Growth Observed

Continue targeting Penny Wort and Torpedograss within and around the recovering native aquatic plants.



[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

## Site Assessments

### Pond 7

#### Comments:

Site Looks Good

Continue targeting Penny Wort and Torpedograss within and around the very healthy native aquatic plants.



### Pond 8

#### Comments:

Normal Growth Observed

Continue targeting Penny Wort and Torpedograss within and around the limited, but healthy native aquatic plants.



**Site Assessments**

**Pond 9**

**Comments:**

Normal Growth Observed

Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.



**Pond 10**

**Comments:**

Treatment In Progress

Pond is completely dry.

Continue treating smartweed and Dogfennel within and around the native aquatic plant, Duck Potato



**Site Assessments**

**Pond 11**

**Comments:**

Normal Growth Observed

Pond is completely dry.

Continue applying pre-emergent aquatic herbicide to the exposed pond soil areas.



**Pond 12**

**Comments:**

Normal Growth Observed

Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.



## Site Assessments

### Pond 13

#### Comments:

Normal Growth Observed

Pond is nearly dry.

Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.



### Pond 14

#### Comments:

Treatment In Progress

Planktonic Algae present and treated within pond. Blue pond dye was also added today 5/4/26.



**Site Assessments**

**Pond 15**

**Comments:**

Normal Growth Observed

Pond is nearly dry.

Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.



**Pond 16**

**Comments:**

Site Looks Good

Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.



**Site Assessments**

**Pond 17**

**Comments:**

Normal Growth Observed

Pond is nearly dry.

Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.



**Pond 18**

**Comments:**

Normal Growth Observed

Pond is completely dry.

Continue applying pre-emergent aquatic herbicide to the exposed areas.



**Site Assessments**

**Pond 19**

**Comments:**

Normal Growth Observed

Pond is completely dry.

Continue applying pre-emergent aquatic herbicide to the exposed pond soil areas.



**Pond 20**

**Comments:**

Site Looks Good

Small treatment boat is utilized to treat this pond.

Blue pond dye is present within this pond.



**Site Assessments**

**Pond 21**

**Comments:**

Site Looks Good

Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.



**Pond 22**

**Comments:**

Normal Growth Observed

Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.



## Site Assessments

### Pond 23

#### Comments:

Site Looks Good

Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.

Blue pond dye present within this pond.



### Pond 24

#### Comments:

Normal Growth Observed

Continue targeting Penny Wort and Torpedograss within and around the recovering, but healthy native aquatic plants.



**Site Assessments**

**Pond 25**

**Comments:**

Normal Growth Observed

Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.



**Pond 26**

**Comments:**

Treatment In Progress

Continue targeting reasonable control of the floating Spatterdock. This request was previously generated from the homeowners.

Some Spatterdock in the middle of the pond does provide ecological benefits.



**Site Assessments**

**Pond 27**

**Comments:**

Normal Growth Observed

Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.



**Pond 28**

**Comments:**

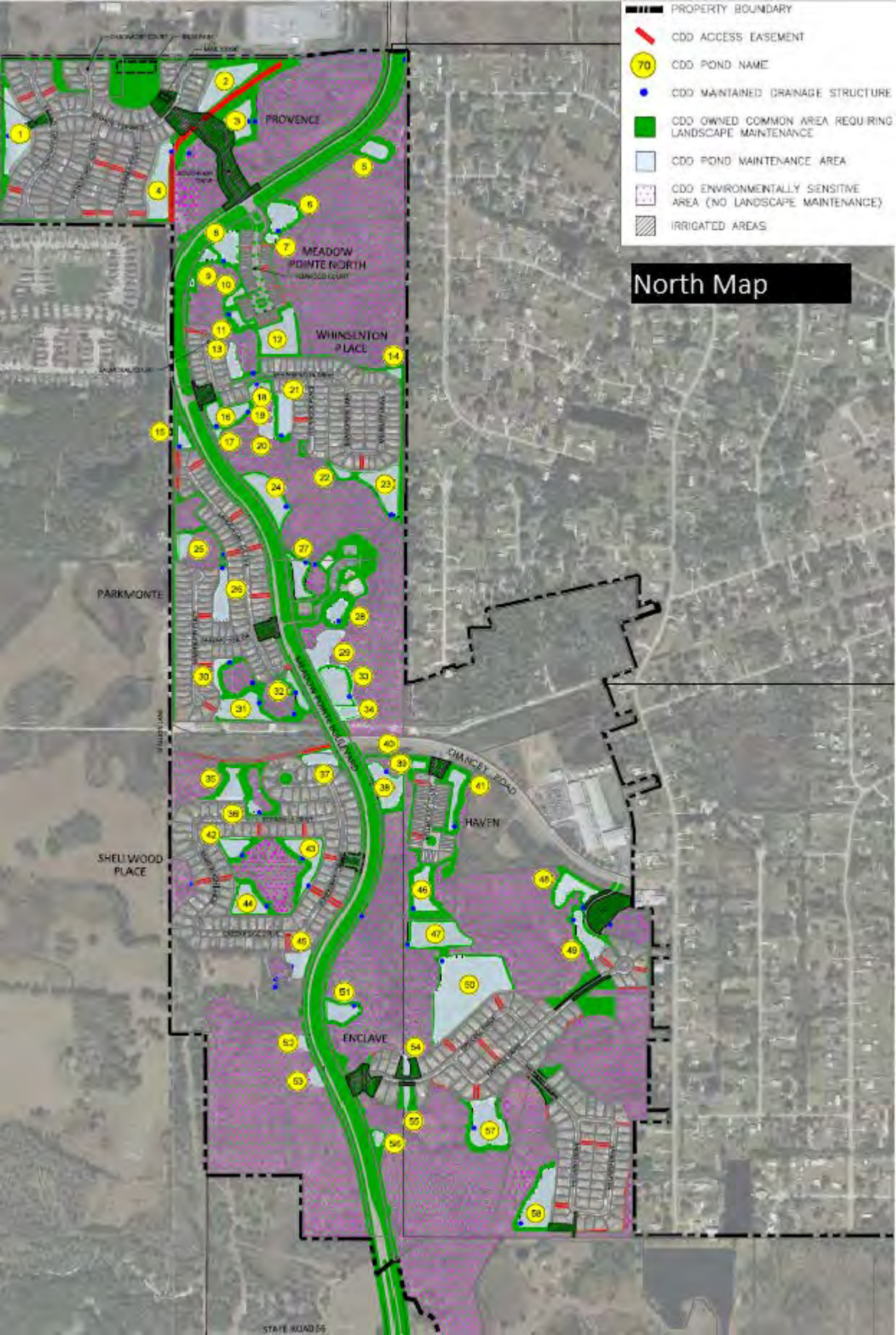
Site Looks Good




Continue applying pre-emergent aquatic herbicide to the exposed shoreline areas.

Pond receives blue pond dye periodically producing a blue coloration.

Blue pond shading helps to reduce the intensity and frequency of algal blooms.

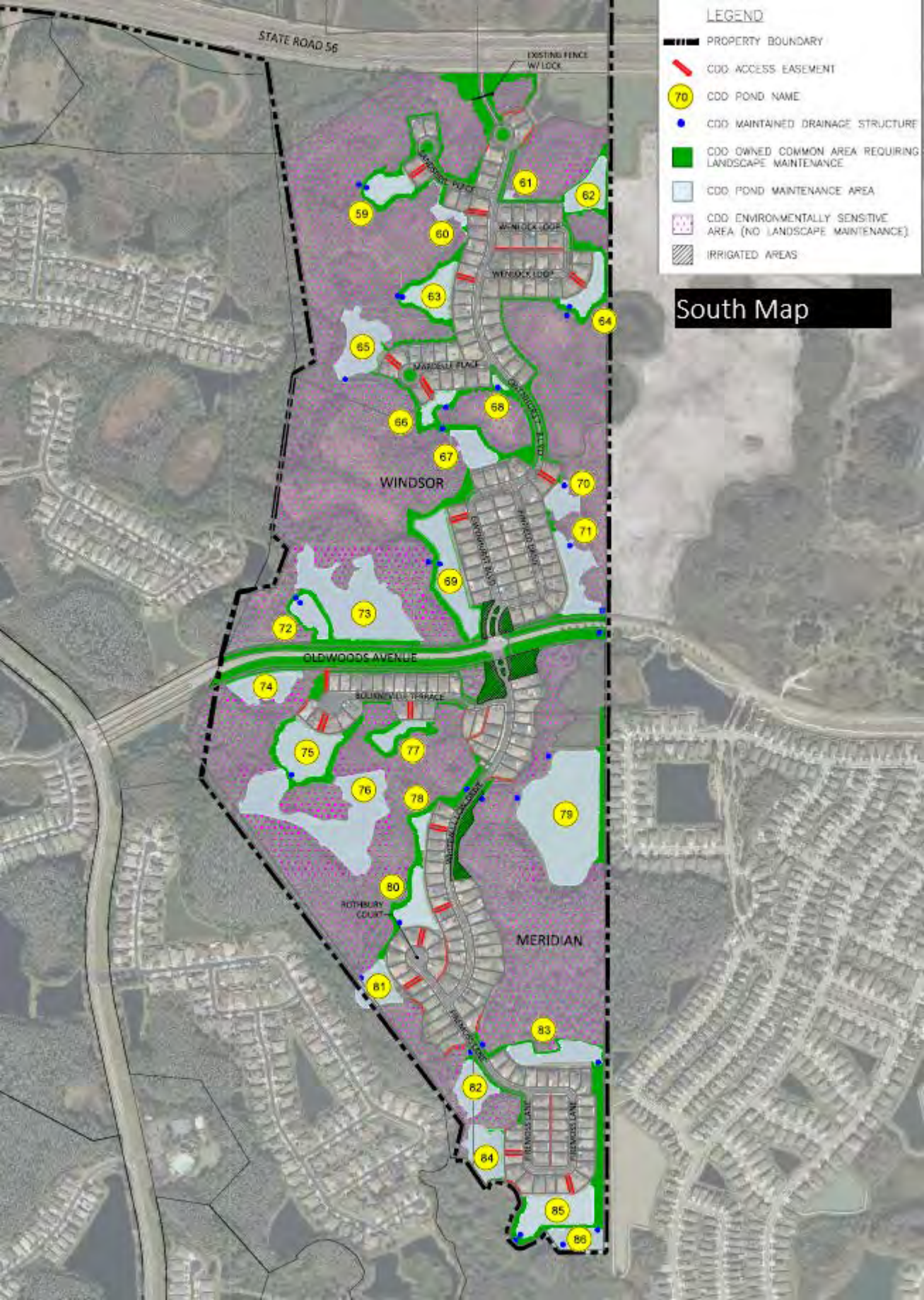




-  PROPERTY BOUNDARY
-  CDD ACCESS EASEMENT
-  CDD POND NAME
-  CDD MAINTAINED DRAINAGE STRUCTURE
-  CDD OWNED COMMON AREA REQUIRING LANDSCAPE MAINTENANCE
-  CDD POND MAINTENANCE AREA
-  CDD ENVIRONMENTALLY SENSITIVE AREA (NO LANDSCAPE MAINTENANCE)
-  IRRIGATED AREAS

## North Map

CHANCEY COURT - BUSINESS  
 LAUREL CREEK  
 PROVENCE  
 MEADOW POINTE NORTH  
 HARBOR COURT  
 WHINLTON PLACE  
 PARKMONTE  
 SHELLWOOD PLACE  
 HAVEN  
 ENCLAVE  
 STATE ROAD 56



**LEGEND**

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

**South Map**

STATE ROAD 56

EXISTING FENCE W/ LOCK

59

60

61

62

63

64

65

66

68

67

70

71

69

72

73

74

75

77

76

78

78

80

81

83

82

84

85

86

WINDSOR

MERIDIAN

ROTHBURY COURT

SOLINGBELL TERRACE

OLDWOODS AVENUE

MARCELLE PLACE

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

WINDOCK LOOP

# Tab 4

# MEADOW POINTE IV

---

## COMMUNITY ASSET MANAGEMENT REPORT



April 22, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, Clubhouse, Meadow Pointe North, Pond 11

## General Updates, Recent & Upcoming Maintenance Events

- **Bahia Sod – May Fertilization Guidelines:** Apply a complete fertilizer based on current soil test results. Include the 18-0-6 Imidacloprid – Fungicide at a rate not exceeding 1 lb. of nitrogen per 1,000 sq. ft. Total lbs. of product to be applied 2,525 lbs.
- **Ornamentals Fertilization – May Guidelines:** Apply 12-4-8 Insecticide – Fungicide at a rate not exceeding .5 lbs. N per 1000 sq. ft. Total lbs. applied 67.75 lbs. Requirements: A minimum 50% Nitrogen shall be in a slow-release form. (Nitrogen (N), Potassium (K), and Magnesium (Mg))
- **Annual Seasonal Replacements:** Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1” thick.

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

1. **Reminder:** Please ensure all pesticide application signs are removed within one week after spraying. This helps keep sites clean and compliant.
2. **Annuals:** It was previously communicated that the annuals would be installed the week following the inspection. Can Russell Landscape confirm whether they have since been installed?
3. **Clubhouse:** The front planting beds should be kept relatively weed-free. During the inspection, a few palm saplings and various types of weedy growth were spotted and should be removed.
4. **MP North:** It was discussed that a turf recovery plan should be implemented to achieve full turf coverage around the pump station at the Meadow Pointe North entrance. Currently, the turf remains spotty, and approximately half of the surrounding shrubs are deceased. Once we are past the drought season, Russell should propose to restore.

5. **Pond 11:** Several wax myrtles along the pond's edge are declining and becoming brittle. Any vegetation encroaching within four inches of the pond edge should be addressed as part of routine maintenance. (Pic 5a, 5b>)



6. **MP North:** At the mail kiosk area, the tree rings appear to have been treated by spraying the turf rather than removing it. This is not an acceptable practice. Turf and vegetation within the tree rings should be removed by hand. (Pic 6>)

# Provence, Coachford, Whinesenton

- 7. **Spanish Moss:** Any moss within a 10-foot clearance should be included as part of routine maintenance. This should be an ongoing effort throughout the year, with particular attention given during the winter season. (Pic 7>)
- 8. **Provence:** At the gate entrance, on the north side of the gate, please remove the tree growing within the shrub mass, along with the weedy growth beneath it.
- 9. **Provence – Coachford:** Several palm fronds are browning, and the fruit appears spent. These should be removed proactively to prevent the fronds from dropping.
- 10. **Provence – Coachford:** The turf appears to have been mowed; however, edging may....



#10 Cont.).... have been missed. Please confirm whether this has since been corrected. (Pic 10)



- 11. **Ligustrums:** Throughout the property, ligustrums should receive ongoing pruning at each detailing visit. Basal growth should be consistently removed to maintain proper form and health.
- 12. **Flax Lilies:** Throughout the property, all flax lilies should have spent flower stalks removed, and any dead or declining foliage pruned out as part of routine maintenance.
- 13. **Whinsenton:** The entrance planting beds are beginning to show small patches of weed growth. These areas should be addressed to maintain a clean, weed-free appearance.

# Whinsenton, Pond 13, Parkmonte, Haven, Pond 41

**14. Whinsenton – Pond 13:** The pond edge was not properly line-trimmed to the water's edge. This area should be addressed to ensure a clean and consistent finish along the pond perimeter.

**15. Parkmonte:** Please ensure all planting beds are thoroughly weeded prior to installing the new annuals. The beds should also be treated with a pre-emergent (Pre-M) to help reduce weed growth throughout the growing season.

**16. Parkmonte:** The new turf installed following the erosion repair is rooting in well. Russell, please use caution when mowing over the newly installed turf, as sod sections may still be vulnerable to lifting and could be caught by the mower blades.

**17. Haven – Pond 41:** This pond area has not been mowed recently and appears to have been missed for at least three weeks, if not longer. Russell, Haven is part of the landscape maintenance contract and requires immediate attention and restoration to meet maintenance standards.  
(Pic 17a, 17b>, 17c>)



**18. Haven – Pond 41:** Along the south side of Pond 41, several maintenance issues were noted. The coontie palms contain dead debris, weeds are present throughout the planting beds, and several muhly grasses....

(#18 Cont.).... appear to be non-viable and may require removal and replacement.

**19. Haven – Pond 41:** The irrigation driplines surrounding the south and southwest sides of Pond 41 should be evaluated. The current amount of dripline appears excessive for the area. Instead, it is recommended to install four irrigation spray heads to provide more efficient and appropriate coverage. An irrigation technician should also perform a wet-check to confirm whether the existing lines are functioning properly.  
(Pic 19a>, 19b>)

**20. Haven:** West of the roundabout, the Fakahatchee grasses should be thinned, and the significant amount of weed growth removed. Additionally, there is an....(Nxt pg)



# Haven, Pond 41

(#20 Cont.).... area where the grasses are exhibiting browning and yellowing. This condition may be related to irrigation issues, pest activity, fungal disease, or other stressors. Please have an experienced team member evaluate the area and diagnose the issue so appropriate treatment can be applied. (Pic 20>)



<19a



<19b

**21. Haven:** In the same area noted above, there is an electrical box missing its cover. While it is unclear whether the box is still active, this presents a potential safety concern and should be investigated and repaired as necessary. (Pic 21>)

**22. Haven – Roundabout:** Ant activity within the junipers. Please treat accordingly, and once the infestation has been resolved, rake away.



<20

**23. Haven – East of Drive:** Outside of the gates, there is a small turf area that has been stressed for an extended period. At this point, a repair proposal may be necessary, as the St. Augustine turf does not appear to be recovering. This area is currently irrigated, indicating the issue may be related to other stress factors. (Pic 23>)

**24. Pond 41:** As previously noted, this area is not receiving adequate maintenance. Along the northern side of the pond, the planting beds require full detailing. The palmettos need to have all brown and declining fronds trimmed out. Additionally, any trees exhibiting epicormic growth from recent pruning cuts should have that growth properly removed. (Pic 24a>, 24b>)



<21

# Haven, Shellwood Place, Enclave

**25. Haven – Pond 39:** Along the south side of Pond 39, the planting areas are not being maintained. The bed edge definition has been lost, with weeds approximately three feet tall growing within the ornamental grasses....



(#25 Cont.)....and beginning to go to seed. This area requires immediate detailing to restore proper bed definition and plant health. (Pic 25)



**26. Haven – Pond 39:** On the east side of Pond 39, trim the lilies and remove all brown and declining foliage to improve appearance.

**27. Shellwood Place:** The front planting beds need to be thoroughly weeded prior to the installation of new annuals. Additionally, the flax lilies are ready to be trimmed and should be addressed during this work.



**28. Enclave:** During the inspection, Curtis and I noted a few irrigation heads that appeared to be damaged or possibly broken. This concern was reported on Curtis's behalf. Please confirm whether these issues have since been repaired. (Pic 28>)

**29. Enclave:** Directly across from the irrigation heads, the turf is becoming spotty, and a dark, unusual area was noted within the turf/mulch transition. This may indicate a fungal issue; however, it could not be confirmed without closer inspection. Please continue to monitor this area closely to ensure the issue does not spread and take corrective action if symptoms worsen. (Pic 29>)

# Enclave, Windsor

**30. Enclave:** Same area as #29, the turf located behind the brick wall has not been trimmed in quite some time and appears to have been treated with herbicide rather than properly maintained. This area should be string-trimmed during every mowing cycle to maintain a clean and uniform appearance. (Pic 30>)

**31. Enclave:** The copperleaf shrubs are growing from the base. Please prune these shrubs back to healthy material, trimming until green tissue is reached in the stems to encourage proper regrowth. (Pic 31>)

**32. Windsor:** The gold mounds are beginning to recover, with new growth measuring approximately 6–8 inches in height, as shown in the photo. The crew should prune these....



(#32 Cont.).... these shrubs back to healthy material, trimming down until green tissue is visible in the stems (approximately 2 feet), to promote uniform regrowth. (Pic 32)



# Windsor, Meridian, Pond 78

**33. Windsor:** The front planting bed is beginning to fill in with small-to-medium weed growth. This should be addressed promptly to prevent the weeds from becoming established and more difficult to control. Underneath the gold mounds, weeds measuring up to six inches in height. (Pic 33)



(#35 Cont.)....cleared back. This should be addressed on an ongoing basis during every maintenance visit to prevent overgrowth and maintain clear boundaries.

**36. Meridian – Pond 78:** This small corner area should be included as part of the routine maintenance scope. While the long strip adjacent to the pond is technically the responsibility of the neighboring homeowner at that address, this specific corner should be detailed starting with the next mowing cycle and maintained moving forward. (Pic 36)



**34. Windsor:** There are concerns regarding the two front Royal palms. Can you provide an update on their current condition? Has the team evaluated, diagnosed, and initiated any treatment? Additionally, a palm-specific fertilizer application is typically scheduled for April—please confirm whether this was applied. (Pic 34)



**37. Pond 78:** Is there currently a proposal in progress to remove the fallen tree along the north embankment? The turf beneath this tree is not being maintained due to the obstruction. (Pic 37)



**35. Windsor:** Any plant material encroaching from the preserve line into the CDD maintained area should be limbed up and....

# Meridian, Oldwoods, Pond 78

**38. Meridian – Whitewillow:** This photo was taken following the most recent mowing event. A distinct, straight line of weed growth is clearly visible in the turf. Please confirm whether this area has been treated. (Pic 38)



(#42 Cont.).... heights below the required 10-ft clearance. These limbs pose a safety concern and should be addressed immediately to restore proper pedestrian clearance.

**43. Meadow Pointe Blvd – Balmoral Ct (Backside):** The planting beds along the backside of Balmoral Court have not been maintained for an extended period. Bed edging has been lost, and multiple varieties of weeds are growing throughout the area, to the point that the mulch is no longer visible. Additionally, the Fakahatchee grasses require attention—they should be limbed up, thinned out, and have all brown and dead foliage removed. (Pic 43a>, 43b>, 43c>, 43d>>, 43e>>)

**39. Meridian – Mail Kiosk:** Ant mounds were spotted within the low-growing shrubs and gravel areas. Please treat the ant nests accordingly and remove the displaced soil from the site.

**40. Oldwoods:** Along the backside of Bourneville Terrace, the planting beds are not being adequately maintained. Bed edging has become indistinct where the turf is encroaching, weeds are present throughout the beds, and the Virginia creeper is overtaking the ornamental grasses, as shown in the photo. This area requires detailing to restore proper bed definition and plant balance. (Pic 40>)

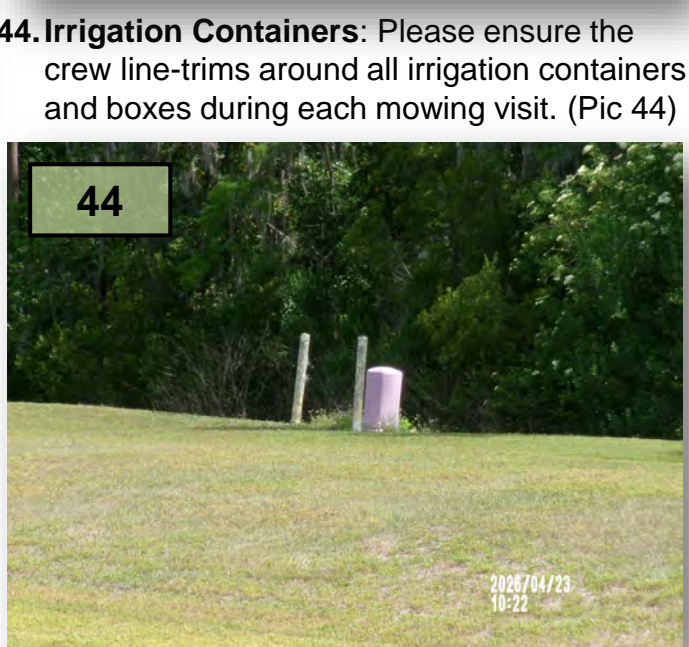


**41. Oldwoods:** A small fallen tree is currently leaning on the hedge in this area. Please remove it from the site during the next visit and thoroughly detail the planting bed. (Pic 41>)



**42. Meadow Pointe Blvd:** The saw palmettos require limbing up, with all dead material removed. Additionally, several areas have tree limbs encroaching over the walkway at....

# Meadow Pointe Blvd



**44. Irrigation Containers:** Please ensure the crew line-trims around all irrigation containers and boxes during each mowing visit. (Pic 44)

# Proposals

1. **Windsor – Pond 71:** Russell, please provide a proposal to clean up and restore the pond edge to allow safe and improved access for Blue Water Aquatics. Once the initial cleanup is completed, this area should be maintained on an ongoing basis to ensure continued accessibility and functionality for the aquatic maintenance team to perform regular pond services effectively. (Pic 1a, 1b)

2. **Meridian – Pond 78:** A tree has fallen along the northern pond edge. Russell, please provide a proposal to remove the fallen tree and all associated debris from the pond edge. Upon approval and completion of the removal, this area should be incorporated into the ongoing maintenance scope to ensure continued stabilization and accessibility. (Pic 2)



# Tab 5



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

3902 Meadow Pointe Blvd.  
Wesley Chapel, FL 33543



### Operations/Maintenance April 2026

#### SAAS:

4/6/2026 Parkmonte – Touchscreen not responding. No issues found at time of evaluation. Invoice #17935 \$115.00

4/9/2026 Haven – Exit gate would not open. Breaker was tripped. Reset and operating fine. Invoice #17949 \$115.00

4/15/2026 Windsor – Motor capacitor failed. Replaced. Invoice #17957 \$315.80

4/29/26 Whinsenton: Entrance curbside gate not closing. The brushes were worn. The frequent deterioration of brushes indicates this motor needs to be replaced. A proposal will be provided. Invoice #18021 \$190.00



Rizzetta & Company

Brian Svoboda (JacPro):

4/27/2026 Installed one new dog waste station at the clubhouse property. Invoice #4272026 \$400.00

Marine Rescue Products: 4/27/2026 Purchase of three new life buoys with rope. Installed on the emergency hooks on the pool deck. Invoice #178866A \$346.85

Ennis Together 4/29/2026 Installed the new wood pergola above the north side pedestrian gate at the neighborhood entrance. Invoice #0010 \$2,160.00

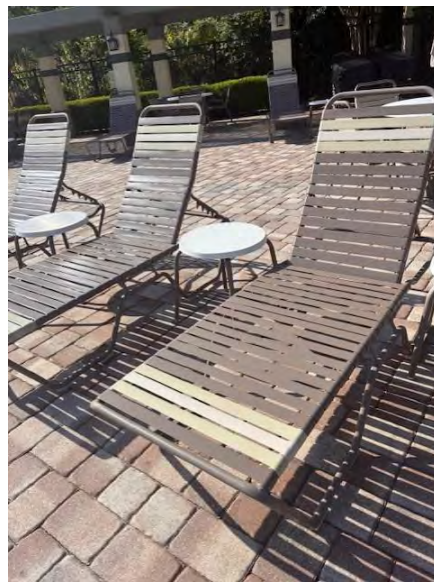
(The total cost for this job, including materials \$3,616.42 which was paid in March, is \$5,776.42)

Outdoor Furniture Connection: Replaced the webbing on 20 poolside lounge chairs. Invoice #81968 \$2,300.00

Before



After



### CRT Security Cameras Proposals:

Nearhood Entrance Upgrades - As the security cameras are reaching their expected lifetime, CRT has provided a proposal to upgrade our equipment at the neighborhood entrances. This will provide 'Smart' features, including some remarkable technology for the license plate cameras. The approximate cost is \$4,000.00 per neighborhood entrance. Please see the proposal provided.

Amenities Maintenance plan - Currently the maintenance plan covers all cameras at our neighborhood entrance gates - 9 NVRs and 27 cameras. The amenities maintenance agreement will include an additional 1 NVR and 16 cameras, for a quarterly charge of \$435.00.



Rizzetta & Company

## FIELD MAINTENANCE:

Advanced Aquatic: Ponds were inspected and treated on: 4/1, 4/15, 4/22, 4/26

Deputy Report – Deputy Krunal Pandhi:

### Summary of Calls for Service beginning April 15, 2026:

- Citizen Assist: 5
- Alarm Calls: 1
- Subject fishing in the pond: 3
- Traffic Accidents: 1
- Traffic Stops: 11
- Traffic Citations: 1
- Golf Cart Violations: 1
- E-Bike Violations: 1
- Parking violation: 2
- Verbal Disturbances: 3
- Unverified 911 Calls: 2
- Criminal Mischief: 2
- Domestic Disputes: 3
- Property Damage: 2
- Directed patrol: 55
- Forgery fraud: 1

### Additional Deputy Notes:

- Between 04/20/2026 and 04/21/2026, I responded to a domestic incident in the Parkmonte neighborhood.. One family member accused another of property damage. After investigation, it was undetermined who was responsible for the damage. A neighborhood canvass was conducted but yielded no results. At this time there is no threat to the public or their property.
- On 04/21/2026 while conducting school traffic enforcement at Chancy and Meadow Point, I observed a pickup truck driving without a visible license plate. The driver had installed a dark plate cover making the tag difficult to read. I conducted a traffic stop and issued a citation for the plate cover.
- On 04/25/2026 I was driving on Meadow Point Blvd when I observed a golf cart on the sidewalk at the corner of Sotherby Dr. and Meadow Point Blvd. I conducted a traffic stop of the golf cart and since this was the first violation for the driver, I educated the driver about golf cart rules regarding public roads and sidewalks. The driver was cooperative, and a verbal warning was given.
- On 04/26/2026 I received a complaint from a resident near Sotherby Dr. and Kelmin Terrace regarding people fishing in the pond. Upon arrival, I patrolled the area and did not observe anyone fishing at that time. I will continue to do Directed Patrols in this area.



Rizzetta & Company

- On 04/26/2026 while patrolling the north corner of Meadow Point Blvd and SR 56, I noticed a juvenile riding an e-bike on the sidewalk. After stopping him, I spoke with his mother to explain the rules and regulations regarding e-bikes, which she understood. I also educated the juvenile about the consequences of riding e-bikes in prohibited areas.
- On 04/29/2026 I responded to the area of Fennwood Ct. in reference to a citizen complaint of individuals fishing in the pond. Upon arrival on scene, I conducted a foot-patrol around the pond area but individuals left prior to my arrival. I will continue to conduct Directed Patrols in this area to deter fishing in the pond.
- On 04/29/2026, I responded to the Driscoll Dr. area where a victim stated she received a phone call from an unknown individual stating he was from Wells Fargo Bank. The caller stated there were fraudulent charges on her account. The victim verified information by contacting Wells Fargo directly. They informed her that it was likely a scam call and confirmed there were no fraudulent charges on her account. The victim did not transfer any money or share any personal information with the caller.
- On 04/30/2026, I patrolled the area around Fennwood Ct. in response to a complaint about people fishing in the pond. I conducted a foot patrol near the pond and did not observe anyone fishing at that time. I will continue to conduct patrols in the area, as time permits.

## Meadow Pointe IV Payment Log

4/1/2026 through 4/30/2026

Date	Purpose	Event Date	Community	Rm Dep	Rm Amt	Card Amt
4/1/2026	1 tag		Provence			\$12.00
4/1/2026	1 tag		Provence			\$12.00
4/1/2026	3 tags, 1 fob		Shellwood			\$61.00
4/2/2026	2 tags		Parkmonte			\$24.00
4/4/2026	1 tag		Shellwood			\$12.00
4/6/2026	2 fobs, 4 tags		Shellwood			\$98.00
4/7/2026	2 tags		Enclave			\$24.00
4/8/2026	2 tags		Provence			\$24.00
4/8/2026	1 tag		Haven			\$12.00
4/10/2026	1 fob		MPN			\$25.00
4/12/2026	1 fob		Provence			\$25.00
4/14/2026	Rm. Dep. Refund	4/12/26	Meridian	-\$200.00		-\$200.00
4/14/2026	1 fob		Whinsenton			\$25.00
4/14/2026	1 fob		Enclave			\$25.00
4/14/2026	2 fobs		Meridian			\$50.00
4/15/2026	1 tag		Provence			\$12.00
4/16/2026	1 tag		Provence			\$12.00
4/17/2026	1 tag		Meridian			\$12.00



Rizzetta & Company

4/18/2026	1 tag		Parkmonte			\$12.00
4/18/2026	2 tags		Meridian			\$24.00
4/18/2026	Rm Dep. Refund	4/18/26	Non-Resident	-\$200.00		-\$200.00
4/18/2026	1 tag		Provence			\$12.00
4/18/2026	2 tags		Haven			\$24.00
4/19/2026	1 tag		Meridian			\$12.00
4/20/2026	2 tags		Shellwood			\$24.00
4/20/2026	4 fobs		Shellwood			\$100.00
4/21/2026	2 tags, 2 fobs		Whinsenton			\$74.00
4/21/2026	2 tags		Whinsenton			\$24.00
4/22/2026	2 tags		Haven			\$24.00
4/23/2026	1 tag		Shellwood			\$12.00
4/24/2026	1 tag		Meridian			\$12.00
4/27/2026	1 tag		Windsor			\$12.00
4/28/2026	1 tag		Whinsenton			\$12.00
4/28/2026	1 tag		Shellwood			\$12.00
4/29/2026	1 tag		Windsor			\$12.00
4/30/2026	1 tag		Shellwood			\$12.00
	<b>TOTALS</b>			<b>-\$400.00</b>	<b>\$0.00</b>	<b>\$479.00</b>

Mother's Day Event: We have a special time planned on Saturday, May 9<sup>th</sup> from 12:00 pm to 2:00 pm. The mothers will make bookmarkers using real dried flowers, have the opportunity to visit and enjoy a lovely selection of desserts.

Respectfully submitted,

*Lori Stanger,*  
Manager



# Tab 6



**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** June 10, 2026, at 09:00 am
- **Budget Workshop:** May 26, 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

May 13

2026

M  
E  
A  
D  
O  
W  
  
P  
O  
I  
N  
T  
E  
  
I  
V

**District Manager Updates**

<u>FINANCIAL SUMMARY</u>	<u>3/31/2026</u>
General Fund Cash & Investment Balance:	\$2,135,448
Reserve Fund Cash & Investment Balance:	\$1,094,636
Debt Service Fund Investment Balance:	<u>\$933,956</u>
<b>Total Cash and Investment Balances:</b>	<b>\$4,164,040</b>
<b>General Fund Expense Variance: \$106,863</b>	<b>Under Budget</b>



Rizzetta & Company

# **Meadow Pointe IV Community Development District**

---

**Financial Statements  
(Unaudited)**

**March 31, 2026**

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

[meadowpointe4cdd.org](http://meadowpointe4cdd.org)  
[rizzetta.com](http://rizzetta.com)

**Meadow Pointe IV Community Development District**

Balance Sheet

As of 03/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	1,500,111	(196,960)	0	1,303,151	0	0
Investments	635,337	1,291,596	933,956	2,860,889	0	0
Accounts Receivable	78,754	0	19,372	98,126	0	0
Refundable Deposits	21,625	0	0	21,625	0	0
Fixed Assets	0	0	0	0	18,376,008	0
Amount Available in Debt Service	0	0	0	0	0	953,328
Amount To Be Provided Debt Service	0	0	0	0	0	3,984,672
<b>Total Assets</b>	<b>2,235,827</b>	<b>1,094,636</b>	<b>953,328</b>	<b>4,283,791</b>	<b>18,376,008</b>	<b>4,938,000</b>
<b>Liabilities</b>						
Accounts Payable	90,406	0	0	90,406	0	0
Accrued Expenses	7,800	0	0	7,800	0	0
Other Current Liabilities	29	0	0	29	0	0
Due To Other	970	0	0	970	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,938,000
Deposits Payable	600	0	0	600	0	0
<b>Total Liabilities</b>	<b>99,805</b>	<b>0</b>	<b>0</b>	<b>99,805</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	1,142,023	154,851	493,595	1,790,469	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>2,136,023</b>	<b>1,094,636</b>	<b>953,328</b>	<b>4,183,987</b>	<b>18,376,008</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>2,235,827</b>	<b>1,094,636</b>	<b>953,328</b>	<b>4,283,791</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 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	13,474	13,474
Special Assessments				
Tax Roll	1,983,967	1,983,967	1,995,798	11,831
Other Misc. Revenues				
Insurance Proceeds	0	0	50,612	50,612
Key/Access/Transponder Revenue	0	0	608	608
Miscellaneous Revenue	0	0	397	397
Remotes	0	0	2,199	2,199
Room Rentals	0	0	657	657
Vendor Rebates	0	0	1	1
<b>Total Revenues</b>	<u>1,983,967</u>	<u>1,983,967</u>	<u>2,063,746</u>	<u>79,779</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	15,000	7,500	5,800	1,700
<b>Total Legislative</b>	<u>15,000</u>	<u>7,500</u>	<u>5,800</u>	<u>1,700</u>
Financial & Administrative				
Accounting Services	23,168	11,584	11,584	0
Administrative Services	6,153	3,077	3,076	0
Arbitrage Rebate Calculation	2,000	2,000	0	2,000
Assessment Roll	5,304	5,304	5,304	0
Auditing Services	4,800	4,800	3,000	1,800
Bank Fees	650	325	179	146
Disclosure Report	6,000	3,000	3,000	0
District Engineer	50,000	25,000	36,006	(11,005)
District Management	33,256	16,628	16,628	0
Dues, Licenses & Fees	550	175	175	0
Financial & Revenue Collections	5,304	2,652	2,652	0
Legal Advertising	1,000	500	485	15
Miscellaneous Mailings	500	250	0	250
Public Officials Liability Insurance	4,163	4,163	3,922	241
Tax Collector/Property Appraiser Fees	150	150	150	0
Trustees Fees	11,000	8,300	8,380	(81)
Website Hosting, Maintenance, Backup & E	3,000	1,368	1,429	(60)
<b>Total Financial &amp; Administrative</b>	<u>156,998</u>	<u>89,276</u>	<u>95,970</u>	<u>(6,694)</u>
Legal Counsel				
District Counsel	25,000	12,500	10,907	1,594
<b>Total Legal Counsel</b>	<u>25,000</u>	<u>12,500</u>	<u>10,907</u>	<u>1,594</u>
Law Enforcement				
Off Duty Deputy	156,771	78,386	77,798	587
<b>Total Law Enforcement</b>	<u>156,771</u>	<u>78,386</u>	<u>77,798</u>	<u>587</u>
Electric Utility Services				
Utility - Recreation Facilities	15,000	7,500	7,282	218

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	87,150	43,575	42,354	1,221
Utility Services	6,000	3,000	4,807	(1,807)
<b>Total Electric Utility Services</b>	<b>108,150</b>	<b>54,075</b>	<b>54,443</b>	<b>(368)</b>
<b>Garbage/Solid Waste Control Services</b>				
Garbage - Dumpster	14,310	7,155	9,556	(2,401)
Garbage - Recreation Facility	1,050	525	664	(139)
Garbage - Residential	177,153	88,576	87,364	1,212
Solid Waste Assessment	1,600	800	1,675	(875)
<b>Total Garbage/Solid Waste Control Services</b>	<b>194,113</b>	<b>97,056</b>	<b>99,259</b>	<b>(2,203)</b>
<b>Water-Sewer Combination Services</b>				
Utility - Reclaimed	3,500	1,750	289	1,461
Utility Services	12,000	6,000	3,751	2,249
<b>Total Water-Sewer Combination Services</b>	<b>15,500</b>	<b>7,750</b>	<b>4,040</b>	<b>3,710</b>
<b>Stormwater Control</b>				
Aquatic Maintenance	60,375	30,188	29,877	311
Aquatic Plant Replacement	15,000	7,500	0	7,500
Mitigation Area Monitoring & Maintenance	5,000	2,500	0	2,500
Stormwater Assessments	2,444	1,222	5,092	(3,870)
Stormwater System Maintenance	10,000	5,000	12,900	(7,900)
<b>Total Stormwater Control</b>	<b>92,819</b>	<b>46,410</b>	<b>47,869</b>	<b>(1,459)</b>
<b>Other Physical Environment</b>				
Conservation Cutbacks	10,000	5,000	0	5,000
Entry & Walls Maintenance & Repair	22,000	11,000	1,252	9,748
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	14,250	10,000	4,250
Irrigation Maintenance & Repair	21,600	10,800	1,156	9,644
Landscape - Annuals/Flowers	17,580	8,790	5,070	3,720
Landscape - Fertilizer	16,500	8,250	5,825	2,425
Landscape - Mulch	55,000	27,500	46,225	(18,725)
Landscape - Pest Control	3,000	1,500	287	1,213
Landscape Inspection Services	12,900	6,450	6,450	0
Landscape Maintenance	409,586	204,793	155,414	49,379
Landscape Replacement Plants, Shrubs, Tr	50,000	25,000	910	24,090
Lift Station Maintenance	5,000	2,500	598	1,902
Playground Mulch	9,000	4,500	0	4,500
Property Insurance	37,531	37,531	34,835	2,696
Rust Prevention	10,000	5,000	0	5,000
Tree Trimming Services	10,000	5,000	5,037	(37)
Well Maintenance	4,000	2,000	522	1,478
<b>Total Other Physical Environment</b>	<b>724,316</b>	<b>387,983</b>	<b>292,215</b>	<b>95,768</b>
<b>Road &amp; Street Facilities</b>				
Gate Maintenance & Repair	54,800	27,400	38,024	(10,624)
Gate Phone	20,000	10,000	9,360	640
Gate Service Contract	8,000	4,000	3,640	360

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Roadway Repair & Maintenance	10,000	5,000	0	5,001
Security Camera Maintenance	2,500	1,250	0	1,250
Sidewalk Maintenance & Repair	15,000	7,500	0	7,500
Street Sign Repair & Replacement	1,000	500	3,345	(2,846)
<b>Total Road &amp; Street Facilities</b>	<b>111,300</b>	<b>55,650</b>	<b>54,369</b>	<b>1,281</b>
<b>Parks &amp; Recreation</b>				
Athletic Court/Field/Playground Main- tena	2,500	1,250	1,090	160
Clubhouse Maintenance & Repair	30,000	15,000	4,353	10,647
Dog Park Maintenance	3,500	1,750	3,675	(1,925)
Employee - Amenity Staff	200,000	100,000	113,199	(13,198)
Employee - Incentives and Bonuses	500	250	0	250
Facility Supplies	8,000	4,000	2,880	1,119
Fitness Equipment Maintenance & Re- pair	2,300	1,150	365	785
Landscape Maintenance	5,000	2,500	0	2,500
Management Contract	24,720	12,360	196	12,164
Pest Control & Termite Bond	720	360	405	(45)
Pest Control - Top Choice Treatment	5,000	2,500	0	2,500
Playground Repairs	2,500	1,250	290	960
Pool Maintenance	1,300	650	4,904	(4,253)
Pool Service Contract	41,500	20,750	19,200	1,550
Security Camera Clubhouse	760	380	1,894	(1,514)
Telephone, Internet, Cable	6,700	3,350	1,974	1,376
Tennis/Athletic Court/Park Maintenance	2,000	1,000	653	347
Wildlife Management Services	14,500	7,250	0	7,250
<b>Total Parks &amp; Recreation</b>	<b>351,500</b>	<b>175,750</b>	<b>155,078</b>	<b>20,673</b>
<b>Special Events</b>				
Special Events	7,500	3,750	4,025	(276)
<b>Total Special Events</b>	<b>7,500</b>	<b>3,750</b>	<b>4,025</b>	<b>(276)</b>
<b>Contingency</b>				
Miscellaneous Contingency	25,000	12,500	19,950	(7,450)
<b>Total Contingency</b>	<b>25,000</b>	<b>12,500</b>	<b>19,950</b>	<b>(7,450)</b>
<b>Total Expenditures</b>	<b>1,983,967</b>	<b>1,028,586</b>	<b>921,723</b>	<b>106,863</b>
<b>Total Excess of Revenues Over(Under) Ex- penditures</b>	<b>0</b>	<b>955,381</b>	<b>1,142,023</b>	<b>186,642</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>955,381</b>	<b>2,136,023</b>	<b>1,180,642</b>

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	22,054	22,054
Special Assessments				
Tax Roll	329,758	329,758	329,758	0
<b>Total Revenues</b>	<u>329,758</u>	<u>329,758</u>	<u>351,812</u>	<u>22,054</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>154,852</u>	<u>154,852</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>939,784</u>	<u>939,784</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>1,094,636</u>	<u>1,094,636</u>

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

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,039	4,039
Special Assessments				
Tax Roll	177,209	177,209	178,115	907
<b>Total Revenues</b>	<u>177,209</u>	<u>177,209</u>	<u>182,154</u>	<u>4,946</u>
<b>Expenditures</b>				
Debt Service				
Interest	57,209	57,209	26,660	30,548
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>150,548</u>
<b>Total Expenditures</b>	<u>177,209</u>	<u>177,209</u>	<u>26,660</u>	<u>150,548</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>155,494</u>	<u>155,494</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>162,543</u>	<u>162,543</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>318,037</u>	<u>318,037</u>

845 Debt Service Fund S2012/S2014/S2022  
**Meadow Pointe IV Community Development District**  
 Statement of Revenues and Expenditures  
 As of 03/31/2026  
 (In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	7,474	7,474
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>401,403</u>	<u>9,479</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>338,100</u>	<u>338,100</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>635,291</u>	<u>635,291</u>

**Meadow Pointe IV CDD**  
**Investment Summary**  
**March 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2026</u>
FLCLASS Operating	Average Monthly Yield - 3.7161%	\$ 635,337
<b>Total General Fund Investments</b>		<b>\$ 635,337</b>
FLCLASS Asset Replacement	Average Monthly Yield - 3.7161%	\$ 413,043
FLCLASS Road Reserve	Average Monthly Yield - 3.7161%	878,553
<b>Total Reserve Fund Investments</b>		<b>\$ 1,291,596</b>
US Bank Series 2014 Revenue A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	\$ 169,192
US Bank Series 2014 Reserve A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	125,512
US Bank Series 2014 Interest A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	2,473
US Bank Series 2014 Prepayment A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	311
US Bank Series 2015 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	175,030
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	128,572
US Bank Series 2022 A-2 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	195,891
<b>Total Debt Service Fund Investments</b>		<b>\$ 933,956</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 03/01/2026 to 03/31/2026**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>845, 2720</b>						
845-001	845 General Fund	Pasco County Tax Collector	AR00002918	12110	10/01/2025	78,754.08
<b>Sum for 845, 2720</b>						<b>78,754.08</b>
<b>845, 2722</b>						
845-200	845 Debt Service Fund S2004 & S2015	Pasco County Tax Collector	AR00002918	12110	10/01/2025	6,031.78
<b>Sum for 845, 2722</b>						<b>6,031.78</b>
<b>845, 2725</b>						
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	3,765.70
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	5,975.02
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	3,599.48
<b>Sum for 845, 2725</b>						<b>13,340.20</b>
<b>Sum for 845</b>						<b>98,126.06</b>
<b>Sum Total</b>						<b>98,126.06</b>

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District  
Summary A/P Ledger  
From 03/01/2026 to 03/31/2026**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
845, 2720					
845 General Fund	03/01/2026	Brian C Svoboda	3212026	Dog Waste Station Supplies & Maintenance 03/26	700.00
845 General Fund	03/01/2026	Ennis Together Handyman Services and More LLC	Inv0018	Maintenance & Repairs 03/26	3,616.42
845 General Fund	03/01/2026	Frontier Communications of FL	81399447261013215-031326	Gate Phones 03/26	59.99
845 General Fund	03/01/2026	Holloways Water Treatment, LLC	1008	Well Maintenance 03/26	522.00
845 General Fund	03/01/2026	Juniper Landscaping of Florida, LLC	380959	Landscape Maintenance 02/26	19,550.76
845 General Fund	03/01/2026	Mr. Electric of Land O Lakes	2601809	Maintenance & Repairs 03/26	1,180.40
845 General Fund	03/01/2026	Mr. Electric of Land O Lakes	2601808	Maintenance & Repairs 03/26	713.43
845 General Fund	03/01/2026	Mr. Electric of Land O Lakes	2601772	Maintenance & Repairs 03/26	643.38
845 General Fund	03/01/2026	Mr. Electric of Land O Lakes	2601753	Maintenance & Repairs 03/26	539.00
845 General Fund	03/01/2026	Pasco County Utilities	24177984	Electric Services 02/26	76.76
845 General Fund	03/01/2026	Pasco County Utilities	24177982	Electric Services 02/26	192.91
845 General Fund	03/01/2026	Pasco County Utilities	24177983	Electric Services 02/26	83.83
845 General Fund	02/01/2026	Pasco County Utilities	23817061	Water Services 01/26	7.07
845 General Fund	03/01/2026	Pasco County Utilities	24177758	Water Services 02/26	741.44
845 General Fund	03/01/2026	Pasco County Utilities	24178719	Water Services 02/26	202.00
845 General Fund	03/01/2026	Pasco Sheriffs Office	ARMAR26 MPIV	Deputy Services 03/26	12,966.33
845 General Fund	03/01/2026	Rizzetta & Company, Inc.	INV0000108150	Personnel Reimbursement 03/26	7,789.43
845 General Fund	03/01/2026	Russell Landscape Florida LLC	2061617	Landscape Maintenance 03/26	23,989.82
845 General Fund	03/01/2026	Rust Off, LLC.	52098	Rust Control 03/26	315.65
845 General Fund	03/01/2026	Southern Automated Access Services, LLC	17867	Gate Maintenance & Repair 03/26	115.00
845 General Fund	03/01/2026	Southern Automated Access Services, LLC	17706	Gate Maintenance & Repair 02/26	6,132.00
845 General Fund	03/01/2026	Stantec Consulting Services, Inc.	2541965	Engineering Services 02/26	494.56
845 General Fund	03/01/2026	TECO	221006228235-032026	Electric Services 03/26	1,604.32
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418224-041026	Electric Services 03/26	96.51
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418217-041026	Electric Services 03/26	54.86
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418215-041026	Electric Services 03/26	40.16
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418221-041026	Electric Services 03/26	1,215.77
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	2187625-041026	Electric Services 03/26	67.32
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418225-041026	Electric Services 03/26	69.90
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418230-041026	Electric Services 03/26	41.56
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418220-041026	Electric Services 03/26	54.76
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418223-041026	Electric Services 03/26	87.17

**Meadow Pointe IV Community Development District  
Summary A/P Ledger  
From 03/01/2026 to 03/31/2026**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418211-041026	Electric Services 03/26	5,620.93
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418227-041026	Electric Services 03/26	57.77
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418228-041026	Electric Services 03/26	44.68
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418229-041026	Electric Services 03/26	67.74
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418218-041026	Electric Services 03/26	550.96
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418216-041026	Electric Services 03/26	54.66
845 General Fund	03/01/2026	Withlacoochee River Electric Cooperative, Inc.	2386197-041026	Electric Services 03/26	44.75
<b>Sum for 845, 2720</b>					<b>90,406.00</b>
<b>Sum for 845</b>					<b>90,406.00</b>
<b>Sum Total</b>					<b>90,406.00</b>

**Meadow Pointe IV Community Development District**  
**Notes to Unaudited Financial Statements**  
**March 31, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/2026.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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

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

**Summary A/R Ledger – Subsequent Collections**

5. General Fund - Payment for Invoice #AR00002918 in the amount of \$36,184.79 was received in April 2026.
6. Debt Service Fund 200 - Payment for Invoice #AR00002918 in the amount of \$2,771.40 was received in April 2026.
7. Debt Service Fund 203 - Payment for Invoice #AR00002918 in the amount of \$6,129.39 was received in April 2026.

# Tab 7

## OUTSTANDING ITEMS LOG (as of 04/28/2026)

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Target Date	Status (RYG)	Progress Notes	Close Date
1	Duke Energy Project - Part 2	01/18/25	High	Doug - Russell	June	G	4/8 - Board approved Russell proposal	
2	Irrigation Inspection - Repairs	04/08/26	High	Doug - Russell	April	G	4/8 - Board approved Russell proposal for irrigation repairs	
3	Tree Clean Up	04/08/26	Medium	Doug - Russell	June	G	4/8 - Proposal put on hold but agreed during budget workshop on 4/28 that work should be completed this year	
4	Landscaping Enhancement	04/28/26	Medium	Doug - Russell	May	G	4/28 - Russell to begin removing dead plant material and then provide a proposal for landscape enhancements	
5	Tennis Court Landscape Refresh	04/28/26	Medium	Doug - Russell	May	G	4/28 - Russell to review previous tennis court landscape refresh to come up with a plan that aligns to budget (\$5,000 yrly)	
6	90 Day Transition Plan Read Outs	03/12/26	High	Doug - Russell	4/8, 5/13, 6/10	G	4/8 - Irrigation inspection & tree inventory/review completed. Soil samples in progress.	
7	Mowing Between Duke Elec Poles	04/08/26	Medium	Amiee	May	G	4/8 - Amiee will contact Duke to see if they will clean up area between poles that was previously mowed by HOA but stopped after pole installation. Maintenance included in Russells map but needs 1x clean up.	
8	Pond 61	04/08/26	Medium	Amiee	May	G	4/8 - Amiee to review pond and make recommendation for plantings to improve aesthetics	
9	Area between MP3 & 4 Mowing	04/08/26	High	Darryl	May	G	4/8 - Darryl to discuss area with MP3 Landscape Mgr to see if they will accept responsibility for mowing since not part of MP4	
10	Repair ADA mats in disrepair	04/08/26	High	Greg	May	G	4/8 - Analysis in progress	
11	Pond 64 Maintenance	2024	High	Greg	TBD	G	4/8 - County agreed to not replant trees but only remove. Greg awaiting a letter from them before proceeding.	
12	Sidewalk Plan	04/08/26	Critical	Greg	May	G	4/8 - Greg to provide plan for next phase of sidewalk repair Critical for reserve planning.	
13	Pond Erosion Repair - Phase II	03/12/26	Critical	Greg	May	G	4/8 - Repairs on ponds rated as level 1 completed. Greg to re-evaluate ponds and provide proposal to BoS for 2026-2027 repairs. Critical for reserve planning.	
14	Review Milling & Resurfacing Plan	04/28/26	Critical	Greg	May	G	4/28 - Some questions regarding neighborhood prioritization. Newer communities are ahead of older communities. Also, initially told lifespan was 30 years. Why is the work needed earlier than originally anticipated? Reworked plan critical for reserve planning.	
15	Pond 81	03/12/26	Medium	Greg	May	G	Greg to investigate whether the runoff that is creating erosion issues are being caused by the HO.	
16	Reserve Planning	04/28/26	High	Board	May	G	4/28 - Board has discussed and agreed we need a reserve plan, including a financial waterfall. Possible workshop on 5/26 but dependent on work being completed by Greg to feed into the plan.	
17	Meridian Sign Restoration	07/09/25	Critical	Lori Stanger	TBD	R	4/8 - No date for when construction will begin. Lori will reach out to County for documentation on the hold up in permitting	
18	Noise Level Notification	12/10/25	Medium	Lori Stanger	May	G	4/8 Lori was working with Deputy David who has left. She will need to regroup with new deputy to review.	
19	Replace Pool Drinking Fountain	03/12/26	Low	Lori Stanger	May	G	4/7 - Need to find a unit that will work with the plumbing	
20	Tennis Court Cameras	03/12/26	Low	Lori Stanger	TBD	G		

**OUTSTANDING ITEMS LOG** *(as of 04/28/2026)*

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Target Date	Status (RYG)	Progress Notes	Close Date
---	-------------	-------------	-----------------------	-------	-------------	--------------	----------------	------------

- 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
19	Landscape RFP	06/11/25	Critical	Amiee Brodeen	2/11/26	Done	Russell awarded contract.	02/11/26
20	Stormwater Assessment Charge	01/14/26	High	Darryl Adams	2/11/26	Done	3/12 - \$12,900 was misclassified and will be re-coded to Stormwater System Maintenance (53800-4659)	01/16/26
21	Confirm Ownership of Pond 41	01/14/26	Low	Greg Woodcock	3/11/26	Done	2/14 - Extensive erosion issues pointed out in landscape report. This will be addressed in Greg's phase 2 recommendations for pond erosion.	03/12/26
22	Mill & Resurface Plan	09/10/25	High	Greg Woodcock	<del>10/8/25</del> <del>11/12/25</del> <del>12/10/25</del> <del>1/14/26</del> <del>2/11/26</del> 3/12/26	Done	3/12 - Greg provided BoS with information needed for budget planning.	03/12/26

23	Trail Camera	12/10/25	Medium	Lori Stanger	1/14/26	Done	3/12 - Closed for now. Will wait to see whether issues continue after installing a No Trespass Sign.	03/12/26
24	Additional Siren Sensors	01/14/26	High	Lori Stanger	3/11/26	Done	3/12 - Add'l sensors installed. Monthly inspections with the deputy will continue.	03/12/26

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Original Target Date	Status (RYG)	Closing Comments	Close Date
25	Pond Erosion Repair	09/10/25	High	Greg Woodcock	4/8/26	Done	3/12 - Repairs on ponds rated as level 1 completed.	03/12/26
26	MP North Wells	11/12/25	High	Lori Stanger	<del>12/10/25</del> 1/14/26 <del>2/11/26</del> 4/8/26	Done	3/12 - Add'l review of the issues concluded that the repair could be as simple and inexpensive as a new switch. Lori is in the process of getting the repair scheduled.	04/08/26
	Additional Dog Waste Stations	12/10/25	Medium	Lori Stanger	<del>1/14/26</del> <del>2/11/26</del> 4/8/26	Done	3/12 - The stations have been delivered and installation is expected to begin the week of March 16. One each in Shellwood, Parkmont and Whinsenton and clubhouse.	04/08/26

# Tab 8



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

1-800-851-8754  
[www.PascoVotes.gov](http://www.PascoVotes.gov)

April 17, 2026

Darryl Adams  
District Manager  
5844 Old Pasco Rd Suite 100  
Wesley Chapel FL 33544

Dear Darryl Adams:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Meadow Pointe IV Community Development District 1,671

As always, please call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Tiffannie A. Alligood".

Tiffannie A. Alligood  
Chief Administrative Officer

# Tab 9



# Quarterly Compliance Audit Report

---

## Meadow Pointe IV

**Date:** March 2026 - 1st Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

---

## **Compliance Audit**

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

---

# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



## ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

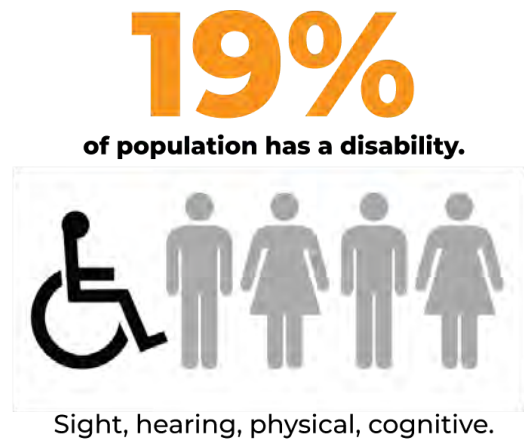
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



### **Contrast and colors**

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



### **Using semantics to format your HTML pages**

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



### **Text alternatives for non-text content**

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



### **Ability to navigate with the keyboard**

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# **Web Accessibility Glossary**

Assistive technology	Hardware and software for disabled people that
----------------------	--

	enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

# Tab 10

**MINUTES OF MEETING**

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

**MEADOW POINTE IV  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, April 8, 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>
Megan McNeil	<b>Board Supervisor, Chairman</b>

Also, present were:

Daryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Michael Scanlon	<b>Board Supervisor, Assistant Secretary (via telephone)</b>
Amiee Brodeen	<b>Field Services, Rizzetta &amp; Company</b>
Lori Stanger	<b>Clubhouse Manager</b>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin (via telephone)</b>
Greg Woodcock	<b>District Engineer, Stantec (via telephone)</b>
Doug Agnew	<b>Advance Aquatics</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.

**FOURTH ORDER OF BUSINESS**

**STAFF REPORTS**

50 **A. Deputy/Captain**

51 Deputy David has been promoted to Detective, and his last day in direct support of  
52 Meadow Pointe IV will be Sunday, April 12, 2026. Deputy Pandi will replace David.

53  
54 **B. District Engineer**

55 Mr. Woodcock provided feedback regarding creating a path for Aquatics Pond Maintenance  
56 to access Pond 79 with a boat from Union Park, noting that the County has waived  
57 replanting of trees to be removed due to the high volume of trees in that forested area, where  
58 no irrigation lines exist. He also reported on two erosion areas at Pond 26 and stated that  
59 he will provide proposals for remediation. Mr. Woodcock advised that the sidewalk flumes  
60 project is scheduled to begin in the next couple of weeks. Additionally, he will obtain  
61 proposals for ADA mats at sidewalk/road intersections. The Board requested that Mr.  
62 Woodcock include additional addresses in the flume project scope. He further noted that  
63 there is an area owned by Meadow Point III that is not being maintained along Oldwoods  
64 Ave.

65  
66 **C. Aquatic Maintenance Report**

67 Mr. Agnew reviewed his report.

68  
69 **D. Landscape Inspection Services Report**

70 Ms. Brodeen reviewed her report.

71  
72 The Board provided feedback regarding the new landscaping vendor's performance and  
73 inquired about staffing. Mr. Doug advised that he has the manpower required and that will  
74 be heavily involved for the next 60 to 90 days to train and supervise the team.

75  
76 **E. Russell Landscaping**

77 **1. Consideration of Russell Proposals**

78 The Board reviewed the Russell Landscaping proposals. The Board tabled the remaining  
79 proposals for future consideration.

80  
81 

On a motion from Mr. Page, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors approved Russell Landscaping irrigation proposal for the amount \$14,222.25, for the Meadow Pointe IV Community Development District.
---

82 

On a motion from Ms. Fischer, seconded by Ms. McNeil, with four in favor, the Board of Supervisors approved Russell Seasonal Color option One for the amount of \$3,295.50, for the Meadow Pointe IV Community Development District.
--

83 

On a motion from Ms. Jarvis, seconded by Ms. McNeil, with four in favor, the Board of Supervisors approved Russel's proposal to enhance landscaping outside the Provence gate to obscure some of the utility poles and wires installed by Duke Energy, in the amount \$18,953.25, for the Meadow Pointe IV Community Development District.
--

84 **F. Amenity Management Report**

85 Ms. Stanger presented her report.

86

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved Southern Automated Access Services (SAAS) proposal to replace the original gate call box with a CAPXL2 in the amount of \$6,230.64, for the Meadow Pointe IV Community Development District.

87

On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the SASS proposal to replace the Meadow Pointe North gate callbox with a CAPXL2 for the amount of \$5,665.64, for the Meadow Pointe IV Community Development District.

88

On a motion from Mr. Page, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved installing one dog waste station at the clubhouse not to exceed \$500, for the Meadow Pointe IV Community Development District.

89

**G. District Counsel**

90

91 Mr. Babbar reported on House Bill 145 which increases liability caps, which could increase  
92 the amount of insurance coverage required.

93

**H. District Manager**

94

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

95

96 Mr. Adams presented the District Manager Report, Raid Log, and Monthly Financial Statement.  
97 He noted the upcoming 2026 Board member elections, and he discussed issues he is finding  
98 within other districts. He reminded the Board that the next meeting will be held on May 13, 2026 at  
99 5:00 p.m.

100

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

101

102 The Board reviewed the item list.

103

**FIFTH ORDER OF BUSINESS**

104

**BUSINESS ITEM**

105

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

106

107 The Board scheduled a 2026-2027 Budget Workshop for April 28 at noon, and a Budget  
108 Workshop for May 26 at 10:00 a.m.

109

**SIXTH ORDER OF BUSINESS**

110

**BUSINESS ADMINISTRATION**

111

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

113

114

On a motion from Mr. Page, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the Minutes of Regular Meeting held on January 14, 2026, as amended, for the Meadow Pointe IV Community Development District.

115

116

117

118

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

On a motion from Mr. Page, seconded by Ms. Fischer, with four in favor, the Board of Supervisors approved the Minutes of Regular Meeting held on March 11, 2026, as amended, for the Meadow Pointe IV Community Development District.

119  
120  
121

**C. Consideration of Operation and Maintenance  
Expenditures for February 2026**

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 February 2026 (\$297,798.27), for the Meadow Pointe IV Community Development District.

122

**SEVENTH ORDER OF BUSINESS**

**SUPERVISORS FORUM**

123  
124

Supervisor Jarvis requested an Excel version of the budget.

126

Supervisor Page requested that the District return to using the voicebox system, for the benefit of those participating in meetings via telephone.

129

Ms. Stanger provided feedback regarding a resident who had acted in a belligerent manner, and she requested that enforcement action be taken if the situation recurs.

132

**EIGHTH ORDER OF BUSINESS**

**ADJOURNMENT**

133

134

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with three in favor, the Board of Supervisors adjourned the meeting at 11:54 a.m. for the Meadow Pointe IV Community Development District.

135

136

137

138

139

140

141

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

\_\_\_\_\_  
**Chair/Vice Chair**

# Tab 11

**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**

A Budget Workshop of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday, April 28, 2026, at 12:00 p.m.** at the Meadow Pointe Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

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

Also, present were:

Daryl Adams	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Michael Scanlon	<b>Board Supervisor, Assistant Secretary</b> (via conference call)
Lori Stanger	<b>Clubhouse Manager, Rizzetta &amp; Company Inc.</b>
Scarlett Sponberg	<b>Amenity Services Coordinator</b>
Doug Borgh	<b>Account Manager, Russell Landscaping</b>
Greg Woodcock	<b>DE, Stantec</b> (via conference call)

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** **Business Items**

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

The Board discussed the budget for the upcoming FY 2026-2027. The Board made changes to several line items in the proposed budget.

The District Manager will have a revised draft budget for the next meeting.

50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64

**FOURTH ORDER OF BUSINESS**

**Supervisors Forum**

No supervisor requests.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned at 3:00 p.m.

---

**Assistant Secretary**

---

**Chair/Vice Chair**

DRAFT

# Tab 12



**MEADOW POINTE IV**  
**COMMUNITY DEVELOPMENT DISTRICT**  
3434 Colwell Ave, Suite 200, Tampa, FL 33614 - 813-994-1001  
Meadowpointe4cdd.org

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$146,873.26**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

**MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Megan McNeil    Susan A. Fischer    Scott Page    Michael Scanlon    Michelle Jarvis    Darryl Adams  
*Chairman      Vice Chairman      Supervisor      Supervisor      Supervisor      District Manager*

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	300402	10562821	Aquatic Maintenance 03/26	\$ 5,077.00
Brian C Svoboda	300423	2242026	Maintenance & Repairs 02/26	\$ 151.00
Brian C Svoboda	300432	3162026	Dog Waste Station Supplies & Maintenance 03/26	\$ 650.00
Coastal Waste & Recycling, Inc.	300408	SW0001540822	Waste Disposal Services 03/26	\$ 14,762.70
CRT Services Inc.	300403	20230561-R-0007	Security Monitoring & Maintenance 02/26	\$ 1,820.00
Ennis Together Handyman Services and More LLC	300426	INV0011	Maintenance & Repairs 03/26	\$ 250.00
Florida Department of Revenue	032026-01	6180155776026-031826	Sales & Use Tax 02/26	\$ 40.75
Frontier Communications of FL	032326-01	81397330031013085-022526	Internet Services 03/26	\$ 285.84
Frontier Communications of FL	031626-01	81399401640719215-021926	Gate Phones 03/26	\$ 59.99
Frontier Communications of FL	031726-01	81399416030720215-022026	Gate Phones 03/26	\$ 70.69
Frontier Communications of FL	031626-01	81399419150119215-021926	Gate Phones 03/26	\$ 70.19

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of FL	032626-01	81399446070429225-030126	Gate Phones 03/26	\$ 59.99
Frontier Communications of FL	031026-02	81399447261013215-021326	Gate Phones 02/26	\$ 59.99
Frontier Communications of FL	030326-01	81399447310806215-020626	Gate Phones 02/26	\$ 59.99
Frontier Communications of FL	033126-01	81399447310806215-030626	Gate Phones 03/26	\$ 59.99
Frontier Communications of FL	032026-02	81399464371215215-022326	Gate Phones 03/26	\$ 59.99
Grau & Associates, P.A.	300409	28837	Audit Services FY24/25	\$ 3,000.00
Juniper Landscaping of Florida, LLC	300410	385476	Landscape Fertilizer 03/26	\$ 2,310.20
Mainscape, Inc.	300427	1327319	Landscape Maintenance 02/26	\$ 3,628.88
Mainscape, Inc.	300427	1327320	Landscape Maintenance 02/26	\$ 2,655.16
Mainscape, Inc.	300427	1327321	Landscape Maintenance 02/26	\$ 3,224.52
Mainscape, Inc.	300427	1327322	Landscape Maintenance 02/26	\$ 2,406.83

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Mainscape, Inc.	300427	1326085-1	Landscape Maintenance 01/26	\$ 3,651.56
Mainscape, Inc.	300427	1326086-1	Landscape Maintenance 01/26	\$ 2,502.65
Mainscape, Inc.	300427	1326087-1	Landscape Maintenance 01/26	\$ 3,119.05
Mainscape, Inc.	300427	1326088-1	Landscape Maintenance 01/26	\$ 2,320.08
Mechelle Jarvis	300419	MJ031126-845	Board of Supervisors Meeting 03/11/26	\$ 200.00
Michael J Scanlon	300420	MM031126-845	Board of Supervisors Meeting 03/11/26	\$ 200.00
Mr. Electric of Land O' Lakes	300424	2601477	Maintenance & Repairs 02/26	\$ 6,531.66
Mr. Electric of Land O' Lakes	300424	2601667	Maintenance & Repairs 02/26	\$ 3,471.36
Mr. Electric of Land O' Lakes	300424	2601669	Maintenance & Repairs 03/26	\$ 4,586.28
Mr. Electric of Land O' Lakes	300424	2601670	Maintenance & Repairs 03/26	\$ 3,625.54
Outsmart Pest Management, Inc.	300411	47419	Pest Control 03/26	\$ 75.00

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Property Appraiser	300412	26067	Non Ad Valorem Roll FY25/26	\$ 150.00
Pasco County Sheriff's Office- Finance	300413	ARFEB26 MPIV	Deputy Services 02/26	\$ 12,966.33
Pasco County Tax Collector	300414	2226200000001000031-030326	Non Ad Valorem Roll FY25/26	\$ 2,546.00
Pasco County Utilities	031326-01	24012656	Water Services 01/26	\$ 592.40
Pasco County Utilities	031326-03	24012879	Water Services 01/26	\$ 145.19
Pasco County Utilities	031326-03	24012880	Water Services 01/26	\$ 70.45
Pasco County Utilities	031226-01	24012881	Water Services 01/26	\$ 30.30
Pasco County Utilities	031126-01	24013616	Water Services 01/26	\$ 11.11
Pasco County Utilities	031126-02	24013617	Water Services 01/26	\$ 8.08
Rizzetta & Company, Inc.	300406	INV0000107397	Personnel Reimbursement 02/26	\$ 7,661.09
Rizzetta & Company, Inc.	300405	INV0000107532	Accounting Services 03/26	\$ 7,341.75

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300407	INV0000107560	Cell Phone, Auto Mileage & Travel 02/26	\$ 209.90
Rizzetta & Company, Inc.	300431	INV0000107588	Personnel Reimbursement, Amenity Management & Oversight 03/26	\$ 9,858.51
Rust Off, LLC.	300428	52025	Rust Control 03/26	\$ 422.65
School Now	300415	INV-SN-1294	Website Compliance & Management 03/26	\$ 384.38
Scott W Page	300421	SP031126-845	Board of Supervisors Meeting 03/11/26	\$ 200.00
Southern Automated Access Services, LLC	300404	17708	Gate Maintenance & Repair 02/26	\$ 283.00
Southern Automated Access Services, LLC	300404	17709	Gate Maintenance & Repair 02/26	\$ 190.00
Southern Automated Access Services, LLC	300404	17710	Gate Maintenance & Repair 02/26	\$ 190.00
Southern Automated Access Services, LLC	300425	17721	Gate Maintenance & Repair 02/26	\$ 190.00
Southern Automated Access Services, LLC	300425	17722	Gate Maintenance & Repair 02/26	\$ 283.00
Southern Automated Access Services, LLC	300425	17723	Gate Maintenance & Repair 02/26	\$ 283.00

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	300425	17724	Gate Maintenance & Repair 02/26	\$ 283.00
Southern Automated Access Services, LLC	300425	17725	Gate Maintenance & Repair 02/26	\$ 190.00
Southern Automated Access Services, LLC	300425	17747	Gate Phones 03/26	\$ 90.00
Southern Automated Access Services, LLC	300425	17759	Gate Phones 03/26	\$ 90.00
Southern Automated Access Services, LLC	300425	17761	Gate Phones 03/26	\$ 90.00
Southern Automated Access Services, LLC	300425	17762	Gate Phones 03/26	\$ 90.00
Southern Automated Access Services, LLC	300425	17766	Gate Phones 03/26	\$ 90.00
Southern Automated Access Services, LLC	300425	17774	Gate Phones 03/26	\$ 90.00
Southern Automated Access Services, LLC	300425	17775	Gate Phones 03/26	\$ 90.00
Southern Automated Access Services, LLC	300429	17816	Gate Phones 03/26	\$ 112.90
Spectrum	030226-01	1316058020926	Internet Services 02/26	\$ 110.00

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spectrum	033026-01	1316058030926	Internet Services 03/26	\$ 110.00
Spectrum	031026-01	1316728022126	Gate Phones 03/26	\$ 110.00
Stantec Consulting Services, Inc.	300416	2524903	Engineering Services 01/26	\$ 9,762.86
Straley Robin Vericker	300430	28080	Legal Services 02/26	\$ 3,117.21
Susan A. Fischer	300422	SF031126-845	Board of Supervisors Meeting 03/11/26	\$ 200.00
TECO	031326-02	221006228235-021926	Electric Services 02/26	\$ 1,604.66
Triangle Pool Service	300417	223549	Pool Maintenance 01/26	\$ 1,028.60
Triangle Pool Service	300417	925557	Pool Maintenance 03/26	\$ 3,200.00
U.S. Water Services Corporation	300418	SI141274	Lift Station Maintenance 03/26	\$ 99.61
Valley National Bank	032626-02	CC022826-845	Credit Card Expenses 02/26	\$ 1,589.51
Waste Connections of Florida	032426-01	2144018W426	Waste Disposal Services 04/26	\$ 110.66

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Connections of Florida	032426-01	2144129W426	Waste Disposal Services 04/26	\$ 1,650.22
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418211-031026	Electric Services 02/26	\$ 5,598.76
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418215-031026	Electric Services 02/26	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418216-031026	Electric Services 02/26	\$ 51.77
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418217-031026	Electric Services 02/26	\$ 52.51
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418218-031026	Electric Services 02/26	\$ 302.00
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418220-031026	Electric Services 02/26	\$ 52.51
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418221-031026	Electric Services 02/26	\$ 1,002.68
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418223-031026	Electric Services 02/26	\$ 76.89
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418224-031026	Electric Services 02/26	\$ 47.55
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418225-031026	Electric Services 02/26	\$ 63.91

# Meadow Pointe IV Community Development District

## Paid Operation & Maintenance Expenses

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418227-031026	Electric Services 02/26	\$ 55.05
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418228-031026	Electric Services 02/26	\$ 44.29
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418229-031026	Electric Services 02/26	\$ 63.49
Withlacoochee River Electric Cooperative, Inc.	032726-02	1418230-031026	Electric Services 02/26	\$ 41.12
Withlacoochee River Electric Cooperative, Inc.	032726-01	1418231-031026	Electric Services 02/26	\$ 41.96
Withlacoochee River Electric Cooperative, Inc.	032726-03	2185385-031026	Electric Services 02/26	\$ 257.57
Withlacoochee River Electric Cooperative, Inc.	032726-02	2187625-031026	Electric Services 02/26	\$ 63.07
Withlacoochee River Electric Cooperative, Inc.	032726-02	2386197-031026	Electric Services 02/26	<u>\$ 44.72</u>
<b>Total Report</b>				<u><u>\$ 146,873.26</u></u>

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

3/1/2026
10562821
\$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
3/31/2026

Monthly Lake Maintenance.  
\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE  
PERFORMED\*\*\*

5,077.00

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

\$5,077.00

---

**BRIAN SVOBODA**

**INVOICE**

813-545-1948  
jacpro1@yahoo.com

7331 Pulteney Dr.  
Wesley Chapel, FL  
33545

Attention: Lori Stanger  
**Billing:**  
Meadow Pointe IV CDD  
3434 Colwell Ave Suite 200  
Tampa Florida 33614  
Date: 2/24/2026

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

Project Title: Miscellaneous  
P.O. Number: 2242026  
Invoice Number: 2242026

**Payable upon receipt**

Description	Quantity	Unit Price	Cost
Iron Out	1	\$56.00	\$56.00
Labor and other materials	1	\$95.00	\$95.00
CLEAN RUST STAINS FROM PLAYGROUND FENCING			
		Subtotal	\$151.00
	Tax	0.00%	\$0.00
		Total	\$151.00

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

Please make all PAYMENTS TO:

BRIAN SVOBODA

7331 PULTNEY DRIVE

WESLEY CHAPEL FLORIDA 33545

---

**BRIAN SVOBODA**

**INVOICE**

813-545-1948  
jacpro1@yahoo.com

7331 Pulteney Dr.  
Wesley Chapel, FL  
33545

Attention: Lori Stanger  
**Billing:**  
Meadow Pointe IV CDD  
3434 Colwell Ave Suite 200  
Tampa Florida 33614  
Date: 3/15/2026

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

Project Title: DOG STATIONS (13 Total)  
P.O. Number: 3162026  
Invoice Number: 3162026

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** SW0001540822  
**Page** Page 1 of 1  
**Date** 02/28/2026  
**Customer** 21987  
**Site** 0  
**PO Number**  
**Due Date** 03/30/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) <b>MEADOW POINTE IV CDD</b> <b>3902 MEADOW POINTE BLVD, WESLEY CHAPEL FL</b>  Serv #001 96 GALLON MSW 846 - 0YD				
28 - Feb	846 UNITS @ \$17.45 (Mar 01/26 - Mar 31/26)		\$14,762.70	1.00	\$14,762.70

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

<b>INVOICE TOTAL</b>	\$14,762.70
----------------------	-------------

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

**Invoice** SW0001540822  
**Page** Page 1 of 1  
**Date** 02/28/2026  
**Customer** 21987  
**Site** 0  
**PO Number**  
**Due Date** 03/30/2026

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

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

0025756SW0219870000SW000154082200015000909



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

Invoice #20230561-R-0007

Issue date  
Feb 1, 2026

# Monthly Surveillance Preventative Maintenance

We appreciate your business.

## Customer

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

## Invoice Details

PDF created February 7,  
2026  
\$1,820.00

## Payment

Due February 15, 2026  
\$1,820.00

## Recurring

Repeats every 3 months on  
the 1st  
Repeats indefinitely

Items	Quantity	Price	Amount
Monthly Maintenance Service <i>Monthly Maintenance Service CRT will perform monthly on-site visual or remote virtual inspections of covered surveillance equipment as a proactive measure in keeping equipment and connectivity infrastructure at maximum performance and to assist in reducing system faults.</i>	1	\$0.00	\$0.00
Quarterly Maintenance Service	1	\$1,820.00	\$1,820.00



## Pay online

To pay your invoice go to <https://squareup.com/u/LCIEm1cH>  
Or open the camera on your mobile device and place the QR code in the camera's view.



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

Invoice #20230561-R-0007

Issue date  
Feb 1, 2026

- 
- Inspect and clean covered video recorders and connectivity equipment.
  - Upgrade DVR / NVR firmware as applicable.
  - Clean lens, inner & outer dome, and IR sensors on all covered camera's.
  - Review local equipment logs for device errors or breach attempts.
  - Verify infrastructure connectivity from source to termination point.
  - Perform diagnostics on all attached equipment and report fault findings for remediation solutions.
  - Provide training to authorized local administrator on access applications and operations of Surveillance systems.
  - Perform Focus adjustments as needed on Veri-focal / zoom cameras.
  - Perform PTZ calibration to applicable PTZ cameras as needed.
  - Apply DVR IP / DDNS connectivity updates on all remote devices.
  - Check Systems logs and correct any issues identified in logs. CRT will advise management upon the discovery of any damaged equipment or recommended equipment changes. Once approved, CRT will obtain and replace equipment based on availability.

---

Subtotal	\$1,820.00
Non-Taxable	\$0.00

---

<b>Total Due</b>	<b>\$1,820.00</b>
------------------	-------------------



**Pay online**

To pay your invoice go to <https://squareup.com/u/LCIEm1cH>  
Or open the camera on your mobile device and place the QR code in the camera's view.



813-504-4431  
devin.ennis.777@gmail.com

# Ennis Together Handyman Services And More LLC

## INVOICE

**BILL TO: Meadow Pointe IV CDD**  
3434 Colwell Ave, Suite 200, Tampa, FL 33614

**NUMBER:** INV0011  
**DATE:** Mar 3, 2026  
**DUE DATE:** On receipt

Description	Quantity	Unit price	Amount
<b>Labor</b>	1	\$250.00	\$250.00
Location: Clubhouse			
Adjust front door to prevent contact with ground upon opening two front doors to clubhouse.			
Note: if doors can not be adjusted and pavers need to be leveled removed and re installed the quote will increase \$500.			

**SUBTOTAL:** \$250.00  
**TOTAL:** \$250.00  
**PAID:** \$0.00

**BALANCE DUE \$250.00**

### Comments

Lori Stanger  
Clubhouse House Manager  
Clubhouse Address  
3902 Meadow Pointe Blvd  
Wesley Chapel, FL 33543  
Cell Phone: 352-584-0862  
Email: LStanger@Rizzetta.com

Payment Confirmation

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

Transaction Information

<b>Confirmation#</b>	920001536510	<b>Submitted Date</b>	Wednesday, 03/18/2026
<b>Status</b>	IN PROCESS	<b>Submitted Time</b>	01:36 PM

Payment Information

<b>Taxpayer Name</b>	MEADOW POINTE IV COMMUNITY DEVELOPMENT D	<b>Debit Date</b>	Thursday, 03/19/2026
<b>Document Type</b>	Tax or Fee Payment	<b>Filing Period End Date</b>	02/28/2026
<b>Amount Paid</b>	\$40.75		
<b>Payment Amount</b>	\$40.75		
<b>Fee Amount</b>	\$0.00		

Electronic Check Information

<b>Bank Nickname</b>	N/A
<b>Bank Account Type</b>	BUSINESS/CORPORATE CHECKING

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577602-6	02/28/2026	\$40.75



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

Billing Date:  
**Feb 25, 2026**

Billing Period:  
**Feb 25 - Mar 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](https://frontier.com/billing) to learn more.

**Bill history**

Previous balance	\$265.70
Payment received by Feb 25, thank you	-\$265.70

**Service summary**

	Previous month	Current month
Bundle	\$241.84	↑\$261.84
Other	-\$20.00	-\$20.00
Additional Services	\$7.99	\$7.99
One-Time Charges		\$0.10
Taxes and Fees	\$35.87	↑\$35.91
<b>Total services</b>	<b>\$265.70</b>	<b>\$285.84</b>
<b>Total balance</b>		<b>\$285.84</b>

Total balance  
**\$285.84**  
Auto Pay is scheduled  
**Mar 21**



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



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

6790 0107 DY RP 25 02252026 NNNNNNNN 01 993554

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

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

005001813973300310130800000000000000000285845



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



**Bundle**

**Monthly Charges**

02.25-03.24	Business Fiber Internet 500	\$49.99
	5 Usable Static IP Addresses	\$35.00
	Auto Pay Discount	-\$5.00
(2)	OneVoice Nationwide	\$99.98
	\$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 \$261.84**

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 \$285.84 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**

02.25-03.24	(2) Customer Loyalty Credit	-\$20.00
	\$10.00 Discount through 04/16/27	

**Other Charges Total -\$20.00**

**NOTICE OF RATE INCREASE...**

Effective with this bill, your OneVoice Nationwide Bundle increased by \$20.00 per month, per line.



**Additional Services**

**Monthly Charges**

02.25-03.24	Multi-Device Security	\$7.99
-------------	-----------------------	--------

**Additional Services Total \$7.99**



**One-Time Charges**

Frontier Com of America	\$0.10
-------------------------	--------

**One-Time Charges Total \$0.10**



**Taxes and Fees**

FCA Long Distance - Federal USF Surcharge	\$23.35
Federal USF Recovery Charge	\$12.56
<b>Federal Taxes</b>	<b>\$35.91</b>

**Taxes and Fees Total \$35.91**

**Total current month charges \$285.84**





MEADOW POINTE IV CDD- MERIDIA

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

Billing Date:  
Feb 19, 2026

Billing Period:  
Feb 19 - Mar 18, 2026

Hi MEADOW POINTE IV CDD- MERIDIA,

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.

**Bill history**

Previous balance	\$59.99
Payment received by Feb 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>

**Total balance** **\$59.99**

Total balance  
**\$59.99**  
Auto Pay is scheduled  
**Mar 15**



**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 19 02202026 NNNNNNNN 01 992984

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](https://frontier.com) or the MyFrontier app.**

6670088139940164071921000000000000000000059995



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**

**Monthly Charges**

02.19-03.18	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00

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



**Other Charges**

**Monthly Charges**

02.19-03.18	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/16/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/16/27	

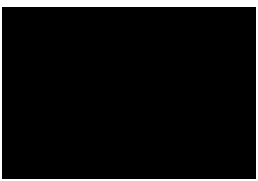
**Other Charges Total** **-\$15.00**

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

**BUSINESS  
 FIBER 5 GIG  
 INTERNET**

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.


**855-518-1197**  
[business.frontier.com/fiber-internet](https://business.frontier.com/fiber-internet)









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>		
02.20-03.19	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>		
02.20-03.19	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**

**BUSINESS  
 FIBER 5 GIG  
 INTERNET**

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

**855-518-1197**  
[business.frontier.com/fiber-internet](https://business.frontier.com/fiber-internet)







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**

02.19-03.18	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**

02.19-03.18	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/16/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/16/27	
	Printed Bill Fee	\$4.50

**Other Charges Total** **-\$10.50**



**Taxes and Fees**

	FL State Sales Tax	\$0.60
	County Sales Tax	\$0.10
	<b>State Taxes</b>	<b>\$0.70</b>

**Taxes and Fees Total** **\$0.70**

**Total current month charges** **\$70.19**

**NEXT-GENERATION  
 BUSINESS  
 COMMUNICATIONS**

Frontier® + RingCentral starting at

**\$19.99**

/mo. when bundled with Frontier Fiber

\*Standard package

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



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

Billing Date:  
**Mar 01, 2026**

Billing Period:  
**Mar 01 – Mar 31, 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  
**Mar 25**

**Bill history**

Previous balance	\$59.99
Payment received by Mar 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>

**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 01 03022026 NNNNNNNN 01 990103


**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.**

4370088139944607042922000000000000000000059995



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>		
03.01-03.31	Business Fiber Internet 500	\$49.99
	Valued Customer Fiber 1 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
<b>Internet Total</b>		<b>\$74.99</b>

 <b>Other Charges</b>		
<b>Monthly Charges</b>		
03.01-03.31	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/13/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/13/27	
<b>Other Charges Total</b>		<b>-\$15.00</b>

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

**BUSINESS  
 FIBER 5 GIG  
 INTERNET**

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197  
[business.frontier.com/fiber-internet](https://business.frontier.com/fiber-internet)





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

Billing Date:  
**Feb 13, 2026**

Billing Period:  
**Feb 13 - Mar 12, 2026**

Hi MEADOW POINTE IV CDD- PARKMONT,

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.

**Bill history**

Previous balance	\$59.99
Payment received by Feb 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  
**Mar 09**



**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 13 02132026 NNNNNNNN 01 992571

**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](https://frontier.com) or the MyFrontier app.**

1980088139944726101321000000000000000000059995



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>		
02.13-03.12	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>		
02.13-03.12	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**

# BUSINESS FIBER 5 GIG INTERNET

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197  
[business.frontier.com/fiber-internet](https://business.frontier.com/fiber-internet)





**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.

**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>

**Total balance** **\$59.99**

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



**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>

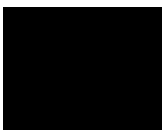
 <b>Other Charges</b>		
<b>Monthly Charges</b>		
02.06-03.05	Customer Loyalty Credit \$10.00 Discount through 04/27/27	-\$10.00
	Customer Loyalty Credit \$5.00 Discount through 04/27/27	-\$5.00
<b>Other Charges Total</b>		<b>-\$15.00</b>

**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 CDD** Account Number:  
**813-994-4731-080621-5**

Billing Date:  
**Mar 06, 2026**  
Billing Period:  
**Mar 06 - Apr 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.

**Bill history**

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

**Service summary**

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

Total balance  
**\$59.99**  
Auto Pay is scheduled  
**Mar 30**



**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 03082026 NNNNNNNN 01 999870


**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>		
03.06-04.05	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>		
03.06-04.05	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**

**BUSINESS  
 FIBER 5 GIG  
 INTERNET**

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197  
[business.frontier.com/fiber-internet](https://business.frontier.com/fiber-internet)





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

Billing Date:  
**Feb 23, 2026**

Billing Period:  
**Feb 23 - Mar 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](http://frontier.com/billing) to learn more.

Total balance  
**\$59.99**  
 Auto Pay is scheduled  
**Mar 19**

**Bill history**

Previous balance	\$59.99
Payment received by Feb 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](http://frontier.com). Sign into your account and select Enhanced Online Billing to get the most robust account options.



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

6790 0107 DY RP 23 02242026 NNNNNNNN 01 995051



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

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

1440088139946437121521000000000000000000059995



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>		
02.23-03.22	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00
<b>Internet Total</b>		<b>\$74.99</b>
<hr/>		
 <b>Other Charges</b>		
<b>Monthly Charges</b>		
02.23-03.22	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)



# Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Meadow Point IV Community Development District  
3434 Colwell Ave, Suite 200  
Wesley Chapel, FL 33614*

Invoice No. 28837  
Date 03/02/2026

---

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>3,000.00</u>
Current Amount Due	\$ <u><u>3,000.00</u></u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.

**Please Remit Payment to:**

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



Invoice 385476

<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>
02/28/26	3/30/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Amount
<b>#356289 - Meadow Pointe IV 2025/2026 Landscape Maintenance Renewal</b>	
<i>Fertilize Turf Bahia - MARCH - 02/12/2026</i>	\$2,310.20

**Grand Total**      \$2,310.20

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,860.96	\$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.



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

# INVOICE

## Invoice Information

**Invoice Number** 1327319  
**Payment Due** 3/5/2026  
**Invoice Date** 2/3/2026  
**Terms** Net 30 Days  
**Contract ID** 69123  
**Work Order ID**

## 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
FEBRUARY 2026 INSTALLMENT		\$3,628.88	\$0.00	\$3,628.88

**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*



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

**Invoice Number** 1327319  
**Payment Due** 3/5/2026  
**Invoice Date** 2/3/2026  
**Terms** Net 30 Days

## Billing Address

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

## Service Location

Meadow Pointe IV-A HOA  
Meadow Pointe Blvd  
WESLEY CHAPEL, FL 33543

## Invoice Detail

Description	PO#	Invoice Amount
2025 - 2026 Landscape Maintenance-Provence (February 2026 Installment)		\$3,628.88
PROVENCE Monthly Contract Payment: \$3,651.56 True Up Billing for services performed through contract cancellation on 2/28/26: (\$22.68)		
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$3,628.88</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 an](#)



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

Invoice Information

Invoice Number **1327320**  
 Payment Due 3/5/2026  
 Invoice Date 2/3/2026  
 Terms Net 30 Days  
 Contract ID 69124  
 Work Order ID

INVOICE

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
FEBRUARY 2026 INSTALLMENT		\$2,655.16	\$0.00	\$2,655.16

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



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

Invoice Number **1327320**  
 Payment Due 3/5/2026  
 Invoice Date 2/3/2026  
 Terms Net 30 Days

Billing Address

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

Service Location

Meadow Pointe IV-A HOA  
 Meadow Pointe Blvd  
 WESLEY CHAPEL, FL 33543

Invoice Detail

Description	PO#	Invoice Amount
2025 - 2026 Landscape Maintenance-Windsor (February 2026 Installment)		\$2,655.16
WINDSOR		
Monthly Contract Payment: \$2,502.65		
True Up Billing for services performed through contract cancellation on 2/28/26: \$152.51		
		\$0.00
		\$2,655.16

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 an



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

# INVOICE

## Invoice Information

**Invoice Number** 1327321  
**Payment Due** 3/5/2026  
**Invoice Date** 2/3/2026  
**Terms** Net 30 Days  
**Contract ID** 69125  
**Work Order ID**

## 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
FEBRUARY 2026 INSTALLMENT		\$3,224.52	\$0.00	\$3,224.52

**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*



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

**Invoice Number** 1327321  
**Payment Due** 3/5/2026  
**Invoice Date** 2/3/2026  
**Terms** Net 30 Days

## Billing Address

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

## Service Location

Meadow Pointe IV-A HOA  
 Meadow Pointe Blvd  
 WESLEY CHAPEL, FL 33543

## Invoice Detail

Description	PO#	Invoice Amount
2025 - 2026 Landscape Maintenance-Enclave (February 2026 Installment)		\$3,224.52
ENCLAVE Monthly Contract Payment: \$3,119.05 True Up Billing for services performed through contract cancellation on 2/28/26: \$105.47		
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$3,224.52</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](#)



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

# INVOICE

## Invoice Information

**Invoice Number** 1327322  
**Payment Due** 3/5/2026  
**Invoice Date** 2/3/2026  
**Terms** Net 30 Days  
**Contract ID** 69126  
**Work Order ID**

## 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
FEBRUARY 2026 INSTALLMENT		\$2,406.83	\$0.00	\$2,406.83

**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*



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

**Invoice Number** 1327322  
**Payment Due** 3/5/2026  
**Invoice Date** 2/3/2026  
**Terms** Net 30 Days

## Billing Address

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

## Service Location

Meadow Pointe IV-A HOA  
 Meadow Pointe Blvd  
 WESLEY CHAPEL, FL 33543

## Invoice Detail

Description	PO#	Invoice Amount
2025 - 2026 Landscape Maintenance-Meridian (February 2026 Installment)		\$2,406.83
MERIDIAN		
Monthly Contract Payment: \$2,320.08		
True Up Billing for services performed through contract cancellation on 2/28/26: \$86.75		
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$2,406.83</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 an



# INVOICE

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

## Invoice Information

**Invoice Number** 1326085  
**Payment Due** 2/4/2026  
**Invoice Date** 1/5/2026  
**Terms** Net 30 Days  
**Contract ID** 69123  
**Work Order ID**

## 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
JANUARY 2026 INSTALLMENT		\$3,651.56	\$0.00	\$3,651.56

**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*



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

**Invoice Number** 1326085  
**Payment Due** 2/4/2026  
**Invoice Date** 1/5/2026  
**Terms** Net 30 Days

### Billing Address

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

### Service Location

Meadow Pointe IV-A HOA  
Meadow Pointe Blvd  
WESLEY CHAPEL, FL 33543

## Invoice Detail

Description	PO#	Invoice Amount
2025 - 2026 Landscape Maintenance-Provence (January 2026 Installment)		\$3,651.56
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$3,651.56</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 an](#)



# INVOICE

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

### Invoice Information

**Invoice Number** 1326086  
**Payment Due** 2/4/2026  
**Invoice Date** 1/5/2026  
**Terms** Net 30 Days  
**Contract ID** 69124  
**Work Order ID**

### 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
JANUARY 2026 INSTALLMENT		\$2,502.65	\$0.00	\$2,502.65

**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*



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

**Invoice Number** 1326086  
**Payment Due** 2/4/2026  
**Invoice Date** 1/5/2026  
**Terms** Net 30 Days

### Billing Address

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

### Service Location

Meadow Pointe IV-A HOA  
Meadow Pointe Blvd  
WESLEY CHAPEL, FL 33543

### Invoice Detail

Description	PO#	Invoice Amount
2025 - 2026 Landscape Maintenance-Windsor (January 2026 Installment)		\$2,502.65
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$2,502.65</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](#)



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

# INVOICE

## Invoice Information

**Invoice Number** 1326087  
**Payment Due** 2/4/2026  
**Invoice Date** 1/5/2026  
**Terms** Net 30 Days  
**Contract ID** 69125  
**Work Order ID**

## 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
JANUARY 2026 INSTALLMENT		\$3,119.05	\$0.00	\$3,119.05

**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*



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

**Invoice Number** 1326087  
**Payment Due** 2/4/2026  
**Invoice Date** 1/5/2026  
**Terms** Net 30 Days

## Billing Address

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

## Service Location

Meadow Pointe IV-A HOA  
 Meadow Pointe Blvd  
 WESLEY CHAPEL, FL 33543

## Invoice Detail

Description	PO#	Invoice Amount
2025 - 2026 Landscape Maintenance-Enclave (January 2026 Installment)		\$3,119.05
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$3,119.05</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 an



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

# INVOICE

## Invoice Information

**Invoice Number** 1326088  
**Payment Due** 2/4/2026  
**Invoice Date** 1/5/2026  
**Terms** Net 30 Days  
**Contract ID** 69126  
**Work Order ID**

## 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
JANUARY 2026 INSTALLMENT		\$2,320.08	\$0.00	\$2,320.08

**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*



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

**Invoice Number** 1326088  
**Payment Due** 2/4/2026  
**Invoice Date** 1/5/2026  
**Terms** Net 30 Days

## Billing Address

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

## Service Location

Meadow Pointe IV-A HOA  
 Meadow Pointe Blvd  
 WESLEY CHAPEL, FL 33543

## Invoice Detail

Description	PO#	Invoice Amount
2025 - 2026 Landscape Maintenance-Meridian (January 2026 Installment)		\$2,320.08
	Tax Amount	\$0.00
	<b>Invoice Amount Due</b>	<b>\$2,320.08</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 an

**Meadow Pointe IV CDD BOS Meeting**

Meeting Date: March 11, 2026

**SUPERVISOR PAY REQUEST**

<b>Name of Board Supervisor</b>	<b>Check if paid</b>
Megan McNeil	<del>yes</del> No
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:	9:03
Meeting End Time:	12:25
Total Meeting Time:	3:22

Time Over \_\_\_\_\_ (3) Hours:

Total at \$ 175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

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



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

**BILL TO**

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

<b>INVOICE</b> 2601477	<b>INVOICE DATE</b> Feb 26, 2026
---------------------------	-------------------------------------

**JOB ADDRESS**

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

**Completed Date:** 2/26/2026

**Technician:** Matt

**Technician:** Pete

**Technician:** Seth

**Payment Term:** Due Upon Receipt

**Due Date:** 2/26/2026

**DESCRIPTION OF WORK**

Existing data rack power source is provided by a wire open air ran with no cover.

Quote provided is to install a new double outlet configuration to cover open junction and refeed existing outlet box correctly, a total of 6 plugs will be available

Panel only has 120v of the 240v needed. During replacement this issue will be identified whether it's incoming feed lines from utility or if an issue is present with meter.

2/26/2026

Today we Replaced the old meter, installed a new electrical panel, all new breakers, new up to date grounding system, surge protector has been installed. WREC found that the splice connection were corroded causing insufficient power to one of the legs, reading 122 and 117. After fixing the spliced on both lines voltage now reads 123 to each leg and 245 total.

Thank you for choosing Mr. Electric  
Your service professional  
Matthew E

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	** Mr. Electric does not warrant materials/fixtures provided by customer. Should any additional work or callbacks be required due to faulty products supplied by customer, customer will be charged. ** Unforeseen code violation corrections will be quoted separately	1.00	\$0.00	\$0.00

and are not included in this estimate.

\*\* Drywall Disclaimer - All efforts will be made to prevent and/or minimize damage to drywall. However, should any damage occur, the owner will assume all responsibility and cost of repair.

\*\* Excavation Disclaimer - All efforts will be made to prevent and/or minimize damage to underground utilities. Homeowner is responsible for identifying all non public lines including irrigation, water, well, septic, leach field, cable, power, etc. However, should any damage occur, the owner will assume all responsibility and cost of repair.

\*\* Quote is valid for 30 days. 50% deposit is required for scheduling.

\*\* Cancellations after scheduling may result in restocking fees.

\*\* Charges for permitting and inspections cannot be refunded once applied for.

---

2	INSTALL ONE NEW INTERIOR 15A STANDARD TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC	1.00	\$437.61	\$437.61
3	PERMITTING AND INSPECTIONS - ELECTRICAL SERVICE	1.00	\$306.90	\$306.90
4	200 AMP METER BASE SUPPLY AND INSTALL ON EXISTING CONDUIT AND WIRE, PRODUCT AND LABOR WARRANTY DOES NOT INCLUDE * GROUNDING * CONDUIT * WIRE * LOADCENTER * SURGE PROTECTION * UTILITY FEES * STANDBY * PERMIT * ETC	1.00	\$1,433.85	\$1,433.85
5	INSTALLATION OF COMPLETE GROUNDING SYSTEM FOR ELECTRICAL SERVICE; GROUND RODS, WIRE, CLAMP, ATTACHMENT TO COLD WATER PIPING, BONDING, INTERSYSTEM BONDING BRIDGE, PER NATIONAL ELECTRIC CODE AND COUNTY/CITY CODE	1.00	\$1,205.55	\$1,205.55
6	INCLUDES: * NEW EXTERIOR 20 SPACE LOAD CENTER * MAIN BREAKER SIZED PER EXISTING * CONNECTIONS TO EXISTING WIRE/CABLES * PANEL SCHEDULING * PRODUCT MANUFACTURER WARRANTY * ONE YEAR LABOR WARRANTY  DOES NOT INCLUDE:	1.00	\$2,922.75	\$2,922.75

---

- \* MAIN DISCONNECT
- \* EXTERIOR LOAD CENTER
- \* CONDUIT
- \* WIRE
- \* PEDESTAL/POLE
- \* UTILITY REPAIRS OR COORDINATION
- \* STANDBY
- \* AFCI, GFCI, DF OR SPECIALTY BREAKERS
- \* GROUNDING OR BONDING
- \* SPECIALTY DEVICES
- \* PERMIT
- \* ETC

---

7	Permit fee expedited for approvals	1.00	\$225.00	\$225.00
---	------------------------------------	------	----------	----------

---

<b>POTENTIAL SAVINGS</b>	\$653.60
<b>SUB-TOTAL</b>	\$6,531.66
<b>TAX</b>	\$0.00
<b>TOTAL DUE</b>	\$6,531.66
<b>BALANCE DUE</b>	<b>\$6,531.66</b>

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

This estimate is valid for thirty days

**CUSTOMER AUTHORIZATION**

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$6,531.66

Thank You



Sign here

Date 2/26/2026

---

**CUSTOMER ACKNOWLEDGEMENT**

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$6,531.66

Thank You



Sign here

Date 2/26/2026

---



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

**BILL TO**

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

<b>INVOICE</b> 2601667	<b>INVOICE DATE</b> Mar 05, 2026
---------------------------	-------------------------------------

**JOB ADDRESS**

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

**Completed Date:** 3/5/2026

**Technician:** Pete

**Payment Term:** Due Upon Receipt

**Due Date:** 3/5/2026

**DESCRIPTION OF WORK**

Work done

Installed two weather resistant GFCIs at existing locations. (Center island controlling sign lighting and general purpose for Xmas lights etc.

Installed new photo eye to control when the lights will go on and off.

Determined locations of what will be the new spot lights , they are on order and to arrive soon .

Installed low voltage transformer and appliance cord to power the unit.

After installing all new equipment returned power and tested voltage and everything is working at time of departure.

Once the low volt lights arrive we will coordinate when a date will be set to return and finish project.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	INSTALL ONE NEW EXTERIOR 15A GFCI WEATHER AND TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC	1.00	\$165.11	\$165.11

2	REPLACE PHOTOCELL ADJUSTABLE/FIXED	1.00	\$210.05	\$210.05
3	INSTALL 300 WATT TRANSFORMER CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING OUTLET, MOUNTED TO EXISTING STRUCTURE	1.00	\$727.34	\$727.34
	DOES NOT INCLUDE			
	* CIRCUIT			
	* OUTLET			
	* REMOTE MOUNTED TRANSFORMER			
	* WIRE			
	* TRANSFORMER			
	* SURGE PROTECTION			
4	1 - SPOT LIGHT WITH LED LAMPS AND BRONZE COATING CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING TRANSFORMER	4.00	\$451.69	\$1,806.76
	DOES NOT INCLUDE			
	* NEW CIRCUIT			
	* OUTLET			
	* REMOTE MOUNTED TRANSFORMER			
	* LAMP WARRANTY			
	* WIRE			
	* TRANSFORMER			
	* SURGE PROTECTION			
5	Provide and install new wiring for landscape	1.00	\$562.10	\$562.10
	Demo make safe of old unused 120v landscape lighting			
	ELECTRICAL SERVICES, INSTALL OR REPAIR			
6	** Mr. Electric does not warrant materials/fixtures provided by customer. Should any additional work or callbacks be required due to faulty products supplied by customer, customer will be charged. ** Unforeseen code violation corrections will be quoted separately and are not included in this estimate. ** Drywall Disclaimer - All efforts will be made to prevent and/or minimize damage to drywall. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Excavation Disclaimer - All efforts will be made to prevent and/or minimize damage to underground utilities. Homeowner is responsible for identifying all non public lines including irrigation, water, well, septic, leach field, cable, power, etc. However, should any damage occur, the owner will assume all responsibility and cost of repair. ** Quote is valid for 30 days. 50% deposit is required for scheduling. ** Cancellations after scheduling may result in restocking fees. ** Charges for permitting and inspections cannot be refunded once applied for.	1.00	\$0.00	\$0.00


POTENTIAL SAVINGS	\$251.79
SUB-TOTAL	\$3,471.36
TAX	\$0.00
TOTAL DUE	\$3,471.36
BALANCE DUE	<b>\$3,471.36</b>

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

**CUSTOMER AUTHORIZATION**

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$3,471.36

Thank You


Sign here  Date 3/5/2026

---

**CUSTOMER ACKNOWLEDGEMENT**

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$3,471.36

Thank You

Sign here  Date 3/5/2026

---



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

**BILL TO**

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

INVOICE  
2601669

INVOICE DATE  
Mar 05, 2026

**JOB ADDRESS**

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

**Completed Date:** 3/5/2026

**Technician:** Matt

**Payment Term:** Due Upon Receipt

**Due Date:** 3/5/2026

**DESCRIPTION OF WORK**

Provide and install new low voltage landscape transformers to provide power to new telescoping landscape lights. Existing lights are at grade and unable to shine light onto signs.

Quote includes 2 new weather resistant outlets fed by photocell controlled circuit.

(2) new low voltage transformers, one each side of road to remove need of under road wiring.

(4) new telescoping landscape lights, (2) each side of road, (2) per sign.

3/5/26

Work completed today:

We installed two new low voltage transformers, one on each side of the road.

We installed two new GFCI outlets with new bubble covers, one on each side of the road.

We ran approximately 5ft of 12-2 UF cable to power the new GFCI outlet on the right side of the road.

All work completed today is in good working condition and has been tested for proper voltage.

Remaining work: install the 4 new telescopic landscape lights, 2 on each side of the road.

Thank you for choosing Mr. Electric  
Your service professionals

Matthew and Pete

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	INSTALL 300 WATT TRANSFORMER CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING OUTLET, MOUNTED TO EXISTING STRUCTURE  DOES NOT INCLUDE * CIRCUIT * OUTLET * REMOTE MOUNTED TRANSFORMER * WIRE * TRANSFORMER * SURGE PROTECTION	2.00	\$727.34	\$1,454.68
2	1 - SPOT LIGHT WITH LED LAMPS AND BRONZE COATING CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING TRANSFORMER  DOES NOT INCLUDE * NEW CIRCUIT * OUTLET * REMOTE MOUNTED TRANSFORMER * LAMP WARRANTY * WIRE * TRANSFORMER * SURGE PROTECTION	4.00	\$501.85	\$2,007.40
3	New underground trench to provide photocell controlled outlet on wall for new transformer to utilize. This will prevent and tripping hazards or damage caused by stepping on cords.  Demo make safe of old 120v landscape lights.  Includes new landscape wiring and installation of wire  ELECTRICAL SERVICES, INSTALL OR REPAIR	2.00	\$562.10	\$1,124.20

POTENTIAL SAVINGS	\$418.82
<b>SUB-TOTAL</b>	\$4,586.28
TAX	\$0.00
<b>TOTAL DUE</b>	\$4,586.28
<b>BALANCE DUE</b>	<b>\$4,586.28</b>

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

**CUSTOMER AUTHORIZATION**

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. I agree that initial price quoted

prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$4,586.28

Thank You



Sign here

Date 3/5/2026

---

**CUSTOMER ACKNOWLEDGEMENT**

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$4,586.28

Thank You



Sign here

Date 3/5/2026

---



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

**BILL TO**

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

INVOICE  
2601670

INVOICE DATE  
Mar 10, 2026

**JOB ADDRESS**

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

**Completed Date:** 3/10/2026

**Technician:** Matt

**Technician:** Seth

**Payment Term:** Due Upon Receipt

**Due Date:** 3/10/2026

**DESCRIPTION OF WORK**

Broken outlet box at exit side of gate. Remove and replace with new weather resistant GFCI and outdoor cover.

Replace broken double outlet box and GFCIs near electrical panel. Replace with new box, cover, and 2 new GFCI outlets

Provide and install new low voltage transformer for center island landscape lights, wiring under road does not provide power to center median. New wire to refeed (4) existing landscape lights for palm trees.

Replace button style phot cell with some style to aim in direction of light to turn lights off correctly during the day.

Indoor wiring installed outdoors for irrigation equipment to be replaced with correct wiring.

Bushes are growing and soon to block the flood light lighting.

Remove old 120v sign lights and replace with new low voltage landscape lights. New transformer needed.

3/9/26

Work completed today:

I replaced a tandem 20 20 amp breaker in the electrical panel as the prior was not UL listed for this panel.

I ran new #12 THHN inside the 1/2" conduit next to the panel as 12/2 Romex was used before and is not correct.

I installed a new photocell on the electrical panel.

I installed a 4x4 post next to the call box that now has a new GFCI outlet and transformer installed on it.

I replaced the GFCI outlet and bubble cover to the left side of the exit gate.

Across the street I replaced two GFCI outlets and installed a new 2gang bell box and bubble cover.

At the clubhouse I have installed a new 5 gang switch plate.

3-10-26

Work completed today:

installed 2 new landscape lights at the Windsor location.

Ran new wiring to the transformer and restored power to the island lights.

Installed 4 new landscape lights at the Shellwood location, 2 on th entrance side and 2 on the exit side.

Installed 4 new landscape lights lights at the Meadow Point North, 2 on the entrance side and 2 on the exit side of the island.

Everything is in good working order at the time of completion.

Thank you for choosing Mr. Electric

Your service professional

Matthew E

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	INSTALL ONE NEW EXTERIOR 15A GFCI WEATHER AND TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC	1.00	\$165.11	\$165.11
2	INSTALL ONE NEW EXTERIOR 15A GFCI WEATHER AND TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC	2.00	\$165.11	\$330.22
3	REPLACE PHOTOCELL ADJUSTABLE/FIXED	1.00	\$210.05	\$210.05

4	Parts and labor to replace 10' of indoor wiring installed outdoors.	1.00	\$562.10	\$562.10
	Remove and replace incorrect breaker in panel			
	ELECTRICAL SERVICES, INSTALL OR REPAIR			

5	INSTALL 300 WATT TRANSFORMER CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING OUTLET, MOUNTED TO EXISTING STRUCTURE	2.00	\$727.34	\$1,454.68
	DOES NOT INCLUDE			
	* CIRCUIT			
	* OUTLET			
	* REMOTE MOUNTED TRANSFORMER			
	* WIRE			
	* TRANSFORMER			
	* SURGE PROTECTION			

6	1 - SPOT LIGHT WITH LED LAMPS AND BRONZE COATING CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING TRANSFORMER	2.00	\$451.69	\$903.38
	DOES NOT INCLUDE			
	* NEW CIRCUIT			
	* OUTLET			
	* REMOTE MOUNTED TRANSFORMER			
	* LAMP WARRANTY			
	* WIRE			
	* TRANSFORMER			
	* SURGE PROTECTION			

<b>POTENTIAL SAVINGS</b>	\$242.23
<b>SUB-TOTAL</b>	\$3,625.54
<b>TAX</b>	\$0.00
<b>TOTAL DUE</b>	\$3,625.54
<b>BALANCE DUE</b>	<b>\$3,625.54</b>

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

This estimate is valid for thirty days

**CUSTOMER AUTHORIZATION**

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

monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$3,625.54

Thank You



Sign here

Date 3/10/2026

---

**CUSTOMER ACKNOWLEDGEMENT**

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$3,625.54

Thank You



Sign here

Date 3/10/2026

---



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

## Service Slip/Invoice

<b>INVOICE:</b>	47419
<b>DATE:</b>	03/02/2026
<b>ORDER:</b>	47419

**Bill To:** [1410]  
 Meadow Pointe IV CDD  
 P.O. Box 32414  
 Charlotte, NC 28232

**Work Location:** [1410] 813-991-6391  
 Meadow Pointe IV CDD  
 3902 Meadow Pointe Blvd  
 Wesley Chapel, FL 33543-5700

Work Date	Time	Target Pest	Technician	Time In
03/02/2026	12:28 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/02/2026		

--

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	\$75.00
		<b>SUBTOTAL</b> \$75.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$75.00
		<b>PRIOR BAL</b> \$0.00
		<b>AMOUNT DUE</b> \$75.00

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

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

**PLEASE PAY FROM THIS INVOICE**

LFSS WORKWAVE 800-762-0001 © Copyright 2018 WORKWAVE All Rights Reserved



**Mike Wells**  
Property Appraiser  
Proudly Serving Pasco County, Florida

# INVOICE

Pasco County Property Appraiser  
PO Box 401  
Dade City, FL 33526-0401

Date Issued: 3/9/2026  
Invoice Number: 26067  
Due Date: 4/9/2026

Billed To:  
Meadow Pointe IV  
C/O Rizetta & Company  
Kayla Connell  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

DESCRIPTION	AMOUNT
Meadow Pointe IV Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser  
Information Services Department  
PO Box 401  
Dade City, FL 33526-0401



Pasco Sheriff's Office

# INVOICE

**Customer Number:** C00255  
**Invoice Number:** ARFEB26 MEADOW PT IV #5  
**Invoice Date:** 3/4/2026  
**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
3/4/2026	<b>0001-0000-3690800 - Meadow Point IV AR/CR 0001-0000-3690800 - Meadow Point IV AR/CR</b> FEB26 - 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:** ARFEB26 MEADOW PT IV #5  
**Invoice Date:** 3/4/2026  
**Total Amount Due \$** 12,966.33



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

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

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

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

**Personal Services:**

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

<b>Total Personal Services:</b>	<b>130,363</b>
---------------------------------	----------------

**Operating Expenses:**

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

<b>Total Operating Expenses:</b>	<b>15,262</b>
----------------------------------	---------------

**Capital:**

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

<b>Total Capital:</b>	<b>9,971</b>
-----------------------	--------------

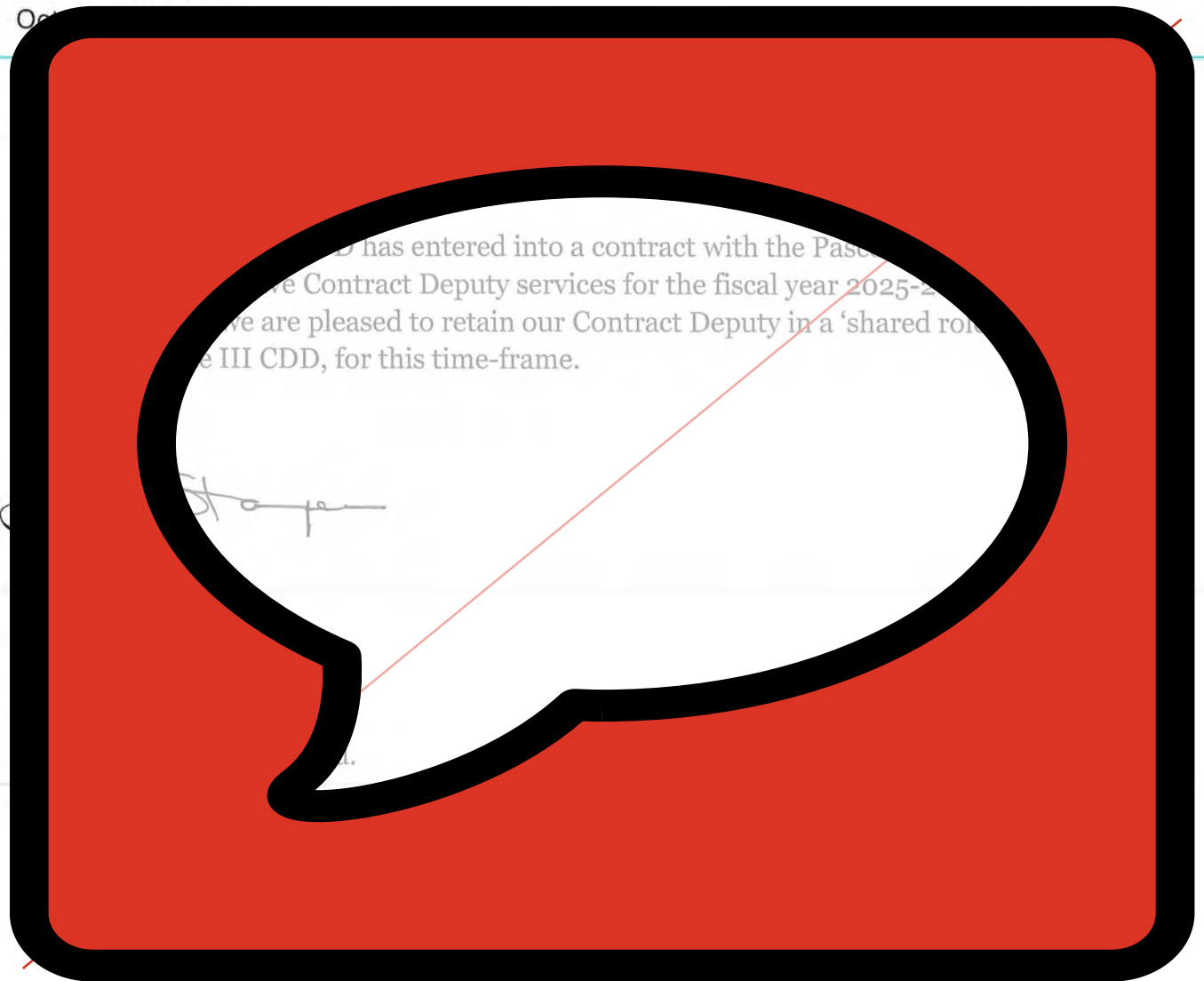
<b>Total Estimate Sheriff's Office Costs - CONTRACT TOTAL</b>	<b>155,596</b>
---	----------------



# MEADOW POINTE IV

## COMMUNITY DEVELOPMENT DISTRICT

On



... has entered into a contract with the Past...  
... Contract Deputy services for the fiscal year 2025-2...  
... are pleased to retain our Contract Deputy in a 'shared rol...  
... III CDD, for this time-frame.

*[Handwritten signature]*

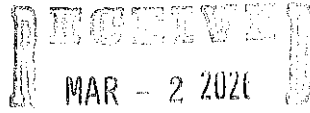
**Mike Fasano**  
**Pasco County Tax Collector**  
*"Thank You for allowing us to serve you."*

**REMINDER NOTICE OF REAL ESTATE TAXES**

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

**CURRENT taxes payable online until: APRIL 21, 2026 at:**  
**www.pascotaxes.com**

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



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



BY: .....

Taxes Owed	If Rec'd By: MARCH 31, 2026	If Rec'd By: APRIL 21, 2026	If Rec'd By: MAY 26, 2026
2025 CURRENT	\$2,546.00	\$2,622.38	\$2,665.38

**CERTIFIED FUNDS ARE REQUIRED FOR PAYMENT OF DELINQUENT TAXES**

Payment is determined by the date the payment is received in the office. If real estate taxes remain unpaid, a tax certificate will be issued on or before June 1st, which will result in additional fees. Please be aware that tax certificates become the first lien on the property. If unpaid for two years or more, the property may become eligible for a tax deed application.

Delinquent tax years may be paid separately if they are not involved in a tax deed application. Please note that partial payments on delinquent taxes will not be accepted. All delinquent tax payments must be made in certified funds.

If this property is involved in an active bankruptcy case, or if you have any questions regarding the payment of taxes, please contact our tax department at 352-521-4338, prompt #3.

Visit us online at [www.pascotaxes.com](http://www.pascotaxes.com) to pay your current taxes & print a receipt.

Mail your tax payment to: Mike Fasano, Pasco County Tax Collector, PO Box 276, Dade City, FL 33526-0276  
 Call Center M - F 8:30 am - 5:00 pm (352) 521-4338 (727) 847-8032 (813) 235-6076

Your check is your receipt, or you may visit our website, [www.pascotaxes.com](http://www.pascotaxes.com) to print a receipt.

◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

31 / 25 C

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

**REMINDER NOTICE OF REAL ESTATE TAXES**

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

**CURRENT taxes payable online until: APRIL 21, 2026 at:**  
**www.pascotaxes.com**

Alt Key: 00549703

If Received By Please Pay	MARCH 31, 2026 \$2,546.00	APRIL 21, 2026 \$2,622.38	MAY 26, 2026 \$2,665.38
------------------------------	------------------------------	------------------------------	----------------------------

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

RE RE /0 1-1 1-1

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

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

1 00549703 2025 2





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: 24012656

Billing Date: 2/19/2026

Billing Period: 1/7/2026 to 2/5/2026

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	1/7/2026	8254	2/5/2026	8297	29	43

Usage History

Month	Usage
February 2026	43
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

Transactions

Previous Bill	382.34
Payment 02/09/26	-382.34 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	13.0 Thousand Gals X \$6.94 = 90.22
Water Tier 4	5.0 Thousand Gals X \$9.36 = 46.80
Sewer	
Sewer Base Charge	53.43
Sewer Charges	43.0 Thousand Gals X \$7.20 = 309.60
<b>Total Current Transactions</b>	592.40

**TOTAL BALANCE DUE \$592.40**

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 592.40

<b>Total Balance Due</b>	<b>\$592.40</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

**The Total Due will be electronically transferred on 03/09/2026.**

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 1 1  
 17-96934

MEADOW POINTE IV CDD

Service Address: **0 A MEADOW POINTE BOULEVARD**

Bill Number: 24012879

Billing Date: 2/19/2026

Billing Period: 1/7/2026 to 2/5/2026

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	1/7/2026	28893	2/5/2026	29011	29	118

Usage History

February 2026	Water	118
January 2026		1

Transactions

Previous Bill	1.01
Payment 02/09/26	-1.01 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	118 Thousand Gals X \$1.01 119.18
Adjustments	
Return Payment	26.01
<b>Total Current Transactions</b>	145.19
<b>TOTAL BALANCE DUE</b>	<b>\$145.19</b>

---



Please return this portion with payment

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

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

Account # 0951160  
 Customer # 01034859  
 Balance Forward 0.00  
 Current Transactions 145.19

<b>Total Balance Due</b>	<b>\$145.19</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

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 1 1  
 17-96934

MEADOW POINTE IV CDD

Service Address: **0 B MEADOW POINTE BOULEVARD**

Bill Number: 24012880

Billing Date: 2/19/2026

Billing Period: 1/7/2026 to 2/5/2026

Account #	Customer #
0951175	01034859
Please use the 15-digit number below when making a payment through your bank	
095117501034859	

**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	15084619	1/7/2026	11788	2/5/2026	11826	29	38

Usage History

Water	
February 2026	38
January 2026	7

Transactions

Previous Bill	7.07
Payment 02/09/26	-7.07 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	38 Thousand Gals X \$1.01 38.38
Adjustments	
Return Payment	32.07
<b>Total Current Transactions</b>	70.45
<b>TOTAL BALANCE DUE</b>	<b>\$70.45</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 # 0951175  
 Customer # 01034859  
 Balance Forward 0.00  
 Current Transactions 70.45

<b>Total Balance Due</b>	<b>\$70.45</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

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 MEADOW POINTE BOULEVARD**

Bill Number: 24012881

Billing Date: 2/19/2026

Billing Period: 1/7/2026 to 2/5/2026

Account #	Customer #
0951180	01034859
Please use the 15-digit number below when making a payment through your bank	
095118001034859	

**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	14994349	1/7/2026	5854	2/5/2026	5884	29	30

Usage History

Water	
February 2026	30
January 2026	0

Transactions

Current Transactions	
Reclaimed	
Reclaimed	30 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	<b>30.30</b>

**TOTAL BALANCE DUE \$30.30**

Please return this portion with payment



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

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

Account # 0951180  
 Customer # 01034859  
 Balance Forward 0.00  
 Current Transactions 30.30

<b>Total Balance Due</b>	<b>\$30.30</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

**The Total Due will be electronically transferred on 03/09/2026.**

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: 24013616  
 Billing Date: 2/19/2026  
 Billing Period: 1/7/2026 to 2/5/2026

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	1/7/2026	1340	2/5/2026	1351	29	11

Usage History

February 2026	Water	11
January 2026		4

Transactions

Previous Bill	68.04
Payment 02/09/26	-68.04 CR
<b>Past Due</b>	0.00
Current Transactions Reclaimed	
Reclaimed	11 Thousand Gals X \$1.01
	11.11
<b>Total Current Transactions</b>	<b>11.11</b>

**TOTAL BALANCE DUE \$11.11**

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



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 # 1001115  
 Customer # 01034859  
 Past Due 0.00  
 Current Transactions 11.11

<b>Total Balance Due</b>	<b>\$11.11</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

**The Total Due will be electronically transferred on 03/09/2026.**

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: **3191 HILLIARD DR RECLAIM**  
 Bill Number: 24013617  
 Billing Date: 2/19/2026  
 Billing Period: 1/7/2026 to 2/9/2026

Account #	Customer #
1001125	01034859
Please use the 15-digit number below when making a payment through your bank	
100112501034859	

**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	17580267	1/7/2026	1238	2/9/2026	1246	33	8

Usage History

February 2026	Water	8
January 2026		1

Transactions

Previous Bill	65.01
Payment 02/09/26	-65.01 CR
<b>Past Due</b>	0.00
Current Transactions Reclaimed	
Reclaimed	8 Thousand Gals X \$1.01 = 8.08
<b>Total Current Transactions</b>	<b>8.08</b>

**TOTAL BALANCE DUE \$8.08**

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



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 # 1001125  
 Customer # 01034859  
 Past Due 0.00  
 Current Transactions 8.08

<b>Total Balance Due</b>	<b>\$8.08</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

**The Total Due will be electronically transferred on 03/09/2026.**

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 #
2/27/2026	INV0000107397

**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
Personnel Reimbursement	1.00	\$7,661.09	\$7,661.09
<b>Subtotal</b>			\$7,661.09
<b>Total</b>			\$7,661.09

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

**Invoice**

Date	Invoice #
3/2/2026	INV0000107532

**Bill To:**

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

Services for the month of	Terms	Client Number
March	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 #
3/1/2026	INV0000107560

**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
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	90.30	\$1.00	\$90.30
Auto Mileage & Travel	19.60	\$1.00	\$19.60
<b>Subtotal</b>			\$209.90
<b>Total</b>			\$209.90

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

**Invoice**

Date	Invoice #
3/13/2026	INV0000107588

**Bill To:**

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$2,060.00	\$2,060.00
Personnel Reimbursement	1.00	\$7,798.51	\$7,798.51
<b>Subtotal</b>			\$9,858.51
<b>Total</b>			\$9,858.51

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

# Invoice

Date	Invoice #
3/15/2026	52025

Bill To

MEADOW PT IV CDD  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614

Ship To

MEADOW POINTE IV CDD  
 3902 MEADOW POINTE BLVD WESLEY CHAPEL FL 3  
 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 FOR MERIDIAN WELL( 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



# INVOICE

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

Invoice #                    INV-SN-1294  
Invoice Date:                3/1/2026  
Due Date:                    3/31/2026  
PO#:                         Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
SchoolNow CDD ADA-PDF		\$234.38
	Subtotal:	\$384.38
	Tax Total:	
	Total:	\$384.38
	Amount Paid:	\$0.00
<b>Direct Deposit Instruction:</b>	<b>Amount Due:</b>	<b>\$384.38</b>

Subscription start: 10/1/2025  
Subscription end: 9/30/2026

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

**Check Remittance:**

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/24/2026	17708

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

Job Name	Terms
ENCLAVE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance completed. Replaced batteries in entrance island side operator. No other issues.	190.00		190.00
2	12 Volt 7 AH battery	46.50		93.00

<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>	\$283.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$283.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/24/2026	17709

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
	Preventative Maintenance completed. Exit loop in caution range 60 MegOhms. Shadow loop 100 MegOhms.  No other issues.	190.00		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 #
2/24/2026	17710

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

Job Name	Terms
PARKMONTE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance completed. Exit side shadow loop is bad.  No other issues.	190.00		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 #
2/26/2026	17721

<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.  Exit shadow loop and exit loops both megged bad. They are still working properly however, may cause intermittent hold open.  No other issues found.	190.00		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 #
2/26/2026	17722

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
	Preventative Maintenance Completed. Replaced batteries in entrance island side operator. No other issues found.	190.00		190.00
2	12 Volt 7 AH battery	46.50		93.00

<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>	\$283.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$283.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/26/2026	17723

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

Job Name	Terms
HAVEN	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance Completed. Entrance shadow loop and re open loops both megged in the caution range at 40 MegOhms. Will monitor. Exit loop and re open loop megged bad. Loops still working properly at this time. Replaced batteries and one wire connector in exit curb side operator. No other issues found.	190.00		190.00
2	12 Volt 7 AH battery	46.50		93.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$283.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$283.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/26/2026	17724

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

Job Name	Terms
WINDSOR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance Completed. Entrance shadow loop and re open loops both megged bad. Exit shadow and re open loop megged bad. Loops still working properly at this time. No other issues found.	190.00		190.00
2	12 Volt 7 AH battery	46.50		93.00

<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>	\$283.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$283.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
2/26/2026	17725

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

Job Name	Terms
MERIDIAN	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance Completed.  No issues found.	190.00		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 #
3/2/2026	17747

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

Job Name	Terms
ENCLAVE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MARCH This fee is for the CAPXL cloud.	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 #
3/2/2026	17759

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

Job Name	Terms
MP NORTH	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MARCH 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 #
3/2/2026	17761

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

<b>Job Name</b>	<b>Terms</b>
PARKMONTE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MARCH 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 #
3/2/2026	17762

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

Job Name	Terms
PROVENCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MARCH 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 #
3/2/2026	17766

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

Job Name	Terms
SHELLWOOD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MARCH This fee is for the CAPXL cloud and the voice phone service.	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 #
3/2/2026	17774

<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
	MARCH 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 #
3/2/2026	17775

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

Job Name	Terms
WINDSOR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MARCH 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 #
3/17/2026	17816

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

Job Name	Terms
CELL USAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage for 813-576-9368 - HAVEN	62.95		62.95
	Cellular usage for 813-482-6396 - MERIDIAN	49.95		49.95

<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 personel 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

February 9, 2026  
Invoice Number: 1316058020926  
Account Number: **8337 13 001 1316058**

**Auto Pay Notice**

Service At: 31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

**NEWS AND INFORMATION**

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

**You've been selected** for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

**Connect your business**, your way. Call 1-833-711-0577 today.

**Pick the right TV package** for your business. Stream popular news, sports and entertainment channels! Call 1-833-517-0709 today.



**Summary** *Service from 02/09/26 through 03/08/26 details on following pages*

Previous Balance	110.00
Payments Received -Thank You!	-110.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
<i>YOUR AUTO PAY WILL BE PROCESSED 02/26/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$110.00</b>

**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.

**Auto Pay** - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 09 02102026 NNNNNNNN 01 994603

MPIVCDD  
31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

February 9, 2026

**MPIVCDD**

Invoice Number: 1316058020926  
Account Number: 8337 13 001 1316058  
Service At: 31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

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

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



Invoice Number: MPIVCDD 1316058020926
Account Number: 8337 13 001 1316058

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

8633 2390 DY RP 09 02102026 NNNNNNNN 01 994603

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (110.00), EFT Payment (01/26, -110.00), and Remaining Balance (\$0.00).

Payments received after 02/09/26 will appear on your next bill.

Service from 02/09/26 through 03/08/26

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Security Suite (0.00), Domain Name (0.00), Vanity Email (0.00), Static IP 1 (20.00), Spectrum Business Internet Ultra (160.00), and Promotional Discount (-80.00).

Your promotional price will expire on 06/09/26

Table with 2 columns: Description, Amount. Row includes Business WiFi (10.00) and a total of \$110.00.

Spectrum Business™ Internet Total \$110.00

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (10.00), Auto Pay Discount (-10.00), and Other Charges Total (\$0.00).

Current Charges \$110.00

Total Due by Auto Pay \$110.00

Billing Information

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

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

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

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

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax).

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.



March 9, 2026

Invoice Number: 1316058030926

Account Number: **8337 13 001 1316058**

**Auto Pay Notice**

Service At: 31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

**NEWS AND INFORMATION**

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Connect your business, your way. Call 1-833-711-0577 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-833-517-0709 today.

**Summary**

*Service from 03/09/26 through 04/08/26  
details on following pages*

Previous Balance	110.00
Payments Received -Thank You!	-110.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
<i>YOUR AUTO PAY WILL BE PROCESSED 03/26/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$110.00</b>



**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay** - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 09 03102026 NNNNNNNN 01 994465

MPIVCDD  
31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

March 9, 2026

**MPIVCDD**

Invoice Number: 1316058030926

Account Number: 8337 13 001 1316058

Service At: 31187 SOTHERBY DR  
WESLEY CHAPEL FL 33543

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

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833713001131605800110007



Invoice Number: MPIVCDD 1316058030926
Account Number: 8337 13 001 1316058

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

8633 2390 DY RP 09 03102026 NNNNNNNN 01 994465

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (110.00), EFT Payment (02/26, -110.00), and Remaining Balance (\$0.00).

Payments received after 03/09/26 will appear on your next bill.

Service from 03/09/26 through 04/08/26

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Security Suite (0.00), Domain Name (0.00), Vanity Email (0.00), Static IP 1 (20.00), Spectrum Business Internet Ultra (160.00), and Promotional Discount (-80.00).

Your promotional price will expire on 07/08/26

Table with 2 columns: Description, Amount. Rows include Business WiFi (10.00) and a total of \$110.00.

Spectrum Business™ Internet Total \$110.00

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (10.00), Auto Pay Discount (-10.00), and Other Charges Total (\$0.00).

Summary table with 2 columns: Description, Amount. Rows include Current Charges (\$110.00) and Total Due by Auto Pay (\$110.00).

Billing Information

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

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

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

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

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

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

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

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

Continued on the next page...

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



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



February 21, 2026

Invoice Number: 1316728022126  
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**

**Summary** *Service from 02/21/26 through 03/20/26  
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 03/08/26</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 02222026 NNNNNNNN 01 996246

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

February 21, 2026

**MEADOW POINTE 4 CDD**

Invoice Number: 1316728022126  
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: 1316728022126  
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 02222026 NNNNNNNN 01 996246

Charge Details

Previous Balance		110.00
EFT Payment	02/08	-110.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/21/26 will appear on your next bill.

Service from 02/21/26 through 03/20/26

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	10.00
Auto Pay Discount	-10.00
<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** 2524903  
**Invoice Date** February 20, 2026  
**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

---

**Project Description:** Meadow Pointe IV CDD

**Stantec Project Manager:** Woodcock, Greg  
**Current Invoice Due:** \$9,762.86  
**Bill Through Date:** February 6, 2026

---

upon receipt or in accordance with terms of the contract  
ation. If you receive a request noting our banking information has changed, please contact your  
Stantec Project Manager



Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-01-15	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	5.50	162.00	891.00	ROADWAY REVIEW AND MEETING WITH CONTRACTOR
2026-01-22	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	5.00	162.00	810.00	O AND M REPAIRS
2026-01-27	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	8.00	162.00	1,296.00	O AND M REPAIR
2026-01-30	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	6.00	162.00	972.00	O AND M REPAIR
2026-02-02	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	7.00	162.00	1,134.00	FLUME AND SIDEWALK REPORT AND REVIEW AND O AND M REPAIR
2026-02-04	238202061	2026	Direct - Regular	WOODCOCK, BRAYDON	1.00	162.00	162.00	SENDING OUT FLUME AND SIDEWALK REPORT TO CONTRACTORS
2026-01-13	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.00	237.00	711.00	REVIEW AND UPDATE PAVING COST. BEGIN EXHIBIT SHOWING PHASING.
2026-01-14	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	4.00	237.00	948.00	PREPARE FOR AND ATTEND CDD MEETING. PREPARE FOR ONSITE MEETING WITH FINN OUTDOOR TOMORROW.
2026-01-15	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	5.50	237.00	1,303.50	ONSITE MEETING WITH FINN OUTDOOR TO REVIEW EROSION REPAIRS PRIOR TO STARTING NEXT WEEK. ROAD REVIEW
2026-01-28	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	3.50	237.00	829.50	REVIEW AND UPDATE PAVING PLAN. UPDATE MAP TO SHOW PHASING.
2026-01-29	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	237.00	237.00	FINALIZE PAVING PLAN AND SEND TO DARRYL FOR AGENDA. COORDINATE WITH FLORALAWN AND ARBORIST ABROAD REGARDING PLANTING AND WATERING SCHEDULE
2026-02-03	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	237.00	118.50	REVIEW FLUME REPORT AND UPDATE AS NEEDED. SEND TO STAFF TO OBTAIN PROPOSALS.
2026-02-04	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	237.00	118.50	CALL WITH FINN OUTDOOR TO DISCUSS PROJECT STATUS. COORDINATE WITH DARRYL REGARDING APPROVAL AND PAYMENT TO FINN OUTDOOR.
<b>Total Labor:</b>					<b>50.50</b>		<b>\$9,531.00</b>	
2026-01-15	238202061	2026	Direct - Printing	ARC	7.11	1.00	7.11	21015ARC011526B2
<b>Total Direct - Printing</b>					<b>7.11</b>		<b>\$7.11</b>	
2026-01-22	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	30.45	1.00	30.45	MEADOW POINTE 4 ONSITE INSPECTION
2026-01-27	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	49.30	1.00	49.30	MEADOW POINTE 4 ONSITE INSPECTION
2026-01-30	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	49.30	1.00	49.30	MEADOW POINTE 4 ONSITE INSPECTION
2026-02-02	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, BRAYDON	49.30	1.00	49.30	MEADOW POINTE 4 ONSITE INSPECTION
2026-01-15	238202061	2026	Direct - Vehicle (mileage)	WOODCOCK, GREGORY (GREG)	46.40	1.00	46.40	MEADOW POINTE IV ONSITE MEETING WITH FINN OUTDOOR
<b>Total Direct - Vehicle (mileage)</b>					<b>224.75</b>		<b>\$224.75</b>	
<b>Total Project 238202061</b>					<b>282.36</b>		<b>\$9,762.86</b>	

# 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

March 24, 2026

Client: 001010

Matter: 000001

Invoice #: 28080

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through February 28, 2026

## SERVICES

Date	Person	Description of Services	Hours	Amount
2/5/2026	VKB	DRAFT FOLLOW UP LETTER TO G. PILLING RE: ENCROACHMENT ON CDD PROPERTY.	0.9	\$274.50
2/10/2026	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
2/11/2026	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	4.2	\$1,281.00
2/13/2026	VKB	FOLLOW UP ON LANDSCAPE RFP AWARD LETTERS.	0.3	\$91.50
2/17/2026	VKB	REVIEW SCORING SHEET; DRAFT TEMPLATES FOR NOTICES FOR REJECTED PROPOSALS AND NOTICE FOR AWARD; REVIEW AND REPLY TO EMAIL RE: SAME.	0.7	\$213.50
2/23/2026	VKB	REVIEW RUSSELL PROPOSAL; DRAFT LANDSCAPE MAINTENANCE AGREEMENT WITH RUSSELL.	1.6	\$488.00
2/24/2026	VKB	FINALIZE LANDSCAPE MAINTENANCE AGREEMENT WITH RUSSELL; DRAFT EMAIL RE: SAME.	0.9	\$274.50
2/25/2026	MS	RECEIVE, REVIEW AND PROCESS AUDIT REQUEST LETTER; PREPARE RESPONSE TO THE SAME.	0.5	\$87.50
2/26/2026	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 24-25 AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	0.9	\$274.50
Total Professional Services			10.4	\$3,107.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
2/5/2026	Postage	\$10.21

**DISBURSEMENTS**

<b>Date</b>	<b>Description of Disbursements</b>	<b>Amount</b>
	Total Disbursements	\$10.21
	Total Services	\$3,107.00
	Total Disbursements	\$10.21
	Total Current Charges	\$3,117.21
	Previous Balance	\$1,199.25
	<i>Less Payments</i>	<i>(\$1,199.25)</i>
	<b>PAY THIS AMOUNT</b>	<b>\$3,117.21</b>

*Please Include Invoice Number on all Correspondence*



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

Statement Date: February 19, 2026


<b>Amount Due:</b>	<b>\$1,604.66</b>
<b>Due Date:</b>	March 12, 2026
<b>Account #:</b>	221006228235

**DO NOT PAY. Your account will be drafted on March 12, 2026**

### Account Summary

<b>Current Service Period:</b> January 15, 2026 - February 13, 2026	
Previous Amount Due	\$1,605.29
Payment(s) Received Since Last Statement	-\$1,605.29
<b>Current Month's Charges</b>	<b>\$1,604.66</b>
<b>Amount Due by March 12, 2026</b>	<b>\$1,604.66</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.



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:** March 12, 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.

<b>Amount Due:</b>	<b>\$1,604.66</b>
<b>Payment Amount:</b>	\$ _____

639038884742

Your account will be drafted on March 12, 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: February 19, 2026**  
**Charges Due: March 12, 2026**

**Service Period:** Jan 15, 2026 - Feb 13, 2026

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	946 kWh @ \$0.03411/kWh	\$32.27
Fixture & Maintenance Charge	32 Fixtures	\$508.17
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	946 kWh @ \$0.03452/kWh	\$32.66
Storm Protection Charge	946 kWh @ \$0.00574/kWh	\$5.43
Clean Energy Transition Mechanism	946 kWh @ \$0.00043/kWh	\$0.41
Storm Surcharge	946 kWh @ \$0.01230/kWh	\$11.64
Florida Gross Receipt Tax		\$2.11
State Tax		\$105.73
<b>Lighting Charges</b>		<b>\$1,604.66</b>

## Important Messages

**Quarterly Fuel Source Update**  
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

**Total Current Month's Charges \$1,604.66**

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
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



**INVOICE**  
**Aqua Triangle 1 Corp**  
12801 Belcher Rd S  
Largo, FL 33773  
(727) 531-0473  
billing@triangle-pool.com

BILL TO:

Meadow Pointe #4  
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: **223549**  
Status: **Open**  
Invoice Date: **3/10/2026**  
Due Date: **4/09/2026**  
Total: **\$1,028.60**

Service Date	Product/Service	Quantity	Unit Price	Total
1/29/2026	<b>HDW2540 #94 ROOF JACK</b> #94 ROOF JACK	8.00	\$62.95	\$503.60
	<b>SERVICE-LABOR</b> SERVICE CALL / LABOR	3.00	\$175.00	\$525.00

**Notes**

replacement FOR 8 VAK PAK ROOF JACKS ON vak pak doors done 3-9-26  
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:** \$1,028.60  
**Tax:** \$0.00  
**Invoice Amount:** \$1,028.60  
**Previous Payment(s):** \$0.00  
**Amount Due (USD) \$1,028.60**

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: **925557**  
Status: **Open**  
Invoice Date: **3/01/2026**  
Due Date: **3/16/2026**  
Total: **\$3,200.00**

Service Date	Product/Service	Quantity	Unit Price	Total
	<b>3X WEEKLY COMMERCIAL POOL SERVICE</b> -CHEMICALS INCLUDED -TEST & BALANCE WATER -SKIM SURFACE & VACUUM THE POOL -BRUSH WALLS & STEPS OF POOL -CLEAN TILE LINE -EMPTY SKIMMER & PUMP BASKETS -MIX CHLORINE & ACID SOLUTIONS FOR FEEDERS -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,	1.00	\$3,200.00	\$3,200.00

Thank you for doing business with us!



**INVOICE**  
**Aqua Triangle 1 Corp**  
12801 Belcher Rd S  
Largo, FL 33773  
(727) 531-0473  
billing@triangle-pool.com

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

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

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

Thank you for doing business with us!



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

# INVOICE

Page: 1

Invoice Number: SI141274  
Invoice Date: 3/1/2026  
Due Date: 3/31/2026

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

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

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

Customer ID: C00588  
P.O. Number  
WA:

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
3/1/2026	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>

# U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

## MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe 4 DATE: 2-10-26  
 MODEL OF PUMPS: \_\_\_\_\_ HP: S  
 POWER: AC VOLTS: 230 PHASE: 3  
 PUMPS AMPS: #1 L1 16.1 L2 17.0 L3 16.9  
 #2 L1 16.2 L2 16.3 L3 16.3  
 RESISTANCE: #1 L1 & L2 0 L2 & L3 0 L1 & L3 0  
 #2 L1 & L2 0 L2 & L3 0 L1 & L3 0  
 PUMP GROUND: #1 ETMs 3660.0 #2 ETMs 4172.4  
 CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) \_\_\_\_\_

**CONTROL PANEL:**

ALTERNATION OK  
 ALARM HORN OK  
 ALARM LIGHT OK

**CONDITION OF PANEL BOX:**

PAINT OK  
 HASP OK  
 HINGES OK  
 STAND OK  
 LOCK OK

**FLOAT SYSTEM**

#1 OK  
 #2 OK  
 #3 OK  
 #4 OK

**OTHER PANEL PROBLEMS**

**WET WELL:**

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

**DRY WELL:**

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

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

WORK THAT NEEDS TO BE DONE: Needs cleaned

CC: OWNER

Signature & Date [Signature] 2-10-26



4939 Cross Bayou Boulevard • New Port Richey, FL 34652  
 Phone: 727-848-8292 • Fax: 727-848-7701 • Toll Free: 866-753-8292



CC022826-845

0 0

**ACCOUNT SUMMARY**

Credit Limit	\$10,000.00
Credit Available	\$8,410.00
Statement Closing Date	February 28, 2026
Days in Billing Cycle	28
Previous Balance	\$2,082.62
Payments & Credits	\$2,097.67
Purchases & Other Charges	\$1,604.56
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$1,589.51

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

**PAYMENT INFORMATION**

New Balance	\$1,589.51
<b>Minimum Payment Due</b>	<b>\$1,589.51</b>
<b>Payment Due Date</b>	<b>March 25, 2026</b>

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>\$2,082.62-</b>	
02/25	02/25	F151500E800CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,082.62-
		<b>MICHELLE WHITE</b>	<b>\$0.00</b>	
		<b>LORI STANGER</b>	<b>\$1,589.51</b>	
02/03	02/03	5270715DK09FDRDN2	THE HOME DEPOT #8929 ZEPHYRHILLS FL	288.94
			MCC: 5200 MERCHANT ZIP: 33545000	
02/05	02/05	5543286DL5V88SN31	AMAZON.COM SEATTLE WA CREDIT	15.05-
			MCC: 5942 MERCHANT ZIP:	
02/05	02/05	0543684DMBLJ4YS1S	SAMS CLUB #4852 WESLEY CHAPEL FL	32.59
			MCC: 5300 MERCHANT ZIP: 33544	
02/06	02/06	5543286DM5VK1J39B	AMAZON MKTPL*900KS5003 SEATTLE WA	6.41
			MCC: 5942 MERCHANT ZIP:	
02/08	02/08	5543286DP5W2DGMRG	AMAZON MKTPL*LC4DN7GG3 SEATTLE WA	125.16
			MCC: 5942 MERCHANT ZIP:	
02/08	02/08	5543286DP5W6EQYYL	AMAZON.COM*V34R47IO3 SEATTLE WA	29.88
			MCC: 5942 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

**PAYMENT INFORMATION**

<b>Payment Due Date</b>	<b>March 25, 2026</b>
<b>New Balance</b>	<b>\$1,589.51</b>
Minimum Payment Due	\$1,589.51
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
02/08	02/08	0543684DRBLJ9RWHS	WM SUPERCENTER #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	53.31
02/08	02/08	5270715DR09FVRRPL	THE HOME DEPOT #8929 ZEPHYRHILLS FL MCC: 5200 MERCHANT ZIP: 33545000	149.94
02/08	02/08	5270715DR09FVRRPQ	THE HOME DEPOT #8929 ZEPHYRHILLS FL MCC: 5200 MERCHANT ZIP: 33545000	31.76
02/09	02/09	5543286DR5WDSWVTJ	AMAZON MKTPL*N08WJ2GC3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	11.76
02/10	02/10	0543684DSBLJ666Q3	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	22.80
02/10	02/10	0230537DS00HES289	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	28.99
02/13	02/13	5548382DX0JZ6Y4WK	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	43.10
02/15	02/15	5543286DY5YG6QDJ7	AMAZON MKTPL*PH22Z3UI3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	60.73
02/15	02/15	5543286DY5YQXXN4H	AMAZON MKTPL*T51033GT3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	65.09
02/15	02/15	5543286DZ5YM37DYF	LOWES #01827* BROOKSVILLE FL MCC: 5200 MERCHANT ZIP: 346015536	58.28
02/20	02/20	0543684E4BLJ6RQYB	WM SUPERCENTER #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	13.76
02/21	02/21	5543286E560EWEGDH	ARTHUR MURRAY DANCE CE TAMPA FL MCC: 7911 MERCHANT ZIP:	200.00
02/21	02/21	0230537E500JLKJFK	PUBLIX #1196 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33545	182.93
02/22	02/22	0543684E58PJ9RVT0	WALMART.COM 8009256278 BENTONVILLE AR MCC: 5310 MERCHANT ZIP:	53.49
02/23	02/23	5543286E660T76R35	AMAZON MKTPL*Q08JE5463 SEATTLE WA MCC: 5942 MERCHANT ZIP:	45.54
02/27	02/27	0541601EA43ABSNJE	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP:	29.46
02/27	02/27	0543684EBBLJ7FMEE	WM SUPERCENTER #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	10.64
02/28	02/28	1230202EB00LZF8V7	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	60.00

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$1,589.51 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 03/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

YOUR NEXT MONTHLY STATEMENT WILL CONTAIN YOUR ANNUAL FEE OF \$75.00. SEE THE STATEMENT BACK FOR CERTAIN TERMS THAT WILL APPLY AT RENEWAL.

TOTAL \*FINANCE CHARGE\* PAID IN 2025 \$0.00

**Meadow Pointe IV CDD**

**Closing Date**

February 28, 2026

**Payment Date**

March 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
2/1/2026		Beginning Balance	\$ 2,082.62				
02/03/26	Home Depot	Outdoor Lights, Light Bulbs	\$ 288.94				\$ 288.94
02/05/26	Sams Club	Water, Coffee Supplies	\$ 32.59	\$ 32.59			
02/05/26	Amazon	Return - Notepads	\$ (15.05)	\$ (15.05)			
02/09/26	Amazon	First Aid Scissors	\$ 6.41	\$ 6.41			
02/08/26	Amazon	First Aid, Air Fresh, Bathroom Mats	\$ 125.16	\$ 125.16			
02/08/26	Walmart	Tools	\$ 53.31	\$ 53.31			
02/08/26	Amazon	Cleaning Supplies	\$ 29.88	\$ 29.88			
02/08/26	Amazon	Office Supplies	\$ 11.76	\$ 11.76			
02/08/26	Home Depot	Outdoor Lights	\$ 149.94				\$ 149.94
02/08/26	Home Depot	Cleaning Supplies	\$ 31.76	\$ 31.76			
02/10/26	Sams Club	Sams Club	\$ 22.80	\$ 22.80			
02/10/26	Publix	CDD Meeting Refreshments	\$ 28.99				\$ 28.99
02/13/26	Sams Club	Water, Paper Products, Sugar	\$ 43.10	\$ 43.10			
02/15/26	Amazon	Hand Soap Cartridges	\$ 60.73	\$ 60.73			
02/15/26	Amazon	American Flag, Paper Products	\$ 65.09	\$ 65.09			
02/15/26	Lowes	Storage Containers, Cord	\$ 58.28	\$ 58.28			
02/20/26	Walmart	Feb Event	\$ 13.76			\$ 13.76	
02/21/26	Publix	Feb Event	\$ 182.93			\$ 182.93	
02/21/26	Arthur Murray Studio	Feb Event	\$ 200.00			\$ 200.00	
02/22/26	Walmart	Glass Beverage Containers	\$ 53.49			\$ 53.49	
02/23/26	Amazon	Glass Beverage Containers	\$ 45.54			\$ 45.54	
02/27/26	Sams Club	Trash Bags, Coffee	\$ 29.46	\$ 29.46			
02/27/26	Walmart	Hose Sprayers	\$ 10.64	\$ 10.64			
02/28/26	MailChimp	Email Subscription	\$ 60.00				\$ 60.00
02/25/26		CC Payment	\$ (2,082.62)				
02/28/26	TOTAL		\$ 1,589.51	\$ 565.92	\$ -	\$ 495.72	\$ 527.87
				57200-4619	57200-4755	57400-4775	57900-6409



*MP outdoor wall scanner  
2-3-26 spec. flowers bulbs  
How doers  
get more done.*

32715 EILAND BLVD  
WESLEY CHAPEL, FL 33545 (813)788-1642

8929 00051 22908 02/03/26 04:01 PM  
SALE CASHIER ESTELA

041911000567 SMGLDNR230Z <A>  
203.68  
SPRAYWAY GLASS FOAM AERO 230Z

046335974470 EXTWALLLT <A>  
2074.97  
BRIMFIELD 13" EXT WALL LT AGED IRON

051115036628 2090 <A>  
SCOTCHBLUE 1.41" 2090

051115036811 2090 <A>  
SCOTCHBLUE .94" 2090

017801908275 6"32MT83CCT <A>  
FEET 15W 2FT 18 AB LED U-BEND 3CCT

6019.98

SUBTOTAL 288.94  
SALES TAX 0.00  
TAX EXEMPT

TOTAL \$288.94

XXXXXXXXXXXX8066 MASTERCARD

AUTH CODE 003972/2512423 USD\$ 288.94

Chip Read TA

AID A0000000041010 Mastercard

P.O.#/JOB NAME: 222  
8929 02/03/26 04:01 PM



8929 51 22908 02/03/2026 9997  
RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 05/04/2026

P.1



sam's club  
813-929-7010

02/05/26 13:05 4449 04852 090 9090

Lot 101-\*\*\*\* \*082 1

980029987 COFFEEMATEF 7.98 0  
990029956 HM HALFHALF 3.67 0

2 @ 3.98

561914 HM WATER F 7.96 0  
990005772 HYDRANHEM 12.98 0

SUBTOTAL 32.59  
TOTAL 32.59

MCARD TEND 32.59  
CHANGE DUE 0.00

MASTERCARD 8066 1 1 APPR#005443

REF # U4340C532798

AID 80000000041010

TERMINAL # 54729579

\*No Signature Required  
02/05/26 13:05:48

# ITEMS SOLD 5

TC# 6912 0313 4300 9655 4308



Yay! You earned \$0.50 Sam's Cash with Plus. Check all earnings and savings at [SamsClub.com/Account](http://SamsClub.com/Account)

p. 2

1-23-26

# Order Summary

Order placed January 23, 2026 Order # 112-2285576-9254634

### 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:	\$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>

office

### 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

Returned  
2-5-26

[Back to top](#)

P3

1-30-26

# Order Summary

Order placed **January 30, 2026** Order # 112-3919099-0641817

### 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:	\$5.99
Shipping & Handling:	\$0.00
Total before tax:	\$5.99
Estimated tax to be collected:	\$0.42
<b>Grand Total:</b>	<b>\$6.41</b>

## Delivered February 9

Package was left inside the residence's mailbox



DEXSUR Lister Bandage Scissors for Nurses – Premium Grade Surgical Stainless Steel, Perfect for EMTs, Paramedics, First Responders, Available in Multiple Sizes, 4.5 Inch  
Sold by: Zulco Intl  
Return or replace items: Eligible through March 11, 2026  
\$5.99

[Back to top](#)

p. 4 a

1-30-26

# Order Summary

Order placed January 30, 2026 Order # 112-7671583-3306620

### Ship to

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

### Payment method

Mastercard ending in 8066

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$118.72
Shipping & Handling:	\$0.00
Total before tax:	\$118.72
Estimated tax to be collected:	\$6.44
<b>Grand Total:</b>	<b>\$125.16</b>
FSA or HSA eligible:	\$14.29
(inc. tax and shipping)	

### Arriving Sunday



Black Urinal Mat (Pack of 6)

Sold by: YourSupplyCompany

Supplied by: Other

\$39.99

### Arriving Sunday



CareAll Triple Antibiotic Ointment (25 Pack), 0.9gr Foil Packet. First Aid Ointment That Prevents Infection in Minor Scrapes, Cuts, and Burns

Sold by: Big House Supply

Supplied by: Other

\$5.32

FSA or HSA eligible



2" Self Adhesive Bandage Wraps, 6pcs Vet Wraps, Light Blue, 5 Yard Self Adherent Wraps for Sports, Wrist, Ankle and Swelling

Sold by: RUBY.Q

Supplied by: Other

\$5.99



PhysiciansCare First Aid Antiseptic Towelettes, Box of 25 Individually Wrapped

Sold by: Amazon.com

Supplied by: Other

\$6.39



Band-Aid Brand Flexible Fabric Sterile Adhesive Bandages, Comfortable Cushioned Wound Care & Protection for Minor Cuts, Scrapes & Burns, First Aid, Hurt-Free Comfort Pad, One Size 1x3 In, 100 Count

Sold by: Amazon.com

Supplied by: Other

\$8.97

FSA or HSA eligible



QIO CHUANG Emergency Mylar Thermal Blankets -Space Blanket Survival kit Camping Blanket (4-Pack)

Sold by: Qio chuang

Supplied by: Other

\$6.99



Air Wick Plug-In Scented Oil Refill, 5 Ct, Fresh Pine and Juniper, Air Freshener, Essential Oils, Fall Scent, Fall Décor

Sold by: Amazon.com

Supplied by: Other

\$12.48

p. 4 b

**Arriving Sunday**



Air Wick Scented Oils 0+10 Fresh Waters  
Sold by: Amazon.com  
Supplied by: Other  
\$20.11

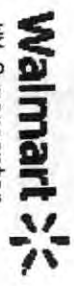
[Back to top](#)

[Conditions of Use](#) [Privacy Notice](#) [Consumer Health Data Privacy Disclosure](#) [Your Ads Privacy Choices](#)  
© 1996-2026, Amazon.com, Inc. or its affiliates

P-5

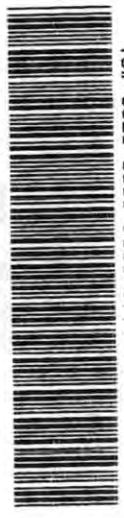
MP tests 2-8-26

Give us feedback @ survey.walmart.com  
Thank you! ID #: 7WQWC7160F4Y



WM Supercenter  
813-262-2180 Mgr. ALEJANDRA  
28500 STATE ROAD 54  
WESLEY CHAPEL FL 33543  
ST# 03418 OP# 005856 TE# 21 TR# 02923

# ITEMS SOLD 4  
TC# 6528 8865 9883 0776 7664



HT 1/2 SAE 820909822360 15.88 N  
HT 1/2 BREA 076812127570 12.82 N  
SJ LOCKPLIER 810022391120 13.17 N  
RATCHET SD 889526613370 11.44 N

SUBTOTAL 53.31  
TOTAL 53.31

MCARD TEND 53.31  
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#008482  
53.31 TOTAL PURCHASE

REF # U04166680071  
AID A0000000041010  
TERMINAL # 28277683  
\*No Signature Required

02/08/26 22:21:13

# Order Summary

2-8-26

P.6

Order placed **February 8, 2026**

Order # 114-1978772-1673814

### Ship to

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

### Payment method

Mastercard ending in 8066

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$27.92
Shipping & Handling:	\$2.39
Free Shipping:	-\$2.39
Total before tax:	\$27.92
Estimated tax to be collected:	\$1.96
<b>Grand Total:</b>	<b>\$29.88</b>

### Delivered February 8

Your package was left near the front door or porch.



CloroxPro Pine-Sol Multi-Surface Cleaner, All Purpose Cleaner, Lemon Fresh, 40 Fluid Ounces (Package May Vary)

Sold by: Amazon.com

Supplied by: Other

4 Return or replace items: Eligible through March 10, 2026  
\$6.98

[Back to top](#)

p.7

2-8-26

# Order Summary

Order placed February 8, 2026 Order # 114-9395521-1121831

### Ship to

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

### Payment method

Mastercard ending in 8066

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$10.99
Shipping & Handling:	\$0.60
Free Shipping:	-\$0.60
Total before tax:	\$10.99
Estimated tax to be collected:	\$0.77
<b>Grand Total:</b>	<b>\$11.76</b>

### Delivered February 9

Your package was left near the front door or porch.



12 Pack Note Pads 3x5 Inch, Small Notepad, Pocket Notepads for Daily Planning, Memo Pads Lined Paper for Grocery List Shopping List, Perforated Yellow Writing Pads, Scratch Pads, 30 Sheet/Note Pad

Sold by: Roneye

Return or replace items: Eligible through March 11, 2026

\$10.99

[Back to top](#)



*MR outdoor wall sconces*  
**How doers**  
 get more done.

32715 EILAND BLVD  
 WESLEY CHAPEL, FL 33545 (813) 788-1642

8929 00052 49024 02/08/26 02:31 PM  
 SALE CASHIER SARA

046335974470 EXT WALL LT <A>  
 BRIMFIELD 13" EXT WALL LT AGED IRON  
 2074.97

SUBTOTAL 149.94  
 SALES TAX 0.00

TAX EXEMPT TOTAL \$149.94

XXXXXXXXXXXXXXXX8066 MASTERCARD USD\$ 149.94

AUTH CODE 008937/7521890 TA

Chip Read Mastercard  
 AID A0000000041010

P.O.#/JOB NAME: 222  
 8929 02/08/26 02:31 PM



8929 52 49024 02/08/2026 4415

RETURN POLICY DEFINITIONS  
 POLICY ID DAYS POLICY EXPIRES ON  
 A 1 90 05/09/2026



*MR cleaning supplies*  
**How doers**  
 get more done.

32715 EILAND BLVD  
 WESLEY CHAPEL, FL 33545 (813) 788-1642

8929 00052 49016 02/08/26 02:27 PM  
 SALE CASHIER SARA

044600306278 TOILET GEL <A> 5.98N  
 CLX TBC GEL 240Z 2PK  
 041911050203 SWGLSAER04PK <A>  
 SPRAYWAY GLASS FOAM AERO 190Z 4PK  
 207.90 15.80N  
 751166866145 HDX 12 IN. X <A> 9.98N  
 HDX 12 IN. X 12 IN. MICROFIBER ROLL

SUBTOTAL 31.76  
 SALES TAX 0.00

TAX EXEMPT TOTAL \$31.76

XXXXXXXXXXXXXXXX8066 MASTERCARD USD\$ 31.76

AUTH CODE 008815/7521889 TA

Chip Read Mastercard  
 AID A0000000041010

P.O.#/JOB NAME: 222  
 8929 02/08/26 02:27 PM



8929 52 49016 02/08/2026 4415

RETURN POLICY DEFINITIONS  
 POLICY ID DAYS POLICY EXPIRES ON  
 A 1 90 05/09/2026

P.8

*Mr McDermott*



**sam's club**

02/10/26 19:28 3655 04852 046 9096

Lot# 101-\*\*\*\* \*082 1

725545 GREEN GRAPE	7.87 0
749972 STRAWBERRY F	6.97 6
984221563 BLUEBERRY	3.98 0
984221561 EUROPE BREAD	3.98 0

\$22.80

SUBTOTAL	22.80
TOTAL	22.80
MCARD TEND	22.80
CHANGE DUE	0.00

MASTERCARD- 8066 1 APPR#010124  
 22.80 TOTAL PURCHASE  
 REF # 02161a13268  
 AID A0000000041010  
 TERMINAL # 53581761  
 \*No Signature Required  
 02/10/26 19:27:57

2-10-26

# ITEMS SOLD 4  
TC# 4869 6921 7496 1705 1265



May! You earned \$0.46 Sam's Cash with plus. Check all earnings and savings at [samclub.com/Account](http://samclub.com/Account)

*Mr McDermott*  
**McPUBlix**  
 Shoppers of New Tampa  
 1920 County Road 581  
 Wesley Chapel, FL 33544  
 Store Manager: Mike Barton  
 813-994-4566

CHANILLY CAKE 28.99 F

Order Total	28.99
Sales Tax	0.00
Grand Total	28.99
Credit	28.99
Change	0.00

Payment **\$28.99**

Receipt ID: 0006 2AR 735 008

PRESTO!  
 Trace #: 739498  
 Reference #: 1019985160  
 Acct #: XXXXXXXXXXXX8066  
 Purchase Mastercard  
 Amount: \$28.99  
 Auth #: 010334

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

Your cashier was Self-Checkout Lane 1  
 02/10/2026 19:55 S0006 R173 5008 C0773

Join the Publix family!  
 Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
 We're an equal opportunity employer.  
 Publix Super Markets, Inc.



Water  
paper prod  
sugar

MP

p.10



**sam's club**

813-929-7010

02/13/26 14:07 3257 04852 094 9094

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

980250689 10 LB SUGARF	6.58 0
3 @ 3.98	
561914 MM WATER F	11.94 0
980022770 BATH TISSUE	24.58 0
SUBTOTAL 43.10	
TOTAL 43.10	
MCARD TEND 43.10	
CHANGE DUE 0.00	

MASTERCARD- 8066 I 1 APPR#013759  
43.10 TOTAL PURCHASE  
REF # 604435996000  
PAYMENT SERVICE - A  
AID 8000000041010  
TERMINAL # 50456474  
\*No Signature Required

02/13/26 14:07:21

# ITEMS SOLD 5

TC# 6994 3793 0523 8071 9954



Yay! You earned \$0.86 Sam's Cash with  
Plus. Check all earnings and savings  
at [Sam'sClub.com/Account](http://Sam'sClub.com/Account)

p.11

# Order Summary *2-14-26*

Order placed February 14, 2026 Order # 112-0946020-9526631

### Ship to

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

### Payment method

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

### Order Summary

Item(s) Subtotal:	\$56.76
Shipping & Handling:	\$0.00
Total before tax:	\$56.76
Estimated tax to be collected:	\$3.97
<b>Grand Total:</b>	<b>\$60.73</b> ✓

## Arriving Friday



91556 Hand Soap 1 Liter Gentle Lotion 1026370 Kimberly Clark  
Sold by: OfficeCrave  
Supplied by: Other  
\$56.76

[Back to top](#)

P.12

2-14-26

# Order Summary

Order placed **February 14, 2026** Order # 112-6409972-5477018

### 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:	\$62.56
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$62.56
Estimated tax to be collected:	\$2.53
<b>Grand Total:</b>	<b>\$65.09</b>

### Arriving tomorrow 10 AM – 3 PM



American Flag 4x6 ft: Long Lasting US Flag, Heavy Duty Nylon, Embroidered Stars, Sewn Stripes, Brass Grommets, UV Protection Perfect for Outdoors! USA Flag

Sold by: DANF FLAG

Supplied by: Other

\$26.39

### Arriving tomorrow 10 AM – 3 PM



Tork Multifold Hand Towel White H2, Universal, 100% Recycled Fibers, 16 x 250 Towels, MB540A

Sold by: Amazon.com

Supplied by: Other

\$36.17

[Back to top](#)

MP cold & storage containers



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

LOWE'S HOME CENTERS, LLC  
7117 BROAD STREET  
BROOKSVILLE, FL 34601 (352) 754-6320

- SALE -

SALES#: S1827009 5392890 TRANS#: 923810666 02-15-26

1289850 RB #36 X 230-FT TWST MSN	8.38
44066 27-GAL HEAVY DUTY TOTE	49.90
5 @ 9.98	

2-15-26

SUBTOTAL:	58.28
TOTAL TAX:	0.00
INVOICE 75014 TOTAL:	58.28
M/C:	58.28 ✓

HC: XXXXXXXXXXXX8066 AMOUNT: 58.28 AUTHCD: 015805  
CHIP REFID:182726014187 02/15/26 16:53:18  
CUSTOMER CODE: 222  
TVR : 0000008000  
TSI : E800 AID : A0000000041010

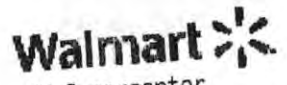
STORE: 1827 TERMINAL: 26 02/15/26 16:54:31

# OF ITEMS PURCHASED: 6

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

MP Event

Give us feedback @ survey.walmart.com  
Thank you! ID #:7WQXLQ160C1J



WM Supercenter  
813-262-2180 Mgr. ALEJANDRA  
28500 STATE ROAD 54  
WESLEY CHAPEL FL 33543  
ST# 03418 OP# 004981 TE# 14 TR# 00895

# ITEMS SOLD 2  
TC# 3441 2837 6647 5549 1001



CHOCOLATE GF 818703013740 F 6.88 N  
YELLOW GF 818703013750 F 6.88 N

*Gluten free cupcakes*

SUBTOTAL 13.76  
TOTAL 13.76

MCARD TEND 13.76  
CHANGE DUE 0.00

MASTERCARD+ 8066 I 1 APP#020062  
13.76 TOTAL PURCHASE  
REF # U255mt578835  
AID A0000000041010  
TERMINAL # 28277727  
\*No Signature Required  
02/20/26 13:39:52

*Brianna*

p-15

# Publix

2-21-26 Summertree Plaza  
32765 Eiland Blvd  
Zephyrhills, FL 33545-5268  
(813) 779-2368  
Store Manager: Jason Bradley

Decorated Cake	F	26.99
Decorated Cake	F	26.99
Decorated Cake	F	26.99
Decorated Cake	F	26.99
Decorated Cake	F	26.99
Desserts	F	23.99
Desserts	F	23.99

Subtotal	182.93
Total Tax	0.00
Total	182.93
Credit	182.93
Change	0.00

MasterCard: \*8066 \$182.93  
 Credit Card Purchase  
 Auth/Trace: 021011/045013 Ctl's  
 Reference: 005296469189  
 A0000000041010  
 Mastercard

02/21/2026 04:18PM

Thank you for shopping at store 1196  
Your cashier today was Chloe.  
9694, 0104, 224

Club Publix members save more.  
Join today at [clubpublix.com/newmember](http://clubpublix.com/newmember).  
Terms & conditions apply.

Publix Super Markets, Inc.



1196 2LR 049 694

2-21-2026 Event

ARTHUR MURRAY DANCE CENT  
 14436 N DALE MABRY HWY  
 TAMPA, FL 33618  
 (813)-961-0090

**SALE**

MID: 6719681  
 TID: 001 REF#: 00000001  
 DID: 0001  
 Batch #: 052001 RRN: 00000001  
 02/21/26 12:20:53  
 APPR CODE: 021561  
 MASTERCARD Manual CP  
 \*\*\*\*\*8066 \*\*/\*\*

**AMOUNT \$200.00**

**APPROVED**

Thank You  
 Please Come Again

CUSTOMER COPY

2  
Dance  
Instructors

Feb 20, 2026 order  
Order# 2000143-17025239

2-20-2026



Soulgenix 2 Gallon Glass Drink Dispenser Set, Drink Dispensers for Parties Beverage Dispenser with Stand and Stainless Steel Spigot for Juice, Fruit Tea and Lemonade Qty1 \$49.99

**Subtotal** *glass Beverage Containers* \$89.99

Savings -\$40.00

**\$49.99**

Tax \$3.50

*(on sale \$40 savings)*

**Total** **\$53.49**

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

*bar events*

Order# 2000143-17025239



Payment Ending in 8066

method

Your payment method has a temporary hold for \$53.49. An updated charge will appear on your statement within 10 business days.

Amazon

P-18

# Order Summary

2-21-26

Order placed **February 21, 2026**

Order # 114-1762767-9105868

### 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:	\$42.99
Shipping & Handling:	\$0.00
No-Rush Discount:	-\$0.43
Total before tax:	\$42.56
Estimated tax to be collected:	\$2.98
<b>Grand Total:</b>	<b>\$45.54</b>

for events

### Delivered February 23

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



Lifewit 1.6 Gallon Drink Dispenser for Parties 2 Pcs, 6L Plastic Beverage Container with Stand for Juice/Tea/Soda & Lemonade, Clear Water Pitcher with Spigot for Mimosa Bar Hosting 39 x 16 cm/15x6"

Sold by: Lifewit Home US

Return or replace items: Eligible through March 25, 2026

\$42.99

[Back to top](#)

MP  
2-27-26



sam's club

813-929-7010

02/27/26 15:54 4927 04852 035 9095

LOFFI 101-\*\*\*\* \*082 1

233377 TRASH BAG 21.48 0  
980029987 LOFFEEHATES 7.98 0

SUBTOTAL 29.46  
TOTAL 29.46

MCARD TEND 29.46  
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#027059

29.46 TOTAL PURCHASE

REF # 605645250766

AID 0000000041010

TERMINAL # 50452850

\*No Signature Required

02/27/26 15:54 34

# ITEMS SOLD 2

TC# 5940 4417 8074 3310 1079



Yay! You earned \$0.59 Sam's Cash with Plus. Check all earnings and savings at [SamsClub.com/Account](http://SamsClub.com/Account)

MP

Give us feedback @ [survey.walmart.com](http://survey.walmart.com)  
Thank you! ID #:7WQYBJ160CGH

2-27-26

Walmart \*

WM Supercenter

813-262-2180 Mgr. ALEJANDRA

28500 STATE ROAD 54

WESLEY CHAPEL FL 33543

ST# 03418 OP# 005030 TE# 21 TR# 01297

# ITEMS SOLD 2

TC# 3589 6906 7865 1281 8472



NOZZLE 801656005540 4.97 X  
NOZZLE 801656005540 4.97 X

SUBTOTAL 9.94

TAX1 7.0000 % 0.70

TOTAL 10.64

MCARD TEND 10.64

CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#027262

10.64 TOTAL PURCHASE

p.20

Intuit Mailchimp

# Mailchimp Receipt MC25483491

2-28-2026

## Issued to

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

## Issued by

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

## Details

Order# 25483491  
Date Paid February 28, 2026 01:50 AM New York

## Billing statement

<b>Standard plan</b>	<b>\$60.00</b>
2,500 contacts	
<hr/>	
Paid via Mast ending in 8066 which expires 05/2027 on February 28, 2026	<b>\$60.00</b>

[Looking for our W-9?](#)  
[Looking for our United States Residency Certificate?](#)

<b>Balance as of February 28, 2026</b>	<b>\$0.00</b>
--	---------------

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.



©2001–2026 Mailchimp. All rights reserved.





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  
2144129W426  
03/20/26  
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) 593-4204  
(800) 457-1979

APR 06 2026

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>		
03/20/26	FUEL SURCHARGE	1.00 SC70372121 \$ 266.78
03/20/26	FUEL SURCHARGE	1.00 SC70373235 \$ 4.81
03/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70372120 \$ 123.11
03/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70373234 \$ 2.22
03/20/26	BASIC SERVICE CHARGE	1.00 8.00YD \$ 1,231.10
	4/1/2026-4/30/2026	
03/20/26	BASIC CONTAINER CHARGE	1.00 8.00YD \$ 22.20
	4/1/2026-4/30/2026	
	<b>Invoice Total</b>	<b>\$ 1,650.22</b>
	<b>Account Balance</b>	<b>\$ 1,650.22</b>

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wolcustomer.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  
2144129W426  
03/20/26  
Upon Receipt

Do Not Pay - Auto Pay Enabled

AB 01 000060 19017 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





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 **03/10/2026**  
Amount Due **5,598.76**  
Current Charges Due **04/06/2026**

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

Average kWh  
Period Days Per Day

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

Previous Balance 5,598.76  
Payment 5,598.76CR  
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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

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 03/27/2026.



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: 03/10/2026**

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>03/27/2026</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 **03/10/2026**  
 Amount Due **40.16**  
 Current Charges Due **04/06/2026**

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					
02/05	32182	03/05	32182				0	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 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	<b>E.F.T.</b>	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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026**

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	<b>03/27/2026</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 **03/10/2026**  
 Amount Due **51.77**  
 Current Charges Due **04/06/2026**

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				
02/05	52316	03/05	52426				110

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	4
Feb 2026	29	4
Mar 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 52.93  
 Payment 52.93CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 110 KWH @ 0.06090 6.70  
 Fuel Adjustment 110 KWH @ 0.04200 4.62  
 FL Gross Receipts Tax 1.29

Total Current Charges 51.77  
 Total Due E.F.T. 51.77



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**

Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	<b>03/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>51.77</b>
<b>DO NOT PAY</b>	

000141821600000517700000517706



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 **03/10/2026**  
 Amount Due **52.51**  
 Current Charges Due **04/06/2026**

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				
02/05	60928	03/05	61045				117

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	4
Feb 2026	29	4
Mar 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 53.25  
 Payment 53.25CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 117 KWH @ 0.06090 7.13  
 Fuel Adjustment 117 KWH @ 0.04200 4.91  
 FL Gross Receipts Tax 1.31

Total Current Charges 52.51  
 Total Due E.F.T. 52.51



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026

District: OP06

1418217 OP06  
 MEADOW POINTE IV CDD  
 HILDA SERRATO  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	<b>03/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>52.51</b>
<b>DO NOT PAY</b>	

000141821700000525100000525109



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 **03/10/2026**  
 Amount Due **302.00**  
 Current Charges Due **04/06/2026**

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				
02/05	61003	03/05	63484				2481

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	89
Feb 2026	29	42
Mar 2025	29	65

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 168.82  
 Payment 168.82CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 2,481 KWH @ 0.06090 151.09  
 Fuel Adjustment 2,481 KWH @ 0.04200 104.20  
 FL Gross Receipts Tax 7.55

Total Current Charges 302.00  
 Total Due E.F.T. 302.00



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**

Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	<b>03/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>302.00</b>
<b>DO NOT PAY</b>	

000141821800003020000003020003



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 **03/10/2026**  
 Amount Due **52.51**  
 Current Charges Due **04/06/2026**

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				
02/05	48417	03/05	48534				117

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	4
Feb 2026	29	5
Mar 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 55.15  
 Payment 55.15CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 117 KWH @ 0.06090 7.13  
 Fuel Adjustment 117 KWH @ 0.04200 4.91  
 FL Gross Receipts Tax 1.31

Total Current Charges 52.51  
 Total Due **E.F.T.** 52.51



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**

Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026**

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after <b>03/27/2026</b>
<b>TOTAL CHARGES DUE 52.51</b>
<b>DO NOT PAY</b>

000141822000000525100000525109



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 **03/10/2026**  
 Amount Due **1,002.68**  
 Current Charges Due **04/06/2026**

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				
02/05	65579	03/05	75023		33.78	34	9444

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	337
Feb 2026	29	349
Mar 2025	29	197

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

Previous Balance 1,047.71  
 Payment 1,047.71CR  
 Balance Forward 0.00



1 0 2 5 2 9 7 1

Customer Charge 44.16  
 Demand Charge 34 KW @ 6.65000 226.10  
 Energy Charge 9,444 KWH @ 0.03290 310.71  
 Fuel Adjustment 9,444 KWH @ 0.04200 396.65  
 FL Gross Receipts Tax 25.06

Total Current Charges 1,002.68  
 Total Due **E.F.T.** 1,002.68

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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026**

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>03/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>1,002.68</b>
<b>DO NOT PAY</b>	

000141822100010026800010026806



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 **03/10/2026**  
 Amount Due **76.89**  
 Current Charges Due **04/06/2026**

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				
02/05	75404	03/05	75752				348

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	12
Feb 2026	29	11
Mar 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.

Previous Balance 73.20  
 Payment 73.20CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 348 KWH @ 0.06090 21.19  
 Fuel Adjustment 348 KWH @ 0.04200 14.62  
 FL Gross Receipts Tax 1.92

Total Current Charges 76.89  
 Total Due E.F.T. 76.89



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026

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>03/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>76.89</b>
<b>DO NOT PAY</b>	

000141822300000768900000768904



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 **03/10/2026**  
 Amount Due **47.55**  
 Current Charges Due **04/06/2026**

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				
02/05	14020	03/05	14090				70

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	3
Feb 2026	29	6
Mar 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 58.84  
 Payment 58.84CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 70 KWH @ 0.06090 4.26  
 Fuel Adjustment 70 KWH @ 0.04200 2.94  
 FL Gross Receipts Tax 1.19

Total Current Charges 47.55  
 Total Due **E.F.T.** 47.55



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**

Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026**

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>03/27/2026</b>
<b>TOTAL CHARGES DUE 47.55</b>
<b>DO NOT PAY</b>

000141822400000475500000475505



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 **03/10/2026**  
 Amount Due **63.91**  
 Current Charges Due **04/06/2026**

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				
02/05	87376	03/05	87601				225

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	8
Feb 2026	29	7
Mar 2025	29	22

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

Previous Balance 62.43  
 Payment 62.43CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 225 KWH @ 0.06090 13.70  
 Fuel Adjustment 225 KWH @ 0.04200 9.45  
 FL Gross Receipts Tax 1.60

Total Current Charges 63.91  
 Total Due **E.F.T.** 63.91



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**

Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026**

District: OP06

Use above space for address change ONLY.

1418225 OP06  
 MEADOW POINTE IV CDD  
 HILDA SERRATO  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after <b>03/27/2026</b>
<b>TOTAL CHARGES DUE 63.91</b>
<b>DO NOT PAY</b>

000141822500000639100000639101



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 **03/10/2026**  
 Amount Due **55.05**  
 Current Charges Due **04/06/2026**

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				
02/05	18838	03/05	18979				141

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	5
Feb 2026	29	5
Mar 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 56.94  
 Payment 56.94CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 141 KWH @ 0.06090 8.59  
 Fuel Adjustment 141 KWH @ 0.04200 5.92  
 FL Gross Receipts Tax 1.38

Total Current Charges 55.05  
 Total Due **E.F.T.** 55.05



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**

Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026**

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>03/27/2026</b>
<b>TOTAL CHARGES DUE 55.05</b>
<b>DO NOT PAY</b>

000141822700000550500000550508



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 **03/10/2026**  
 Amount Due **44.29**  
 Current Charges Due **04/06/2026**

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				
02/05	13782	03/05	13821				39

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	1
Feb 2026	29	2
Mar 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 44.91  
 Payment 44.91CR  
 Balance Forward 0.00

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

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



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**

Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026

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>03/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>44.29</b>
<b>DO NOT PAY</b>	

000141822800000442900000442902



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

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

Bill Date **03/10/2026**  
 Amount Due **63.49**  
 Current Charges Due **04/06/2026**

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				
02/05	25862	03/05	26083				221

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	8
Feb 2026	29	9
Mar 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 67.50  
 Payment 67.50CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 221 KWH @ 0.06090 13.46  
 Fuel Adjustment 221 KWH @ 0.04200 9.28  
 FL Gross Receipts Tax 1.59

Total Current Charges 63.49  
 Total Due **E.F.T.** 63.49



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 03/27/2026.



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: **03/10/2026**

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>03/27/2026</b>
<b>TOTAL CHARGES DUE 63.49</b>
<b>DO NOT PAY</b>

000141822900000634900000634904



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 **03/10/2026**  
 Amount Due **41.12**  
 Current Charges Due **04/06/2026**

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					
02/05	1504	03/05	1513				9	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 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 41.01  
 Payment 41.01CR  
 Balance Forward 0.00

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

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



1 0 2 5 2 9 7 1

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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**

Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026**

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>03/27/2026</b>
<b>TOTAL CHARGES DUE 41.12</b>
<b>DO NOT PAY</b>

000141823000000411200000411204

Account Number **1418231** Cycle **06**  
 Meter Number **74619208**  
 Customer Number **10252971**  
 Customer Name **MEADOW POINTE IV CDD  
HILDA SERRATO**

Bill Date **03/10/2026**  
 Amount Due **41.96**  
 Current Charges Due **04/06/2026**

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				
02/05	1358	03/05	1375				17

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Mar 2026	28	1
Feb 2026	36	1
May 2023	29	0

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



1 0 2 5 2 9 7 1

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

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

Previous Balance **42.38**  
 Payment **42.38CR**  
 Balance Forward **0.00**

**MAR 16 2026**

Customer Charge **39.16**  
 Energy Charge 17 KWH @ 0.06090 **1.04**  
 Fuel Adjustment 17 KWH @ 0.04200 **0.71**  
 FL Gross Receipts Tax **1.05**

Total Current Charges **41.96**  
 Total Due **41.96** E.F.T.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 03/27/2026.

Account Number **2185385** Cycle **06**  
 Meter Number  
 Customer Number 10252971  
 Customer Name **MEADOW POINTE IV CDD  
 HILDA SERRATO**

Bill Date **03/10/2026**  
 Amount Due **257.57**  
 Current Charges Due **04/06/2026**

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	Average kWh 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**

**MAR 16 2026**

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 **257.57** E.F.T.



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

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

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 03/27/2026.

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

Electronic Funds Transfer on or after <b>03/27/2026</b>	
<b>TOTAL CHARGES DUE</b>	<b>257.57</b>
<b>DO NOT PAY</b>	



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 **03/10/2026**  
Amount Due **63.07**  
Current Charges Due **04/06/2026**

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				
02/05	10299	03/05	10516				217

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	8
Feb 2026	29	9
Mar 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 66.34  
Payment 66.34CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 217 KWH @ 0.06090 13.22  
Fuel Adjustment 217 KWH @ 0.04200 9.11  
FL Gross Receipts Tax 1.58

Total Current Charges 63.07  
Total Due E.F.T. 63.07



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**  
Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026

District: OP06

Use above space for address change ONLY.

2187625 OP06  
MEADOW POINTE IV CDD  
HILDA SERRATO  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	<b>03/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>63.07</b>
<b>DO NOT PAY</b>	

000218762500000630700000630709



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 **03/10/2026**  
 Amount Due **44.72**  
 Current Charges Due **04/06/2026**

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					
02/05	1143	03/05	1155				12	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	0
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 45.06  
 Payment 45.06CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 12 KWH @ 0.06090 0.73  
 Fuel Adjustment 12 KWH @ 0.04200 0.50  
 FL Gross Receipts Tax 1.04  
 State Tax 2.88  
 Pasco County Tax 0.41

Total Current Charges 44.72  
 Total Due **E.F.T.** 44.72



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.

\*\*\* ATTENTION \*\*\* Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

**DO NOT PAY**

Total amount will be electronically transferred on or after 03/27/2026.



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: 03/10/2026**

District: OP06

2386197 OP06  
 MEADOW POINTE IV CDD  
 HILDA SERRATO  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after <b>03/27/2026</b>
<b>TOTAL CHARGES DUE 44.72</b>
<b>DO NOT PAY</b>

000238619700000447200000447207