



Rizzetta & Company

Meadow Pointe IV Community Development District

Board of Supervisors' Meeting July 8, 2026

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

www.meadowpointe4cdd.org

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

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

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

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

July 1, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, July 8, 2026, at 9:00 a.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS - ITEMS NOT ON AGENDA**
- 4. BUSINESS ITEM**
 - A. Discussion of FY 2026-2027 Budget
 - B. Discussion of Coastal Waste Services for Meadow Pointe North and Clubhouse
 - C. Consideration of Resolution 2026-03, Re-Designation Officers..... Tab 1
- 5. STAFF REPORTS**
 - A. Deputy/Captain
 - B. District Engineer
 - C. Aquatic Maintenance Report Tab 2
 1. Consideration of Advanced Aquatic Proposals Tab 3
 - D. Landscape Inspection Services Report..... Tab 4
 - E. Russell Landscaping
 1. Russell Landscaping’s Response Report..... Tab 5
 - F. Amenity Management Report..... Tab 6
 - G. District Counsel
 - H. District Manager
 1. Presentation of District Manager Report & Monthly Financial Statement Tab 7
 2. Presentation of the Outstanding Action Item List..... Tab 8
 3. Presentation of 2nd Quarterly Website Audit Tab 9
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on May 13, 2026 Tab 10
 - B. Consideration of Minutes of the Board of Supervisors’ Budget Workshop held on May 26, 2026 Tab 11
 - C. Consideration of Minutes of the Board of Supervisors’ Regular Meeting held on June 10, 2026 Tab 12
 - D. Consideration of Operation and Maintenance Expenditures for May 2026 Tab 13
- 7. SUPERVISORS FORUM**
- 8. ADJOURNMENT**

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

Sincerely,
Daryl Adams

Tab 1

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Meadow Pointe IV Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Darryl Adams is appointed Assistant Secretary.
Matthew Huber is appointed Assistant Secretary.
Scott Brizendine is appointed Secretary.
Scott Brizendine is appointed Treasurer.
Susan Garcia is appointed Assistant Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____ 2026.

**MEADOW POINTE IV COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 2



Meadow Pointe IV Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

6/23/2026

Prepared by:

Stephen T. Roehm, Service Manager

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621



TABLE OF CONTENTS

Ponds 58–59	.....	3
Ponds 60–61	.....	4
Ponds 62–63	.....	5
Ponds 64–65	.....	6
Ponds 66–67	.....	7
Ponds 68–69	.....	8
Ponds 70–71	.....	9
Ponds 72–73	.....	10
Ponds 74–75	.....	11
Ponds 76–77	.....	12
Ponds 78–79	.....	13
Ponds 80–81	.....	14



Waterway Inspection Report | Page 2

Ponds 82–83	.....	15
Ponds 84–85	.....	16
Pond 86	.....	17

North Site Map

South Site Map

Site Assessments

Pond 58

Comments:

Site Looks Good

This pond is on the schedule to be planted in place of pond 57 where the plants did not take well.

This pond is similar in size to pond 57 and Advanced Aquatic will plant the same number of plants within this pond at no charge.



Pond 59

Comments:

Normal Growth Observed

Torpedograss, Primrose and Crested Floating-heart present and targeted within this pond on 6/23/26.





Site Assessments

Pond 60

Comments: Not Servicing at this time.

Pond 61

Comments:

Site Looks Good

Site is completely dry.

Pre-emergent has been applied to the exposed bank.

Continue monitoring.



Site Assessments

Pond 62

Comments:

Normal Growth Observed

This pond is normally treated via boat. With the low levels of this pond we are unable to launch a boat. A backpack sprayer has been used to target the growth of Dogfennel and Torpedograss growing along the East side of this pond.



Pond 63

Comments:

Site Looks Good

Minimal amounts of Torpedograss and Primrose present and targeted along the edge of the pond.



Site Assessments

Pond 64

Comments:

Normal Growth Observed

Torpedograss and Primrose present growing along the edge of this pond and within the native aquatic plants. These invasive plants have been carefully spot treated to prevent them from taking over the beneficial native aquatic plants, on 6/23/26.



Pond 65

Comments:

Normal Growth Observed

This pond is periodically targeted from the boat to treat Torpedograss, Primrose, and Dogfennel.

Currently the low levels of this pond has made it difficult to launch the boat at this time. Backpack sprayer and an ATV is being utilized to apply treatment until the water level rises.



Site Assessments

Pond 66

Comments:

Site Looks Good

EPA approved pre-emergent has been applied to exposed bank.

Continue monitoring.



Pond 67

Comments:

Normal Growth Observed

Minimal amount of Torpedograss, Primrose and Smartweed present and treated along the ponds edge.

EPA approved pre-emergent has been applied to the exposed bank.



Site Assessments

Pond 68

Comments:

Site Looks Good

Entire pond is full of healthy and robust native aquatic Duck Potato.

Minimal amounts of Dogfennel was present upon inspection and hand removed to prevent any damage to the surrounding native plants.



Pond 69

Comments:

Site Looks Good

Minimal amounts of Alligator Weed and Torpedograss present. Was treated on 6/23/26.



Site Assessments

Pond 70

Comments:

Site Looks Good

Minimal amount of Torpedograss and Primrose present along the ponds edge. Both were treated and positive results will be seen in 7-10 days.

An EPA pre-emergent has been applied to the exposed bank.



Pond 71

Comments:

Normal Growth Observed

Dogfennel, Primrose, and vines growing within the native aquatic plants.

Continue carefully spot treating any invasive weed that are growing within the native aquatic plants.

Perimeter aquatic plants remain healthy and robust.



Site Assessments

Pond 72

Comments:

Site Looks Good

Treatment was performed from the boat on 5/12/26 for Torpedograss and Primrose.

The ATV and backpack sprayer has been utilized since May due to the low water level.



Pond 73

Comments:

Site Looks Good

Treatment was performed from the boat on 5/12/26 for Torpedograss and Primrose.

The ATV and backpack sprayer has been utilized since May due to the low water level.



Site Assessments

Pond 74

Comments:

Site Looks Good

Treatment was performed from the boat on 5/12/26 for Torpedograss and Primrose and Dogfennel.

The ATV and backpack sprayer has been utilized since May due to the low water level and the boat can no longer be launched at this time.



Pond 75

Comments:

Normal Growth Observed

Continue careful spot treatments of Torpedograss, Pennywort, and Alligator Weed growing within the native aquatic plants.

Positive results will be seen in 7-10 days.



Site Assessments

Pond 76

Comments: Not Servicing at this time.

Pond 77

Comments:

Site Looks Good

Minimal growth of Dogfennel and Primrose growing along the ponds exposed sediment and treated upon inspection on 6/23/26.

Pond recently had a bloom of filamentous algae. Algae was treated on 6/2/26 and pond dye was applied. Algae is no longer present upon inspection.



Site Assessments

Pond 78

Comments:

Site Looks Good

An EPA approved pre-emergent was applied to the exposed banks upon inspection on 6/23/26.

Continue monitoring.



Pond 79

Comments:

Site Looks Good

Boat access has been gained with the recent removal of growth to access the pond.

-The first boat treatment took place on 5/12/26. Chara, Filamentous Algae, and Cattail were targeted on this visit.

-The second boat treatment took place on 6/16/26. Planktonic Algae and the remaining Cattails were targeted at this time. Pond dye was applied to this pond to assist with algae control.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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

Site Assessments

Pond 80

Comments:

Site Looks Good

An EPA approved pre-emergent was applied to the exposed banks upon inspection on 6/23/26.

Continue monitoring.



Pond 81

Comments:

Normal Growth Observed

Primrose, Alligator Weed, and Torpedograss present and treated on 6/23/26.

Positive results will be seen in 7-10 days.



Site Assessments

Pond 82

Comments:

Normal Growth Observed

Pond is nearly dry.

Treatment from ATV and backpack sprayer is being utilized to target growth of Dogfennel, Torpedograss, and Primrose.

An EPA approved pre-emergent has been applied to the exposed bank on 6/23/26.



Pond 83

Comments:

Site Looks Good

EPA approved pre-emergent was applied to the exposed banks upon inspection on 6/23/26.

Continue monitoring.



Site Assessments

Pond 84

Comments:

Normal Growth Observed

Continue to target any new growth of Torpedograss and Primrose.

Water level continues to drop within pond 84. Site is almost completely dry.



Pond 85

Comments:

Site Looks Good

An EPA approved pre-emergent was applied to the exposed banks upon inspection on 6/23/26.

Continue monitoring.





Site Assessments

Pond 86

Comments:

Normal Growth Observed

Torpedograss present and treated upon inspection on 6/23/26.

Positive results will be seen in 7-10 days.



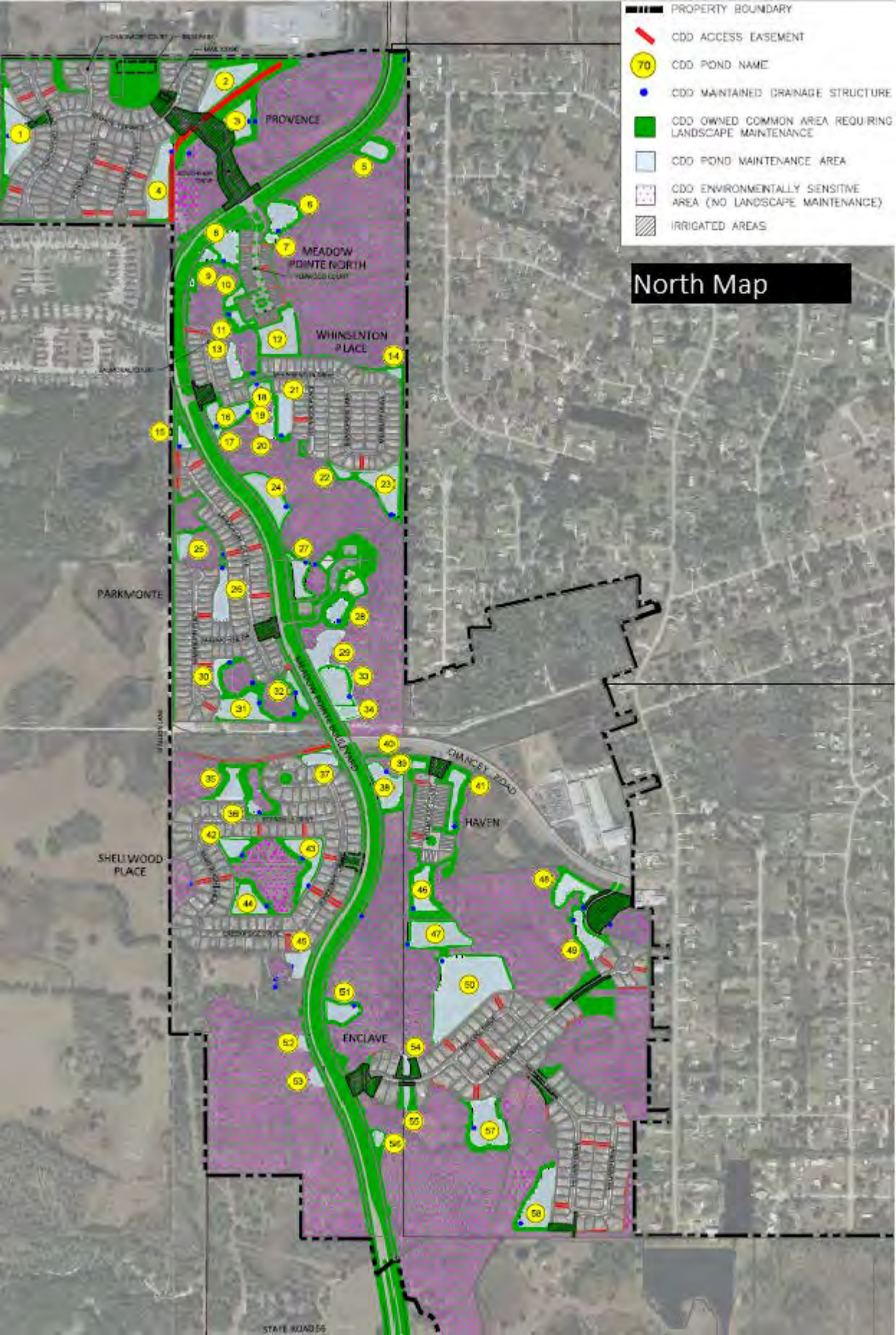
www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

1-800-491-9621

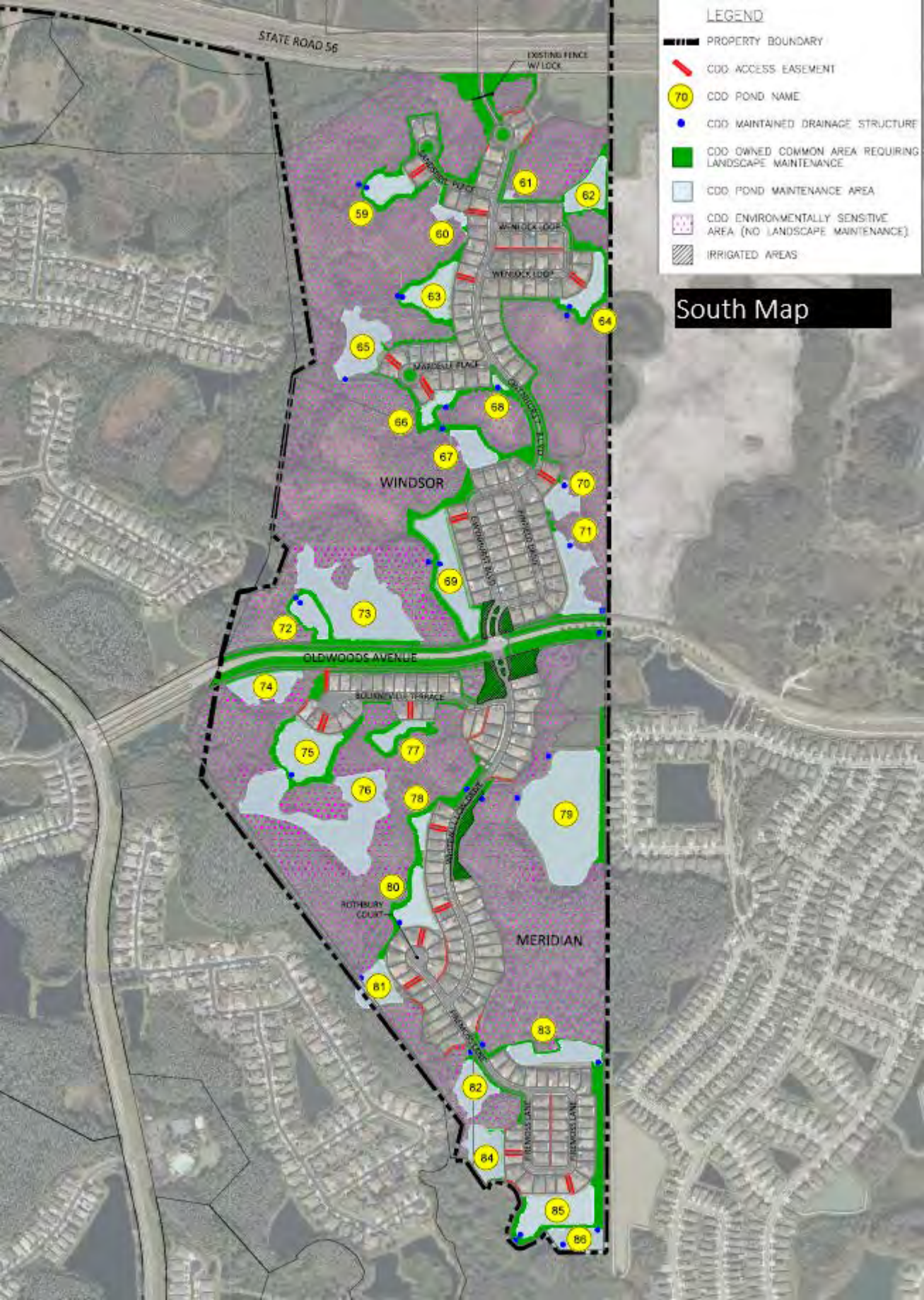


- PROPERTY BOUNDARY
- CDD ACCESS EASEMENT
- 70 CDD POND NAME
- CDD MAINTAINED DRAINAGE STRUCTURE
- CDD OWNED COMMON AREA REQUIRING LANDSCAPE MAINTENANCE
- CDD POND MAINTENANCE AREA
- CDD ENVIRONMENTALLY SENSITIVE AREA (NO LANDSCAPE MAINTENANCE)
- IRRIGATED AREAS

North Map

PROVENCE
 MEADOW POINTE NORTH
 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

WINDSOR

MERIDIAN

OLDWOODS AVENUE

ROTHBURY COURT

SOLINGWELL TERRACE

WINDWOOD LOOP

WINDWOOD LOOP

MARCELLA PLACE

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

WINDWOOD LOOP

59

60

61

62

63

64

65

66

68

67

70

71

72

73

70

71

74

75

77

76

78

78

80

81

83

82

84

85

86

Tab 3



- DRAINAGE PIPE EXTENSION PROPOSAL- **Pond #44**

June 24, 2026

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

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Pond #44: 94A and 94B-Extend the two existing 4-inch pipes out 10 feet to help prevent further erosion while the water level is extremely low. The ends of the pipes will be staked in place to prevent them from floating.

See attached for reference.

Total \$250.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

Shellwood Place

91. Shellwood Place – entrance: Flax lilies are collapsed; remove dead material. Check for spider mites and treat if needed.

92. Shellwood Place – north monument:
Remove vine growth spreading across shrubs canopies.

93. Shellwood Place – Juneberry roundabout:
Beds require nutsedge treatment, junipers need deadwood removal, and Fakahatchee grasses need spider mite treatment and to be mounded afterwards. (Pic 93>)

94. Shellwood Place – Pond 44: Corrugated pipes are eroding the pond edges. I noted at least 3 areas the pipe is built into the pond edge slope and now causing erosion. (Pic 94a>, 94b>)



95. Shellwood Place – Pond 44: Pond slope turf is not maintained and exceeds 1 foot in height. This is starting to become redundant along pond areas. I recommend reading the contract fully for directions.





-PLANTING PROPOSAL- Ponds 66, 78, 80 and 85

March 13th, 2026

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

Advanced Aquatic shall perform the work in accordance with the following scope of services: Supply, deliver, and install 7,800 fresh bare root plants as follows:

- Pond #66: 300 Duck Potatoes, 700 Softstem Bulrush, 700 Gulf Spike Rush
- Pond #78: 300 Duck Potatoes, 700 Softstem Bulrush, 700 Gulf Spike Rush
- Pond #80: 400 Duck Potatoes, 800 Softstem Bulrush, 1,000 Gulf Spike Rush
- Pond #85: 400 Duck Potatoes, 600 Softstem Bulrush, 1,2000 Gulf Spike Rush

OTHER CONDITIONS

1. **Advanced Aquatic** shall not be responsible for acts beyond its reasonable control, including, but not limited to, adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
2. **Advanced Aquatic** shall not be responsible for plant mortality due to acts of nature, **i.e. Grass carp, Exotic snails, Muscovy ducks (or any other duck species), Turtles, Iguanas, adverse water conditions, hydrology, acts of God, etc.**
3. Pricing subject to plant availability.
4. Invoices submitted for work completed shall be paid within 30 days of receipt.
5. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
6. This proposal shall be valid for 30 days.

NOT INCLUDED:

Watering, sodding or seeding and mulching, aerial photographs, water and/or soil sampling and associated laboratory analysis, surveys, orange barricade fencing, surveying, as-builts, maintenance of traffic, excess soil disposal, erosion controls, dewatering, trash removal, demolitions, location of underground utilities.

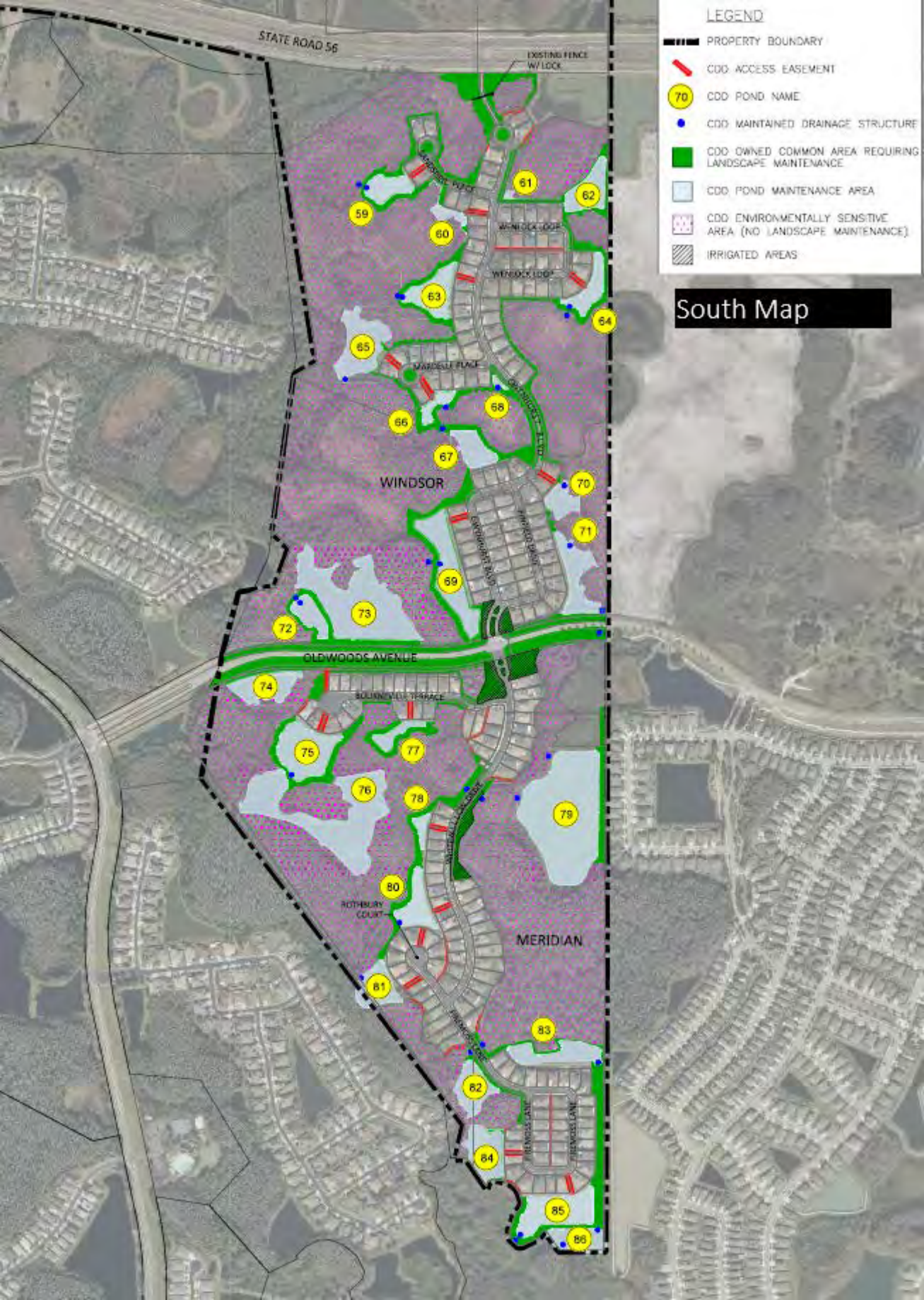
CONTRACT FEES:

Advanced Aquatic agrees to perform the services stated above for the sum of: **\$9,750.00**
A 50% deposit is required before the planting can begin - **\$4,875.00**

***Advanced Aquatic Services will guarantee** an 80% overall survival rate for one year after the initial planting, subsequent on us performing the lake and littoral management services.

****It is normal for a small percentage of new plantings to dislodge due to environmental conditions such as wind, waves, hard substrate, etc. If plants float due to the former mentioned reasons, we will be back in a timely manner to replant them. If uprooting is determined to be from **Muscovy Ducks**, a **replanting fee** will have to be issued.**

Accepted by: _____ Title _____ Date _____



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

77

76

78

78

80

81

83

82

84

85

86

WINDSOR

MERIDIAN

ROTHBURY COURT

OLDWOODS AVENUE

SOLINGWELL TERRACE

WINDSOR LOOP

WINDSOR LOOP

WINDSOR LOOP

MARCELLA PLACE

GRANDVIEW TERRACE

LOVE BARN DRIVE

WINDSOR DRIVE

WINDSOR LANE

WINDSOR LANE

Tab 4

MEADOW POINTE IV

COMMUNITY ASSET MANAGEMENT REPORT



June 16, 2026
Rizzetta & Company
Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Meadow Pointe Blvd, Provence

General Updates, Recent & Upcoming Maintenance Events

- **Bahia Turf – July Fertilization Guidelines:** Apply a complete fertilizer based on current soil test results. Include the 12-0-0/ Ferrous Sulfate/Ave South – Fungicide at a rate not exceeding .75 lb. per 1,000 sq. ft. Total lbs. of product to be applied 1,895 lbs.
- **Ornamentals Fertilization – July Guidelines:** Apply Insecticide – Fungicide at a rate not exceeding .5 lbs., totaling lbs. applied 67.75 lbs. (Requirements: 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 and replace** 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. **Provence – north side of entrance:** Trash in the beds and dead plant material has been thrown back into the beds. The crew was just here—why was it not picked up?
2. **Meadow Pointe Blvd:** Turf north of Provence has been edged, and the crew is nowhere in sight. Why was this not blown off? In the contract; *“Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place.”*
3. **Meadow Pointe Blvd: Willow tree is hanging approximately 4½ feet from the ground. This has been reported for three months and has not been addressed. Per contract, these should be cleared off the railings. (Pic 3>)**
4. **Provence entrance – annuals:** Six are declining and need to be replaced per contract.
5. **Provence entrance:** The Robellini palms need to be pruned.
6. **Provence entrance:** The Schefflera, in the median, are not coming back as planned and should be added to the replacement list. Others are slowly recovering, please prune off the dead material to promote healthy growth.
7. **Provence entrance (south side of monument bed):** A vine is growing throughout the canopy. The crew....(Nxt pg)



Provence, Meadow Pointe North, Whinsenton, Parkmonte

(#7 Cont.)...appears to have sheared the plants but left the vine—why?

8. Provence entrance – south side: Grass clippings and dead plant material are in the mulched areas. These need to be raked out, not blown into the beds.

9. Provence entrance – south side: Turf is not being maintained and is approximately 6–8 inches tall, encroaching onto the concrete walkway.

10. Provence entrance – south side: Crews are not line trimming crack weeds.

11. Provence – Crinum lilies: It appears lubbers have eaten the plants down. Are these being treated?

12. Provence: Southside beds are not being detailed. Virginia creeper is overtaking a couple of wax myrtles. (Pic 12a, 12b>)

13. General note: Volunteer trees are growing within azalea shrubs. Crews should be pulling the trees before shearing, not cutting them.

14. Provence – front entrance gates: Bitter melon vine is growing over the junipers. The crew should be hand-pulling these.

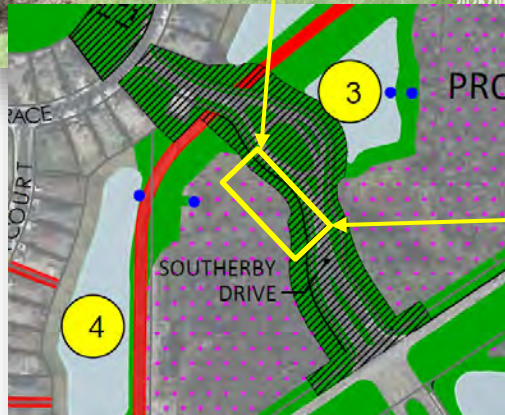
15. Provence entrance near gates: In the median, an oak tree growing out of a silver buttonwood. Remove from base. (Pic 15)



16. Provence – north side: Closer to the blvd., prune sucker growth from the sweetgum trunk. (Pic 16>)

17. Provence – entrance: Next to the keypad box, there is a dead palm. Remove and provide a replacement quote. (Pic 17>)

12a



12b



Provence

18. Provence – Kelmin north side: Crews are not lifting plant material off the vinyl fencing, though edging was completed. We are to maintain the vines and/or shrubs from leaning over the fencing. (Pic 18)



19. Provence – near mailbox: Edging around the poles, are not being maintained properly, and grass clippings are covering the mulch. (Pic 19)



20. Provence – dog park area: The crew did a good job mowing the turf area but did not detail the gravel path near the gate leaving the oak tree volunteers.

21. Provence Park: Large dead branch is hanging and poses a hazard. In these cases, the crew should have the equipment to remove the day of discovering and not leaving it for another day. If it cannot be removed the day of, then the crew should be equipment with caution, to ensure no resident walks near the area. This is to protect the vendor and the CDD. (Pic 21)



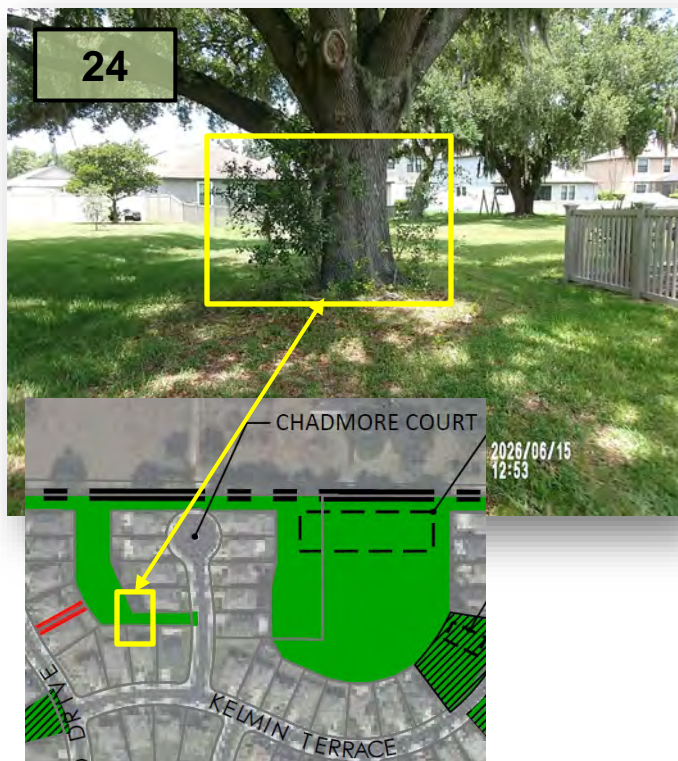
Provence, Meadow Pointe North

22. Provence Park area: Viburnum hedge has not been trimmed in some time. When will it be detailed? As mentioned before, the crew oversees the entire top and what faces the park. (Pic 22)



23. Provence Park: Remove deadwood from fallen branches and from the wax myrtle near the mail kiosk.

24. Provence – Chadmore: Limb up sucker growth from oak trees behind the homes. (Pic 24)



25. Provence (behind homes): Same as #24, the bases of the trees are not being line trimmed. Defined tree rings have been lost, at this point I would be ok with the plant materials around the root flare to be trimmed.

26. Ant mounds: Several active ant mounds are present in common areas. Treat during mowing.

27. Provence – Kelmin & Coachford: Palms in the park have not been limbed up as previously discussed.

28. Provence – Kelmin & Coachford: Ferns have not been removed from the concrete pad despite prior discussions.

29. Provence – pond 2 & 4 areas: Majority of palm trees need pruning. When will this be scheduled? Beds are also heavily weedy.

30. Provence – south exit gate: Crape myrtle branches need to be lifted off the arbor. (Pic 30)



31. Meadow Pointe North – entrance: Weeds in the beds were sprayed instead of removed by hand. When will the dead material be removed?

32. Meadow Pointe North: Turf has been scalped between Ponds 6 and 7.

Meadow Pointe North

33. Meadow Pointe North: Oak tree is growing within viburnum shrub hedge near the entrance. (Pic 33)



(#35 Cont.)...Augustine turf where uneven surface conditions require greater control and caution. Additionally, grass clippings were observed scattered throughout the mulch beds, indicating a lack of attention to detail during maintenance operations. Improved operational practices and reduced equipment speeds are necessary to prevent further damage to plant material and to maintain overall site quality.. (Pic 35)



34. Meadow Pointe North: Irrigation box not line trimmed; remove metal strap from the nearby Washington palm and check the irrigation too. There looks to be 2 driplines but only one has a valve cap that controls the water flow. (Pic 34)



36. Meadow Pointe North – Pond 8: Mowing is incomplete, with missed areas and excessive clippings left behind. Clippings are also being blown into the pond. (Pic 36)



35. Meadow Pointe North (north entrance): An oak tree has sustained a significant injury at the base of the trunk due to impact from mowing equipment. During the inspection, mower speeds were observed to be excessive, increasing the likelihood of careless incidents such as this. There is no justification for operating mowing equipment at such high speeds, particularly in St.,....

Meadow Pointe North

37. Meadow Pointe North: Turf cuts are inconsistent, with uneven heights between sections within the St. Augustine turf.

38. Meadow Pointe North: Edging was completed, but turf is still encroaching onto the asphalt. (Pic 38)



39. Windsor – Gwynhurst Blvd: Around the bend, the preserve line is not being maintained and is encroaching into the common area; cut back grapevine, trumpet creeper, and wax myrtle saplings, and lift growth up and back to maintain. (Pic 36>)

40. Meadow Pointe North – mail kiosk: Turf clippings are present within mulch rings.

41. Meadow Pointe North: Maintained areas are inconsistent and do not meet expected standards. Turf height ranges from 8 inches to over a foot. (Pic 41>)



42. Meadow Pointe North – Ponds 11 & 12: Section between ponds is not being line trimmed to the conservation boundary. (Pic 42)



43. Meadow Pointe North – Pond 11: Wax myrtle previously discussed has still not been limbed up and remains broken along the pond edge. (Pic 43>)

44. Meadow Pointe North: Crews are not trimming under trees along the ponds edge, leaving turf up to 2 feet tall. They are also leaving behind turf debris (when they do trim the area) about 1 foot tall along the pond edge. When this happens, the crew should know to run back over the turf to bring the height back down to 5”- 6” in height maximum. (Pic 44>)



Meadow Pointe North, Whinsenton

45. Meadow Pointe North: Areas behind the townhomes are not being mowed. Clarify maintenance responsibilities between HOA and CDD to the crew that maintains these areas. (Pic 45a, 45b>



46. Meadow Pointe North: Viburnum shrubs in the bullnoses are showing signs of possible anthracnose. Confirm and treat accordingly. (Pic 46)



47. Meadow Pointe North: Grass clippings blown onto the root flare of the oak tree, mail kiosk area. This can cause fungal issues in the trunk, correct current practices. (Pic 47>



48. Whinsenton - entrance: Several dead annuals at the entrance need to be replaced. Visit the area to get a final count to replace.

49. Whinsenton - entrance: Debris reported last month remains on site and must be removed.

50. Whinsenton - entrance: Weeds have been sprayed but not removed. When will dead material be cleared?

Whinsenton, Parkmonte, Clubhouse

51. Whinsenton – entrance: Grape vines are growing through the saw palmetto north of the monument. Remove before spreading.

52. Whinsenton – entrance: The vines surrounding the electrical boxes are not being maintained. These should always be cleared of plant growth for easier access. Pruning debris was also left behind and should be removed. (Pic 52)



53. Whinsenton – Pond 18: Oak tree near the sewer structure needs water sprouts removed. All trees need the bases/root flares to be line-trimmed down and maintained.

54. Parkmonte – entrance: Median beds contain low-growing weeds, treat as needed, and pull anything over 3” in height. Per contract.



55. Parkmonte – entrance: Remove water sprouts from privet shrubs.

56. Parkmonte – Ponds 30 & 31: Turf has not been mowed in weeks and is up to 2 feet tall in areas. (Pic 56a, 56b)



57. Parkmonte – Pond 31: The CDD area is not being maintained along the preserve lines. We are losing about 2-feet of space.

58. Parkmonte: Vines are overtaking areas near the monument and need to be removed from electrical boxes/outlets.

59. Clubhouse – south of pool deck: Limb up plants growing through the gates and trim the grasses along the retaining wall.

Clubhouse

60. Clubhouse – south of pool deck: Limb up plants growing through the gates and trim the grasses along the retaining wall.

61. Clubhouse – east of pool area: Turf clippings are present in the mulch beds around the pool equipment. Ensure discharge shoots are directed away from mulch areas. (Pic 61)



62. Clubhouse: Palms are beginning to flower. Schedule pruning within the next couple of weeks per contract.

63. Clubhouse: Remind the crew to remove the vines from the canopies of the shrubs rather than shearing them down. They will continue to grow.

64. Clubhouse: The hedge around the playground has not been sheared recently. When will this be maintained? A vine is overtaking the top of the Feijoa. – After making another visit to finish the inspection, I did see the shrubs being trimmed down. The crew made a visit after 1pm, prime time for people to be in the pool and playground. Please prioritize the clubhouse detailing work in the mornings. There were several families trying to enjoy the pool and playground but ended up leaving because of the noise and disruption. (Pic 64>)

65. Clubhouse: Plumbago have not yet been pruned as discussed after the board meeting. This is now five days past that commitment. Also, blow the mulch off of the concrete walkway, it is encroaching about 6”– 8”.

66. Clubhouse – volleyball court: This area has still not been addressed. It is part of the contract and must be eradicated immediately. (Pic 66a, 66b>)



67. Clubhouse – sewer structures: None of the sewer structures are being string-trimmed. This is the worst condition observed to date. (Pic 67>)

68. Clubhouse: Areas of turf were missed during mowing. Are the blades sharp? Is the mower being operated too quickly?



Clubhouse, Meadow Pointe Blvd, Pond 37

69. Clubhouse – Pond 27: Dead magnolia tree should be cut down and moved into the conservation area for natural breakdown. Please provide a proposal to flush cut and push back into the preserve. (Pic 69>)



(#73 Cont.)....been mowed and is approximately 1 foot tall. This does not appear to have been touched since the previous vendor was contracted, considering the height of the turf. (Pic 73a, 73b>, 73c>)

70. Chancey & Meadow Pointe Blvd: The beds on the west side are heavily weedy. When will they be detailed?



71. Meadow Pointe Blvd: Duranta shrubs have not been shaped and are overgrown. (Pic 71>)



72. Meadow Pointe Blvd & Chancey: Along the west side of the street, dead branch is resting on top of a Feijoa, this should have been removed.

73. Pond 37: Turf along pond edge has not....

Meadow Pointe Blvd

<73b



<73c



74. Meadow Pointe Blvd: Fakahatchee grasses along the white fence need to be cut back into mounds. Area behind them is heavily overgrown with weeds up to 4 feet, eradicate immediately. (Pic 74a, 74b, 74c)

74a



75



<74b



<74c



75. Meadow Pointe Blvd: Oak tree is contacting a light pole and must be limbed away. Additionally, the tree limbs over the walkway still need to be limbed up. This is going on for 3-months. (Pic 75)



Haven

76. Haven entrance: Irrigation in the median beds is running continuously (observed at 4:12 PM). This was reported last report, what is the status? Algae is forming on the asphalt. (Pic 76a, 76b, 76c)



77. Haven entrance: St. Augustine turf is growing up around the electrical panel, detail maintenance needed. (Pic 77)



78. Haven entrance: Turf is patchy and declining. Is this fungal or irrigation-related? Provide diagnosis and a treatment plan. (Pic 78)



79. Haven entrance: Bermuda turf encroaching into mulched beds on the west side.

80. Haven entrance: Mulch beds contain grass clippings, weeds, and trash; clean thoroughly. This is becoming redundant in the report.

81. Haven entrance (west side): Beggarweed is growing above jasmine and must be removed. This species tends to be very aggressive, act fast. (Pic 81>)

Haven

82. Haven entrance (median inside gates):

Mulch is oversaturated. When will this be corrected? A vine is also spreading across the hollies.

83. Haven entrance (east side): Fence lines are not being string-trimmed, and plant material is not lifted off the fence.

84. Haven entrance (east side): The planting beds are not being detailed. Several areas of opportunity being missed; saw palmetto not limbed up, irrigation boxes are not line-trimmed, trash not being removed, unwanted plant materials not being removed, and not line-trimming under over-hanging plants. (Pic 84a, 84b>, 84c>)



85. Pond 41: Trees on the west side are not being maintained or trimmed, and edges are not defined behind townhomes

86. Haven entrance (west side): Previously reported broken irrigation line still not repaired. Beds are weedy, and turf is growing into juniper beds. (Pic 86a>, 86b>, 86c>)

87. Haven – roundabout: Median beds need to be weeded.

88. Haven – roundabout (north side): Fakahatchee grasses show signs of spider mite damage. Drench and cut back immediately.

89. Haven – roundabout: Debris has been left in the grasses, remove next visit. Also,...(Nxt pg)

Haven

(#89 Cont.)...limb up branches along pedestrian walkways. They are low enough to hit someone in the head that's 5-foot tall. (Pic 89a>, 89b>)



90. Haven – Pond 41: South and west pond edges continue to not be maintained; weeds are approximately 3.5 feet tall. Sewer structures are also not trimmed. (Pic 90a, 90b>, 90c>)



Shellwood Place

91. Shellwood Place – entrance: Flax lilies are collapsed; remove dead material. Check for spider mites and treat if needed.

92. Shellwood Place – north monument:
Remove vine growth spreading across shrubs canopies.

93. Shellwood Place – Juneberry roundabout:
Beds require nutsedge treatment, junipers need deadwood removal, and Fakahatchee grasses need spider mite treatment and to be mounded afterwards. (Pic 93>)

94. Shellwood Place – Pond 44: Corrugated pipes are eroding the pond edges. I noted at least 3 areas the pipe is built into the pond edge slope and now causing erosion. (Pic 94a>, 94b>)



95. Shellwood Place – Pond 44: Pond slope turf is not maintained and exceeds 1 foot in height. This is starting to become redundant along pond areas. I recommend reading the contract fully for directions.

Shellwood Place, Meadow Pointe Blvd

96. Shellwood Place – entrance: The plumbago is hanging over the curb on the exiting side, and the south planting beds still need to be detailed; remove fallen palm frond, cleanup the flax lilies, and remove the low growing weeds within the mulch.

97. Meadow Pointe Blvd (south of Shellwood): Branches remain on site and limbs over walkways are not pruned to 10-foot clearance per contract.

98. Meadow Pointe Blvd: Cogongrass is present within Fakahatchee grass areas, eradicate immediately as these tend to be aggressive. (Pic 98>)

99. Meadow Pointe Blvd (west side): Large sections are inconsistently maintained. Viburnum hedges are overgrown, and areas appear oversaturated possible irrigation or rainwater issue. Either way, please visit the area and investigate the cause for the puddling. (Pic 99a, 99b>)



100. Meadow Pointe Blvd: The saturated area has begun to overflow into the curb line, and grass growth is now present, indicating that this condition has likely persisted for some time. All curb lines must be maintained clean and free of debris at all times to ensure proper water flow and drainage. (Pic 100>)

101. Meadow Pointe Blvd (west side): Within the sump pump area, the turf grass is cut inconsistently. Most likely weed growth growing at different rates. Either way are these turf areas being treated, and....(Nxt pg)



Enclave

(#101 Cont.)....does the crew understand that they are to maintain the entirety of Meadow Pointe Blvd, with the exception of the Country Walk area? (Pic 101)



(#107 Cont.)....Has the team reported this back to there supervisor? Is there any proposals to replace? Provide the wet-check that was provided when the irrigation tech performed in this area. (Pic 107a, 107b>)



102.Enclave entrance: Irrigation observed running at 4:12 PM on north side, confirm schedule and adjust. We would be facing fines if this were to be reported, since we are still under extreme drought III restrictions.

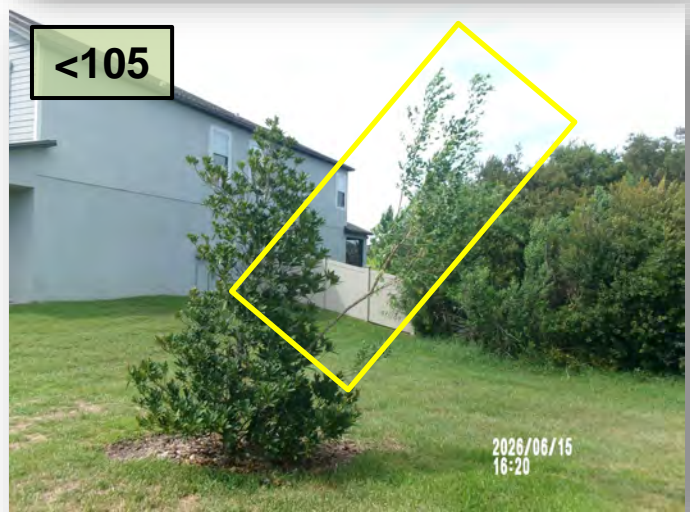
103.Enclave – entrance: Removing the coontie palms from the junipers. The annuals still have nutsedge actively growing in the beds. Also, the trench in front of the annuals appears to be growing algae. When is the irrigation scheduled to irrigate?

104.Enclave – mail kiosk: Juniper beds require thorough weeding.

105.Enclave – Hilliard: Previously reported tree sapling growing through the blueberry tree still not removed. (Pic 105>)

106.Enclave – Hilliard Drive: Irrigation appears broken (reported last month). Provide status. Weeds up to 4 feet tall present. (Pic 106>)

107.Enclave – Hilliard Drive: Turf is declining, possible irrigation or fungal issue. Inspect and provide a report of your findings. It looks like previously laid sod that was not irrigated....



Enclave



111.Enclave – boardwalk beds: Fakahatchee grasses need weeding and reshaping. (Pic 111)



108.Conservation edges: Line trimming between maintained turf and conservation areas is inadequate, resulting in loss of defined boundaries.

109.Enclave – Hilliard Drive (boardwalk area): Turf and edges are not maintained, and preservation edges are being lost.

110.Enclave – boardwalk area: Irrigation leak present and requires repair. (Pic 110)



112.Enclave – boardwalk beds: The turf grass is not being cut or edged. It should be this tall if this area has been mowed every week. Also, remove the dripline that is laying on top of the mulched area near the boardwalk. (Pic 112)



Enclave, Oldwoods Ave, Meridian

113.Enclave – preserve edge: Turf clippings are being dumped, monitor and address source. (Pic 113)



114.Enclave – preserve edge: The preserve area has grown at least 3-feet onto the CDD area. In the past some CDD's have installed conservation signs to help understand where it starts and stops. This will help hold the vendor accountable to maintain the CDD/Preserve areas. (Pic 114)



115.Oldwoods Avenue (south side): Several opportunities were missed to maintain the preserve edge and prevent encroachment into CDD turf. A grapevine is pulling down a wax myrtle, and the crew did not line trim or detail this area.

116.Oldwoods Avenue: Crews are not line trimming weeds along the curbs.

117.Oldwoods Avenue (south side beds): Significant weed growth present.

118.Meridian entrance (10:48 AM): Irrigation was running along the east side turf. After inspection, the area is fully saturated. Please provide irrigation schedule and run times.

119.Meridian entrance: There are two site flags present, please confirm if these indicate irrigation breaks and provide repair status. (Pic 119)



120.Meridian entrance: Trim the dead/old growth from the Schefflera.

121.Meridian entrance: Irrigation break observed on the east side of the ROW. Confirm if this has been repaired when the irrigation tech was on-site Tuesday. (Pic 121>)

122.Meridian entrance: Multiple irrigation breaks throughout the entrance. Turf is....(Nxt pg)

Meridian

(#122 Cont.)...saturated, and standing water is present in beds. Repairs are required immediately. This was reported while onsite. (Pic 122a, 122b)



123.Meridian entrance (east side): The lirioppe bed is completely covered in encroaching grass. (Pic 123)



124.Meridian entrance (inside gates, west side): Turf and spurge/weeds have overgrown and now require hand removal. Possible irrigation break present, with standing water and algae growth. (Pic 124)

125.Meridian entrance (inside gates, east side): Area appears to have a large or multiple irrigation breaks. The turf is fully saturated. This was reported on inspection day, provide a full status update. (Pic 125)



126.Meridian – front entrance turf: Heavy presence of sorrel, creeping beggarweed, nutsedge, and crabgrass. What treatment is being applied?

Meridian

127.Meridian – Boonville: Keep ornamental grasses from encroaching onto the walkway. At the first bend, plant material along the iron rod fence needs to be lifted/cleared on both sides. (Pic 127)



128.Meridian – Boonville (further west): Willow tree is hanging over the walkway (photo for height reference taken), I am about 6-foot tall, and this is eyelevel for me. Limb up to 10-feet. (Pic 128)



129.Meridian – White Willow Drive (pump station): Wax myrtles have been trimmed unevenly; some areas appear unmaintained for several weeks. Limb out the dead branches, wax myrtles can handle a hard prune, and remove the Virginia creeper from the canopy. Also, the mulch bed is covered in grass clippings. (Pic 129a>, 129b>)

130.Meridian – Pond 78: A proposal to remove the fallen willow tree has still not been received. This has been pending for over two months.

131.Meridian – Pond 78: Area is not being mowed weekly. Turf is not cut to the CDD boundary, nor trimmed under plantings, and fallen branches are not being removed from the backside of residences. (Pic 131a>, 131b>)

132.Meridian – Pond 78: The crew cut down the large growth from the corner but then left the debris about 1-foot tall, and grass clippings scattered along the pond edge. This is to never happen but if it does, the crew is to remove the clippings from the pond at once. This is contractual. (Pic 132>)



Meridian

<131a



135.Meridian – Fire Moss Lane (Pond 82): Area is poorly maintained. A section was mowed, but edges were left uncut, and beds were not weeded. This is one of the worst conditions observed (Pic 135a, 135b, 135c)

135a



<131b



135b



<132



135c



133.Meridian – mail kiosk area: Irrigation was running (11:38 am) during the inspection, though the area was already saturated.

134.Meridian – Fire Moss Lane: Remove all plant material hanging through the railing.

Meridian, Windsor

136.Meridian – Fire Moss Lane: I've been observing a recurring maintenance issue in this area. While large sections are being mowed, any obstacles—such as poles, fences, or fallen trees—are being worked around, but the crew is not returning afterward to line-trim those areas. (Pic 136)



142.Windsor – Pond 69: Across the pond, near the iron rod fencing, the crews are not line-trimming the area. Additionally, it does not appear they are mowing on a weekly basis over here either. (Pic 142)



137.Windsor – front entrance: Low-growing weeds between gold mound and blue daze, continue treatment to eradicate.

138.Windsor – front entrance: Behind the monument, crews are not line trimming up to the fence. Leaving areas almost 2-feet tall.

139.Windsor – entrance: Line trim crack weeds. Turf weeds (spurge, sorrel, etc.) are present, what is the treatment plan?

140.Windsor – entrance: Ixoras are slowly recovering. Limb down to basal growth to promote fuller, healthier growth. (Pic 140>)

141.Windsor – entrance gates: Previously reported about these two royal palms in the median area and asked to have staff to diagnosis and treat, and I never heard back. These two palms are dead. At this point they just need to be removed. Also, trim the Ixoras and weed beds; spurge is overtaking the blue daze. (Pic 141>)



Windsor

143.Windsor – exit side (behind fence): Crew is not maintaining turf between the residential homes and the iron rod fence behind the viburnum hedge, nor are they treating the turf. I walked out with creeping beggarweeds weed seeds all over my shoes. (Pic 143)



144.Windsor – inside gates: Dead debris from shrub trimming was left behind and must be raked out, not left on residential lawns. (Pic 144)



145.Windsor – Wenlock Loop (NE side): Crews are not line trimming under shrubs along preserve edges, not trimming curb cracks, and not lifting plant material off the fence.

146.Windsor – pond 62 area: Area is not properly mowed or detailed. (Pic 146>)

147.Windsor – Gwynhurst Blvd (cul-de-sac): Edges are not being maintained between the last residence and the preserve area.

148.Windsor – Gwynhurst Blvd (fence line): Area at the end of the cul-de-sac is not being maintained at all, including outside the fence. Likely untouched since contract start. (Pic 148a, 148b>, 148c>)



149.Windsor – Sandspirit Place (roundabout): Previously reported branch should have been lifted due to vine pulling it down. This has not been completed. (Pic 149>)

150.Windsor – Gwynhurst (across from Pond 68): Mowing appears incomplete, large sections left approximately 3 feet tall. Grapevines are spreading and....(Nxt pg)



Windsor

(#150 Cont.)...must be detailed immediately. Additionally, the resident nearby is throwing their palm fronds in the tall grass, making it difficult for the vendor to properly detail this area. (Pic 150a>, 150b>, 150c>).



151.Windsor – Gwynhurst Blvd: Crew left a 4-foot-wide strip overgrown and is not maintaining turf behind residences near sewer structures. Turf height is approximately 3 feet (Pic 151a>, 151b>).

Windsor

152.Windsor – Pond 67: The structure between Pond 67 sections is not being maintained or detailed. (Pic 152)



Proposals

1. **Haven - roundabout:** Russell, please provide a proposal to flush cut the red maple tree, with the option to either stump grind or leave the remaining stump, backfill the hole with soil (if stump grinded down), mulch to cover the area, and removal off site. (Pic 1)



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

COMMUNITY ASSET MANAGEMENT REPORT



Meadow Pointe IV CDD

June 16, 2026

Thursday, June 25, 2026

Rizzetta & Company

Amiee Brodeur - Community Asset Ma

146 Items Identified



Incomplete Items

Line 62

Created By: Douglas Borgh on Jun 22, 2026

Description:
Schedule for

Item 12A

Created By: Curtis Kinne on Jun 22, 2026

Updated By: Curtis Kinne on Jun 23, 2026

Description:
Virginia creeper removed from overtaking wax Myrtle.

Images (2):



Item 12A



Item #1

Created By: Curtis Kinne on Jun 24, 2026

Description:

The crew is to collect trash every visit. I will make sure this happens starting immediately. I have addressed this and the dead plant material with the crew and this will not be happening.

Item #2

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crew is to blow off all edged curb lines every visit. I discussed this with them and this will also be taken care of every visit.

Item #6

Created By: Curtis Kinne on Jun 24, 2026

Description:

The crew will remove the ones that did not come back and prune out the dead dead material on next service date, July 29th thru July 1st. These will be replaced with the annuals. I am waiting on the enhancement manager to give me a date.

Item #4

Created By: Curtis Kinne on Jun 24, 2026

Description:

Annuals will be replaced within the next 2 weeks. I am waiting on the enhancement manager to give me a date.

Item #7

Created By: Curtis Kinne on Jun 24, 2026

Description:

The crew will remove the vine from the canopy next service dates June 29th thru July 1st.

Item #8

Created By: Curtis Kinne on Jun 24, 2026

Description:

The crew is not to blow clippings in the beds. This will be discussed before the next service and will not be an issue again. Mowers will also have chute blockers on them when used in that area to avoid this.

Item #9

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crew is to maintain all turf areas. I will be making sure they do this. There was no picture so I didn't see exact area specified. But this won't be a problem in the future

Item #5

Created By: Curtis Kinne on Jun 24, 2026

Description:

Robellini Palms will be trimmed next service day June 29th-July 1st

Item #10

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crews will burn out crack weeds with lone trimmers and spray with pre-emergent to prevent immediate growth

Item #11

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crinum Lilies were treated for lubbers in May and will be treated again in July.

Item #13

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crews will pay attention to any trees growing within any kind of shrubs and will pull them immediately upon seeing them

Item #17

Created By: Curtis Kinne on Jun 24, 2026

Description:

Dead palm was removed and am will send quote for replacement. Will try to get this installed with the replacement annuals.

Item #19

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crews will be sure to trim around all poles and other items within the turf area.

Item #20

Created By: Curtis Kinne on Jun 24, 2026

Description:

Spoke to the crew about this. They are hesitant to run the line trimmers in the rocks, as it is a risk to throw rocks with it. I will ask the horticulture manager if there is an application he can provide to curb the growth of these.

Item #22

Created By: Curtis Kinne on Jun 24, 2026

Description:

We have created a crew to assist with this. They will be out by July 1st to take care of this hedge.

Item #23

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crew will remove dead wood from fallen branches and from wax Myrtle within next 2 services. We will likely have the crew from item 21 take care of this initially. Then the maintenance crew will address it from that point forward.

Item 26

Created By: Curtis Kinne on Jun 24, 2026

Description:

Maintenance crew does not carry ant treatment with them. I will address this with horticulture and see what plan we can come up with to address the ants.

Item 27

Created By: Curtis Kinne on Jun 24, 2026

Description:

Palms will be addressed by the assistance crew either by the 1st of July or the following week.

Item 28

Created By: Curtis Kinne on Jun 24, 2026

Description:

Not positive of what this is. Please advise.

Item 29

Created By: Curtis Kinne on Jun 24, 2026

Description:

These palms will also be addressed by assistance crew at same time as other items stated.

Item 30

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed also by assistance crew

Item 31

Created By: Curtis Kinne on Jun 24, 2026

Description:

Weeds were sprayed per contract. Were they taller than contract allows? Not sure of the issue. Happy to remove if required. Please advise.

Item 32

Created By: Curtis Kinne on Jun 24, 2026

Description:

Sometimes rough terrain will make the mower bounce, causing deck to scalp certain areas. I will advise crew to take it easy in these areas to avoid mower bounce.

Item 33

Created By: Curtis Kinne on Jun 24, 2026

Description:

Tree will be removed next service week. June 29th-July 1st

Item 34

Created By: Curtis Kinne on Jun 24, 2026

Description:

Box will be line trimmed next service. Strap will be removed then also. Will advise irrigation team of irrigation issue.

Item 35

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crew has been advised to slow down on mowers to avoid likelihood of careless incidents. Will also operate machines with chute blockers in the bed areas

Item 36

Created By: Curtis Kinne on Jun 24, 2026

Description:

This was addressed same day as inspection happened. Amiee just got there before we did. Sent her video for proof.

Item 37

Created By: Curtis Kinne on Jun 24, 2026

Description:

Mower deck cuts different turf types at different heights. Was this the case here? Mower deck stays same height within the same type turf areas. Not positive what happened. Please advice random will advise crew accordingly.

Item 38

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crew has been advised to make sure to remove all grass edges off asphalt areas after edging.

Item 39

Created By: Curtis Kinne on Jun 24, 2026

Description:

This will be addressed by assistance crew within next 2 weeks. Depending on their availability it may be 3 weeks.

Item 40

Created By: Curtis Kinne on Jun 24, 2026

Description:

Clippings may get into mulch rings to a degree, as it is hard to blow them out without blowing the mulch out. But excessive clippings will be removed on these occasions to the best of our ability without removing mulch also. Will advise crew.

Item 41

Created By: Curtis Kinne on Jun 24, 2026

Description:

Not positive how this happens within the same turf areas, as the deck is always the same height on all 4 corners and deck cannot go higher than 5", and this particular turf is cut at 3". Bit will advise crew to take their time and pay attention to turf height after cut.

Item 42

Created By: Curtis Kinne on Jun 24, 2026

Description:

Advised crew to make sure to do this on all conservation lines and boundaries.

Item 43

Created By: Curtis Kinne on Jun 24, 2026

Description:

As discussed previously, maintenance crew does not carry chain saws on maintenance trucks. Will have assistance crews take care of this when on site.

Item 44

Created By: Curtis Kinne on Jun 24, 2026

Updated By: Curtis Kinne on Jun 24, 2026

Description:

This was addressed same day as inspection. And will continue to be addressed moving forward.

Item 45

Created By: Curtis Kinne on Jun 24, 2026

Description:

Item has been addressed with crew. They now understand the boundaries we are responsible for.

Item 46

Created By: Curtis Kinne on Jun 24, 2026

Description:

Horticulture manager will address during next application.

Item 47

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will correct current practices.

Item 48

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address with enhancement manager to get replacement dates.

Item 49

Created By: Curtis Kinne on Jun 24, 2026

Description:

I was under the impression we agreed that the homeowners were throwing trash and debris over their fence in this area and thought board was going to address this with homeowners. Will remove trash next service in the meantime. Please advise if I am misunderstanding location.

Item 50

Created By: Curtis Kinne on Jun 24, 2026

Description:

Weeds are sprayed per contract. Are we supposed to remove after sprayed? Were they too tall? Please advise.

Item 51

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will have crew remove within next 2 visits.

Item 52

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will advise crew of expectations here and will be addressed during maintenance visits.

Item 53

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address with crew

Item 54

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address with crews to do during maintenance visits

Item 55

Created By: Curtis Kinne on Jun 24, 2026

Description:

Please send pics of this so I can advise crew.

Item 55

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed next service visit June 29th-July 1st, if not already addressed by next board meeting.

Item 57

Created By: Curtis Kinne on Jun 24, 2026

Description:

Not positive what this means. Please advise.

Item 58

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address during next maintenance visit

Item 59

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address during next detailing.

Item 60

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address during next detailing

Item 61

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will tell crew to make sure chutes are directed away from mulch beds. Also will use chute blocker here.

Item 62

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed by assistance crew within the month

Item 63

Created By: Curtis Kinne on Jun 24, 2026

Description:

Noted and will do

Item 64

Created By: Curtis Kinne on Jun 24, 2026

Description:

Hedge has been recently trimmed. Sometime a rogue vine will sprout like that. As it's considerably taller than the rest of the hedge. Will have crew address this and keep an eye on it in between detailings.

Item 65

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address next visit if not addressed before next board meeting

Item 66

Created By: Curtis Kinne on Jun 24, 2026

Updated By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed by assistance crew within the month

Item 67

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed next service visit

Item 68

Created By: Curtis Kinne on Jun 24, 2026

Description:

Not positive what causes this. Will advise crew to take it easy in these areas to achieve correct looking turf.

Item 69

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed by assistance crew within the month

Item 70

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address next service visit

Item 71

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed next service visit if not addressed by next board meeting

Item 72

Created By: Curtis Kinne on Jun 24, 2026

Description:

Please send pic so I can get this addressed within the month.

Item 73

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address next service visit

Item 74

Created By: Curtis Kinne on Jun 24, 2026

Updated By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed by assistance crew within the month. Maintenance crew will trim and spray weeds.

Item 75

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crew does not carry chain saws on maintenance trucks. Will be addressed by assistance crew

Item 76

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will forward this to irrigation crew

Item 77

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will have maintenance crew address this asap

Item 78

Created By: Curtis Kinne on Jun 24, 2026

Description:

Forwarded to horticulture. He will address it next application visit and send plan before then.

Item 79

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will have maintenance crew address this next visit

Item 80

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crew will use chute blockers in these areas to avoid this problem.

Item 81

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed by horticulture next visit

Item 82

Created By: Curtis Kinne on Jun 24, 2026

Description:

Not sure what this means. Please advise

Item 83

Created By: Curtis Kinne on Jun 24, 2026

Description:

Maintenance Crew will address starting next visit

Item 84

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed by maintenance crew and assistance crew

Item 85

Created By: Curtis Kinne on Jun 24, 2026

Description:

Which trees? Maintenance crew will edge beds every visit.

Item 86

Created By: Curtis Kinne on Jun 24, 2026

Description:

Forwarded to irrigation manager. Will advise if his response

Item 87

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed within next 2 visits

Item 88

Created By: Curtis Kinne on Jun 24, 2026

Description:

Forwarded to horticulture. Will advise when he tells me when it will be done.

Item 89

Created By: Curtis Kinne on Jun 24, 2026

Description:

Maintenance crew will grab debris next visit. Assistance crew will address limbing of trees

Item 90

Created By: Curtis Kinne on Jun 24, 2026

Description:

Maintenance crews will address next visit

Item 91

Created By: Curtis Kinne on Jun 24, 2026

Description:

Please send pics so item can be addressed properly

Item 92

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address with month during service visits.

Item 93

Created By: Curtis Kinne on Jun 24, 2026

Description:

Forwarded to horticulture. Will advise when it is addressed

Item 94

Created By: Curtis Kinne on Jun 24, 2026

Description:

Are the corrugated pipes our responsibility? What about this should be addressed by Russell?

Item 95

Created By: Curtis Kinne on Jun 24, 2026

Description:

Noted and will do.

Item 96

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed by maintenance and assistance crews within the month

Item 97

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed by assistance crew within the month

Item 98

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed within the next 3 visits

Items 99 & 100

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crews cannot take mowers on this due to saturation from rainwater. As the mowers will create ruts, as seen in picture. Will advise them to use line trimmers on curb line area.

Item 101

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will advise crew to ensure they know the expected maintenance areas.

Item 102

Created By: Curtis Kinne on Jun 24, 2026

Description:

Forwarded to irrigation manager. He will advise of scheduling.

Item 103

Created By: Curtis Kinne on Jun 24, 2026

Description:

Forwarded to irrigation. They will advise on the issue.

Item 104/105/106

Created By: Curtis Kinne on Jun 24, 2026

Description:

Maintenance crew will address within next 2 visits

Item 107

Created By: Curtis Kinne on Jun 24, 2026

Description:

Forwarded to irrigation. They will advise on the issue.

Item 108

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will need to visit site and conclude what needs to happen here

Item 109

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address with maintenance crews by next visit

Item 110

Created By: Curtis Kinne on Jun 24, 2026

Description:

Forwarded to maintenance team. They will advise

Item 111

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed by maintenance crew and assistance crews within the month

Item 112

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed during regular service visits

Item 113

Created By: Curtis Kinne on Jun 24, 2026

Description:

We do not bag any clippings to be dumped. This looks like homeowner activity.

Item 114

Created By: Curtis Kinne on Jun 24, 2026

Description:

If I understand correctly, the sign is where it is to be maintained to? We are well past the sign. Please advise.

Item 115

Created By: Curtis Kinne on Jun 24, 2026

Description:

Please send pics so this can be addressed correctly.

Item 116

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will have crew address this during maintenance visits moving forward.

Item 117

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will have crews address this during maintenance visits moving forward

Items 118 and 119

Created By: Curtis Kinne on Jun 24, 2026

Description:

Forwarded to irrigation team. They will advise.

Item 120

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed by assistance team within the month

Item 121 and 122

Created By: Curtis Kinne on Jun 24, 2026

Description:

Forwarded to irrigation team. They will advise.

Item 123

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed by maintenance crews next visit

Item 124/125

Created By: Curtis Kinne on Jun 24, 2026

Description:

Forwarded to irrigation team. They will advise

Item 126

Created By: Curtis Kinne on Jun 24, 2026

Description:

Forwarded to horticulture. He will advise.

Item 127

Created By: Curtis Kinne on Jun 24, 2026

Description:

Maintenance crew will address next visit

Item 128

Created By: Curtis Kinne on Jun 24, 2026

Description:

Assistance crew will address within next 2 weeks

Item 129

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed by assistance crew within the month

Item 130

Created By: Curtis Kinne on Jun 24, 2026

Description:

This will be forwarded to Jason, manager of enhancements. They will provide quote within 2 weeks.

Item 131

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will be addressed every visit starting next service visit.

Item 132

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will advise maintenance crews immediately

Item 133

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will forward to irrigation team. They will advise.

Item 134

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address next service visit with maintenance

Item 135

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will advise maintenance crews within to address regularly starting next service visit.

Item 136

Created By: Curtis Kinne on Jun 24, 2026

Description:

I have addressed this with the crew. They will not be continuing this.

Item 137

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will advise and treat next service visit

Item 138

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address beginning next service visit and every visit moving forward

Item 139

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address this every visit moving forward

Item 140

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address within next 2 service visits

Item 141

Created By: Curtis Kinne on Jun 24, 2026

Description:

Palms will be removed by assistance crew within the month.

Item 142

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will address next service visit

Item 143

Created By: Curtis Kinne on Jun 24, 2026

Description:

Maintenance will address fence line starting next service visit, every visit. Will forward info regarding treatment of turf.

Item 144

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will advise crew they are to remove this debris.

Item 145

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crew will address this every visit moving forward

Item 146

Created By: Curtis Kinne on Jun 24, 2026

Description:

Area appears to be behind a house on a pond. Are we to maintain this area?

Item 147 and 148

Created By: Curtis Kinne on Jun 24, 2026

Description:

This has been addressed. I sent pictures to Aimee

Item 149

Created By: Curtis Kinne on Jun 24, 2026

Description:

Will remove limb next service visit

Item 150

Created By: Curtis Kinne on Jun 24, 2026

Description:

Area will be addressed every visit moving forward

Item 151

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crew will address every visit moving forward

Item 152

Created By: Curtis Kinne on Jun 24, 2026

Description:

Crew will address every visit moving forward

Completed Items (Since Last Site Audit)

Item number 21 in Provence

Completed: Jun 23, 2026

Created By: Curtis Kinne on Jun 22, 2026

Updated By: Curtis Kinne on Jun 23, 2026

Description:

Fallen tree limb in park/path area

Images (1):



Item #18

Completed: Jun 23, 2026

Created By: Curtis Kinne on Jun 22, 2026

Updated By: Curtis Kinne on Jun 23, 2026

Description:

Hedges encroaching over fence on Kelmin in Provance

Images (1):



Item #3

Completed: Jun 23, 2026

Created By: Curtis Kinne on Jun 22, 2026

Updated By: Curtis Kinne on Jun 23, 2026

Description:

Hanging willow on Meadow Pointe Blvd

Images (2):



Item #3



Item #15

Completed: Jun 22, 2026

Created By: Curtis Kinne on Jun 22, 2026

Description:

Oak tree growing in the middle of silver buttonwood. Oak tree removed from base.

Images (1):



Item #16

Completed: Jun 22, 2026

Created By: Curtis Kinne on Jun 22, 2026

Description:

Suckers growing from sweet gum. Trimmed off.

Images (1):



It #14

Completed: Jun 22, 2026

Created By: Curtis Kinne on Jun 22, 2026

Description:

Remove bitter melon vine from juniper

Images (1):



Item #24 Chadmore

Completed: Jun 22, 2026

Created By: Curtis Kinne on Jun 22, 2026

Description:

Remove suckers from oak tree

Images (2):



Item #24 Chadmore



Item number 25

Completed: Jun 22, 2026

Created By: Curtis Kinne on Jun 22, 2026

Description:

The rest of the oak suckers behind d houses on Chadmore

Images (3):



Item number 25



Item number 25



Tab 6



MEADOW POINTE IV

COMMUNITY DEVELOPMENT DISTRICT

3902 Meadow Pointe Blvd.
Wesley Chapel, FL 33543



Operations/Maintenance June 2026

SAAS:

Provence:

5/28/26 Callbox screen was blank after a thunderstorm. Diagnosed - the main circuit board needs replacement. Requested Chamberlain warranty the circuit board. Waiting for update from the manufacturer – Chamberlain. (See entry on 6/24 for resolution) Invoice #18159 \$115.00

MP North:

6/1/26 Replaced the call box with the CAPXLV2. The new unit has a hood which will provide greater protection for the screen. Invoice #18166 \$5,665.64



Rizzetta & Company

Parkmonte:

6/10/2026 Call box screen was blank. Powered breakers and the unit worked properly.

Invoice #18234 \$115.00

Windsor:

6/22/2026 Replaced the four swing gate operators with new operators, using 1hp motors. Installed four

Northstar loop detectors. Invoice #18294 \$22,722.00

Provence:

Replaced the failed AWID tag reader, which was ultimately the problem with the gates not working at Provence.

Invoice #(not provided yet) \$3,670.00

Windshield Tag Purchase: 6/21/2026 100 tags each for Meridian, Shellwood, Parkmonte and Haven.

Invoice #(not provided yet) \$3,866.00

CRT Security Cameras Proposals:

Neighborhood Entrance Upgrades – CRT confirmed that in order to upgrade the license tag cameras at the gate entrances, the NVRs must also be upgraded. This impacts the additional cameras at the gates, so they will also need to be upgraded. Estimate #2031928 for approximately \$3,998.00 per neighborhood entrance.

Amenities Cameras 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.

Mr. Electric Repairs:

MP North – Mail Kiosk – Replaced two light fixtures for the parking spaces and two 500-watt flood lights.

Also replaced the inoperable photocell and installed a surge protector for the equipment. Invoice #2602891 \$1,372.59

Clubhouse – Reinstalled two lantern fixtures that fell off the columns. The mounting hardware is rusting due to age and long years in the chlorine air environment. These light fixtures will need to be replaced in the next 6-8 months. Also Replace a GFCI exterior outlet box that was not working properly and set up a GFCI exterior outlet box in preparation for the new outdoor water fountain that will arrive soon. Invoice #2602889 \$758.22

Provence: The tire swing located in the park area is damaged. Options for repair or replacement are being investigated.



Rizzetta & Company

FIELD MAINTENANCE:

Advanced Aquatic: Ponds were inspected and treated 6/2, 6/5, 6/10, 6/12, 6/16, 6/19, 6/28, 6/30

Carlson Construction: Update on the monument and sign progress at Meridian as of 6-30-2026:
Pasco County will provide an inspection before further progress is made.



Deputy Report June 2026 – Deputy Krunal Pandhi:

Summary of Calls for Service:

- Citizen Assist: 7
- Alarm Calls: 1
- Traffic Accidents: 2
- Traffic Stops: 29
- Traffic Citations: 1
- E-Bike Violations: 7
- UTV/ATV: 2
- Parking Violation: 3
- Unverified 911 Calls: 3
- Domestic Disputes: 1
- Directed Patrol: 78
- Roadway Obstruction: 1
- Disabled Vehicle: 3
- Illegal Parking: 7
- Soliciting: 1
- Assist Other Agency: 1
- ATV Violation: 1
- Abandoned Vehicle: 1



Rizzetta & Company

- Civil Matter: 1
- Welfare Check: 1
- On 06/02/2026, I spoke with a construction truck driver after some materials fell off his truck at the intersection of Meadow Pointe Blvd. and SR 56. He moved the materials to the side and arranged for his company to remove them. There was no roadblock.
- I conducted several directed patrols on Driscoll Dr and Fairhill Dr for stop sign enforcement. Violators received verbal warnings and were educated about obeying stop signs.
- I conducted numerous directed patrols around Juneberry Drive in response to a citizen complaint about motorbikes.
- On 06/05/2026, I observed a driver using a cell phone while operating a vehicle on Meadow Pointe Blvd. After conducting a traffic stop, it was revealed that the driver's license was not valid. I issued a citation and had the driver park the vehicle until the issue is resolved.
- On 06/05/2026, I observed a vehicle parked at the intersection of SR 56 and Meadow Pointe. I contacted the registered owner, who stated the car had broken down. I advised her to have her vehicle removed. I remained at the scene until the vehicle was moved.
- On 06/06/2026, I received a call about a solicitor in the Parkmonte subdivision. I located the individual and explained that soliciting is not permitted. I advised that further violations could result in trespass charges.
- On 06/06/2026, I assisted the Tampa Police Department in the Windsor subdivision with their investigation. I interviewed the individual involved and reported my findings to the investigating officer.
- On 06/07/2026, I observed a juvenile riding an e-bike without pedals on the sidewalk at Meadow Pointe and Oldwoods Ave. I stopped the juvenile and spoke with his parents, providing education on e-bike regulations.
- On 06/10/2026, I observed an adult male riding an ATV on a grass area of Meadow Pointe. I stopped him and issued a verbal warning. I explained the ATV rules.
- On 06/11/2026, I responded to a motor vehicle accident at SR 56 and Meadow Pointe. There were no injuries. I assisted both drivers with exchanging information for insurance purposes.
- On 06/19/2026, while patrolling the Meadow Pointe IV clubhouse, I observed two juveniles riding a UTV/ATV. I stopped them and contacted their parents. Both parents and juveniles were educated about UTV/ATV rules, and the juveniles were released to their parents at the scene.
- On 06/21/2026, I responded to a traffic incident on Meadow Pointe Blvd near North Meadow Pointe. A juvenile on a motorbike was struck by a vehicle and sustained minor injuries. Juvenile declined medical aid. I assisted Florida Highway Patrol with conducting the crash investigation.
- On 06/24/2026, I responded to Whinsenton Drive for a welfare check after a report of a female juvenile riding a bicycle. I located her parents and determined she had left home without notifying them. There were no signs of injury or abuse.

Meadow Pointe IV Payment Log

6/1/2026 through 6/27/2026

Date	Purpose	Event Date	Community	Rm Dep	Rm Amt	Card Amt
6/1/2026	1 tag		Meridian			\$12.00



6/5/2026	1 fob		Shellwood			\$25.00
6/6/2026	1 tag		Shellwood			\$12.00
6/6/2026	2 fobs		Whinsenton			\$50.00
6/6/2026	1 tag		Haven			\$12.00
6/7/2026	1 tag, 1 fob		Haven			\$37.00
6/7/2027	1 fob		Parkmonte			\$25.00
6/8/2026	2 keys, 2 fobs		MPN			\$74.00
6/8/2026	2 tags		Shellwood			\$24.00
6/9/2026	2 tags		Parkmonte			\$24.00
6/9/2026	5 tags		Enclave			\$60.00
6/10/2026	1 tag		Provence			\$12.00
6/10/2026	1 fob		Shellwood			\$25.00
6/11/2026	1 tag		Shellwood			\$12.00
6/12/2026	2 fobs		Provence			\$50.00
6/12/2026	1 tag		Enclave			\$12.00
6/13/2026	2 tags		Meridian			\$24.00
6/17/2026	1 tag		Meridian			\$12.00
6/18/2026	1 tag		Windsor			\$12.00
6/18/2026	1 tag		Enclave			\$12.00
6/20/2026	1 tag		Enclave			\$12.00
6/21/2026	Rm Rental & Dep	6/28/26	Windsor	\$200.00	\$50.00	\$250.00
6/24/2026	1 tag		Meridian			\$12.00
6/25/2026	1 fob		Enclave			\$25.00
6/27/2026	2 tags		Provence			\$24.00
			TOTALS	\$200.00	\$50.00	\$849.00

Respectfully submitted,

Lori Stanger,

Manager



Rizzetta & Company

Tab 7



UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 12, 2026, at 05:00 pm
- **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

July 8

2026

M
E
A
D
O
W

P
O
I
N
T
E

I
V

District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>5/31/2026</u>
General Fund Cash & Investment Balance:		\$1,868,129
Reserve Fund Cash & Investment Balance:		\$1,102,676
Debt Service Fund Investment Balance:		<u>\$410,398</u>
Total Cash and Investment Balances:		\$3,381,203
General Fund Expense Variance:	\$139,790	Under Budget



Rizzetta & Company

Meadow Pointe IV Community Development District

**Financial Statements
(Unaudited)**

May 31, 2026

Prepared by: Rizzetta & Company, Inc.

meadowpointe4cdd.org
rizzetta.com

Meadow Pointe IV Community Development District

Balance Sheet

As of 05/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,228,838	(196,960)	2,082	1,033,961	0	0
Investments	639,291	1,299,636	408,316	2,347,242	0	0
Accounts Receivable	34,104	0	8,389	42,493	0	0
Prepaid Expenses	6,505	0	0	6,505	0	0
Refundable Deposits	21,626	0	0	21,626	0	0
Fixed Assets	0	0	0	0	18,376,008	0
Amount Available in Debt Service	0	0	0	0	0	418,787
Amount To Be Provided Debt Service	0	0	0	0	0	4,069,213
Total Assets	1,930,364	1,102,676	418,787	3,451,827	18,376,008	4,488,000
Liabilities						
Accounts Payable	62,124	0	0	62,124	0	0
Accrued Expenses	11,531	0	0	11,531	0	0
Other Current Liabilities	79	0	0	79	0	0
Due To Other	970	0	0	970	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,488,000
Total Liabilities	74,704	0	0	74,704	0	4,488,000
Fund Equity & Other Credits						
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	861,660	162,891	(40,946)	983,605	0	0
Total Fund Equity & Other Credits	1,855,660	1,102,676	418,787	3,377,123	18,376,008	0
Total Liabilities & Fund Equity	1,930,364	1,102,676	418,787	3,451,827	18,376,008	4,488,000

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,624	17,624
Special Assessments				
Tax Roll	1,983,967	1,983,967	1,995,902	11,935
Other Misc. Revenues				
Insurance Proceeds	0	0	50,612	50,612
Key/Access/Transponder Revenue	0	0	1,332	1,332
Miscellaneous Revenue	0	0	795	795
Remotes	0	0	3,085	3,085
Room Rentals	0	0	657	657
Vendor Rebates	0	0	1	1
Total Revenues	1,983,967	1,983,967	2,070,008	86,041
Expenditures				
Legislative				
Supervisor Fees	15,000	10,000	9,400	600
Total Legislative	15,000	10,000	9,400	600
Financial & Administrative				
Accounting Services	23,168	15,445	15,445	0
Administrative Services	6,153	4,102	4,102	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	4,800	0
Bank Fees	650	434	316	118
Disclosure Report	6,000	4,000	4,000	0
District Engineer	50,000	33,333	31,896	1,437
District Management	33,256	22,171	22,171	0
Dues, Licenses & Fees	550	550	455	95
Financial & Revenue Collections	5,304	3,536	3,536	0
Legal Advertising	1,000	667	825	(158)
Miscellaneous Mailings	500	333	0	333
Public Officials Liability Insurance	4,163	4,163	3,922	241
Tax Collector/Property Appraiser Fees	150	150	150	0
Trustees Fees	11,000	11,000	11,827	(827)
Website Hosting, Maintenance, Backup & E	3,000	1,953	1,649	304
Total Financial & Administrative	156,998	113,941	110,398	3,543
Legal Counsel				
District Counsel	25,000	16,667	14,511	2,156
Total Legal Counsel	25,000	16,667	14,511	2,156
Law Enforcement				
Off Duty Deputy	156,771	104,514	103,731	783
Total Law Enforcement	156,771	104,514	103,731	783
Electric Utility Services				
Utility - Recreation Facilities	15,000	10,000	9,964	35

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	87,150	58,100	57,364	737
Utility Services	6,000	4,000	6,685	(2,686)
Total Electric Utility Services	108,150	72,100	74,013	(1,914)
Garbage/Solid Waste Control Services				
Garbage - Dumpster	14,310	9,540	13,338	(3,797)
Garbage - Recreation Facility	1,050	700	885	(185)
Garbage - Residential	177,153	118,102	116,890	1,212
Solid Waste Assessment	1,600	1,066	1,674	(608)
Total Garbage/Solid Waste Control Services	194,113	129,408	132,787	(3,378)
Water-Sewer Combination Services				
Utility - Reclaimed	3,500	2,334	347	1,986
Utility Services	12,000	8,000	5,995	2,005
Total Water-Sewer Combination Services	15,500	10,334	6,342	3,991
Stormwater Control				
Aquatic Maintenance	60,375	40,250	40,031	219
Aquatic Plant Replacement	15,000	10,000	0	10,000
Mitigation Area Monitoring & Maintenance	5,000	3,333	0	3,334
Stormwater Assessments	2,444	1,629	5,092	(3,463)
Stormwater System Maintenance	10,000	6,667	12,900	(6,233)
Total Stormwater Control	92,819	61,879	58,023	3,857
Other Physical Environment				
Conservation Cutbacks	10,000	6,667	9,800	(3,133)
Entry & Walls Maintenance & Repair	22,000	14,666	19,267	(4,601)
General Liability Insurance	5,419	5,419	4,634	785
Holiday Decorations @ Clubhouse	2,700	2,700	2,500	200
Holiday Lights @ Entrance	22,500	16,000	21,500	(5,500)
Irrigation Maintenance & Repair	21,600	14,400	15,378	(978)
Landscape - Annuals/Flowers	17,580	11,720	8,366	3,355
Landscape - Fertilizer	16,500	11,000	5,825	5,175
Landscape - Mulch	55,000	36,667	46,225	(9,559)
Landscape - Pest Control	3,000	2,000	398	1,602
Landscape Inspection Services	12,900	8,600	8,600	0
Landscape Maintenance	409,586	273,057	203,394	69,664
Landscape Replacement Plants, Shrubs, Tr	50,000	33,334	20,278	13,055
Lift Station Maintenance	5,000	3,333	806	2,527
Playground Mulch	9,000	6,000	0	6,000
Property Insurance	37,531	37,531	34,835	2,696
Rust Prevention	10,000	6,667	5,136	1,531
Tree Trimming Services	10,000	6,666	5,037	1,629
Well Maintenance	4,000	2,667	522	2,145
Total Other Physical Environment	724,316	499,094	412,501	86,593
Road & Street Facilities				
Gate Maintenance & Repair	54,800	36,533	45,336	(8,802)
Gate Phone	20,000	13,334	13,189	144
Gate Service Contract	8,000	5,333	3,640	1,694

See Notes to Unaudited Financial Statements

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Roadway Repair & Maintenance	10,000	6,667	0	6,666
Security Camera Maintenance	2,500	1,667	1,500	167
Sidewalk Maintenance & Repair	15,000	10,000	0	10,000
Street Sign Repair & Replacement	1,000	666	3,345	(2,679)
Total Road & Street Facilities	111,300	74,200	67,010	7,190
Parks & Recreation				
Athletic Court/Field/Playground Main- tena	2,500	1,667	1,090	577
Clubhouse Maintenance & Repair	30,000	20,000	1,574	18,426
Dog Park Maintenance	3,500	2,333	5,825	(3,492)
Employee - Amenity Staff	200,000	133,334	132,158	1,175
Employee - Incentives and Bonuses	500	333	0	334
Facility Supplies	8,000	5,334	3,356	1,977
Fitness Equipment Maintenance & Re- pair	2,300	1,533	365	1,168
Landscape Maintenance	5,000	3,333	0	3,334
Management Contract	24,720	16,480	16,480	0
Pest Control & Termite Bond	720	480	555	(75)
Pest Control - Top Choice Treatment	5,000	3,334	0	3,333
Playground Repairs	2,500	1,666	290	1,377
Pool Maintenance	1,300	867	5,208	(4,341)
Pool Service Contract	41,500	27,667	25,600	2,067
Security Camera Clubhouse	760	506	794	(287)
Telephone, Internet, Cable	6,700	4,467	2,643	1,823
Tennis/Athletic Court/Park Maintenance	2,000	1,333	862	471
Wildlife Management Services	14,500	9,667	0	9,667
Total Parks & Recreation	351,500	234,334	196,800	37,534
Special Events				
Special Events	7,500	5,000	4,237	763
Total Special Events	7,500	5,000	4,237	763
Contingency				
Miscellaneous Contingency	25,000	16,667	18,595	(1,928)
Total Contingency	25,000	16,667	18,595	(1,928)
Total Expenditures	1,983,967	1,348,138	1,208,348	139,790
Total Excess of Revenues Over(Under) Ex- penditures	0	635,829	861,660	225,831
Fund Balance, Beginning of Period	0	0	994,000	994,000
Total Fund Balance, End of Period	0	635,829	1,855,660	1,219,831

Meadow Pointe IV Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	30,094	30,094
Special Assessments				
Tax Roll	329,758	329,758	329,757	(1)
Total Revenues	<u>329,758</u>	<u>329,758</u>	<u>359,851</u>	<u>30,093</u>
Expenditures				
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>
Total Expenditures	<u>329,758</u>	<u>329,758</u>	<u>196,960</u>	<u>132,798</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>162,891</u>	<u>162,891</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>939,785</u>	<u>939,785</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,102,676</u>	<u>1,102,676</u>

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

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,890	5,890
Special Assessments				
Tax Roll	177,209	177,209	178,123	915
Total Revenues	<u>177,209</u>	<u>177,209</u>	<u>184,013</u>	<u>6,805</u>
Expenditures				
Debt Service				
Interest	57,209	57,209	53,320	3,888
Principal	120,000	120,000	170,000	(50,000)
Total Debt Service	<u>177,209</u>	<u>177,209</u>	<u>223,320</u>	<u>(46,112)</u>
Total Expenditures	<u>177,209</u>	<u>177,209</u>	<u>223,320</u>	<u>(46,112)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>(39,307)</u>	<u>(39,307)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>162,543</u>	<u>162,543</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>123,236</u>	<u>123,236</u>

845 Debt Service Fund S2012/S2014/S2022
Meadow Pointe IV Community Development District
 Statement of Revenues and Expenditures
 As of 05/31/2026
 (In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,020	11,020
Special Assessments				
Tax Roll	391,924	391,924	393,946	2,022
Total Revenues	<u>391,924</u>	<u>391,924</u>	<u>404,966</u>	<u>13,042</u>
Expenditures				
Debt Service				
Interest	136,924	136,924	126,606	10,318
Principal	255,000	255,000	280,000	(25,000)
Total Debt Service	<u>391,924</u>	<u>391,924</u>	<u>406,606</u>	<u>(14,682)</u>
Total Expenditures	<u>391,924</u>	<u>391,924</u>	<u>406,606</u>	<u>(14,682)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>(1,640)</u>	<u>(1,640)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>297,191</u>	<u>297,191</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>295,551</u>	<u>295,551</u>

Meadow Pointe IV CDD
Investment Summary
May 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2026</u>
FLCLASS Operating	Average Monthly Yield - 3.7009%	\$ 639,291
Total General Fund Investments		\$ 639,291
FLCLASS Asset Replacement	Average Monthly Yield - 3.7009%	\$ 415,614
FLCLASS Road Reserve	Average Monthly Yield - 3.7009%	884,022
Total Reserve Fund Investments		\$ 1,299,636
US Bank Series 2014 Revenue A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	\$ 102,567
US Bank Series 2014 Reserve A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	101,205
US Bank Series 2014 Interest A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	2,488
US Bank Series 2014 Prepayment A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	364
US Bank Series 2015 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	33,000
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	215
US Bank Series 2022 A-1 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	33,351
US Bank Series 2022 A-2 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	48,366
Total Debt Service Fund Investments		\$ 408,316

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 05/01/2026 to 05/31/2026**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
845, 2720						
845-001	845 General Fund	Pasco County Tax Collector	AR00002918	12110	10/01/2025	34,103.45
Sum for 845, 2720						34,103.45
845, 2722						
845-200	845 Debt Service Fund S2004 & S2015	Pasco County Tax Collector	AR00002918	12110	10/01/2025	2,611.98
Sum for 845, 2722						2,611.98
845, 2725						
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	1,630.68
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	2,587.40
845-203	845 Debt Service Fund S2012/S2014/S2022	Pasco County Tax Collector	AR00002918	12110	10/01/2025	1,558.69
Sum for 845, 2725						5,776.77
Sum for 845						42,492.20
Sum Total						42,492.20

See Notes to Unaudited Financial Statements

**Meadow Pointe IV Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845, 2720					
845 General Fund	05/01/2026	Frontier Communica- tions of FL	81399447261013215- 051326	Gate Phones 05/26	59.99
845 General Fund	05/01/2026	Frontier Communica- tions of FL	81399447310806215- 050626	Gate Phones 05/26	59.99
845 General Fund	05/01/2026	HomeTeam Pest De- fense, Inc.	119657899	Pest Control 05/26	111.30
845 General Fund	05/01/2026	Mechelle Jarvis	MJ052626-845	Board of Supervisors Meeting 05/26/26	200.00
845 General Fund	05/01/2026	Outdoor Furniture Connection	501261	Miscellaneous Ex- pense 05/26	2,300.00
845 General Fund	02/01/2026	Pasco County Utilities	23817061	Water Services 01/26	7.07
845 General Fund	05/01/2026	Pasco County Utilities	24687940	Water Services 05/26	15.15
845 General Fund	05/01/2026	Pasco County Utilities	24518556	Water Services 04/26	1.01
845 General Fund	05/01/2026	Pasco County Utilities	24518555	Water Services 04/26	15.15
845 General Fund	05/01/2026	Pasco County Utilities	24517588	Water Services 04/26	691.76
845 General Fund	05/01/2026	Pasco County Utilities	24517813	Water Services 04/26	126.25
845 General Fund	05/01/2026	Pasco County Utilities	24517814	Water Services 04/26	60.60
845 General Fund	05/01/2026	Pasco County Utilities	24517815	Water Services 04/26	38.38
845 General Fund	05/01/2026	Pasco Sheriffs Office	AR-MAY26 MPIV	Deputy Services 05/26	12,966.33
845 General Fund	05/01/2026	Rizzetta & Company, Inc.	RET0000001890	Bond Amortization Schedules 05/26	(1,200.00)
845 General Fund	05/01/2026	Rizzetta & Company, Inc.	INV0000109721	Personnel Reimburse- ment 05/26	7,867.40
845 General Fund	05/01/2026	Russell Landscape Florida LLC	2063111	Landscape - Annuals 05/26	3,295.50
845 General Fund	05/01/2026	Russell Landscape Florida LLC	2063112	Landscape Replace- ment 05/26	19,368.25
845 General Fund	05/01/2026	Rust Off, LLC.	52379	Rust Control 04/26	220.00
845 General Fund	05/01/2026	Rust Off, LLC.	51683	Rust Control 02/26	220.00
845 General Fund	05/01/2026	Rust Off, LLC.	52769	Rust Control 05/26	220.00
845 General Fund	05/01/2026	Rust Off, LLC.	52023	Rust Control 03/26	220.00
845 General Fund	05/01/2026	Scott W Page	SP052626-845	Board of Supervisors Meeting 05/26/26	200.00
845 General Fund	05/01/2026	Southern Automated Access Services, LLC	18161	Gate Maintenance & Repair 05/26	115.00
845 General Fund	05/01/2026	Southern Automated Access Services, LLC	18160	Gate Phones 05/26	985.00
845 General Fund	05/01/2026	Southern Automated Access Services, LLC	18159	Gate Maintenance & Repair 05/26	115.00
845 General Fund	05/01/2026	Stantec Consulting Services, Inc.	2557655	Engineering Services 03/26	890.15
845 General Fund	05/01/2026	Susan A. Fischer	SF052626-845	Board of Supervisors Meeting 05/26/26	200.00
845 General Fund	05/01/2026	TECO	221006228235-05202 6	Electric Services 05/26	1,602.63
845 General Fund	05/01/2026	U.S. Bank	8195324	Trustee Fees S2022A-1 05/01/26-04/30/27	1,683.60
845 General Fund	05/01/2026	U.S. Bank	8197500	Trustee Fees S2022A-2 05/01/26-04/30/27	1,728.49
845 General Fund	05/01/2026	U.S. Bank	8197500	Trustee Fees S2022A-2 05/01/26-04/30/27	1,234.64
845 General Fund	05/01/2026	U.S. Bank	8197047	Trustee Fees S2015 05/01/26-04/30/27	2,419.89
845 General Fund	05/01/2026	U.S. Bank	8197047	Trustee Fees S2015 05/01/26-04/30/27	1,728.49
845 General Fund	05/01/2026	U.S. Bank	8195324	Trustee Fees S2022A-1 05/01/26-04/30/27	2,357.03
Sum for 845, 2720					62,124.05
Sum for 845					62,124.05
Sum Total					62,124.05

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/2026.
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 \$5,350.15 was received in June 2026.
6. Debt Service Fund 200 - Payment for Invoice #AR00002918 in the amount of \$409.77 was received in June 2026.
7. Debt Service Fund 203 - Payment for Invoice #AR00002918 in the amount of \$906.26 was received in June 2026.

Tab 8

OUTSTANDING ITEMS LOG *(as of 06/10/2026)*

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Target Date	Status (RYG)	Progress Notes	Close Date
1	Irrigation Inspection - Repairs	04/08/26	High	Doug - Russell	April	Y	Need confirmation all approved repairs were completed. Board approved Russell proposal for irrigation repairs	
2	Tree Clean Up	04/08/26	Medium	Doug - Russell		O	On hold until Russell demonstrates improved performance or is replaced with new Vendor.	
3	Landscaping Enhancements	04/28/26	Medium	Doug - Russell		O	On hold until Russell improves performance or is replaced with new Vendor.	
4	Tennis Court Landscape Refresh	04/28/26	Medium	Doug - Russell		O	On hold until Russell improves performance or is replaced with new Vendor.	
5	90 Day Transition Plan Read Outs	03/12/26	High	Doug - Russell	4/8, 5/13, 6/10	R	There have been no transition readouts/reports. Per proposal, typed results of inspections were to be provided along with pictures of improvements. 90 day report was to include a property grade assessment. Likewise, there have been no responses to Amiee's monthly inspection reports as of June meeting.	
6	Conservation Cutback Rotation	05/13/26	Medium	Doug / Amiee	July	O	On hold until Russell improves performance or is replaced with new Vendor.	
7	Mowing Between Duke Elec Poles (included in mowing map)	04/08/26	Medium	Amiee	July	O	On hold until Russell improves performance or is replaced with new Vendor.	
8	Pond 61 -Landscape enhancements	04/08/26	Medium	Amiee	July	O	On hold until Russell improves performance or is replaced with new Vendor.	
9	Area between MP3 & 4 Mowing	04/08/26	High	Darryl	July	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	Solar Light ROI/Payback Analysis	05/13/26	Medium	Darryl	July	G	6/10 - Darryl to confirm current number of poles, price per pole we are paying, whether there is a fee for removing the existing poles and identify any previous investments we may have made for the current poles/infrastructure.	
11	Repair ADA Mats	04/08/26	High	Greg	July	G	6/10 - Analysis in progress. Likely to exceed \$18K.	
12	Pond 64 Maintenance	2024	High	Greg	TBD	G	6/10 - Greg to confirm receipt of letter from County to close out this item.	
13	Sidewalk Plan	04/08/26	Critical	Greg	July	G	6/10 - Greg to provide plan for next phase of sidewalk repair Critical for reserve planning.	
14	Pond Erosion Repair - Phase II	03/12/26	Critical	Greg	July	G	5/26 - 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.	
15	Pond 81	03/12/26	Medium	Greg	July	G	6/10 - Greg will check with team on outcome of their review.	
16	Reserve Planning	04/28/26	High	Board	August	G	6/10 - MJ will provide a strawman analysis to use for discussion and planning.	
17	Meridian Sign Restoration	07/09/25	Critical	Lori Stanger	July	G	6/10 - Work has started.	
18	Replace Pool Drinking Fountain	03/12/26	Low	Lori Stanger	July	G	4/7 - Need to find a unit that will work with the plumbing	
19	Tennis Court Cameras	03/12/26	Low	Lori Stanger	July	G	5/13 - In progress	

Status Definitions:

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

ITEMS CLOSED - CURRENT

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Status (RYG)	Closing Comments	Close Date
1	Pressure Washing	05/14/25	Medium	Lori Stanger	Done	Completed	11/12/25
2	Palm Fertilization - Provence	12/11/24	Medium	Jorge Ledesma	Done	Completed - ongoing maintenance to be included in new landscaping contract (including mulch round trees)	11/12/25
3	Tree Clean Up @ Amenity Ctr	10/08/25	Medium	Jorge Ledesma	Done	Completed	11/12/25
4	Pond 74 Muck Clean Up	10/08/25	Medium	Advanced Aquatic	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
5	Ponds 61,62, 64	11/12/25	Medium	Advanced Aquatic	Done	12/10 Doug reported no structural issues and ponds working as designed.	12/10/25
6	HOA Turnover Inspection	06/11/25	High	Greg Woodcock Aimee Brodeen	Done	12/10 - No further action required. Identified deficiencies addressed.	12/10/25
7	Community Mulching	10/08/25	Medium	Jorge Ledesma	Done	Completed	12/10/25
8	Holiday Decorations	05/14/25	High	Lori Stanger	Done	Board expressed dissatisfaction in delay of installation & made it clear that next year cannot be a report of this year.	12/10/25
9	Gates not opening via Yelps	08/13/25	High	Lori Stanger	Done	Testing with Sheriff and Vendor to be conducted monthly	12/10/25
10	Dog Waste Stations	11/12/25	Medium	Lori Stanger	Done	12/10 - Contract awarded to Brian Svoboda	12/10/26
11	Irrigation Damage - Fairhill	12/10/25	Medium	Greg Woodcock Jorge Ledesma	Done	1/14 - Scott confirmed no additional work by CDD was necessary.	01/14/26
12	Golf Cart Notification	11/12/25	Medium	Lori Stanger	Done	Notification sent via newsletter	01/04/26
13	Post Card Mailing	12/10/25	Medium	Lori Stanger	Done	BoS made decision to not pursue. Lori to send veriage to Michael and he will post to MP4 FB.	01/14/26
14	Landscape RFP	06/11/25	Critical	Amiee Brodeen	Done	Russell awarded contract.	02/11/26
15	Stormwater Assessment Charge	01/14/26	High	Darryl Adams	Done	3/12 - \$12,900 was misclassified and will be re-coded to Stormwater System Maintenance (53800-4659)	01/16/26
16	Confirm Ownership of Pond 41	01/14/26	Low	Greg Woodcock	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
17	Mill & Resurface Plan	09/10/25	High	Greg Woodcock	Done	3/12 - Greg provided BoS with information needed for budget planning.	03/12/26
18	Trail Camera	12/10/25	Medium	Lori Stanger	Done	3/12 - Closed for now. Will wait to see whether issues continue after installing a No Trespass Sign.	03/12/26
19	Additional Siren Sensors	01/14/26	High	Lori Stanger	Done	3/12 - Add'l sensors installed. Monthly inspections with the deputy will continue.	03/12/26
20	Pond Erosion Repair	09/10/25	High	Greg Woodcock	Done	3/12 - Repairs on ponds rated as level 1 completed.	03/12/26
21	MP North Wells	11/12/25	High	Lori Stanger	Done	3/12 - Completed	04/08/26

22	Additional Dog Waste Stations	12/10/25	Medium	Lori Stanger	Done	3/12 - One each in Shellwood, Parkmont and Whinsenton and clubhouse.	04/08/26
23	Duke Energy Project - Part 2	01/18/25	High	Doug - Russell	Done	4/8 - Board approved Russell proposal	05/20/26
24	Plan for Add'l Aquatic Plants	05/13/26	Medium	Aquatics - Doug	Done	6/10 - 3,000 aquatic plantings to be installed at pond 58.	06/10/26
25	Review Milling & Resurfacing Plan	04/28/26	Critical	Greg	Done	5/26 - Matrix completed and provided to BoS for planning.	05/26/26
26	Noise Level Notification	12/10/25	Medium	Lori Stanger	Done	6/10 - remove for now as noise levels have tapered off.	06/10/26

ITEMS CLOSED - PRIOR

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Status (RYG)	Closing Comments	Close Date
1	Street Sign Repair	10/09/24	Critical	Greg Woodcock	Done	Hurrican Milton clean up	06/11/25
2	Pond 50 Control Structure		Critical	Greg Woodcock	Done	Greg reviewed, control structure is good	06/11/25
3	Sidewalk Project - Phase 1	01/08/25	Critical	Greg Woodcock	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	Done	Phase 2 will be considered for 25-26 fiscal yr	06/11/25
5	Key Fob Project	03/12/25	Low	Clubhouse Mgr	Done	Lori reports positive feedback from residents	09/10/25

Tab 9



Quarterly Compliance Audit Report

Meadow Pointe IV

Date: June 2026 - 2nd 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	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map 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**

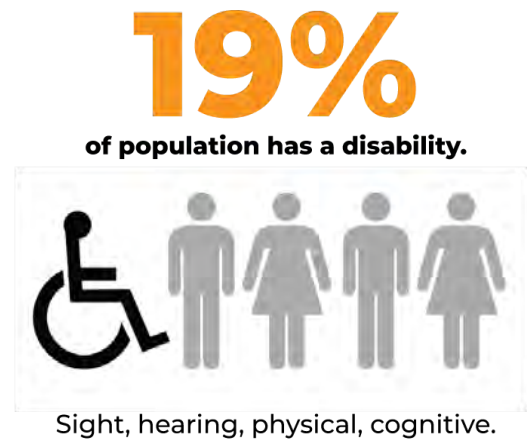
Compliance Criteria

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

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, May 13, 2026, at 5:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

Present and constituting a quorum:

Susan Fischer	Board Supervisor, Vice Chairman
Scott Page	Board Supervisor, Assistant Secretary
Michael Scanlon	Board Supervisor, Assistant Secretary
Mechelle Jarvis	Board Supervisor, Assistant Secretary

Also, present were:

Daryl Adams	District Manager, Rizzetta & Company
Amiee Brodeen	Field Services, Rizzetta & Company
Lori Stanger	Clubhouse Manager, Rizzetta & Company
Vivek Babbar	District Counsel, Straley & Robin (via telephone)
Doug Agnew	Senior Environmental Consultant, Advance Aquatics
Jason Jaszczak	Advance Aquatics
Doug Borgh	Account Manager, Russell Landscape Group
Curtis Kinne	Production Manager, Russell Landscape Group
Deputy Pandhi	Pasco Sheeriff's Office

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

AUDIENCE COMMENTS - Items not on Agenda

There were no audience comments put forth at this time.

50
51 **FOURTH ORDER OF BUSINESS** **Discussion of FY 2026-2027 Budget**

52
53 The Board discussed the FY 2026-2027 budget.

54
55 **FIFTH ORDER OF BUSINESS** **Ratification of Residential Waste and**
56 **Recycling Pick Up Services Agreement**

On a motion from Mr. Scanlon, seconded by Ms. Fischer, with four in favor, the Board of Supervisors ratified the Residential Waste and Recycling Pick Up Services Agreement, for the Meadow Pointe IV Community Development District.

57
58 **SIXTH ORDER OF BUSINESS** **STAFF REPORTS**

59
60 **A. Deputy/Captain**

61 The Deputy introduced himself to the Board as the new deputy.
62 The Board discussed its expectations for the deputy's role within the community.
63 The Board also discussed the amenity violations.

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors approved banning the two residents' children from using the District amenities through May 31, 2028, suspending their amenity privileges for a period of two years. The Board also approved banning the other residents from the District amenities, for the Meadow Pointe IV Community Development District.

64
65
66 **B. District Engineer**

67 **1. Presentation of Flume Installation Report**

68 Mr. Woodcock provided feedback on the Flume Project.

69
70 **C. Aquatic Maintenance Report**

71 Mr. Agnew reviewed his report and informed the Board that he will be leaving Advance
72 Aquatics effective July 1. He advised that Jason Jaszczak will assume the lead role for the
73 District's aquatic maintenance services.

74
75 **D. Landscape Inspection Services Report**

76 Ms. Brodeen reviewed her report.

77
78 **E. Russell Landscaping**

79 **1. Russell Landscaping's Response to the Landscape Inspection Report**

80 Mr. Borgh introduced Curtis Kinne as the new Account Manager. Supervisor Jarvis
81 expressed concerns regarding the condition of the community and provided feedback on
82 areas requiring improvement. Mr. Borgh and Mr. Kinne acknowledged the concerns and
83 presented a plan to address the issues and improve the overall appearance and
84 maintenance of the community.

85 **F. Amenity Management Report**

86 Ms. Stanger presented her report.

87 The Board discussed the use of the clubhouse for conducting business. Mr. Babbar stated
88 that he will draft a policy addressing the use of the clubhouse for business-related activities
89 and present it to the Board for review at a future meeting.

90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110

111
112
113
114
115

116
117
118
119

120
121
122
123
124
125
126

G. District Counsel

Mr. Babbar provided an update regarding the resident sign.

H. District Manager

1. Review of District Manager Report & Monthly Financial Statement

Mr. Adams presented the District Manager Report, Raid Log, and Monthly Financial Statement. He reminded the Board that the next meeting will be held on June 10, 2026, at 5:00 p.m.

2. Review of the Outstanding Action Item List

The Board reviewed the item list and requested that solar lighting be added to the list.

3. Presentation of Registered Voter Count

The registered voter count is 1,671.

4. Presentation of 1st Quarterly Website Audit

The Board reviewed the website audit.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on April 08, 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 April 08, 2026, as amended, for the Meadow Pointe IV Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Budget Workshop held on April 28, 2026

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors approved the Minutes of the Budget Workshop held on April 28, 2026, as amended, for the Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March 2026

On a motion from Mr. Scanlon, seconded by Mr. Page, with four in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March 2026 (\$146,873.26), for the Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS

Supervisors Forum

Supervisor Page inquired about the security camera and requested that the CRT proposal be included on the next meeting agenda.

ELEVENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion from Ms. Fischer, seconded by Mr. Scanlon, with four in favor, the Board of Supervisors adjourned the meeting at 7:37 p.m. for the Meadow Pointe IV Community Development District.

127
128
129
130
131
132
133

Assistant Secretary

Chair/Vice Chair

DRAFT

Tab 11

50 The meeting adjourned at 12:05 p.m.

51

52

53

54

55

56

57

Assistant Secretary

Chair/Vice Chair

DRAFT

Tab 12

MINUTES OF MEETING

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

**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Meadow Pointe IV Community Development District was held on **Wednesday June 10, 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	Board Supervisor, Assistant Secretary
Susan Fischer	Board Supervisor, Vice Chairman
Scott Page	Board Supervisor, Assistant Secretary
Michael Scanlon	Board Supervisor, Assistant Secretary

Also, present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Megan McNeil	Board Supervisor, Chairman (via telephone)
Lori Stanger	Clubhouse Manager
Amiee Brodeen	Field Services, Rizzetta & Company
Scarlett Spongberg	Amenity Service Coordinator
Greg Woodcock	District Engineer, Stantec (via telephone)
Doug Agnew	Advance Aquatics
Jason Jaszczak	Advance Aquatics
Curtis Kinne	Production Manager, Russell Landscape Group
Deputy Pandhi	Pasco Sheriff's Office
Will Bulter	American Illuminations Representative
Conner Lloyd	Street Leaf Representative
Robert Saliva	SAAS Representative

Audience	Present
----------	---------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

50 **THIRD ORDER OF BUSINESS** **AUDIENCE COMMENTS - Items not on**
51 **Agenda**

52
53 There were no audience comments put forth at this time.

54
55 **FOURTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2026-2027**
56 **Proposed Budget**

57
58 The Board reviewed and discussed the Fiscal Year 2026–2027 Proposed Budget. The
59 Board requested Russell Landscape to prepare and present a conservation cutback
60 proposal at the next meeting.

61
62 **1. Consideration of Resolution 2026-02; Approving Fiscal Year**
63 **2026/2027 Proposed Budget and Setting Public Hearing**

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with four in favor and one opposed (Mr. Scanlon), the Board of Supervisors approved Resolution 2026-02, approving the Fiscal Year 2026/2027 Proposed Budget and setting the public hearing. The public hearing was scheduled for August 12, 2026, at 5:00 p.m. for the Meadow Pointe IV Community Development District.

64
65 **FIFTH ORDER OF BUSINESS** **Discussion of Solar Power**

66
67 The Board discussed the implementation of solar power for the community.

68
69 **SIXTH ORDER OF BUSINESS** **Consideration of Gate Security Camera**
70 **Upgrade Proposal**

71
72 The Board requested Mr. Stanger to request only the license plate reader.

73
74 **SEVENTH ORDER OF BUSINESS** **Consideration of SAAS Swing Gate**
75 **Operators Repair Proposal**

On a motion from Mr. Scanlon, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the SAAS Swing Gate Operators Repair Proposal, in the amount of \$22,722.00, for the Meadow Pointe IV Community Development District.

76
77
78 **EIGHTH ORDER OF BUSINESS** **Consideration of Instructors on District**
79 **Property Policy**

80
81 **1. Consideration of License Agreement for Instructors Using District Property for**
82 **Lessons**

83 The Board discussed the policy and made changes.

On a motion from Mr. Page, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the License Agreement for Instructors Using District Property for Lessons, as drafted by District Counsel, including the changes made by the Board., for the Meadow Pointe IV Community Development District.

86 **NINTH ORDER OF BUSINESS** **Ratification of the Landscape**
87 **Maintenance Services Agreement with**
88 **Russell Landscape Florida**
89

On a motion from Mr. Scanlon, seconded by Mr. Page, with four in favor and one Opposed (Mr. Page) the Board of Supervisors ratified the Landscape Maintenance Services Agreement with Russell Landscape Florida, for the Meadow Pointe IV Community Development District.

90
91 **TENTH ORDER OF BUSINESS** **STAFF REPORTS**

92 **A. Deputy/Captain**

93 The Deputy provided an update and informed the Board that he has observed a significant
94 number of vehicles speeding within the gated community.

95
96 **B. District Engineer**

97 Mr. Woodcock provided feedback on the floor mats proposal for next month. He also stated
98 that he will conduct a site visit to review the sidewalks and flumes.

99
100 **C. Aquatic Maintenance Report**

101 Mr. Agnew reviewed his report and advised the Board that today is his last meeting. He
102 announced that Jason Jaszczak will take over as lead, and Mr. Jaszczak will provide the
103 aquatic proposal.

104
105 **D. Landscape Inspection Services Report**

106 Ms. Brodeen reviewed her report.

107
108 **E. Russell Landscaping**

109 Mr. Kinne provided feedback on the community.

110
On a motion from Ms. Jarvis, seconded by Ms. McNeil, with four in favor, the Board of Supervisors approved withholding \$500 from Russell Landscape due to not receiving the May report, and directed that moving forward the amount will continue to be withheld if reports are not received by the established deadline, for the Meadow Pointe IV Community Development District.

111
112 **F. Amenity Management Report**

113 Ms. Stanger presented her report.

114
On a motion from Mr. Scanlon, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved a 3-year contract with American Illumination for pressure washing services for the Meadow Pointe IV Community Development District, with District Counsel to draft the agreement.

115
116 **G. District Counsel**

117 Mr. Babbar provided updates.

118
119 **H. District Manager**

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

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

123

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

125 The Board reviewed the item list.

126

127 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for
April 2026**

128

129

On a motion from Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2026 (\$181,231.99), for the Meadow Pointe IV Community Development District.

130

131 **TWELFTH ORDER OF BUSINESS**

SUPERVISORS FORUM

132

133 No supervisor requests or comments were made at this time..

134

135 **THIRTEENTH ORDER OF BUSINESS**

ADJOURNMENT

136

On a motion from Ms. Fischer, seconded by Ms. Jarvis, with all in favor, the Board of Supervisors adjourned the meeting at 12:19 p.m. for the Meadow Pointe IV Community Development District.

137

138

139

140

141

142

143

144

Assistant Secretary

Chair/Vice Chair

Tab 13



**MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

The total items being presented: **\$136,477.45**

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
<i>Chairman</i>	<i>Vice Chairman</i>	<i>Supervisor</i>	<i>Supervisor</i>	<i>Supervisor</i>	<i>District Manager</i>

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	300489	1212367975	Security Maintenance 04/26	\$ 204.00
Advanced Aquatic Services, Inc.	300479	10563667	Aquatic Maintenance 05/26	\$ 5,077.00
Arborist Aboard Inc	300480	3273	Conservation Cutback 05/26	\$ 9,800.00
Arborist Aboard Inc	300490	3274	Miscellaneous Expense 05/26	\$ 700.00
Brian C Svoboda	300473	4272026	Dog Waste Station Supplies & Maintenance 04/26	\$ 400.00
Brian C Svoboda	300492	5142026	Dog Waste Station Supplies & Maintenance 05/26	\$ 900.00
Coastal Waste & Recycling, Inc.	300481	SW0001913205	Waste Disposal Services 05/26	\$ 14,762.70
Ennis Together Handyman Services and More LLC	300476	INV0010	Maintenance & Repairs 03/26	\$ 2,160.00
Ennis Together Handyman Services and More LLC	300493	Inv0025	Maintenance & Repairs 05/26	\$ 3,350.00
Florida Department of Revenue	052026-02	6180155776026-051926	Sales & Use Tax 04/26	\$ 61.56
Frontier Communications of FL	052026-01	81397330031013085-042526	Internet Services 05/26	\$ 277.14

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

May 1, 2026 Through May 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	051426-02	81399401640719215-041926	Gate Phones 05/26	\$ 59.99
Frontier Communications of FL	051526-01	81399416030720215-042026	Gate Phones 05/26	\$ 70.69
Frontier Communications of FL	051426-01	81399419150119215-041926	Gate Phones 05/26	\$ 70.19
Frontier Communications of FL	052726-02	81399446070429225-050126	Gate Phones 05/26	\$ 59.99
Frontier Communications of FL	050826-01	81399447261013215-041326	Gate Phones 04/26	\$ 59.99
Frontier Communications of FL	050126-01	81399447310806215-040626	Gate Phones 04/26	\$ 59.99
Frontier Communications of FL	051926-01	81399464371215215-042326	Gate Phones 05/26	\$ 59.99
Mechelle Jarvis	300468	MJ042826-845	Board of Supervisors Meeting 04/28/26	\$ 200.00
Mechelle Jarvis	300498	MJ051326-845	Board of Supervisors Meeting 05/13/26	\$ 200.00
Megan McNeil	300469	MM042826-845	Board of Supervisors Meeting 04/28/26	\$ 200.00
Megan McNeil	300499	MM051326-845	Board of Supervisors Meeting 05/13/26	\$ 200.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael J Scanlon	300470	MS042826-845	Board of Supervisors Meeting 04/28/26	\$ 200.00
Michael J Scanlon	300500	MS051326-845	Board of Supervisors Meeting 05/13/26	\$ 200.00
Mr. Electric of Land O' Lakes	300482	2602112	Maintenance & Repairs 04/26	\$ 3,504.55
Mr. Electric of Land O' Lakes	300482	2602136	Miscellaneous Expense 04/26	\$ 1,355.07
Outsmart Pest Management, Inc.	300483	47956	Pest Control 05/26	\$ 75.00
Pasco County Utilities	051126-01	24346447	Water Services 03/26	\$ 526.16
Pasco County Utilities	051126-01	24346670	Water Services 03/26	\$ 166.65
Pasco County Utilities	051126-01	24346671	Water Services 03/26	\$ 57.57
Pasco County Utilities	051126-01	24346672	Water Services 03/26	\$ 76.76
Pasco County Utilities	051126-03	24347406	Water Services 03/26	\$ 19.19
Pasco County Utilities	051126-03	24347408	Water Services 03/26	\$ 2.02

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco Sheriff's Office	300484	AR-APR26 MPIV	Deputy Services 04/26	\$ 12,966.33
Rizzetta & Company, Inc.	300475	INV0000109220	Accounting Services 05/26	\$ 8,541.75
Rizzetta & Company, Inc.	300478	INV0000109297	Cell Phone, Auto Mileage & Travel 04/26	\$ 244.90
Rizzetta & Company, Inc.	300477	INV0000109322	Personnel Reimbursement, Amenity Management & Oversight 05/26	\$ 9,788.20
Russell Landscape Florida LLC	300485	2062437	Irrigation Maintenance 04/26	\$ 14,222.25
Russell Landscape Florida LLC	300485	2062687	Landscape Maintenance 05/26	\$ 23,989.82
Rust Off, LLC.	300494	52771	Rust Control 05/26	\$ 422.65
Rust Off, LLC.	300494	52843	Rust Control 05/26	\$ 315.65
Scott W Page	300471	SP042826-845	Board of Supervisors Meeting 04/28/26	\$ 200.00
Scott W Page	300501	SP051326-845	Board of Supervisors Meeting 05/13/26	\$ 200.00
Southern Automated Access Services, LLC	300495	18005	Gate Phones 04/26	\$ 90.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

May 1, 2026 Through May 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	300486	18021	Gate Maintenance & Repair 04/26	\$ 190.00
Southern Automated Access Services, LLC	300486	18039	Gate Phones 05/26	\$ 90.00
Southern Automated Access Services, LLC	300486	18051	Gate Phones 05/26	\$ 90.00
Southern Automated Access Services, LLC	300486	18052	Gate Phones 05/26	\$ 90.00
Southern Automated Access Services, LLC	300486	18054	Gate Phones 05/26	\$ 90.00
Southern Automated Access Services, LLC	300486	18055	Gate Phones 05/26	\$ 90.00
Southern Automated Access Services, LLC	300486	18059	Gate Phones 05/26	\$ 90.00
Southern Automated Access Services, LLC	300486	18068	Gate Phones 05/26	\$ 90.00
Southern Automated Access Services, LLC	300486	18069	Gate Phones 05/26	\$ 90.00
Southern Automated Access Services, LLC	300491	18093	Gate Maintenance & Repair 05/26	\$ 115.00
Southern Automated Access Services, LLC	300495	18106	Gate Phones 05/26	\$ 49.95

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spectrum	052726-01	1316058050926	Internet Services 05/26	\$ 110.00
Spectrum	051126-02	1316728042126	Gate Phones 05/26	\$ 110.00
Straley Robin Vericker	300496	28403	Legal Services 04/26	\$ 1,870.10
Susan A. Fischer	300472	SF042826-845	Board of Supervisors Meeting 04/28/26	\$ 200.00
Susan A. Fischer	300502	SF051326-845	Board of Supervisors Meeting 05/13/26	\$ 200.00
TECO	051226-01	221006228235-042126	Electric Services 04/26	\$ 1,603.26
Times Publishing Company	300497	85359-051726	Legal Advertising 05/26	\$ 114.00
Times Publishing Company	300474	86942-042926	Legal Advertising 04/26	\$ 112.40
Triangle Pool Service	300487	432201	Pool Maintenance 05/26	\$ 3,200.00
Triangle Pool Service	300487	25351644	Pool Maintenance 05/26	\$ 274.90
U.S. Water Services Corporation	300488	SI146449	Lift Station Maintenance 05/26	\$ 104.19

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Valley National Bank	052626-01	CC043026-845	Credit Card Expenses 04/26	\$ 1,232.06
Waste Connections of Florida	052226-01	2191278W426	Waste Disposal Services 06/26	\$ 110.66
Waste Connections of Florida	052226-01	2191388W426	Waste Disposal Services 06/26	\$ 1,951.38
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418211-051126	Electric Services 04/26	\$ 5,623.31
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418215-051126	Electric Services 04/26	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418216-051126	Electric Services 04/26	\$ 52.61
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418217-051126	Electric Services 04/26	\$ 53.26
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418218-051126	Electric Services 04/26	\$ 290.57
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418220-051126	Electric Services 04/26	\$ 53.91
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418221-051126	Electric Services 04/26	\$ 1,145.03
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418223-051126	Electric Services 04/26	\$ 82.88

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

May 1, 2026 Through May 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.	052226-02	1418224-051126	Electric Services 04/26	\$ 94.36
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418225-051126	Electric Services 04/26	\$ 62.81
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418227-051126	Electric Services 04/26	\$ 55.30
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418228-051126	Electric Services 04/26	\$ 43.70
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418229-051126	Electric Services 04/26	\$ 65.07
Withlacoochee River Electric Cooperative, Inc.	052226-02	1418230-051126	Electric Services 04/26	\$ 41.46
Withlacoochee River Electric Cooperative, Inc.	052226-03	1418231-051126	Electric Services 04/26	\$ 42.10
Withlacoochee River Electric Cooperative, Inc.	052226-03	2185385-051126	Electric Services 04/26	\$ 257.94
Withlacoochee River Electric Cooperative, Inc.	052226-02	2187625-051126	Electric Services 04/26	\$ 62.71
Withlacoochee River Electric Cooperative, Inc.	052226-02	2386197-051126	Electric Services 04/26	<u>\$ 44.62</u>
Total Report				<u>\$ 136,477.45</u>

Your account number: **307149137** Security provided for: Meadow Pointe Iv Cdd Your ADT system is located at: 3902 Meadow Pointe Blvd Wesley Chapel FL 33543-5700



Invoice date: **Apr 25, 2026** Service period: **May 13 - Aug 12, 2026**

MAY - 1 2026

Your total due is: **\$204.00** Due by: **May 15, 2026**

Your Bill at-a-glance

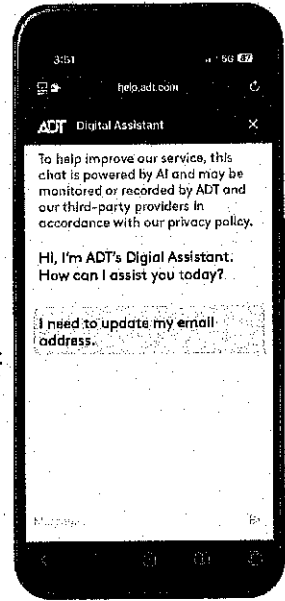
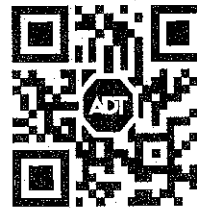
Previous Balance	\$0.00
Payments and Adjustments	\$0.00
Current Charges	\$190.65
Taxes and Fees	\$13.35
Total Due	\$204.00

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

Message from ADT

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

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



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

Account Number	307149137
Due Date	May 15, 2026
Amount Due	\$204.00

Amount Enclosed \$ _____

Please send payment to:

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



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



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

003071491370000000000000424260000000000000204006

Your account number: **307149137** Security provided for: Meadow Pointe Iv Cdd Your ADT system is located at: 3902 Meadow Pointe Blvd Wesley Chapel FL 33543-5700

Is your billing information incorrect? You can change it on MyADT.com.

Your Account Activity

Previous Balance	\$0.00
Payments and Adjustments	\$0.00
Current Charges	
RECURRING CHARGES	
Services*	
Invoice Number 1212367975	May 13 - Aug 12, 2026
Tax	\$190.65 \$13.35
Total Taxable Charges	\$190.65
Taxes and Fees	\$13.35

- Any balance left from previous billing periods
- All payments and adjustments received from you during billing period

About your Services: Security Services*

Total Due to be paid by May 15, 2026 **\$204.00**

Have questions? Chat with us at MyADT.com.

Pay your bill online at MyADT.com.

* Taxable charges

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



Feel safer with **invisaWear®** built-in protection

invisaWear's stylish charm necklaces, bracelets, keychains, scrunchies and fitness bands double as discreet personal safety devices backed by 24/7 ADT Monitoring*. A hidden button sends an emergency alert to your contacts and 911 if you feel unsafe or need help.

*Monthly subscription required.

Scan this QR code or go to ad.com/invisowear to shop now.



*Emergency SOS Response service by ADT is only available in the 50 U.S. states and D.C. except in Milwaukee. For service features to work, your cell phone must be on, powered, and fully functional. invisawear products are compatible with mobile devices running iOS 11.0+ and Android 9.0+. The product/service names listed are marks and/or registered marks. Unauthorized use is strictly prohibited. Third-party marks are the property of their respective owners.

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

5/1/2026
10563667
\$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
5/31/2026

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



ARBORIST A B O A R D

INVOICE

Arborist Aboard Inc
8611 Vivian Bass Way
Odessa, FL 33556
813-920-4410

Customer
Meadow Pointe IV CDD c/o Rizzetta & Company
3902 Meadow Pointe Blvd Wesley Chapel FL 33543

Invoice Date	Invoice #
5/8/2026	3273
Customer #:	466508
Due:	5/13/2026

Work Site
3443 Fortingale Dr Wesley Chapel FL 33543

Terms:	5 Days
--------	--------

Job:

Meadow Pointe IV CDD c/o Rizzetta & Company 20240310

Salesperson:

Not Assigned

#	Item	Service Description	Completed	Qty	Price
1	Trees	<p>Tree Removal</p> <p>Trees identified from report provided in email request -Ground mats will be deployed on each side of union park trail as the ground was saturated from irrigation</p> <p>Trees along pond bank between Oldwoods Ave & Watoga Lp (2) Live Oaks (2) Cypress (1) Sweet Bay</p> <p>Trees behind Watoga Lp homes (5) Pines Additional - (2) Pines</p>	5/8/2026	10.00	\$3,600.00
2	Stump(s)	<p>Stump grinding</p> <p>(10) stumps from line item 1 removals -Grind stump 3"-6" below surface. Stump debris will be cleaned & removed and area will be left ready for ground cover -Drip irrigation around and grown into stumps will need capped if it is still operable</p> <p>Additional - (2) Pine stumps</p>	5/8/2026	10.00	\$1,450.00
3	Trees	<p>Tree Removal</p> <p>Cutback and remove vegetation along access path behind Watoga homes -Provide 12' access up to turn around by pond area</p> <p>Additional: Cutback of West side bank, right off Union Trl Includes cutback and elevation of (2) Live oaks</p>	5/8/2026	1.00	\$3,450.00



ARBORIST A B O A R D

INVOICE

Arborist Aboard Inc
8611 Vivian Bass Way
Odessa, FL 33556
813-920-4410

More aggressive cutback and underbrush removal for service path section, just North of Watoga homes
Includes cutback and elevation of Laurel oak at the corner

More aggressive cutback and underbrush removal for service path section, just West of Watoga homes
This section will be doubled in size

5	Permit	Permit	5/8/2026	0.00	\$1,300.00
<p>Permit and filing fee \$200 - admin \$1,100 - permit fee approved in email thread</p>					

Thank you,
Arborist Aboard Inc

Subtotal:	\$9,800.00
Tax:	\$0.00
Total:	\$9,800.00
Paid:	\$0.00
Invoice Balance:	\$9,800.00

Customer
Meadow Pointe IV CDD c/o Rizzetta & Company
3902 Meadow Pointe Blvd Wesley Chapel FL 33543

Invoice Remit Payment	
Date	Invoice #
5/8/2026	3273
Invoice Balance:	\$9,800.00



ARBORIST A B O A R D

INVOICE

Arborist Aboard Inc
8611 Vivian Bass Way
Odessa, FL 33556
813-920-4410

Customer
Meadow Pointe IV CDD c/o Rizzetta & Company
3902 Meadow Pointe Blvd Wesley Chapel FL 33543

Invoice Date	Invoice #
5/8/2026	3274
Customer #:	466508
Due:	5/13/2026

Work Site
3902 Meadow Pointe Blvd Wesley Chapel FL 33543

Terms:	5 Days
--------	--------

Job:
Meadow Pointe IV CDD c/o Rizzetta & Company 20260422
Salesperson:
Not Assigned

#	Item	Service Description	Completed	Qty	Price
1	Live Oak	Root Pruning Live oak @ clubhouse Traditional non-selective root pruning - \$650 Private utilities could be damaged Public utilities will be located Discussed work process with Lori Exploratory airspace to remove dirt from roots - \$900 - Client elected option This will allow us to identify private utilities, if present Manually cut roots and cover area with soil Recommend recurring maintenance every 3-5 yrs, to prevent sidewalk lifting	5/8/2026	1.00	\$900.00
2	Discount	Discount	5/8/2026	1.00	(\$200.00)

Thank you,
Arborist Aboard Inc

Subtotal:	\$700.00
Tax:	\$0.00
Total:	\$700.00

Paid:	\$0.00
Invoice Balance:	\$700.00

Customer
Meadow Pointe IV CDD c/o Rizzetta & Company
3902 Meadow Pointe Blvd Wesley Chapel FL 33543

Invoice Remit Payment	
Date	Invoice #
5/8/2026	3274
Invoice Balance:	\$700.00

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: 4/27/2026

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

Project Title: NEW DOG STATION
P.O. Number: 4272026
Invoice Number: 4272026

Description	Quantity	Unit Price	Cost
NEW DOG STATION COMPLETE	1	\$305.00	\$305.00
Installation	1	\$95.00	\$95.00
This would be for :			
CLUBHOUSE			
		Subtotal	\$400.00
	Tax	0.00%	\$0.00
		Total	\$400.00

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

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

BRIAN SVOBODA
7331 PULTNEY DRIVE
WESLEY CHAPEL FLORIDA 33545

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: 5/14/2026

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

Project Title: DOG STATIONS (17 Total)
P.O. Number: 5142026
Invoice Number: 5142026

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	18	\$50.00	\$900.00
MPIV - Clubhouse			
Provence 3 stations			
Meadow Pointe North 2 stations			
Enclave 3 stations			
The Haven 2 stations			
Windsor 2 stations			
Meridian 2 stations			
		Subtotal	\$900.00
	Tax	0.00%	\$0.00
		Total	\$900.00

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 SW0001913205
Page Page 1 of 1
Date 04/30/2026
Customer 21987
Site 0
PO Number
Due Date 05/30/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
30 - Apr	(0001) MEADOW POINTE IV CDD 3902 MEADOW POINTE BLVD, WESLEY CHAPEL FL Serv #001 96 GALLON MSW 846 - 0YD 846 UNITS @ \$17.45 (May 01/26 - May 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.

INVOICE TOTAL	\$14,762.70
----------------------	-------------

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

Invoice SW0001913205
Page Page 1 of 1
Date 04/30/2026
Customer 21987
Site 0
PO Number
Due Date 05/30/2026

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

AMOUNT REMITTED

0025756SW0219870000SW000191320500015000905



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: INV0010
DATE: Mar 2, 2026
DUE DATE: On receipt

Description	Quantity	Unit price	Amount
Labor Remove old rotted cedar and replace. Remove rust and paint existing hardware	1	\$2,160.00	\$2,160.00

SUBTOTAL: \$2,160.00
TOTAL: \$2,160.00
PAID: \$0.00

BALANCE DUE \$2,160.00

Comments

Enclave entrance
rebuild north section pergola

Lori Stanger
Clubhouse House Manager

Clubhouse Address
3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543

Cell Phone: 352-584-0862
Email: LStanger@Rizzetta.com

This is the remaining balance due from INV0018.



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
LStanger@Rizzetta.com

NUMBER: Inv0025
DATE: May 9, 2026
DUE DATE: On receipt

Description	Quantity	Unit price	Amount
Materials Concrete, mesh, and rebar	1	\$370.00	\$370.00
Labor Remove faulty concrete, form and pour new concrete. Grind down other lifted area.	1	\$2,880.00	\$2,880.00
Miscellaneous Materials Form boards and stakes	1	\$100.00	\$100.00

SUBTOTAL: \$3,350.00
TOTAL: \$3,350.00
PAID: \$0.00

BALANCE DUE \$3,350.00

Comments

Clubhouse Sidewalk

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

Confirmation# 920002478970 **Submitted Date** Tuesday, 05/19/2026
Status IN PROCESS **Submitted Time** 02:33 PM

Payment Information

Taxpayer Name MEADOW POINTE IV COMMUNITY DEVELOPMENT D **Debit Date** Wednesday, 05/20/2026
Document Type Tax or Fee Payment **Filing Period End Date** 04/30/2026
Amount Paid \$61.56
Payment Amount \$61.56
Fee Amount \$0.00

Electronic Check Information

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

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577602-6	04/30/2026	\$61.56



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

Billing Date:
Apr 25, 2026
Billing Period:
Apr 25 - May 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 to learn more.

Total balance
\$277.14
Auto Pay is scheduled
May 19

Bill history

Previous balance	\$272.12
Payment received by Apr 25, thank you	-\$272.12

Service summary

	Previous month	Current month
Bundle	\$261.84	\$261.84
Other	-\$20.00	-\$20.00
Additional Services	-\$5.59	\$0.00
Taxes and Fees	\$35.87	↓\$35.30
Total services	\$272.12	\$277.14
Total balance		\$277.14

Manage your account, payments, and services online at frontier.com. Sign into your account and select Enhanced Online Billing to get the most robust account options.



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

6790 0107 DY RP 25 04272026 NNNNNN 01 960595

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 or the MyFrontier app.

305005813973300310130800000000000000000277145



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



Bundle

Monthly Charges

04.25-05.24	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



Other Charges

Monthly Charges

04.25-05.24	(2) Customer Loyalty Credit	-\$20.00
	\$10.00 Discount through 04/16/27	

Other Charges Total -\$20.00



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$22.94
Federal USF Recovery Charge	\$12.36
Federal Taxes	\$35.30

Taxes and Fees Total \$35.30

Total current month charges \$277.14

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 \$277.14 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Important promotional pricing information.

The term service plan to which you subscribe includes an early termination fee if you cancel or change services before your term expires. Refer to the Monthly Charges section of this bill for applicable term dates. Questions? Please contact Frontier or visit frontier.com/terms or frontier.com/tariffs for other important service Terms, Conditions, and Policies.

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.



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

Billing Date:
Apr 19, 2026
Billing Period:
Apr 19 - May 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 to learn more.

Total balance
\$59.99
Auto Pay is scheduled
May 13

Bill history

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

Service summary

	Previous month	Current month
Internet	\$74.99	\$74.99
Other	-\$15.00	-\$15.00
Total services	\$59.99	\$59.99
Total balance		\$59.99

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

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



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

6790 0107 DY RP 19 04212026 NNNNNN 01 992491



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 or the MyFrontier app.

6670088139940164071921000000000000000059995



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

 Internet		
Monthly Charges		
04.19-05.18	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00
Internet Total		\$74.99
 Other Charges		
Monthly Charges		
04.19-05.18	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



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

Billing Date:
Apr 20, 2026

Billing Period:
Apr 20 - May 19, 2026

Hi MEADOW POINTE IV CDD,

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

Total balance
\$70.69
Auto Pay is scheduled
May 14

Bill history

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

Service summary

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

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

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



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


6790 0107 DY RP 20 04212026 NNNNNN 01 994209


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


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



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

 Internet		
Monthly Charges		
04.20-05.19	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00
	WiFi Router Lease	\$10.00
Internet Total		\$84.99

 Other Charges		
Monthly Charges		
04.20-05.19	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 04/28/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 04/28/27	
Other Charges Total		-\$15.00

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

Total current month charges \$70.69

**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



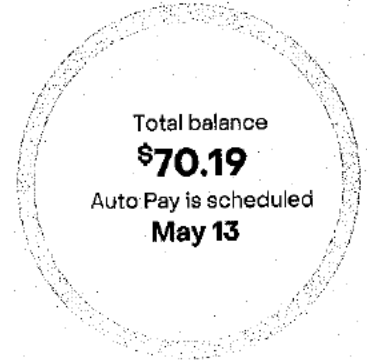


MEADOW POINTE IV CDD Account Number:
813-994-1915-011921-5

Billing Date:
Apr 19, 2026
Billing Period:
Apr 19 - May 18, 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 to learn more.



Total balance
\$70.19
Auto Pay is scheduled
May 13

Bill history

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

Service summary

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

Manage your account, payments, and services online at frontier.com. Sign into your account and select Enhanced Online Billing to get the most robust account options.



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

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

6790 0107 DY RP 19 04212026 NNNNNN 01 002062 0007

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



6630038139941915011921000000000000000070195



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

Internet		
Monthly Charges		
04.19-05.18	Business Fiber Internet 500	\$49.99
	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		
04.19-05.18	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/16/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/16/27	
	Printed Bill Fee	\$4.50
Other Charges Total		-\$10.50
Taxes and Fees		
	FL State Sales Tax	\$0.60
	County Sales Tax	\$0.10
	State Taxes	\$0.70
Taxes and Fees Total		\$0.70
Total current month charges		\$70.19

**NEXT-GENERATION
 BUSINESS
 COMMUNICATIONS**

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

business.frontier.com/unified-communications

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

Billing Date:
May 01, 2026

Billing Period:
May 01 - May 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 to learn more.





Total balance
\$59.99
Auto Pay is scheduled
May 26

Bill history

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

Service summary

	Previous month	Current month
 Internet	\$74.99	\$74.99
 Other	-\$15.00	-\$15.00
Total services	\$59.99	\$59.99
Total balance		\$59.99

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

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



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

6790 0107 DY RP 01 05042026 NNNNNN 01 990947

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

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

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



Internet

Monthly Charges

05.01-05.31	Business Fiber Internet 500	\$49.99
	Valued Customer Fiber 1 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00

Internet Total **\$74.99**



Other Charges

Monthly Charges

05.01-05.31	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/13/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/13/27	

Other Charges Total **-\$15.00**

Total current month charges **\$59.99**

**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





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

Billing Date:
Apr 13, 2026

Billing Period:
Apr 13 - May 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 to learn more.

Total balance
\$59.99
Auto Pay is scheduled
May 07

Bill history

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

Service summary

	Previous month	Current month
Internet	\$74.99	\$74.99
Other	-\$15.00	-\$15.00
Total services	\$59.99	\$59.99
Total balance		\$59.99

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

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



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

6790 0107 DY RP 13 04142026 NNNNNN 01 991892

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 or the MyFrontier app.

198008813994472610132100000000000000000059995



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

Internet		
Monthly Charges		
04.13-05.12	Business Fiber Internet 500	\$49.99
	Valued Customer Fiber 500 Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
Internet Total		\$74.99

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$59.99 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Other Charges		
Monthly Charges		
04.13-05.12	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/13/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/13/27	
Other Charges Total		-\$15.00

Total current month charges \$59.99

**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





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

Billing Date:
Apr 06, 2026
Billing Period:
Apr 06 - May 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 to learn more.

Bill history

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

Service summary

	Previous month	Current month
Internet	\$74.99	\$74.99
Other	-\$15.00	-\$15.00
Total services	\$59.99	\$59.99
Total balance		\$59.99

Total balance
\$59.99
Auto Pay is scheduled
Apr 30



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

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 04062026 NNNNNN 01 999868


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 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

 Internet		
Monthly Charges		
04.06-05.05	Business Fiber Internet 500	\$49.99
	2 year term 4/30/25-4/29/27	
	1 Usable Static IP Address	\$25.00
Internet Total		\$74.99

 Other Charges		
Monthly Charges		
04.06-05.05	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 04/27/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 04/27/27	
Other Charges Total		-\$15.00

Total current month charges \$59.99

**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





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

Billing Date:
Apr 23, 2026

Billing Period:
Apr 23 - May 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 to learn more.

Bill history

Previous balance	\$59.99
Payment received by Apr 23, thank you	-\$59.99

Service summary

	Previous month	Current month
Internet	\$74.99	\$74.99
Other	-\$15.00	-\$15.00
Total services	\$59.99	\$59.99
Total balance		\$59.99

Total balance
\$59.99
Auto Pay is scheduled
May 18

Manage your account, payments, and services online at frontier.com. Sign into your account and select Enhanced Online Billing to get the most robust account options.



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

6790 0107 DY RP 23 04232026 NNNNNN 01 994760



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 or the MyFrontier app.

1440088139946437121521000000000000000059995



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

 Internet		
Monthly Charges		
04.23-05.22	Business Fiber Internet 500	\$49.99
	1 Usable Static IP Address	\$25.00
Internet Total		\$74.99
 Other Charges		
Monthly Charges		
04.23-05.22	Customer Loyalty Credit	-\$10.00
	\$10.00 Discount through 03/24/27	
	Customer Loyalty Credit	-\$5.00
	\$5.00 Discount through 03/24/27	
Other Charges Total		-\$15.00
Total current month charges		\$59.99



**NEXT-GENERATION
 BUSINESS
 COMMUNICATIONS**

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

business.frontier.com/unified-communications

Meadow Pointe IV CDD Budget Workshop

Meeting Date: April 28, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	12:00pm
Meeting End Time:	3:00pm
Total Meeting Time:	2.5hr

Time Over (3) Hours:

Total at \$ 175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 

Meadow Pointe IV CDD
Meeting Date: May 13, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:04 pm
Meeting End Time:	7:37 pm
Total Meeting Time:	2:34

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: Jay Adams



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

BILL TO

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

INVOICE	INVOICE DATE
2602112	Apr 15, 2026

JOB ADDRESS

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

Completed Date: 4/15/2026

Technician: Matt

Technician: Seth

Payment Term: Due Upon Receipt

Due Date: 4/15/2026

DESCRIPTION OF WORK

Parkmonte site evaluation performed, findings listed below:

Panel is in good condition.

No surge protection provided to protect panel, gate operators, and security cameras and gate controls.

Breakers are old and weathered, one breaker is seeping oil out the top.

Indoor wire used for exterior use, provides power to the camera box.

120v lights used for sign illumination are blocked by bushes, south side only has 2 lights each side of sign. The photo cell which controls power does work but is very delayed to function.

The outlet box and cover used for photocell and GFCI for center median area is too low to the ground, dirt and wood chips are filling the outlet.

2 additional lights are provided for decorative column illumination at start of center median. these lights are also 120v and do not operate.

4/14/26

Work completed today: today we installed the surge protector on the electrical panel and replaced all the breakers in the panel.

In the island area of the entrance, we capped the existing lights landscape lights and replaced the existing GFCI outlet. We also replaced the photocell on this post.

Work to be completed tomorrow pending arrival of parts: install transformer for lights and install 5 new landscape lights, one at the front of the island and two on each side of the parkmonte sign.

4/15/26

Installed 2 new landscape lights on the entrance side of the parkmonte sign. We ran new low voltage wire to connect these lights. We also installed a transformer for the lighting in this location.

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

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

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	<p>Supply & Install Whole-Home Surge Protector</p> <ul style="list-style-type: none">• Professional installation at main panel (interior/exterior) per manufacturer specs & NEC code• High-capacity protection against everyday power surges/spikes from utility fluctuations, grid switching, and appliances cycling on/off• Safeguards appliances, electronics, and home wiring – potential savings of thousands in repairs/replacements• Includes full manufacturer warranty + 1-year labor warranty (product defects) <p>Exclusions: No HVAC/pool/RV/coax/secondary protection, no panel upgrade, no new wiring</p> <p>✂ YOUR HOME NOW HAS UPGRADED SURGE + GROUNDING PROTECTION – EXCELLENT CHOICE!</p> <p>But your expensive HVAC system and internet/coax lines are STILL EXPOSED to surge damage.</p> <p>MOST customers upgrade to our Gold Package within weeks for FULL COVERAGE.</p> <p>SPECIAL RATE if scheduled within 90 days.</p> <p>Call us today to lock in COMPLETE PEACE OF MIND!</p>	1.00	\$847.10	\$847.10
2	<p>Remove and replace a total of (5) 20amp standard breakers</p> <p>Replacement of indoor wire to outdoor wire for security cameras</p>	1.00	\$769.16	\$769.16
3	<p>1 - SPOT LIGHT WITH LED LAMPS AND BRONZE COATING CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING</p>	1.00	\$451.69	\$451.69

TRANSFORMER. INCLUDES WIRE NEEDED TO CONNECT TO TRANSFORMER AND LIGHTS TOGETHER.

DOES NOT INCLUDE

- * NEW CIRCUIT
- * OUTLET
- * REMOTE MOUNTED TRANSFORMER
- * LAMP WARRANTY
- * TRANSFORMER
- * SURGE PROTECTION

4	INSTALL 300 WATT TRANSFORMER CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING OUTLET, MOUNTED TO EXISTING STRUCTURE	1.00	\$769.14	\$769.14
---	--	------	----------	----------

DOES NOT INCLUDE

- * CIRCUIT
- * OUTLET
- * REMOTE MOUNTED TRANSFORMER
- * WIRE
- * TRANSFORMER
- * SURGE PROTECTION

5	INCLUDES INSTALL OF ONE OUTDOOR WEATHER RESISTANT 15A GFCI RECEPTACLE WITH PROTECTIVE WATERPROOF BUBBLE COVER (DOES NOT INCLUDE CIRCUIT, NEW WIRE OR BOX)	1.00	\$455.94	\$455.94
---	---	------	----------	----------

INCLUDES NEW PVC POST FOR OUTLET MOUNTING

6	REPLACE PHOTOCELL (DOES NOT INCLUDE CIRCUIT)	1.00	\$211.52	\$211.52
---	--	------	----------	----------

POTENTIAL SAVINGS	\$359.69
SUB-TOTAL	\$3,504.55
TAX	\$0.00
TOTAL DUE	\$3,504.55
BALANCE DUE	\$3,504.55

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: \$3,504.55

Thank You

OFF SITE

Sign here

Date 4/15/2026

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: \$3,504.55

Thank You

OFF SITE

Sign here

Date 4/15/2026



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 2602136	INVOICE DATE Apr 15, 2026
---------------------------	-------------------------------------

JOB ADDRESS

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

Completed Date: 4/15/2026

Technician: Matt

Technician: Seth

Payment Term: Due Upon Receipt

Due Date: 4/15/2026

DESCRIPTION OF WORK

4/16/26

Work completed today:

Installed two new landscape lights on the exit side of the parkmonte sign and installed one landscape light at the front of the sign free of charge. All lights are connected via low voltage wire to the lights in the entrance side of the gate.

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	1 - SPOT LIGHT WITH LED LAMPS AND BRONZE COATING CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING TRANSFORMER	3.00	\$451.69	\$1,355.07
	DOES NOT INCLUDE * NEW CIRCUIT * OUTLET * REMOTE MOUNTED TRANSFORMER * LAMP WARRANTY * WIRE * TRANSFORMER * SURGE PROTECTION			

POTENTIAL SAVINGS	\$86.13
SUB-TOTAL	\$1,355.07
TAX	\$0.00
TOTAL DUE	\$1,355.07
BALANCE DUE	\$1,355.07

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

This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$1,355.07

Thank You

Sign here

Date

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$1,355.07

Thank You

Sign here

Date



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

Service Slip/Invoice

INVOICE: 47956
DATE: 05/05/2026
ORDER: 47956

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
05/04/2026	12:00 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/04/2026		

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	\$75.00

SUBTOTAL	\$75.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$75.00
PRIOR BAL	\$0.00
AMOUNT DUE	\$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



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

LAND O' LAKES
 NEW PORT RICHEY
 DADE CITY

(813) 235-6012
 (727) 847-8131
 (352) 521-4285

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

APR 24 2026

1847 0 1
 17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**

Bill Number: 24346447

Billing Date: 4/21/2026

Billing Period: 3/9/2026 to 4/8/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	3/9/2026	8349	4/8/2026	8388	30	39

Usage History

April 2026	39
March 2026	52
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

Transactions

Previous Bill	741.44
Payment 04/09/26	-741.44 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Water Tier 1	13.0 Thousand Gals X \$2.18 28.34
Water Tier 2	12.0 Thousand Gals X \$3.47 41.64
Water Tier 3	13.0 Thousand Gals X \$6.94 90.22
Water Tier 4	1.0 Thousand Gals X \$9.35 9.36
Sewer	
Sewer Base Charge	53.43
Sewer Charges	39.0 Thousand Gals X \$7.20 280.80
Total Current Transactions	526.16
TOTAL BALANCE DUE	\$526.16



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0514195
Customer #	01034859
Balance Forward	0.00
Current Transactions	526.16

Total Balance Due	\$526.16
Due Date	5/8/2026

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

The Total Due will be electronically transferred on 05/08/2026.

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

010348594051419592434644720000526162



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

LAND O' LAKES (813) 235-8012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

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



1848 0 1
 17-96934

MEADOW POINTE IV CDD

Service Address: **0 A MEADOW POINTE BOULEVARD** **APR 24 2026**

Bill Number: 24346670

Billing Date: 4/21/2026

Billing Period: 3/9/2026 to 4/8/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13113815	3/9/2026	29202	4/8/2026	29367	30	165

Usage History
 Reclaimed

April 2026 165
 March 2026 191
 February 2026 118
 January 2026 1

Transactions

Previous Bill	192.91
Payment 04/09/26	-192.91 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	165 Thousand Gals X \$1.01 166.65
Total Current Transactions	166.65
TOTAL BALANCE DUE	\$166.65



Please return this portion with payment

TO PAY ONLINE, VISIT 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 166.65

Total Balance Due	\$166.65
Due Date	5/8/2026

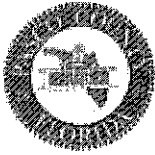
10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 05/08/2026.

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

010348594095116022434667000000166656



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

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

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



1849 0 1
 17-86934

MEADOW POINTE IV CDD

Service Address: 0 B MEADOW POINTE BOULEVARD

APR 24 2026

Bill Number: 24346671

Billing Date: 4/21/2026

Billing Period: 3/9/2026 to 4/8/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	15084619	3/9/2026	11909	4/8/2026	11966	30	57

Usage History
 Reclaimed

April 2026 57
 March 2026 83
 February 2026 38
 January 2026 7

Transactions

Previous Bill	83.83
Payment 04/09/26	-83.83 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	57 Thousand Gals X \$1.01 57.57
Total Current Transactions	57.57
TOTAL BALANCE DUE	\$57.57

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

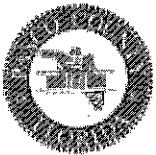
Check this box if entering change of mailing address on back.

Account # 0951175
 Customer # 01034859
 Balance Forward 0.00
 Current Transactions 57.57

Total Balance Due	\$57.57
Due Date	5/8/2026

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

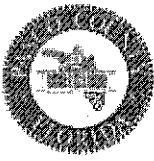
The Total Due will be electronically transferred on 05/08/2026.



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

010348594095117562434667170000057574



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

APR 24 2026



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

1850 0 1
 17-96934

MEADOW POINTE IV CDD

Service Address: **0 MEADOW POINTE BOULEVARD**

Bill Number: 24346672

Billing Date: 4/21/2026

Billing Period: 3/9/2026 to 4/8/2026

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 for details.

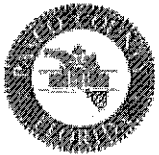
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14994349	3/9/2026	5960	4/8/2026	6036	30	76

Usage History
 Reclaimed

April 2026	76
March 2026	76
February 2026	30
January 2026	0

Transactions

Previous Bill	76.76
Payment 04/09/26	-76.76 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	76 Thousand Gals X \$1.01 76.76
Total Current Transactions	76.76
TOTAL BALANCE DUE	\$76.76



Please return this portion with payment

TO PAY ONLINE, VISIT 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	76.76

Total Balance Due	\$76.76
Due Date	5/8/2026

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

The Total Due will be electronically transferred on 05/08/2026.

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

010348594095118002434667240000076764



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

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

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

1 0 1
 17-96934

MEADOW POINTE IV CDD

Service Address: **2939 HILLIARD DR RECLAIM**
 Bill Number: 24347406
 Billing Date: 4/21/2026
 Billing Period: 3/9/2026 to 4/8/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18044934	3/9/2026	1551	4/8/2026	1570	30	19

Usage History

Water	
April 2026	19
March 2026	200
February 2026	11
January 2026	4

Transactions

Previous Bill	202.00
Payment 04/09/26	-202.00 CR
Balance Forward	0.00
Current Transactions Reclaimed	
Reclaimed	19 Thousand Gals X \$1.01 19.19
Total Current Transactions	19.19
TOTAL BALANCE DUE	\$19.19



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 1001115
 Customer # 01034859
 Balance Forward 0.00
 Current Transactions 19.19

Total Balance Due	\$19.19
Due Date	5/8/2026

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

The Total Due will be electronically transferred on 05/08/2026.

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
 Pay By Phone: 1-855-786-5344

1 0 1
 17-96934

MEADOW POINTE IV CDD

Service Address: **3191 HILLIARD DR RECLAIM**

Bill Number: 24347408

Billing Date: 4/21/2026

Billing Period: 3/9/2026 to 4/8/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580267	3/9/2026	0	4/8/2026	2	30	2

Usage History

Water	
April 2026	2
March 2026	5
February 2026	8
January 2026	1

Transactions

Previous Bill	5.05
Payment 04/09/26	-5.05 CR
Balance Forward	0.00
Current Transactions Reclaimed	
Reclaimed	2 Thousand Gals X \$1.01
Total Current Transactions	2.02
TOTAL BALANCE DUE	\$2.02



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1001125
 Customer # 01034859
 Balance Forward 0.00
 Current Transactions 2.02

Total Balance Due	\$2.02
Due Date	5/8/2026

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

The Total Due will be electronically transferred on 05/08/2026.

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 Sheriff's Office

INVOICE

Customer Number: C00255
Invoice Number: AR-APR26 MEADOW PT IV #7
Invoice Date: 5/5/2026
Terms: DUE UPON RECEIPT

To: BISHOP, PATRICIA
Email: rizzettacddinvoices@avidbill.com
MEADOW PT IV CDD - 845
C/O RIZZETTA & CO
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

Date	Description	Amount
5/5/2026	0001-0000-3690800 - Meadow Point IV AR/CR 0001-0000-3690800 - Meadow Point IV AR/CR APR26 - MEADOW PT IV CDD, 3902 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543	\$12,966.33
Total Due		\$12,966.33

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00255
Invoice Number: AR-APR26 MEADOW PT IV #7
Invoice Date: 5/5/2026
Total Amount Due \$ 12,966.33



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

Total Payment \$ _____

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

Invoice

Date	Invoice #
5/2/2026	INV0000109220

Bill To:

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

Services for the month of	Terms	Client Number
May	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
Bond Amortization Schedules	1.00	\$1,200.00	\$1,200.00
Financial & Revenue Collections	1.00	\$442.00	\$442.00
Landscape Consulting Services	1.00	\$1,075.00	\$1,075.00
Management Services	1.00	\$2,771.33	\$2,771.33
Website Compliance & Management	1.00	\$110.00	\$110.00
		Subtotal	\$8,541.75
		Total	\$8,541.75

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

Invoice

Date	Invoice #
5/1/2026	INV0000109297

Bill To:

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

Services for the month of	Terms	Client Number
April	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	133.70	\$1.00	\$133.70
Auto Mileage & Travel	11.20	\$1.00	\$11.20
Subtotal			\$244.90
Total			\$244.90

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

Invoice

Date	Invoice #
5/8/2026	INV0000109322

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$2,060.00	\$2,060.00
Personnel Reimbursement	1.00	\$7,728.20	\$7,728.20
Subtotal			\$9,788.20
Total			\$9,788.20

Russell Landscape Florida, LLC
4300 Woodward Way
Sugar Hill, GA 30518



Invoice #: 2062437

Date: 04/25/26

Invoice Due Date: 04/25/26

Payment Terms: Due Upon Receipt

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

Contract : 55-0297-00 Meadow Pointe IV CDD

Contract Item	Total
<p>7 Irrigation - Initial Inspection</p> <p><i>Initial Wet Check per Contract that was completed on 3/24/26 This is to get all zones and timers operational additional repairs may be necessary once downed zones are located.</i></p> <p><i>Approved by: Susan Fischer 4/6/26</i></p>	<p>14,222.25</p> <hr/> <p>14,222.25</p>
<p>PLEASE REMIT PAYMENT TO: Russell Landscape Florida, LLC PO Box 96747 Charlotte, NC 28296-6747</p>	<p>Total : 14,222.25 Plus Sales Tax : 0.00 Less Retainage : 0.00 Total Due This Invoice : 14,222.25</p>

Russell Landscape Florida, LLC
4300 Woodward Way
Sugar Hill, GA 30518



Invoice #: 2062687

Date: 05/01/26

Invoice Due Date: 05/22/26

Payment Terms: Net 21 days

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

Contract : 55-0297-00 Meadow Pointe IV CDD

Contract Item	Total										
1 Monthly Maintenance	17,030.83										
2 Irrigation	2,151.65										
3 Horticulture Services	4,308.00										
5 Palm Pruning	499.34										
	23,989.82										
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%; vertical-align: top;"> PLEASE REMIT PAYMENT TO: Russell Landscape Florida, LLC PO Box 96747 Charlotte, NC 28296-6747 </td> <td style="width: 40%; vertical-align: top; text-align: right;"> <table style="border: none;"> <tr> <td>Total :</td> <td style="text-align: right;">23,989.82</td> </tr> <tr> <td>Plus Sales Tax :</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Less Retainage :</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Total Due This Invoice :</td> <td style="text-align: right;">23,989.82</td> </tr> </table> </td> </tr> </table>		PLEASE REMIT PAYMENT TO: Russell Landscape Florida, LLC PO Box 96747 Charlotte, NC 28296-6747	<table style="border: none;"> <tr> <td>Total :</td> <td style="text-align: right;">23,989.82</td> </tr> <tr> <td>Plus Sales Tax :</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Less Retainage :</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Total Due This Invoice :</td> <td style="text-align: right;">23,989.82</td> </tr> </table>	Total :	23,989.82	Plus Sales Tax :	0.00	Less Retainage :	0.00	Total Due This Invoice :	23,989.82
PLEASE REMIT PAYMENT TO: Russell Landscape Florida, LLC PO Box 96747 Charlotte, NC 28296-6747	<table style="border: none;"> <tr> <td>Total :</td> <td style="text-align: right;">23,989.82</td> </tr> <tr> <td>Plus Sales Tax :</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Less Retainage :</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Total Due This Invoice :</td> <td style="text-align: right;">23,989.82</td> </tr> </table>	Total :	23,989.82	Plus Sales Tax :	0.00	Less Retainage :	0.00	Total Due This Invoice :	23,989.82		
Total :	23,989.82										
Plus Sales Tax :	0.00										
Less Retainage :	0.00										
Total Due This Invoice :	23,989.82										

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
5/15/2026	52771

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
			Subtotal	\$395.00
			Sales Tax (7.0%)	\$27.65
			Payments/Credits	\$0.00

AN INCREASE IN WATERING SCHEDULE WILL RESULT IN ADDITIONAL CHARGES.

Balance Due \$422.65

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Invoice

Date	Invoice #
5/15/2026	52843

Bill To

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

Ship To

MEADOW POINTE HOA
 GWYN HURST BLVD
 WESLEY CHAPEL FL

P.O. No.

Terms
 Net 30

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/18/2026	18106

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

Job Name	Terms
CELL USAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage for 813-576-9368 - HAVEN	49.95		49.95

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Total	\$49.95
	Payments/Credits	\$0.00
	Balance Due	\$49.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
4/22/2026	18005

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

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	FEBRUARY This fee is for the CAPXL cloud and VOIP.	90.00		90.00

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
4/29/2026	18021

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

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Entrance curbside gate not closing. Brushes were worn. We just inspected this operator in February and they were at a normal length. Looking through the records, I found that this operator is consuming brushes more frequently than normal. I recommend replacing the motor. I replaced the brushes, and will give a quote for the motor. All performing properly at this time.			
1	Viking DC motor brushes.(pair)	75.00		75.00
1	Hourly Tech Charge	115.00		115.00

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/1/2026	18039

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

Job Name	Terms
ENCLAVE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MAY 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 personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Total	\$90.00
	Payments/Credits	\$0.00
	Balance Due	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/1/2026	18051

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

Job Name	Terms
MERIDIAN	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MAY This fee is for the CAPXL cloud and VOIP.	90.00		90.00

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/1/2026	18052

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

Job Name	Terms
MP NORTH	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MAY 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 personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Total	\$90.00
	Payments/Credits	\$0.00
	Balance Due	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/1/2026	18054

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

Job Name	Terms
PARKMONTE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MAY 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>	Total	\$90.00
	Payments/Credits	\$0.00
	Balance Due	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/1/2026	18055

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
	MAY 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>	Total	\$90.00
	Payments/Credits	\$0.00
	Balance Due	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/1/2026	18059

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
	MAY 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 personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Total	\$90.00
	Payments/Credits	\$0.00
	Balance Due	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/1/2026	18068

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

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MAY 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 personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Total	\$90.00
	Payments/Credits	\$0.00
	Balance Due	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/1/2026	18069

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

Job Name	Terms
WINDSOR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MAY 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>	Total	\$90.00
	Payments/Credits	\$0.00
	Balance Due	\$90.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/12/2026	18093

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

Job Name	Terms
ENCLAVE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	<p>Report that the exit curb side gate wouldn't open. Upon arrival, the curbside operator was not responding to the communication link. I gave an open command from the circuit board and gates resumed normal operation. Unable to duplicate symptom. We will need to monitor for reoccurrence.</p> <p>Hourly Tech Charge</p>	115.00		115.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$115.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$115.00

May 9, 2026

Invoice Number: 1316058050926

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

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

Summary

*Service from 05/09/26 through 06/08/26
details on following pages*

Previous Balance	110.00
Payments Received -Thank You!	-110.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
<i>YOUR AUTO PAY WILL BE PROCESSED 05/26/26</i>	
Total Due by Auto Pay	\$110.00



Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 05102026 NNNNNNNN 01 996492

MPIVCDD
31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

May 9, 2026

MPIVCDD

Invoice Number: 1316058050926

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: 1316058050926
Account Number: 8337 13 001 1316058

MPIVCDD

Contact Us

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

8633 2390 DY RP 09 05102026 NNNNNNNN 01 996492

Charge Details

Previous Balance		110.00
EFT Payment	04/26	-110.00
Remaining Balance		\$0.00

Payments received after 05/09/26 will appear on your next bill.

Service from 05/09/26 through 06/08/26

Spectrum Business™ Internet

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

Your promotional price will expire on 07/08/26

Advanced WiFi	10.00
	\$110.00

Spectrum Business™ Internet Total \$110.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	\$0.00

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

Billing Information

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

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

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

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

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

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

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

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

Continued on the next page...

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



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



April 21, 2026

Invoice Number: 1316728042126

Account Number: 8337 13 001 1316728

Auto Pay Notice

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

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 855-252-0675

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Connect your business, your way. Call 1-866-731-8132 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-546-4209 today.

Summary *Service from 04/21/26 through 05/20/26 details on following pages*

Previous Balance	110.00
Payments Received -Thank You!	-110.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
<i>YOUR AUTO PAY WILL BE PROCESSED 05/08/26</i>	
Total Due by Auto Pay	\$110.00

Thank you for choosing Spectrum Business.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 04222026 NNNNNNNN 01 994248

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

April 21, 2026

MEADOW POINTE 4 CDD

Invoice Number: 1316728042126

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



MEADOW POINTE 4 CDD
Invoice Number: 1316728042126
Account Number: 8337 13 001 1316728

Contact Us

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

8633 2390 DY RP 21 04222026 NNNNNNNN 01 994248

Charge Details

Previous Balance		110.00
EFT Payment	04/08	-110.00
Remaining Balance		\$0.00

Payments received after 04/21/26 will appear on your next bill.

Service from 04/21/26 through 05/20/26

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 06/20/26

Advanced WiFi	10.00
	\$110.00

Spectrum Business™ Internet Total \$110.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	\$0.00

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

Billing Information

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

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

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

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

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

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

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

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

Continued on the next page...

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



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



Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

May 15, 2026

Client: 001010

Matter: 000001

Invoice #: 28403

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
4/7/2026	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
4/8/2026	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS; DRAFT NEWSPAPER NOTICE FOR BUDGET WORKSHOP.	3.3	\$1,006.50
4/8/2026	CAW	PREPARE ADDENDUM TO COASTAL WASTE AND RECYCLING AGREEMENT; UPDATE ANTI-HUMAN TRAFFICKING AFFIDAVIT.	0.5	\$152.50
4/14/2026	VKB	DRAFT CEASE AND DESIST LETTER FOR RESIDENT'S UNAUTHORIZED REMOVAL OF VEGETATION FROM WETLAND CONSERVATION AREA.	1.3	\$396.50
4/17/2026	CAW	SEND ADDENDUM EXTENDING AGREEMENT TO COASTAL WASTE.	0.2	\$61.00
4/22/2026	CAW	REVIEW NOTICE OF QUALIFYING PERIOD FOR 2026 ELECTION.	0.2	\$61.00
4/30/2026	CAW	EMAIL CORRESPONDENCE WITH COASTAL WASTE REGARDING CHANGES TO THE ADDENDUM; REVIEW PROPOSED CHANGES.	0.2	\$61.00
Total Professional Services			6.1	\$1,860.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/13/2026	Postage	\$9.60

DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$9.60
	Total Services	\$1,860.50
	Total Disbursements	\$9.60
	Total Current Charges	\$1,870.10
	Previous Balance	\$1,456.00
	<i>Less Payments</i>	<i>(\$1,456.00)</i>
	PAY THIS AMOUNT	\$1,870.10

Please Include Invoice Number on all Correspondence



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

Statement Date: April 21, 2026

Amount Due: \$1,603.26

Due Date: May 12, 2026
 Account #: 221006228235

To avoid late payment, your account will be drafted on May 12, 2026

Account Summary

Current Service Period: March 17, 2026 - April 15, 2026

Previous Amount Due	\$1,604.32
Payment(s) Received Since Last Statement	-\$1,604.32
Current Month's Charges	\$1,603.26

Amount Due by May 12, 2026 \$1,603.26

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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

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



Account #: 221006228235

Due Date: May 12, 2026

Amount Due: \$1,603.26

Payment Amount: \$ _____

614347639406

Your account will be drafted on May 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 to enroll now.

00006722 FTECO104212622252110 00000 02 00000000 13557 002

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

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

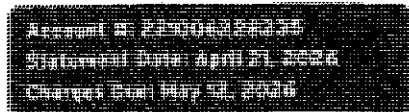
Make check payable to: TECO
 Please write your account number on the memo line of your check.

00006722-0014782-Page 1 of 4





Service For:
 OLDWOODS AVE
 WESLEY CHAPEL, FL 33543-0000



Service Period: Mar 17, 2026 - Apr 15, 2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	883 kWh @ \$0.03411/kWh	\$30.12
Fixture & Maintenance Charge	32 Fixtures	\$512.55
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	883 kWh @ \$0.03452/kWh	\$30.48
Storm Protection Charge	883 kWh @ \$0.00574/kWh	\$5.07
Clean Energy Transition Mechanism	883 kWh @ \$0.00043/kWh	\$0.38
Storm Surcharge	883 kWh @ \$0.01230/kWh	\$10.86
Florida Gross Receipt Tax		\$1.97
State Tax		\$105.59
Lighting Charges		\$1,603.26

Total Current Month's Charges \$1,603.26

00006722-0014782-Page 2 of 4

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person
 Find list of Payment Agents at TampaElectric.com



Mail A Check
Payments:
 TECO
 P.O. Box 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. 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.

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
5/17/26-5/17/26		MEADOW POINTE IV CDD	
Billing Date	Sales Rep	Customer Account	
5/17/2026	Deirdre Bonett	TB107010	
Total Amount Due		Invoice Number	
\$114.00		85359-051726	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
5/17/26	5/17/26	85359	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Budget Workshop Affidavit Fee	2	1.00x34.00 L	\$112.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
5/17/26-5/17/26		MEADOW POINTE IV CDD	
Billing Date	Sales Rep	Customer Account	
5/17/2026	Deirdre Bonett	TB107010	
Total Amount Due		Invoice Number	
\$114.00		85359-051726	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

MEADOW POINTE IV CDD
 3434 Colwell Ave Ste 200 # Rizzetta
 Tampa, FL 33614-8390

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Workshop was published in said newspaper by print in the issues of 05/17/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____

Sworn to and subscribed before me this **05/17/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577886
My Commission Expires July 31, 2028

Notice of Budget Workshop of the Meadow Pointe IV Community Development District

The Meadow Pointe IV Community Development District will hold a budget workshop on May 26, 2026, at 10:00 a.m. at the Meadow Pointe IV Clubhouse located at 3902 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

The purpose of the workshop is to discuss the proposed Fiscal Year 2026-2027 operations and maintenance Budget and assessments. A copy of the agenda for the workshop will be available 7 days prior to the workshop on the District's website at <https://www.meadowpointe4cdd.org/> or upon request from Darryl Adams, the District Manager at darryla@rizetta.com.

The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. It may be continued to a date, time, and place to be specified on the record at such workshop. There may be an occasion where one or more supervisors will participate virtually by telephone or video conference.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via the email above or via phone at 813.994.1001, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

Darryl Adams, District Manager
May 17, 2026

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
4/29/26-4/29/26		MEADOW POINTE IV CDD	
Billing Date	Sales Rep	Customer Account	
4/29/2026	Deirdre Bonett	TB107010	
Total Amount Due		Invoice Number	
\$112.40		86942-042926	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
4/29/26	4/29/26	86942	Baylink Pasco , tampabay.com	Legal-CLS 2 col	General Election Affidavit Fee	2	1.00x48.00 L	\$110.40 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
4/29/26-4/29/26		MEADOW POINTE IV CDD	
Billing Date	Sales Rep	Customer Account	
4/29/2026	Deirdre Bonett	TB107010	
Total Amount Due		Invoice Number	
\$112.40		86942-042926	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

MEADOW POINTE IV CDD
 3434 Colwell Ave Ste 200 # Rizzetta
 Tampa, FL 33614-8390

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter General Election was published in said newspaper by print in the issues of 04/29/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **04/29/2026**

Signature of Notary of Public _____
Personally known **X** or produced identification.
Type of identification produced _____

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Meadow Pointe IV Community Development District (the "District") will commence at noon on Monday June 8, 2026, and close at noon on Friday June 12, 2026. Candidates may qualify for the office of board member of the District with the Pasco County Supervisor of Elections by mail to the Honorable Brian E. Corley, Supervisor of Elections, Post Office Box 300, Dade City, Florida 33526-0300, or in person at the following office locations:

East Pasco Government Center Telephone: (352) 521-4302
14235 6th Street, Suite 200, Dade City, FL 33526

Central Pasco Professional Center Telephone: (813) 929-2788
4111 Land O'Lakes Blvd., Rm 10, Land O'Lakes, FL 34639

Liberty Building Telephone: (727) 847-8162
8606 Government Drive, Suite 1, New Port Richey, FL 34654

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Pasco County Supervisor of Elections or visit their website at www.pascovotes.gov.
April 29, 2026 86942



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: **432201**
Status: **Open**
Invoice Date: **5/01/2026**
Due Date: **5/16/2026**
Total: **\$3,200.00**

Service Date	Product/Service	Quantity	Unit Price	Total
	3X WEEKLY COMMERCIAL POOL SERVICE -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 IMMEDIATELY TO TRIANGLE POOL SERVICE -BACKWASHING FILTER/ HOSING OFF CARTRIDGES INSIDE OF FILTER HOUSING AS NEEDED -DE FILTER SYSTEMS REQUIRE 2 YEARLY CLEAN AND DEGREASING SERVICES FOR OPTIMAL FILTRATION,	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.

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

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: **25351644**
Status: **Open**
Invoice Date: **5/07/2026**
Due Date: **6/06/2026**
Total: **\$274.90**

Service Date	Product/Service	Quantity	Unit Price	Total
	HDW2535 65# ROOF JACK FOR SHORT LID THAT STILL HAS OLD ROOF JACKS. IT IS NOT STAYING UP PER INSPECTOR AND STEWART.	2.00	\$49.95	\$99.90
	Labor / Service Call Labor / Service Call	1.00	\$175.00	\$175.00

Notes

replacement for 2 jacks on pool pit....done is working good now... 5-6-26

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: \$274.90
Tax: \$0.00
Invoice Amount: \$274.90
Previous Payment(s): \$0.00
Amount Due (USD) \$274.90

Thank you for doing business with us!



INVOICE

Page: 1

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

Invoice Number: SI146449
Invoice Date: 5/1/2026
Due Date: 5/31/2026

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
5/1/2026	Monthly Lift Station Inspection	2001	1	EA	104.19	104.19

[Click to Pay](#)

[Click Here to Pay](#)

Remit To:
U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652
Phone: (727) 848-8292 Ext. 219
Toll Free: (866) 753-8292 Ext. 219
Email: ar@uswatercorp.net

Subtotal:	104.19
Total Sales Tax:	0.00
Total USD:	104.19
Adjustments:	0.00
Amount Due:	104.19



CC043026-845

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,767.00
Statement Closing Date	April 30, 2026
Days in Billing Cycle	30
Previous Balance	\$628.85
Payments & Credits	\$628.85
Purchases & Other Charges	\$1,232.06
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,232.06

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	\$1,232.06
Minimum Payment Due	\$1,232.06
Payment Due Date	May 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$628.85-	
04/27	04/27	F151500G500CHGD MICHELLE WHITE LORI STANGER	AUTOMATIC PAYMENT - THANK YOU	628.85-
			\$0.00	
			\$1,232.06	
04/04	04/04	0543684FFBLJM0PKJ	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	37.24
04/04	04/04	7541823FE7D195856	MICROSOFT*STORE REDMOND WA MCC: 5818 MERCHANT ZIP:	99.99
04/05	04/05	5543286FF5W2947F5	AMAZON MKTPL*B74JA1HC2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	82.61
04/07	04/07	0541601FH43ABBYRE	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP:	36.45
04/09	04/09	5543286FK5XQAY6ZV	AMAZON MKTPL*BC2Y23R61 SEATTLE WA MCC: 5942 MERCHANT ZIP:	68.80
04/11	04/11	5543286FM5XXZ12PX	AMAZON MKTPL*B70GT8ZB1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	21.39

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	May 25, 2026
New Balance	\$1,232.06
Minimum Payment Due	\$1,232.06
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
04/11	04/11	0230537FN00JLJX97	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	22.07
04/12	04/12	5543286FN5YAEZNY8	AMAZON MKTPL*BY0YS48R2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	27.41
04/13	04/13	0541601FP43ABLPV3	SAMSCLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP:	7.96
04/13	04/13	5543286FP5YERP5W0	AMAZON MKTPL*B74PN0C60 SEATTLE WA MCC: 5942 MERCHANT ZIP:	29.93
04/13	04/13	5543286FP5YFAFVXY	AMAZON.COM*B78RQ9CY0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	16.83
04/13	04/13	5543286FP5YGBF541	AMAZON MKTPL*B741Q3OU0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	107.99
04/19	04/19	5543286FX60NDDZQ8	AMAZON MKTPL*BY1MD0MW1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	29.94
04/20	04/20	5548382FZ0MGAA7MH	WAL-MART #3526 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34601	56.39
04/26	04/26	5543286G462Z1DJSR	AMAZON MKTPL*BJ3BQ42I2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	39.55
04/26	04/26	5543286G56340R5RB	LOWES #01827* BROOKSVILLE FL MCC: 5200 MERCHANT ZIP: 346015536	39.42
04/27	04/27	5543687G54ZDFZ7AK	MARINE RESCUE PRODUCTS MIDDLETOWN RI MCC: 5047 MERCHANT ZIP: 02842	346.85
04/27	04/27	0230537G600HALJ40	PUBLIX #1132 BROOKSVILLE FL MCC: 5411 MERCHANT ZIP: 34601	15.76
04/28	04/28	0543684G7BLJ3VH3D	SAMS CLUB #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: 33544	52.53
04/28	04/28	1230202G600EZG4RH	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	60.00
04/28	04/28	0230537G700HD419D	PUBLIX #1877 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33545	32.95

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,232.06 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 05/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$3.08	\$0-\$500,000 = 0.25%
New Cashback Balance	\$3.08	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2027	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

Meadow Pointe IV CDD

Closing Date

April 30, 2026

Payment Date

May 25, 2026

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Parks & Rec	Special Events	Contingency
				Facility Supplies	Special Events	Misc. Contingency
Date	Vendor Name	Description	Amount	57200-4619	57400-4775	57900-6409
4/1/2026		Beginning Balance	\$ 628.85			
04/04/26	Sams Club	Clubhouse Supplies	\$ 37.24	\$ 37.24		
04/04/26	Microsoft	Subscription Renewal	\$ 99.99			\$ 99.99
04/05/26	Amazon	Clubhouse Supplies	\$ 82.61	\$ 82.61		
04/07/26	Sams Club	CDD Mtng and Deputy Farewell	\$ 36.45	\$ 36.45		
04/09/26	Amazon	Clubhouse Supplies	\$ 68.80	\$ 68.80		
04/11/26	Amazon	Mother's Day Event	\$ 21.39		\$ 21.39	
04/11/26	Publix	Mother's Day Event	\$ 22.07		\$ 22.07	
04/12/26	Amazon	Clubhouse Supplies	\$ 27.41	\$ 27.41		
04/13/26	Sams Club	Clubhouse Supplies	\$ 7.96			\$ 7.96
04/13/26	Amazon	Mother's Day Event	\$ 29.93		\$ 29.93	
04/13/26	Amazon	Clubhouse Supplies	\$ 16.83	\$ 16.83		
04/13/26	Amazon	Mother's Day Event	\$ 107.99		\$ 107.99	
04/19/26	Amazon	Mother's Day Event	\$ 29.94		\$ 29.94	
04/20/26	Walmart	Clubhouse Supplies	\$ 56.39	\$ 56.39		
04/26/26	Amazon	Cibhs Supplies, Light Bulbs Merid	\$ 39.55	\$ 39.55		
04/26/26	Lowe's	Plants Pool Deck	\$ 39.42			\$ 39.42
04/27/26	Marine Rescue Products	Life Bouys and Rope	\$ 346.85			\$ 346.85
04/27/26	Publix	CDD Meeting Refreshments	\$ 15.76			\$ 15.76
04/28/26	Sams Club	CDD Meeting Lunch	\$ 52.53			\$ 52.53
04/28/26	MailChimp	Email Subscription	\$ 60.00			\$ 60.00
04/28/26	Publix	CDD Meeting Lunch	\$ 32.95			\$ 32.95
04/25/26		CC Payment	\$ (628.85)			
04/30/26	TOTAL		\$ 1,232.06	\$ 365.28	\$ 211.32	\$ 655.46
				57200-4619	57400-4775	57900-6409

Mr paper prod.
storage bags



4-4-26

sam's club
613-929-7010

04/04/26 17:52 6658 0-552 090 9090

980022770 BATH TISSUE	24.26 0
1 316190 ZPLC PRZE 6	15.58 0
0 INST 50 ZPLC PRZE 6	3.00-0
	SUBTOTAL 37.24
	TOTAL 37.24
	MEMBER TEND 37.24 ✓
	CHARGE DUE 0.00

\$37.24

MR. CARD 0066 11 0PFER004359
 3.24 TOTAL PURCHASE
 # 066K00007126
 000000081010
 TERMINAL # 54729579
 *No Signature Required
 4/4/26 17:51:50


Additional Savings from:
 Sam's Instant Savings 3.00
 # ITEMS SOLD 2
 ICA 8101 2305 0002 513: 6197



Yay! You earned \$0.75 Sam's Cash with Plus. Check all earnings and savings at SamClub.com/Account

Subscription

① Limited-time

 Microsoft 365
Next charge c

Recurring billing


\$99.99 Ev
taxes

↓ Install desk

💎 Explore yo

📺 Limited-tim


Related [Get billi](#)

 Microsoft s
This includes

Total used

21.3 GB / 1 TB

[Get more storage](#)

 Outlook (Attachments)

 OneDrive

Payment successful



You paid **\$99.99**

Your **Microsoft 365 Personal** subscription will now charge to
MasterCard ** 8066.

Close

Microsoft account

MPV Clubhouse
mpvclub@live.com
View my benefits

- Account
- Your info
- Subscriptions
- Devices
- Security
- Privacy
- Order history
- Payment options
- Address book

Microsoft

Act now to avoid losing these benefits

You're using **21.30 GB** of cloud storage

You're signed in on 3 of 5 devices with this subscription

You're enjoying premium apps like Word, Excel and PowerPoint

You have access to **50 GB** of email storage

Pay your balance

Expiration date: 05 / 27

Billing address: 3434 Colwell Ave

Address line 1: Suite 200

Address line 2 (Optional):

City: Tampa

State: Florida

ZIP code: 33614

CVV: [Redacted]

You'll be notified before any price changes. Cancel any time to stop future charges by visiting your [Microsoft account](#). [Learn more](#). Your account is subject to the [Microsoft Services Agreement](#).

page 3

4-3-26

Order Summary

Order placed **April 3, 2026** Order # 114-9796585-7209855

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:	\$77.20
Shipping & Handling:	\$0.00
Total before tax:	\$77.20
Estimated tax to be collected:	\$5.41
Grand Total:	\$82.61

Delivered April 6

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



Amcrate Disposable Paper Plates Royal Blue, 7 Inch Paper Dessert Plates, Strong and Sturdy Disposable Plate for Party, Dinner, Holiday, Picnic, or Travel Party Plate, Pack of 50
Sold by: EndayDirect
Return or replace items: Eligible through May 6, 2026
\$11.99

Delivered April 6

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



HARRIS Cleaning Vinegar All Purpose Household Multi-Surface Cleaner, 128oz (Lemon) with Easy Pour Funnel Included
Sold by: PF Harris
Return or replace items: Eligible through May 6, 2026
\$24.99



Air Wick Scented Oils 0+10 Fresh Waters
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through May 6, 2026
\$20.11

[Back to top](#)

MP Mtng



4-7-26 sam's club
813-929-7010

04/07/26 15:22 1371 04852 090 9090

Lori 101-**** *082

* VOIDED ENTRY **

UL 980136787 SPRDH BUTTEF	0.00 0
H 990005673 BF BAN	7.47 0
984221561 EURYT BAGELF	3.98 0
984290543 CINR RULLS F	9.62 0
980175361 DMSTCHSETRF	8.86 0
122813 ENG MUFFINSF	5.38 0
980136787 SPRDH BUTTEF	7.74 0
SUBTOTAL	43.05
TOTAL	43.05

SAM'S CASH TEND	6.60
MCARD TEND	36.45
CHANGE DUE	0.00

MASTERCARD 8066 I I APPR#007144
 36.45 TOTAL PURCHASE
 REF # 609753120071
 AID A0000000041010
 TERMINAL # 54729579
 *No Signature Required
 04/07/26 15:22:09
 SAM'S CASH USED 6.60

ITEMS SOLD 6
 TC# 5286 9917 3519 4663 3870



Sans cash balance
 Beg: 6.60 Used: 6.60 End: 0.00

Yay! You earned \$0.86 Sam's Cash with Plus. Check all earnings and savings at SamsClub.com/Account

MP
4-11-26

Deputy farewells
Publix.

Shoppes of New Tampa
 1920 County Road 581
 Wesley Chapel, FL 33544
 Store Manager: Mike Barton
 813-994-4566

MAN HAB BBQ DIP C	0.59	F
SPICY WING DIP CUP	0.59	F
SPICY WING DIP CUP	0.59	F
HOT HONEY DIP CUP	0.59	F
BAR CAKE CARROT	8.49	F
8PC FRIED CHIX MIX	10.49	T
You Saved	0.50	

Order Total	21.34
Sales Tax	0.73
Grand Total	22.07
Credit	22.07
Payment	
Change	0.00

Savings Summary
 Special Price Savings 0.50

 * Your Savings at Publix *
 * 0.50 *

Receipt ID: 0006 4BR 747 911

PRESTO!
 Trace #: 742937
 Reference #: 1340226495
 Acct #: XXXXXXXXXXXX8066
 Purchase Mastercard
 Amount: \$22.07
 Auth #: 011011

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

Your cashier was Self-Checkout Lane 1

04/11/2026 12:49 S0006 R174 7911 C0774

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

Publix Super Markets, Inc.



page 5

4-9-26

Order Summary

Order placed April 9, 2026 Order # 114-9309950-9389834

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:	\$64.30
Shipping & Handling:	\$0.00
Total before tax:	\$64.30
Estimated tax to be collected:	\$4.50
Grand Total:	\$68.80

Arriving tomorrow



Tork Hand Towel Roll, Natural White, Universal, H71, Large, 100% Recycled, 1-Ply, White, 6 Rolls x 800 ft, 7171400

Sold by: OfficeWorld Store

Supplied by: Other

\$64.30

[Back to top](#)

page 6

Order Summary

Order placed **April 9, 2026** Order # 112-8616342-8637826

Ship to

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

Payment method

Mastercard ending in 8066

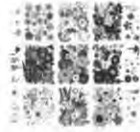
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$19.99
Shipping & Handling:	\$0.00
Total before tax:	\$19.99
Estimated tax to be collected:	\$1.40
Grand Total:	\$21.39

Delivered April 13

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



Cokosing 9 Packs of 200 Pressed Dried Flowers and Leaves Real Natural Dried Flowers with Tweezers for DIY Crafts, Resin Jewelry, Card Making, Soap, Candles, Nail Art, and Scrapbooking (9 Colors)

Sold by: Zexincan Inc

Supplied by: Other

Return or replace items: Eligible through May 13, 2026

\$19.99

[Back to top](#)

page 7

Order Summary

4-9-26

Order placed April 9, 2026 Order # 114-9997813-6453067

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:	\$26.96
Shipping & Handling:	\$0.00
Promotion Applied:	-\$1.35
Total before tax:	\$25.61
Estimated tax to be collected:	\$1.80
Grand Total:	\$27.41

Arriving Monday



4

Schneider Nitrile Exam Gloves - L, 100-ct Box, Medical Grade Blue Disposable
Gloves Latex Free, Rubber Glove for Cleaning, Cooking, Food Prep

Sold by: A2eshop

Supplied by: Other

\$6.74

[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

4-9-26

page 8

Order Summary

Order placed April 9, 2026 Order # 112-7536883-4696214

Ship to

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

Payment method

Amazon Visa ending in 1312
Earns 5% back on all items
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$27.97
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$27.97
Estimated tax to be collected:	\$1.96
Grand Total:	\$29.93

Arriving tomorrow 10 AM – 3 PM



Mod Podge Gloss Sealer, Glue & Finish: All-in-One Craft Solution- Quick Dry, Easy Clean, for Wood, Paper, Fabric & More. Non-Toxic - Craft with Confidence, Made in USA, 16 oz., Pack of 1

Sold by: Amazon.com
Supplied by: Other
\$7.99



210 Pcs Mini Silk Flower Heads Small Fake Rose Daisy Faux Flowers Bulk for Crafts Artificial 3D Loose Fabric Flowers Heads Sunflower Bulk for Wedding Hair Cap Dresses Decorations (Bright Colors Mixed)

Sold by: Attgreat
Supplied by: Other
\$19.98

[Back to top](#)

Order Summary

4-9-26

page 9

Order placed April 9, 2026 Order # 114-4116103-6516266

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:	\$15.72
Shipping & Handling:	\$0.00
Total before tax:	\$15.72
Estimated tax to be collected:	\$1.11
Grand Total:	\$16.83

Arriving Monday



CLOROX Toilet Bowl Cleaner Clinging Bleach Gel, Ocean Mist, 24 Fl Oz, Pack of 2

(Package May Vary)

Sold by: Amazon.com

Supplied by: Other

\$5.24

[Back to top](#)

page 10

Order Summary

Order placed **April 9, 2026** Order # 112-5751442-9557867

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:	\$100.92
Shipping & Handling:	\$0.00
Total before tax:	\$100.92
Estimated tax to be collected:	\$7.07
Grand Total:	\$107.99 ✓

Delivered April 13

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



100Pcs Bookmark Laminating Pouches 2x8inch Hot Laminator Sleeves 5 Mil
Compatible with Most Pouch Laminating Machines for Book Lovers Nature Lovers

Sold by: DLUGOPIS-US

Return or replace items: Eligible through May 13, 2026

\$9.99



49Pcs Acrylic Bookmark Blanks Kits, Clear Acrylic Craft Bookmarks for Women,
24Pcs Plastic DIY Bookmarks with 24Pcs Colorful Tassel and 1 Roll Ribbon,
Valentines Day Gifts for Kids Classroom

Sold by: hedongmeimg

Return or replace items: Eligible through May 13, 2026

\$7.99

Delivered April 13

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



BOUBONI 100 Pcs Bookmark Tassels Bulk 20 Colors Soft Craft Silky Handmade Mini
Tassels for Jewelry Making with Loops for DIY Craft Accessory Dress Decoration

Sold by: Bouboni Direct

Return or replace items: Eligible through May 13, 2026

\$6.99



Blush Tulle Fabric Rolls 6 Inch by 100 Yards (300 feet) Fabric Spool Tulle Ribbon for
DIY Blush Tutu Bow Baby Shower Birthday Party Wedding Decorations Christmas
Craft Supplies

Sold by: IONTACH US

Return or replace items: Eligible through May 13, 2026

\$9.99



6 Pcs Spring Floral Tablecloth, Butterfly Wildflower Plastic Disposable Tablecloth
Rectangle Table Covers for Easter, Birthday, Wedding, Mothers Day Tea Party
Supplies and Decorations, 54 x 108 Inch

Sold by: yidaco

Return or replace items: Eligible through May 13, 2026

\$16.99



210 Pcs Mini Silk Flower Heads Small Pink Fake Rose Daisy Faux Flowers Bulk for
Crafts Artificial Loose Fabric Flowers Heads Sunflower Bulk for Wedding Hair Cap
Dresses Decorations (Light Pink Mixed)

Sold by: Attgreat

Return or replace items: Eligible through May 13, 2026

\$22.98



Colored Copy Paper 8.5x11 Inches, 600-Sheets Letter Size Pastel Colored Paper
Assorted Colors Printer Paper for Printing, Arts & Crafts, School Projects and Office
Use

Sold by: MARACOL-US

Return or replace items: Eligible through May 13, 2026

\$25.99

MP water



4-13-26

sam's club

813-929-7010

0471 21

41 3761 04852 094 9094

Lulu 161 *** ** *082 1

2 @ 3.98
5b1914 HN WATER f 7.96 0

SUBTOTAL 7.96
TOTAL 7.96

\$7.96

MCARD TEND 7.96 ✓
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#013785

7.96 TOTAL PURCHASE

REF # 610336043506

AID A0000000041010

TERMINAL # 50456474

*No Signature Required

04/13/26 11:40:59

ITEMS SOLD 2

TC# 1504 3806 1523 8872 9964



Yay! You earned \$0.16 Sam's Cash with Plus. Check all earnings and savings at SamsClub.com/Account

MP water trash bag pool deck plants

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRLDH175LPM

Walmart

WM Supercenter
352-796-5996 Mgr. MELISSA
7305 BROAD ST
BROOKSVILLE FL 34601

ST# 03526 OP# 009002 TE# 02 TR# 00721

ITEMS SOLD 6

TC# 3185 5534 3116 6059 5968



GLAD 8G GAIN 012587224610 5.27 N
GLAD 8G GAIN 012587224610 5.27 N
GV 40PK 078742279090 F 5.47 N
GV 40PK 078742279090 F 5.47 N
BTTR VER 8QT 810667035330 9.97 N
HIBISCUS 2G 022532809060 24.94 N

\$56.39

SUBTOTAL 56.39
TOTAL 56.39 ✓
MCARD TEND 56.39 ✓
CHANGE DUE 0.00

MASTERCARD- 8066 I 1 APPR#020283
56.39 TOTAL PURCHASE

REF # 611153207554

AID A0000000041010

TERMINAL # 21657989

*No Signature Required

04/20/26 20:19:02

page 12

Order Summary

Order placed **April 16, 2026** Order # 112-7150742-2393818

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:	\$27.98
Shipping & Handling:	\$0.00
Total before tax:	\$27.98
Estimated tax to be collected:	\$1.96
Grand Total:	\$29.94

Delivered April 20

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



221PCS Real Nature Dried Pressed Flowers for Resin Craft, Dry Pressing Floral with Butterfly Transparent Stickers Set for DIY Jewelry Making Nail Card Scrapbook Art Eternity Summer

Sold by: Y&B - US

2
Return or replace items: Eligible through May 20, 2026
\$13.99

[Back to top](#)

page 13

Order Summary

Order placed April 23, 2026 Order # 112-1966322-5853057

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:	\$36.97
Shipping & Handling:	\$0.00
Total before tax:	\$36.97
Estimated tax to be collected:	\$2.58
Grand Total:	\$39.55

Arriving Monday



MED PRIDE Medical Vinyl Examination Gloves (Medium, 100-Count) Latex & Rubber Free, Ultra-Strong, Clear Disposable Powder-Free Gloves for Healthcare & Food Handling Use
Sold by: HLmedical
Supplied by: Other
\$8.49



LUXRITE 4 Pack PAR20 LED Bulbs, 50W Equivalent, 3000K Soft White, Dimmable LED Spotlight Bulb, Indoor Outdoor, 7W, 500 Lumens, Wet Rated, E26 Standard Base, UL Listed
Sold by: Bulbs'n'More
Supplied by: Other
\$19.99

[Back to top](#)

MP pool deck

page 14



4-26-26



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
7117 BROOK STREET
BROOKSVILLE, FL 34601 (352) 754-6320

- SALE -

SALES#: S1827ELU 5393986 TRANS#: 251193513 04-26-26

462116	1.50-PT EVOLVULUS FLWRS F	16.44
	3 @ 5.48	
1206546	2.00-GAL GARDENIA DOUBLE	22.98

SUBTOTAL:	39.42
TOTAL TAX:	0.00
INVOICE 74944 TOTAL:	39.42
M/C:	39.42

MC: XXXXXXXXXXXX8066 AMOUNT: 39.42 AUTHCD: 026715
 CHIP REFID:18272294248 04/26/26 13:38:51
 CUSTOMER CODE: 222
 TVR : 0000008000
 TSI : E800 AID : A0000000041010

STORE: 1827 TERMINAL: 22 04/26/26 13:39:27
 # OF ITEMS PURCHASED: 4
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



MP CDD mstrng
Publix

Brooksville Square
19390 Cortez Blvd. 4-27-26
Brooksville, FL 34601
Store Manager: Danny
352-796-2926



1132 4SR 034 424

PUB MICRO BBY CUT	2.59	F
HOAGIE ROLLS 4CT	4.49	F
DAISY FRENCH ONION	3.69	F
SOFT SWEET HOAGIE	4.99	F
Order Total	15.76	
Sales Tax	0.00	
Grand Total	15.76	
Credit	Payment	15.76 ✓
Change	0.00	

Receipt ID: 1132 4SR 034 424

PRESTO!
Trace #: 037183
Reference #: 1291342892
Acct #: XXXXXXXXXXXX8066
Purchase Mastercard
Amount: \$15.76
Auth #: 027629

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

Your cashier was Vu

04/27/2026 20:41 S1132 R103 4424 C0249



Marine Rescue Products, Inc.

PO Box 3484
Newport, RI 02840
Toll Free (800) 341-9500
Fax (401) 848-9577
Email: staff@marine-rescue.com
www.Marine-Rescue.com
Fed ID #050382859

page 16
Invoice

Order # 178866A
Invoice Date 04/27/26
Page 1

Bill To	Ship To
Lori Stanger Meadow Pointe IV CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614	Lori Stanger 3902 Meadow Pointe Blvd Wesley Chapel, FL 33543

Customer No.	Sales I.D.	Ship Via	Source	Terms
127300	WEB/WEB	UPC	R /	XXXXXXXX8066 MASTERCARD

Ordered By	Warehouse	Phone Number	Reference #
		(352) 584-0862	000029822

Qty	B/O	Ship	Item #	Description	Un. Price	Ds	Amount
3	0	3	251	24" RING BUOY	84.00	--	252.00
			WHITE	WHITE			
3	0	3	TL	THROW LINE	14.95	--	44.85
			60'	60'			

MERCHANDISE INVOICE TOTAL \$ 296.85
 SHIPPING & HANDLING \$ 50.00
 INVOICE TOTAL \$ 346.85
 CR. CARD: MC, APPR:027955 \$ -346.85

Mailchimp Receipt MC25929143

Issued to

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

Issued by

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

Details

Order# 25929143
Date Paid: April 28, 2026 02:51 AM New York

4-28-26

Billing statement

Standard plan **\$60.00**
2,500 contacts

Paid via Mast ending in 8066 which expires **\$60.00** ✓
05/2027
on April 28, 2026

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

[Looking for our United States Residency](#)

[Certificate?](#)

Balance as of April 28, 2026	\$0.00
-------------------------------------	---------------

If a refund is required, it will be issued in the purchase currency for the amount of the original charge.

Sales Tax was not applied to this purchase.



MP water +
- CDD lunch

sam's club
813-929-7010

04/28/26 09:51 0669 04052 015 9095

Lori 101-**** *082 1

2 @ 3.98	
561914 MM WATER	F 7.96 0
H 990006000 DR TURKEY	F 9.57 0
725545 GREEN GRAPEF	7.87 0
H 990005673 BF HAM	F 7.47 0
626297 COLBYJACKSLF	6.87 0
279457 BLUEBERRIESF	8.82 0
33249 RASPBERRIESF	3.97 0
SUMTOTAL 52.53	
TOTAL 52.53	
MCARD TENG	52.53
CHANCE DUE	0.00

MASTERCARD- 8066 I 1 HPPR#028079
 52.53 TOTAL PURCHASE
 REF # UFIEN4398031
 AID A0000000041010
 TERMINAL # 50452850
 *No Signature Required
 04/28/26 09:50:57

ITEMS SOLD 8
 TC# 7910 4363 6874 3211 1049



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

MP meeting Spruce bday
PUBLIX.
 Innovation Springs 4-28-26
 32265 Overpass Rd.
 Wesley Chapel, FL 33545
 Store Manager: Justin Schroeder
 813-953-4409

LETTUCE ICEBERG	2.96	F
CELERY STICKS 8 OZ		
1 @ 2 FOR 6.00	3.00	F
DECORATED CAKE	26.99	F

Order Total	32.95
Sales Tax	0.00
Grand Total	32.95
Credit	Payment 32.95

Change 0.00

Receipt ID: 1877 4TR 761 984

PRESTO!
 Trace #: 764833
 Reference #: 1051717070
 Acct #: XXXXXXXXXXXX8066
 Purchase Mastercard
 Amount: \$32.95
 Auth #: 028598

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

Your cashier was Self-Checkout Lane 1
 04/28/2026 8:58 S1877 R176 1984 C0776

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

Publix Super Markets, Inc.





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

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6426-016055
2191278W426
05/20/26
Upon Receipt

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

Scan to pay online



FOR ASSISTANCE
Customer Service
One Time Payments

(352) 583-4204
(800) 457-1379

MAY 26 2026

INVOICE STATEMENT

Amount

Date	Description	Amount
	Contract No: 20475	
	Service Location	
	Acct #016055-0001	
	MEADOW POINT IV CDD REC CENTER 3902 MEADOW POINT BLVD WESLEY CH	
05/20/26	BASIC SERVICE CHARGE 6/1/2026-6/30/2026	\$ 110.66
	Invoice Total	\$ 110.66
	Account Balance	\$ 110.66

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

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****

Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

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

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



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

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6426-016055
2191278W426
05/20/26
Upon Receipt

Do Not Pay - Auto Pay Enabled

AB 01 000094 27633 H 1 0



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



6426 000000000000000000000000X0160550 000000110660000000000000002191278 9

000094 1/1





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
2191388W426
05/20/26
Upon Receipt

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

Scan to pay online



FOR ASSISTANCE
Customer Service
One Time Payments

(352) 583-4204
(800) 457-1379

MAY 26 2026

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 27612	
	Service Location	
	Acct #022299-0001	
	MEADOW POINTE NORTH HOA 4467 FENNWOOD CT WESLEY CHAPEL,	
05/20/26	FUEL SURCHARGE 1.00 SC70377645	\$ 496.51
05/20/26	FUEL SURCHARGE 1.00 SC70377753	\$ 8.53
05/20/26	ENVIRONMENTAL SURCHARGE 1.00 SC70377644	\$ 129.27
05/20/26	ENVIRONMENTAL SURCHARGE 1.00 SC70377752	\$ 2.22
05/20/26	BASIC SERVICE CHARGE 1.00 8.00YD	\$ 1,292.65
	6/1/2026-6/30/2026	
05/20/26	BASIC CONTAINER CHARGE 1.00 8.00YD	\$ 22.20
	6/1/2026-6/30/2026	
	Invoice Total	\$ 1,951.38
	Account Balance	\$ 1,951.38

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

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

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

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



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

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6426-022299
2191388W426
05/20/26
Upon Receipt

Do Not Pay - Auto Pay Enabled

AB 01 000093 27633 H 1 0

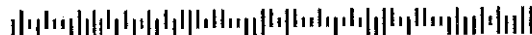


MEADOW POINT IV CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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 **05/11/2026**
Amount Due **5,623.31**
Current Charges Due **06/03/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	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 5,620.93
Payment 5,620.93CR
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. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Light Energy Charge 325.26
Light Support Charge 299.10
Light Maintenance Charge 1,004.57
Light Fixture Charge 1,207.60
Light Fuel Adj 12,319 KWH @ 0.04375 538.96
Poles (QTY 332) 2,218.00
FL Gross Receipts Tax 29.82

Total Current Charges 5,623.31
Total Due E.F.T. 5,623.31

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 163	205 73	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 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	5,623.31
DO NOT PAY	

000141821100056233100056233103



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 **05/11/2026**
 Amount Due **40.16**
 Current Charges Due **06/03/2026**

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				
04/07	32182	05/06	32182				0

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	0
Apr 2026	33	0
May 2025	32	0

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

Previous Balance		40.16
Payment		40.16CR
Balance Forward		0.00
Customer Charge		39.16
FL Gross Receipts Tax		1.00
Total Current Charges		40.16
Total Due	E.F.T.	40.16



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	40.16
DO NOT PAY	

000141821500000401600000401606



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

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

Bill Date **05/11/2026**
 Amount Due **52.61**
 Current Charges Due **06/03/2026**

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				
04/07	52561	05/06	52677				116

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	4
Apr 2026	33	4
May 2025	32	4

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

Previous Balance 54.66
Payment 54.66CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 116 KWH @ 0.06090 7.06
Fuel Adjustment 116 KWH @ 0.04375 5.08
FL Gross Receipts Tax 1.31

Total Current Charges 52.61
Total Due E.F.T. 52.61



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	52.61
DO NOT PAY	

000141821600000526100000526108



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 **05/11/2026**
 Amount Due **53.26**
 Current Charges Due **06/03/2026**

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				
04/07	61182	05/06	61304				122

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	4
Apr 2026	33	4
May 2025	32	4

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

Previous Balance **54.86**
 Payment **54.86CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 122 KWH @ 0.06090 **7.43**
 Fuel Adjustment 122 KWH @ 0.04375 **5.34**
 FL Gross Receipts Tax **1.33**

Total Current Charges **53.26**
 Total Due **53.26** E.F.T.



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

1418217 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	53.26
DO NOT PAY	

000141821700000532600000532609



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 **05/11/2026**
 Amount Due **290.57**
 Current Charges Due **06/03/2026**

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				
04/07	68243	05/06	70576				2333

Comparative Usage Information

Period	Days	Per Day
May 2026	29	80
Apr 2026	33	144
May 2025	32	85

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 550.96
 Payment 550.96CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 2,333 KWH @ 0.06090 142.08
 Fuel Adjustment 2,333 KWH @ 0.04375 102.07
 FL Gross Receipts Tax 7.26

Total Current Charges 290.57
 Total Due E.F.T. 290.57



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	290.57
DO NOT PAY	

000141821800002905700002905709



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 **05/11/2026**
 Amount Due **53.91**
 Current Charges Due **06/03/2026**

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				
04/07	48670	05/06	48798				128

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	4
Apr 2026	33	4
May 2025	32	4

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

Previous Balance **54.76**
 Payment **54.76CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 128 KWH @ 0.06090 **7.80**
 Fuel Adjustment 128 KWH @ 0.04375 **5.60**
 FL Gross Receipts Tax **1.35**

Total Current Charges **53.91**
 Total Due **53.91** E.F.T.



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after 05/22/2026
TOTAL CHARGES DUE 53.91
DO NOT PAY

000141822000000539100000539107



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 **05/11/2026**
 Amount Due **1,145.03**
 Current Charges Due **06/03/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/07	85976	05/06	96270		21.83	22	10294

Comparative Usage Information

Period	Days	Per Day
May 2026	29	355
Apr 2026	33	332
May 2025	32	232

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 1,215.77
 Payment 1,215.77CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 10,294 KWH @ 0.06090 626.90
 Fuel Adjustment 10,294 KWH @ 0.04375 450.36
 FL Gross Receipts Tax 28.61

Total Current Charges 1,145.03
 Total Due **E.F.T.** 1,145.03



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	1,145.03
DO NOT PAY	

000141822100011450300011450304



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 **05/11/2026**
 Amount Due **82.88**
 Current Charges Due **06/03/2026**

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				
04/07	76190	05/06	76588				398

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	29	14
Apr 2026	33	13
May 2025	32	12

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

Previous Balance **87.17**
 Payment **87.17CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 398 KWH @ 0.06090 **24.24**
 Fuel Adjustment 398 KWH @ 0.04375 **17.41**
 FL Gross Receipts Tax **2.07**

Total Current Charges **82.88**
 Total Due **82.88** E.F.T.



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

1418223 **OP06**
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after 05/22/2026
TOTAL CHARGES DUE 82.88
DO NOT PAY

000141822300000828800000828806



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 **05/11/2026**
 Amount Due **94.36**
 Current Charges Due **06/03/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4456 FENWOOD 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				
04/07	14615	05/06	15120				505

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	17
Apr 2026	33	16
May 2025	32	6

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

Previous Balance 96.51
Payment 96.51CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 505 KWH @ 0.06090 30.75
Fuel Adjustment 505 KWH @ 0.04375 22.09
FL Gross Receipts Tax 2.36

Total Current Charges 94.36
Total Due E.F.T. 94.36



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after 05/22/2026
TOTAL CHARGES DUE 94.36
DO NOT PAY

000141822400000943600000943609



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 **05/11/2026**
 Amount Due **62.81**
 Current Charges Due **06/03/2026**

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				
04/07	87878	05/06	88089				211

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	7
Apr 2026	33	8
May 2025	32	30

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

Previous Balance 69.90
Payment 69.90CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 211 KWH @ 0.06090 12.85
Fuel Adjustment 211 KWH @ 0.04375 9.23
FL Gross Receipts Tax 1.57

Total Current Charges 62.81
Total Due E.F.T. 62.81



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

1418225 **OP06**
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after 05/22/2026
TOTAL CHARGES DUE 62.81
DO NOT PAY

000141822500000628100000628103



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 **05/11/2026**
 Amount Due **55.30**
 Current Charges Due **06/03/2026**

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				
04/07	19143	05/06	19284				141

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	5
Apr 2026	33	5
May 2025	32	6

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

Previous Balance 57.77
 Payment 57.77CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 141 KWH @ 0.06090 8.59
 Fuel Adjustment 141 KWH @ 0.04375 6.17
 FL Gross Receipts Tax 1.38

Total Current Charges 55.30
 Total Due **E.F.T.** 55.30



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after 05/22/2026
TOTAL CHARGES DUE 55.30
DO NOT PAY

000141822700000553000000553000



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 **05/11/2026**
 Amount Due **43.70**
 Current Charges Due **06/03/2026**

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				
04/07	13863	05/06	13896				33

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	1
Apr 2026	33	1
May 2025	32	1

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

Previous Balance **44.68**
 Payment **44.68CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 33 KWH @ 0.06090 **2.01**
 Fuel Adjustment 33 KWH @ 0.04375 **1.44**
 FL Gross Receipts Tax **1.09**

Total Current Charges **43.70**
 Total Due **43.70** E.F.T.



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	43.70
DO NOT PAY	

000141822800000437000000437006



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 **05/11/2026**
 Amount Due **65.07**
 Current Charges Due **06/03/2026**

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				
04/07	26340	05/06	26572				232

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	8
Apr 2026	33	8
May 2025	32	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 67.74
 Payment 67.74CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 232 KWH @ 0.06090 14.13
 Fuel Adjustment 232 KWH @ 0.04375 10.15
 FL Gross Receipts Tax 1.63

Total Current Charges 65.07
 Total Due **E.F.T.** 65.07



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. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after 05/22/2026
TOTAL CHARGES DUE 65.07
DO NOT PAY

000141822900000650700000650700



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 **05/11/2026**
 Amount Due **41.46**
 Current Charges Due **06/03/2026**

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				
04/07	1526	05/06	1538				12

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	0
Apr 2026	33	0
May 2025	32	0

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

Previous Balance **41.56**
 Payment **41.56CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 12 KWH @ 0.06090 **0.73**
 Fuel Adjustment 12 KWH @ 0.04375 **0.53**
 FL Gross Receipts Tax **1.04**

Total Current Charges **41.46**
 Total Due **41.46** E.F.T.



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after 05/22/2026
TOTAL CHARGES DUE 41.46
DO NOT PAY

000141823000000414600000414606



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

Account Number **1418231** Cycle **06**
 Meter Number 74619208
 Customer Number 10252971
 Customer Name **MEADOW POINTE IV CDD
 HILDA SERRATO**

Bill Date **05/11/2026**
 Amount Due **42.10**
 Current Charges Due **06/03/2026**

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				
04/07	1396	05/06	1414				18

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	1
Apr 2026	33	1
Jul 2023	30	0

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

Previous Balance 42.42
 Payment 42.42CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 18 KWH @ 0.06090 1.10
 Fuel Adjustment 18 KWH @ 0.04375 0.79
 FL Gross Receipts Tax 1.05

Total Current Charges 42.10
 Total Due E.F.T. 42.10



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

District: OP06

Use above space for address change ONLY.

1418231 OP06
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	42.10
DO NOT PAY	

000141823100000421000000421003



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

Account Number **2185385** Cycle **06**
Meter Number
Customer Number 10252971
Customer Name **MEADOW POINTE IV CDD
HILDA SERRATO**

Bill Date **05/11/2026**
Amount Due **257.94**
Current Charges Due **06/03/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

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

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

Previous Balance 257.94
Payment 257.94CR
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. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Light Energy Charge	2.31	
Light Support Charge	4.95	
Light Maintenance Charge	54.89	
Light Fixture Charge	67.98	
Light Fuel Adj 209 KWH @ 0.04375	9.14	
Poles(QTY 11)	118.25	
FL Gross Receipts Tax	0.42	
Total Current Charges		257.94
Total Due	E.F.T.	257.94

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

DO NOT PAY
Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	257.94
DO NOT PAY	

000218538500002579400002579407



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 **05/11/2026**
 Amount Due **62.71**
 Current Charges Due **06/03/2026**

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				
04/07	10769	05/06	10979				210

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	7
Apr 2026	33	8
May 2025	32	6

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

Previous Balance 67.32
Payment 67.32CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 210 KWH @ 0.06090 12.79
Fuel Adjustment 210 KWH @ 0.04375 9.19
FL Gross Receipts Tax 1.57

Total Current Charges 62.71
Total Due E.F.T. 62.71



1 0 2 5 2 9 7 1

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

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

District: OP06

2187625 **OP06**
 MEADOW POINTE IV CDD
 HILDA SERRATO
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	62.71
DO NOT PAY	

000218762500000627100000627101



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 **05/11/2026**
 Amount Due **44.62**
 Current Charges Due **06/03/2026**

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				
04/07	1167	05/06	1178				11

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	0
Apr 2026	33	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 **44.75**
 Payment **44.75CR**
 Balance Forward **0.00**



Customer Charge **39.16**
 Energy Charge 11 KWH @ 0.06090 **0.67**
 Fuel Adjustment 11 KWH @ 0.04375 **0.48**
 FL Gross Receipts Tax **1.03**
 State Tax **2.87**
 Pasco County Tax **0.41**

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

Total Current Charges **44.62**
 Total Due **44.62** **E.F.T.**

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

Use above space for address change ONLY.

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 05/22/2026
TOTAL CHARGES DUE 44.62
DO NOT PAY

000238619700000446200000446209