Rizzetta & Company

Meadow Pointe IV
Community Development District

Board of Supervisors' Meeting
August 12, 2026

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

www.meadowpointe4cdd.org

Professionals in Community Management

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	Chairman
	Susan Fischer	Vice Chairman
	Michael Scanlon	Assistant Secretary
	Scott Page	Assistant Secretary
	Mechelle Jarvis	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.

Meadow Pointe IV Community Development District
District Office – Wesley Chapel, Florida 33544 (813)994-1001
Mailing Office – 3434 Colwell Ave, Suite 200, Tampa, Florida 3614
www.meadowpointe4cdd.org

Board of Supervisors
Meadow Pointe IV Community
Development District

August 5, 2026

AGENDA

Dear Board Members:

The Public Hearing of the Board of Supervisors of the Meadow Pointe IV Community Development District will be held on **Wednesday, August 12, 2026, at 5:00 p.m.** at the Meadow Pointe IV Clubhouse, located at 3902 Meadow Pointe Blvd., Wesley Chapel, FL 33543. The following is the tentative agenda for this meeting:

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. AUDIENCE COMMENTS - ITEMS NOT ON AGENDA
4. BUSINESS ITEM
- **A.** Public Hearing on Fiscal Year 2026-2027 Final Budget ..... Tab 1
  1. Consideration of Resolution 2026-04 Adopting Fiscal Year 2026-2027 Final Budget ..... Tab 2
- **B.** Public Hearing on Fiscal Year 2026-2027 Assessments
  1. Consideration of Resolution 2026-05; Levying O&M Assessments for Fiscal Year 2026-2027 ..... Tab 3
- **C.** Consideration of the 2025 Final Audit ..... Tab 4
- **D.** Consideration of Resolution 2026-06, Setting the Meeting Schedule for Fiscal Year 2026-2027 ..... Tab 5
- **E**. Consideration of Waste Connections Service Agreement ..... Tab 6

5. STAFF REPORTS
- **A.** Deputy/Captain Report
  1. Consideration of the Law Enforcement Budget Contract ..... Tab 7
- **B.** District Engineer
  1. Presentation of Shellwood Flume Report ..... Tab 8
  2. Presentation of Shellwood Sidewalk Review Report ..... Tab 9
- **C.** Aquatic Maintenance Report ..... Tab 10
- **D.** Landscape Inspection Services Report ..... Tab 11
- **E.** Russell Landscaping
  1. Presentation of Inspection Check list ..... Tab 12
  2. Consideration of Russell Landscaping Proposals ..... Tab 13
- **F.** Amenity Management Report (Under Separate Cover)
- **G.** District Counsel
- **H.** District Manager
  1. Presentation of District Manager Report & Monthly Financial Statement ..... Tab 14
  2. Presentation of the Outstanding Action Item List ..... Tab 15

6. BUSINESS ADMINISTRATION
- **A.** Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 8, 2026 ..... Tab 16
- **B.** Consideration of Operation and Maintenance Expenditures for June 2026 ..... Tab 17

7. SUPERVISORS FORUM
8. ADJOURMENT

We look forward to seeing you at the meeting. In the meantime, if you have any

questions, please do not hesitate to contact me at (813) 933-5571.

Sincerely,

Daryl Adams

District Manager

Tab 1

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

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget For 2025/2026	Projected Budget Variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Prior Actuals: Actual FY 24/25	Prior Actuals: Actual FY 23/24	Comments
1										
2	**ASSESSMENT REVENUES**									
3										
4	***Special Assessments***									
5	Tax Roll	$ 2,003,662	$ 2,003,662	$ 1,983,967	$ 19,695	$ 1,992,756	$ 8,789	$ 1,718,995.00	$ 1,656,781.00	
6										
7	**Assessment Revenue Subtotal**	**$ 2,003,662**	**$ 2,003,662**	**$ 1,983,967**	**$ 19,695**	**$ 1,992,756**	**$ 8,789**	**$ 1,718,995.00**	**$ 1,656,781.00**	
8										
9	**OTHER REVENUES**									
10										
11	***Interest Earnings***									
12	Interest Earnings	$ 19,840	$ 26,453	$ -	$ 26,453	$ -	$ -	$ 43,084.00	$ 37,473.00	
13	***Other Miscellaneous Revenue***									
14	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
15	Miscellaneous	$ 57,148	$ 76,197	$ -	$ 76,197	$ -	$ -	$ 15,743.00	$ 10,578.00	
16										
17	**Other Revenue Subtotal**	**$ 76,988**	**$ 102,651**	**$ -**	**$ 102,651**	**$ -**	**$ -**	**$ 58,827.00**	**$ 48,051.00**	
18										
19	**TOTAL REVENUES**	**$ 2,080,650**	**$ 2,106,313**	**$ 1,983,967**	**$ 122,346**	**$ 1,992,756**	**$ 8,789**	**$ 1,777,822.00**	**$ 1,704,832.00**	
20										
21	**EXPENDITURES - ADMINISTRATIVE**									
22										
23	***Legislative***									
24	Supervisor Fees	$ 10,600	$ 14,133	$ 15,000	$ 867	$ 14,000	$ (1,000)	$ 12,600.00	$ 12,800.00	12 regular meetings plus 2 Budget Workshops
25	***Financial & Administrative***									
26	Accounting Services	$ 17,376	$ 23,168	$ 23,168	$ -	$ 23,168	$ -	$ 22,277.00	$ 22,277.00	No increase
27	Administrative Services	$ 4,615	$ 6,153	$ 6,153	$ (0)	$ 6,153	$ -	$ 6,153.00	$ 6,153.00	No increase
28	Arbitrage Rebate Calculation	$ -	$ -	$ 2,000	$ 2,000	$ -	$ (2,000)	$ -	$ 500.00	No longer needed
29	Assessment Roll	$ 5,304	$ 5,304	$ 5,304	$ -	$ 5,304	$ -	$ 5,304.00	$ 5,304.00	No increase
30	Auditing Services	$ 4,800	$ 4,800	$ 4,800	$ -	$ 4,800	$ -	$ 4,700.00	$ 4,600.00	Per contract this year. Not to exceed $4,800.
31	Bank Fees	$ 343	$ 457	$ 650	$ 193	$ 650	$ -	$ 530.00	$ 571.00	
32	Disclosure Report	$ 4,500	$ 6,000	$ 6,000	$ -	$ 6,000	$ -	$ 6,000.00	$ 6,000.00	No increase
33	District Engineer	$ 47,682	$ 63,576	$ 50,000	$ (13,576)	$ 72,000	$ 22,000	$ 80,306.00	$ 49,685.00	
34	District Management	$ 24,942	$ 33,256	$ 33,256	$ -	$ 33,256	$ -	$ 33,255.00	$ 33,256.00	No increase
35	Dues, Licenses & Fees	$ 455	$ 607	$ 550	$ (57)	$ 550	$ -	$ 555.00	$ 455.00	

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

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget For 2025/2026	Projected Budget Variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Prior Actuals: Actual FY 24/25	Prior Actuals: Actual FY 23/24	Comments
36	Financial & Revenue Collections	$ 3,978	$ 5,304	$ 5,304	$ -	$ 6,504	$ 1,200	$ 5,304.00	$ 5,304.00	Per contract
37	Legal Advertising	$ 825	$ 1,100	$ 1,000	$ (100)	$ 1,320	$ 320	$ 1,098.00	$ 1,892.00	The average of the last two years plus the trend is $1,320
38	Miscellaneous Mailings	$ -	$ -	$ 500	$ 500	$ 1,479	$ 979	$ 1,350.00	$ 1,607.00	The average of the last two years is $1,479
39	Public Officials Liability Insurance	$ 3,922	$ 3,922	$ 4,163	$ 241	$ 4,314	$ 151	$ 3,700.00	$ 3,458.00	EGIS Estimate
40	Tax Collector /Property Appraiser Fees	$ 588	$ 588	$ 150	$ (438)	$ 150	$ -	$ 567.00	$ 150.00	
41	Trustees Fees	$ 11,827	$ 11,827	$ 11,000	$ (827)	$ 11,000	$ -	$ 21,777.00	$ 10,932.00	The contract is not to exceed $11,000 for the year for the bonds. Last year was the refunding of the bonds.
42	Website Hosting, Maintenance, Backup (and Email)	$ 2,143	$ 2,857	$ 3,000	$ 143	$ 2,920	$ (80)	$ 2,737.00	$ 2,737.00	School Now bills quarterly for $1,600 for the year(increase by 4%), and Rizzetta bills $1,320 for the year.
43	***Legal Counsel***									
44	District Counsel	$ 16,012	$ 21,349	$ 25,000	$ 3,651	$ 25,000	$ -	$ 27,121.00	$ 20,838.00	The avg of the last two years plus the trend is $23,258
45										
46	**Administrative Subtotal**	**$ 159,912**	**$ 204,402**	**$ 196,998**	**$ (7,404)**	**$ 218,568**	**$ 21,570**	**$ 235,334.00**	**$ 188,519.00**	
47										
48	**EXPENDITURES - FIELD OPERATIONS**									
49										
50	***Law Enforcement***									
51	Deputy	$ 116,696	$ 155,595	$ 156,771	$ 1,176	$ 165,000	$ 8,229	$ 142,519.00	$ 132,802.00	
52	***Electric Utility Services***									
53	Utility - Clubhouse	$ 11,475	$ 15,300	$ 15,000	$ (300)	$ 15,000	$ -	$ 12,179.00	$ 12,765.00	
54	Utility - Street Lights	$ 64,926	$ 86,568	$ 87,150	$ 582	$ 89,794	$ 2,644	$ 88,039.00	$ 84,476.00	The March invoice was $7,483, which is $89,794.
55	Utility Services	$ 7,919	$ 10,559	$ 6,000	$ (4,559)	$ 14,258	$ 8,258	$ 6,244.00	$ 8,499.00	The March invoice was $1,188.15, which is $14,258.
56	***Garbage/Solid Waste Control Services***									
57	Garbage - Meadow Pointe North Dumpster	$ 15,456	$ 20,608	$ 14,310	$ (6,298)	$ 19,803	$ 5,493	$ 16,845.00	$ 14,796.00	The March invoice was $1650.22, which is $19,803.
58	Garbage - Recreation Facility (Clubhouse)	$ 1,007	$ 1,343	$ 1,050	$ (293)	$ 1,328	$ 278	$ 1,578.00	$ -	The March invoice was $110.66, which is $1,328.
59	Garbage - Residential	$ 131,652	$ 175,536	$ 177,153	$ 1,617	$ 185,478	$ 8,325	$ 169,376.00	$ 183,805.00	The cost of the contract is 18.27 per home. The District has 846 homes. This includes bulk pick-up, which costs $1.00 extra per month.
60	Solid Waste Assessment	$ 1,675	$ 1,675	$ 1,600	$ (75)	$ 1,746	$ 146	$ 1,538.00	$ 1,410.00	Based on trend.
61	***Water-Sewer Combination Services***									
62	Utility Services	$ 6,940	$ 9,253	$ 12,000	$ 2,747	$ 12,000	$ -	$ 3,612.00	$ 7,979.00	
63	Utility - Reclaimed	$ 347	$ 463	$ 3,500	$ 3,037	$ 3,500	$ -	$ -	$ -	
64	***Stormwater Control***									
65	Aquatic Maintenance	$ 45,108	$ 60,144	$ 60,375	$ 231	$ 62,790	$ 2,415	$ 58,164.00	$ 56,358.00	4% increase
66	Aquatic Plant Replacement	$ -	$ -	$ 15,000	$ 15,000	$ 15,000	$ -	$ 17,865.00	$ 13,970.00	
67	Mitigation Area Monitoring & Maintenance	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -	$ 819.00	$ 1,514.00	150k project that can be done over 4 years. Note through the capital reserve.
68	Stormwater Assessment	$ 5,092	$ 5,092	$ 2,444	$ (2,648)	$ 2,444	$ -	$ 2,444.00	$ 2,546.00	2025 Non-AD Stormwater Assessment-$2,546 and 2026 Non-AD Stormwater Assessment was $2,546.
69	Stormwater System Maintenance	$ 12,900	$ 17,200	$ 10,000	$ (7,200)	$ 23,112	$ 13,112	$ 26,200.00	$ 17,337.00	The avg of the last two years plus the trend.

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

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget For 2025/2026	Projected Budget Variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Prior Actuals: Actual FY 24/25	Prior Actuals: Actual FY 23/24	Comments
70	***Other Physical Environment***									
71	Conservation Cutbacks	$ 9,800	$ 13,067	$ 10,000	$ (3,067)	$ 15,000	$ 5,000	$ 16,050.00	$ -	
72	Entry & Walls Maintenance (Pressure Washing)	$ 19,267	$ 25,689	$ 22,000	$ (3,689)	$ 22,000	$ -	$ 19,925.00	$ 1,551.00	
73	General Liability Insurance	$ 4,634	$ 4,634	$ 5,419	$ 785	$ 5,097	$ (322)	$ 4,372.00	$ 4,086.00	EGIS Estimates- GI-$5,097
74	Holiday Decorations @ Clubhouse	$ 2,500	$ 3,333	$ 2,700	$ (633)	$ 2,700	$ -	$ -	$ -	Paid once per year.
75	Holiday Lights @ entrance	$ 21,500	$ 28,667	$ 22,500	$ (6,167)	$ 22,500	$ -	$ 25,793.00	$ 15,974.00	Paid once per year.
76	Irrigation Contract	$ -	$ -	$ -	$ -	$ 26,500	$ 26,500	$ -	$ -	New line item. Irrigation Contract is $26,500.00
77	Irrigation Repairs	$ 16,148	$ 21,531	$ 21,600	$ 69	$ 21,600	$ -	$ 23,357.00	$ 10,999.00	
78	Landscape - Annuals Color Rotation	$ 8,365	$ 11,153	$ 17,580	$ 6,427	$ 13,182	$ (4,398)	$ 15,210.00	$ 14,665.00	Per new contract
79	Landscape - Fertilization	$ 5,825	$ 7,767	$ 16,500	$ 8,733	$ 49,061	$ 32,561	$ 15,084.00	$ 15,462.00	Per contact
80	Landscape - Mulch	$ 46,225	$ 61,633	$ 55,000	$ (6,633)	$ 55,000	$ -	$ 3,500.00	$ 49,625.00	
81	Landscape - Pest Control	$ 399	$ 532	$ 3,000	$ 2,468	$ 3,488	$ 488	$ 1,175.00	$ 5,026.00	Per contract
82	Landscape Inspection Services	$ 9,675	$ 12,900	$ 12,900	$ -	$ 14,100	$ 1,200	$ 11,700.00	$ 10,500.00	Per Contract
83	Landscape Maintenance	$ 226,883	$ 302,511	$ 409,586	$ 107,075	$ 212,587	$ (196,999)	$ 245,875.00	$ 217,976.00	5 months of 1-year rate (17,410.88) and 7 months of 2nd year rate.(17,933.17).
84	Landscape Replacement Plants, Shrubs, Trees	$ 20,278	$ 27,037	$ 50,000	$ 22,963	$ 50,000	$ -	$ 16,997.00	$ 49,434.00	
85	Lift Station Maintenance	$ 910	$ 1,213	$ 5,000	$ 3,787	$ 5,000	$ -	$ 1,164.00	$ 5,975.00	
86	Playground Mulch	$ -	$ -	$ 9,000	$ 9,000	$ 9,000	$ -	$ -	$ 9,000.00	
87	Property Insurance	$ 34,835	$ 34,835	$ 37,531	$ 2,696	$ 33,093	$ (4,438)	$ 34,751.00	$ 32,624.00	EGIS Estimates
88	Rust Prevention	$ 5,136	$ 6,848	$ 10,000	$ 3,152	$ 10,000	$ -	$ -	$ -	
89	Tree Trimming Services	$ 5,038	$ 6,717	$ 10,000	$ 3,283	$ 10,000	$ -	$ -	$ -	
90	Well Maintenance	$ 522	$ 696	$ 4,000	$ 3,304	$ 4,000	$ -	$ -	$ -	
91	***Gate & Street Facilities***									
92	Gate Maintenance Contract	$ 4,560	$ 6,080	$ 9,800	$ 3,720	$ 9,800	$ -	$ 7,280.00	$ 788.00	
93	Gate Phone/Internet	$ 14,573	$ 19,431	$ 20,000	$ 569	$ 20,000	$ -	$ 25,080.00	$ 17,755.00	
94	Gate Repair	$ 47,669	$ 63,559	$ 45,000	$ (18,559)	$ 50,000	$ 5,000	$ 26,251.00	$ 49,043.00	
95	Gate Security Camera Contract	$ 5,460	$ 7,280	$ 8,000	$ 720	$ 7,280	$ (720)	$ -	$ 3,640.00	CRT $1,820 per quarter with CRT. Total $7,280.
96	Roadway Repair & Maintenance	$ -	$ -	$ 10,000	$ 10,000	$ 10,000	$ -	$ -	$ 3,200.00	
97	Security Camera Maintenance/Replacement	$ 1,500	$ 2,000	$ 2,500	$ 500	$ 5,000	$ 2,500	$ 1,164.00	$ 3,785.00	
98	Sidewalk Repair & Maintenance	$ -	$ -	$ 15,000	$ 15,000	$ 15,000	$ -	$ 24,800.00	$ 2,150.00	
99	Street Sign Repair & Replacement	$ 3,345	$ 4,460	$ 1,000	$ (3,460)	$ 4,000	$ 3,000	$ 8,032.00	$ 1,977.00	The avg of the last two years plus the trend is $5,566

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

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget For 2025/2026	Projected Budget Variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Prior Actuals: Actual FY 24/25	Prior Actuals: Actual FY 23/24	Comments
100	***Parks & Recreation***									
101	Athletic Court/Volleyball Maintenance	$ 1,090	$ 1,453	$ 2,500	$ 1,047	$ 2,500	$ -	$ -	$ -	
102	Clubhouse Maintenance & Repairs	$ 2,189	$ 2,919	$ 30,000	$ 27,081	$ 30,000	$ -	$ 16,554.00	$ 19,962.00	
103	Dog Waste Station Maintenance	$ 6,725	$ 8,967	$ 3,500	$ (5,467)	$ 10,800	$ 7,300	$ -	$ 476.00	Per contract.
104	Employee - Amenity Staff	$ 148,262	$ 197,683	$ 200,000	$ 2,317	$ 238,667	$ 38,667	$ 203,275.00	$ 188,564.00	
105	Employee - Incentives and Bonuses	$ -	$ -	$ 500	$ 500	$ 1,000	$ 500	$ 475.00	$ 3,820.00	
106	Facility Supplies	$ 3,593	$ 4,791	$ 8,000	$ 3,209	$ 6,000	$ (2,000)	$ 3,431.00	$ 2,498.00	
107	Fitness Equipment Lease Maint & Repairs	$ 365	$ 487	$ 2,300	$ 1,813	$ 2,300	$ -	$ 600.00	$ -	
108	Landscaping Improvement - Clubhouse	$ -	$ -	$ 5,000	$ 5,000	$ 10,000	$ 5,000	$ -	$ 23,520.00	
109	Management Contract	$ 18,540	$ 24,720	$ 24,720	$ -	$ 25,000	$ 280	$ 17,724.00	$ -	General Management and Oversight for Amenities Staff-Per contract
110	Pest Control - Top Choice Ant Treatment	$ -	$ -	$ 5,000	$ 5,000	$ 4,200	$ (800)	$ 720.00	$ 720.00	
111	Pest Control & Termite Bond	$ 630	$ 840	$ 720	$ (120)	$ 720	$ -	$ -	$ 36.00	The contract is $60 per month.
112	Playground Maintenance	$ 290	$ 387	$ 2,500	$ 2,113	$ 2,500	$ -	$ 500.00	$ 10,935.00	
113	Pool Maintenance Supplies and Repairs	$ 5,966	$ 7,955	$ 1,300	$ (6,655)	$ 5,000	$ 3,700	$ 3,614.00	$ 15,067.00	
114	Pool Service Contract	$ 28,800	$ 38,400	$ 41,500	$ 3,100	$ 41,500	$ -	$ 21,759.00	$ 3,607.00	New pool contract.
115	Clubhouse Security Alarm	$ 2,131	$ 2,841	$ 760	$ (2,081)	$ 760	$ -	$ 5,905.00	$ 6,511.00	
116	Telephone, Fax, Internet, & Cable	$ 2,981	$ 3,975	$ 6,700	$ 2,725	$ 5,000	$ (1,700)	$ 5,602.00	$ 423.00	
117	Tennis/Athletic/Park Court/Field Repairs	$ 862	$ 1,149	$ 2,000	$ 851	$ 2,000	$ -	$ 1,331.00	$ 4,735.00	
118	Wildlife Management Services	$ -	$ -	$ 14,500	$ 14,500	$ 7,000	$ (7,500)	$ -	$ -	
119	***Special Events***									
120	Special Events	$ 4,417	$ 5,889	$ 7,500	$ 1,611	$ 8,000	$ 500	$ 5,683.00	$ 4,212.00	
121	***Contingency***									
122	Miscellaneous Contingency	$ 21,291	$ 28,388	$ 25,000	$ (3,388)	$ 50,000	$ 25,000	$ 22,314.00	$ 37,406.00	
123										
124	**Field Operations Subtotal**	**$ 1,184,372**	**$ 1,563,751**	**$ 1,786,969**	**$ 223,218**	**$ 1,774,188**	**$ (12,781)**	**$ 1,384,469**	**$ 1,385,984**	
125										
126	**TOTAL EXPENDITURES**	**$ 1,344,284**	**$ 1,768,153**	**$ 1,983,967**	**$ 215,814**	**$ 1,992,756**	**$ 8,789**	**$ 1,619,803**	**$ 1,574,503**	

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

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 363,758	$ 363,758	$ 329,758	$ 34,000	$ 384,127	$ 54,369	
6								
7	**Assessment Revenue Subtotal**	**$ 363,758**	**$ 363,758**	**$ 329,758**	**$ 34,000**	**$ 384,127**	**$ 54,369**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ 33,884	$ 45,179	$ -	$ 45,179	$ -	$ -	
13	***Other Miscellaneous Revenues***							
14	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -	
15								
16	**Other Revenue Subtotal**	**$ 33,884**	**$ 45,179**	**$ -**	**$ 45,179**	**$ -**	**$ -**	
17								
18	**TOTAL REVENUES**	**$ 397,642**	**$ 408,937**	**$ 329,758**	**$ 79,179**	**$ 384,127**	**$ 54,369**	
19								
20	**EXPENDITURES**							
21								
22	***Contingency***							
23	Capital Reserves	$ 219,682	$ 292,909	$ 329,758	$ 36,849	$ 384,127	$ 54,369	Per Board
24								
25	**TOTAL EXPENDITURES**	**$ 219,682**	**$ 292,909**	**$ 329,758**	**$ 36,849**	**$ 384,127**	**$ 54,369**	

Meadow Pointe IV Community Development District

Debt Service

Fiscal Year 2026/2027

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

Pasco County Collection Costs (2%) and Early payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	**$605,300.34**

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

[1] Maximum Annual Debt Service less Prepaid Assessments received.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$2,376,883.00	**2025/2026 O&M Budget:** [1]	$2,313,725.00
Pasco County Collection Cost:	2%	$50,571.98	**2026/2027 O&M Budget:** [1]	$2,376,883.00
Early Payment Discount:	4%	$101,143.96		
2026/2027 Total:		**$2,528,598.94**	**Total Difference:**	**$63,158.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
SF 50' - Whinsenton	Series 2015 Debt Service	$538.48	$538.48	$0.00	0.00%
	Operations/Maintenance	$2,324.45	$2,334.75	$10.30	0.44%
	Capital Reserve	$386.35	$450.05	$63.70	16.49%
	Total	**$3,249.28**	**$3,323.28**	**$74.00**	**2.28%**
SF 50' - Parkmonte	Series 2015 Debt Service	$538.48	$538.48	$0.00	0.00%
	Operations/Maintenance	$2,324.45	$2,334.75	$10.30	0.44%
	Capital Reserve	$386.35	$450.05	$63.70	16.49%
	Total	**$3,249.28**	**$3,323.28**	**$74.00**	**2.28%**
SF 60' - Shellwood Place	Series 2015 Debt Service	$646.17	$646.17	$0.00	0.00%
	Operations/Maintenance	$2,324.45	$2,334.75	$10.30	0.44%
	Capital Reserve	$386.35	$450.05	$63.70	16.49%
	Total	**$3,356.97**	**$3,430.97**	**$74.00**	**2.20%**
SF 55' - Provence	Series 2014A Debt Service	$900.00	$900.00	$0.00	0.00%
	Operations/Maintenance	$2,324.45	$2,334.75	$10.30	0.44%
	Capital Reserve	$386.35	$450.05	$63.70	16.49%
	Total	**$3,610.80**	**$3,684.80**	**$74.00**	**2.05%**

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$2,376,883.00	**2025/2026 O&M Budget: (1)**	$2,313,725.00
Pasco County Collection Cost:	2%	$50,571.98	**2026/2027 O&M Budget: (1)**	$2,376,883.00
Early Payment Discount:	4%	$101,143.96		
2026/2027 Total:		**$2,528,598.94**	**Total Difference:**	**$63,158.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
TH - Meadow Pointe North	Series 2022A-1 Debt Service	$419.34	$419.34	$0.00	0.00%
	Operations/Maintenance	$2,324.45	$2,334.75	$10.30	0.44%
	Capital Reserve	$386.35	$450.05	$63.70	16.49%
	Total	**$3,130.14**	**$3,204.14**	**$74.00**	**2.36%**
SF 75' - Windsor	Series 2022A-1 Debt Service	$856.97	$856.97	$0.00	0.00%
	Operations/Maintenance	$2,324.45	$2,334.75	$10.30	0.44%
	Capital Reserve	$386.35	$450.05	$63.70	16.49%
	Total	**$3,567.77**	**$3,641.77**	**$74.00**	**2.07%**
SF 70' - Enclave	Series 2022A-2 Debt Service	$804.89	$804.89	$0.00	0.00%
	Operations/Maintenance	$2,324.45	$2,334.75	$10.30	0.44%
	Capital Reserve	$386.35	$450.05	$63.70	16.49%
	Total	**$3,515.69**	**$3,589.69**	**$74.00**	**2.10%**
TH - Haven	Series 2022A-2 Debt Service	$393.86	$393.86	$0.00	0.00%
	Operations/Maintenance	$2,324.45	$2,334.75	$10.30	0.44%
	Capital Reserve	$386.35	$450.05	$63.70	16.49%
	Total	**$3,104.66**	**$3,178.66**	**$74.00**	**2.38%**
SF 65' - Meridian	Series 2022A-2 Debt Service	$644.02	$644.02	$0.00	0.00%
	Operations/Maintenance	$2,324.45	$2,334.75	$10.30	0.44%
	Capital Reserve	$386.35	$450.05	$63.70	16.49%
	Total	**$3,354.82**	**$3,428.82**	**$74.00**	**2.21%**

(1) **Total represents General Fund Budget Expenses plus Capital Reserve Budget Expenses.**

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN. & FIELD BUDGET		$1,992,756.00
COLLECTION COST @	2%	$42,399.06
EARLY PAYMENT DISCOUNT @	4%	$84,798.13
TOTAL ADMIN. & FIELD ASSESSMENT		$2,119,953.19

TOTAL RESERVE BUDGET		$384,127.00
COLLECTION COST @	2%	$8,172.91
EARLY PAYMENT DISCOUNT @	4%	$16,345.83
TOTAL RESERVE ASSESSMENT		$408,645.74

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2015 DEBT SERVICE[1]	SERIES 2022A-1 DEBT SERVICE[1]	SERIES 2022A-2 DEBT SERVICE[1]	SERIES 2014A DEBT SERVICE[1]
SF 50' - Whinsenton	104	104	0	0	0
SF 50' - Parkmonte	109	109	0	0	0
SF 60' - Shellwood Place	115	114	0	0	0
SF 55' - Provence	125	0	0	0	125
TH - Meadow Pointe North	62	0	62	0	0
SF 75' - Windsor	108	0	107	0	0
SF 70' - Enclave	117	0	0	117	0
TH - Haven	52	0	0	47	0
SF 65' - Meridian	116	0	0	115	0
Total Community	**908**	**327**	**169**	**279**	**125**

ALLOCATION OF O&M ASSESSMENT

TOTAL UNITS	% TOTAL UNITS	ADMIN/FIELD PER PARCEL	ADMIN/FIELD PER LOT
104.00	11.45%	$242,814.02	$2,334.75
109.00	12.00%	$254,487.77	$2,334.75
115.00	12.67%	$268,496.27	$2,334.75
125.00	13.77%	$291,843.78	$2,334.75
62.00	6.83%	$144,754.51	$2,334.75
108.00	11.89%	$252,153.02	$2,334.75
117.00	12.89%	$273,165.77	$2,334.75
52.00	5.73%	$121,407.01	$2,334.75
116.00	12.78%	$270,831.02	$2,334.75
908.00	**100.00%**	**$2,119,953.19**	

ALLOCATION OF RESERVE ASSESSMENT

TOTAL UNITS	% TOTAL UNITS	RESERVE PER PARCEL	RESERVE PER LOT
104.00	11.45%	$46,805.24	$450.05
109.00	12.00%	$49,055.49	$450.05
115.00	12.67%	$51,755.79	$450.05
125.00	13.77%	$56,256.30	$450.05
62.00	6.83%	$27,903.12	$450.05
108.00	11.89%	$48,605.44	$450.05
117.00	12.89%	$52,655.89	$450.05
52.00	5.73%	$23,402.62	$450.05
116.00	12.78%	$52,205.84	$450.05
908.00	**100.00%**	**$408,645.74**	

PER UNIT ANNUAL ASSESSMENTS

O&M	CAPITAL RESERVE	SERIES 2015 DEBT SERVICE[2]	SERIES 2022A-1 DEBT SERVICE[2]	SERIES 2022A-2 DEBT SERVICE[2]	SERIES 2014A DEBT SERVICE[2]	TOTAL[3]
$2,334.75	$450.05	$538.48	$0.00	$0.00	$0.00	$3,323.28
$2,334.75	$450.05	$538.48	$0.00	$0.00	$0.00	$3,323.28
$2,334.75	$450.05	$646.17	$0.00	$0.00	$0.00	$3,430.97
$2,334.75	$450.05	$0.00	$0.00	$0.00	$900.00	$3,684.80
$2,334.75	$450.05	$0.00	$419.34	$0.00	$0.00	$3,204.14
$2,334.75	$450.05	$0.00	$856.97	$0.00	$0.00	$3,641.77
$2,334.75	$450.05	$0.00	$0.00	$804.89	$0.00	$3,589.69
$2,334.75	$450.05	$0.00	$0.00	$393.86	$0.00	$3,178.66
$2,334.75	$450.05	$0.00	$0.00	$644.02	$0.00	$3,428.82

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%):	($127,197.19)	($24,518.74)
Net Revenue to be Collected:	**$1,992,756.00**	**$384,127.00**

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

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

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

Tab 2

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Meadow Pointe IV Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Meadow

Pointe IV Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$_____
Total Reserve Fund [if Applicable]	$_____
Total Debt Service Funds	$_____
Total All Funds*	**$_____**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2026.

Attested By:	**Meadow Pointe IV** **Community Development District**
_____	_____
Print Name:_____	Print Name:_____
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

Tab 3

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe IV Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2026.

Attested By:	**Meadow Pointe IV** **Community Development District**
_____	_____
Print Name:_____	Print Name:_____
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Tab 4

MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Meadow Pointe IV Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 18, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

March 18, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $8,818,981.
- The change in the District's total net position in comparison with the prior fiscal year was $16,769, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $2,393,518, an increase of $546,169 in comparison with the prior fiscal year. A portion of the fund balance is nonspendable for prepaid items and deposits, restricted for debt service, assigned to capital reserves, and the remaining amount is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and operations and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: the governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 2,460,230	$ 1,907,645
Capital assets, net of depreciation	11,405,296	12,302,182
Total assets	13,865,526	14,209,827
Deferred outflows of resources	33,136	35,872
Total assets and deferred outflows	13,898,662	14,245,699
Current liabilities	141,681	140,487
Long-term liabilities	4,938,000	5,303,000
Total liabilities	5,079,681	5,443,487
Net position		
Net investment in capital assets	6,500,432	7,035,054
Restricted	384,764	339,685
Unrestricted	1,933,785	1,427,473
Total net position	$ 8,818,981	$ 8,802,212

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 2,720,340	$ 2,641,408
Operating grants and contributions	23,006	28,421
General revenues		
Miscellaneous	15,744	10,578
Unrestricted investment earnings	78,917	80,695
Total revenues	2,838,007	2,761,102
Expenses:		
General government	235,335	187,892
Physical environment	2,033,923	2,536,923
Culture and recreation	362,009	360,234
Interest on long-term debt	189,971	205,517
Total expenses	2,821,238	3,290,566
Change in net position	16,769	(529,464)
Net position - beginning, restated	8,802,212	9,331,676
Net position - ending	$ 8,818,981	$ 8,802,212

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $2,821,238. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments and investment earnings for both the current and prior fiscal years. In total, expenses decreased over the prior year primarily as the result of a decrease in maintenance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $18,376,008 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $6,970,712 has been taken, which resulted in a net book value of $11,405,296. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had $4,938,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Meadow Pointe IV Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 213,031
Investments	1,745,193
Prepaid items and deposits	42,273
Restricted assets:	
Investments	459,733
Capital assets:	
Depreciable, net	11,405,296
Total assets	13,865,526
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	33,136
Total deferred outflows of resources	33,136
LIABILITIES	
Accounts payable and accrued expenses	66,512
Accrued interest payable	74,969
Deposits	200
Non-current liabilities:	
Due within one year	375,000
Due in more than one year	4,563,000
Total liabilities	5,079,681
NET POSITION	
Net investment in capital assets	6,500,432
Restricted for debt service	384,764
Unrestricted	1,933,785
Total net position	$ 8,818,981

See notes to the financial statements

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:				
Governmental activities:				
General government	$ 235,335	$ 235,335	$ -	$ -
Physical environment	2,033,923	1,910,697	-	(123,226)
Culture and recreation	362,009	-	-	(362,009)
Interest on long-term debt	189,971	574,308	23,006	407,343
Total governmental activities	2,821,238	2,720,340	23,006	(77,892)
General revenues:				
Unrestricted investment earnings				78,917
Miscellaneous				15,744
Total general revenues				94,661
Change in net position				16,769
Net position - beginning				8,802,212
Net position - ending				$ 8,818,981

See notes to the financial statements

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash	$ 213,031	$ -	$ 213,031
Investments	1,745,193	459,733	2,204,926
Prepaid items and deposits	42,273	-	42,273
Total assets	$ 2,000,497	$ 459,733	$ 2,460,230
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	$ 66,512	$ -	$ 66,512
Deposits	200	-	200
Total liabilities	66,712	-	66,712
Fund balances:			
Nonspendable:			
Prepaid items and deposits	42,273	-	42,273
Restricted for:			
Debt service	-	459,733	459,733
Assigned to:			
Capital reserve	969,785	-	969,785
Unassigned	921,727	-	921,727
Total fund balances	1,933,785	459,733	2,393,518
Total liabilities and fund balances	$ 2,000,497	$ 459,733	$ 2,460,230

See notes to the financial statements

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 2,393,518
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	18,376,008	
Accumulated depreciation	(6,970,712)	11,405,296
Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.		33,136
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(74,969)	
Bonds payable	(4,938,000)	(5,012,969)
Net position of governmental activities		$ 8,818,981

See notes to the financial statements

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	$ 2,146,032	$ 574,308	$ 2,720,340
Interest income	78,917	23,006	101,923
Miscellaneous revenue	15,744	-	15,744
Total revenues	2,240,693	597,314	2,838,007
EXPENDITURES			
Current:			
General government	235,335	-	235,335
Physical environment	1,211,871	-	1,211,871
Culture and recreation	287,175	-	287,175
Debt service:			
Principal	-	365,000	365,000
Interest	-	192,457	192,457
Total expenditures	1,734,381	557,457	2,291,838
Excess (deficiency) of revenues over (under) expenditures	506,312	39,857	546,169
Fund balances - beginning	1,427,473	419,876	1,847,349
Fund balances - ending	$ 1,933,785	$ 459,733	$ 2,393,518

See notes to the financial statements

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$	546,169
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		365,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(896,886)
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(2,736)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		5,222
Change in net position of governmental activities	$	16,769

See notes to the financial statements

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Meadow Pointe IV Community Development District (the "District") was established by Pasco County Ordinance 2002-21 enacted on September 4, 2002 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:
1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments
The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Roadways & infrastructure	20
Stormwater & water systems	25
Security & landscaping	15
Recreational facilities	10 - 30
Furniture, fixtures & equipment	5 - 10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, $2,736 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) A public hearing is conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate Bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Fair Value	Credit Risk	Weight Average Maturities
First American Treasury Obligations Fund Class Y	$ 82,642	$ -	S&P AAAm	48 days
First American Treasury Obligations Fund Class Z	377,091	-	S&P AAAm	48 days
FL Class	-	1,745,193	S&P AAAm	42 days
Total Investments	$ 459,733	$ 1,745,193		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental activities				
Capital assets, being depreciated				
Roadways & infrastructure	$ 13,356,524	$ -	$ -	$ 13,356,524
Stormwater & water systems	1,451,020	-	-	1,451,020
Security & landscaping	1,442,775	-	-	1,442,775
Recreational facilities	2,076,422	-	-	2,076,422
Furniture, fixtures & equipment	49,267	-	-	49,267
Total capital assets, being depreciated	18,376,008	-	-	18,376,008
Less accumulated depreciation for:				
Roadways & infrastructure	4,006,957	667,826	-	4,674,783
Stormwater & water systems	348,245	58,041	-	406,286
Security & landscaping	577,110	96,185	-	673,295
Recreational facilities	1,106,247	72,034	-	1,178,281
Furniture, fixtures & equipment	35,267	2,800	-	38,067
Total accumulated depreciation	6,073,826	896,886	-	6,970,712
Total capital assets, being depreciated, net	12,302,182	(896,886)	-	11,405,296
Governmental activities capital assets, net	$ 12,302,182	$ (896,886)	$ -	$ 11,405,296

Depreciation expense was charged to function/programs as follows:

Physical environment	$ 822,052
Culture and recreation	74,834
Total depreciation expense	$ 896,886

NOTE 6 – LONG-TERM LIABILITIES

Capital Improvement Revenue Bonds - Series 2014

In June 2014, the District issued Capital Improvement Revenue Refunding Bonds, Series 2014 comprised of: Series 2014A Bonds of $908,074 due on May 1, 2035 with a fixed interest rate of 7.25% and Series 2014B Bonds of $810,932 due on May 1, 2022 with a fixed interest rate of 7.25%. The Bonds were issued in exchange for $1,719,005 of the Series 2012B-2 Bonds.

The Series 2014 Bonds are Convertible Capital Appreciation Bonds. Interest accretes and was added to the bond value from the issuance date until the conversion date of November 1, 2016. After that date, the bonds converted to current interest bonds and interest payments are due semiannually on each May 1 and November 1, commencing May 1, 2017. Annual principal payments began on May 1, 2017 for the Series 2014A Bonds. Principal on the 2014B Bonds was due in a lump sum payment May 1, 2022. The Series 2014B Bonds were fully redeemed in November 2019.

The Series 2014 Bonds were subject to redemption at the option of the District prior to their maturity. The Series 2014 Bonds were also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions, requirements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Capital Improvement Revenue Refunding Bonds - Series 2015

In April 2015, the District issued $2,360,000 of Capital Improvement Revenue Refunding Bonds, Series 2015 due on May 1, 2034 with a variable interest rate of 2% to 4.20%. Interest payments are due semiannually on each May 1 and November 1, commencing November 1, 2015. Principal on the bonds is to be paid serially commencing May 1, 2016 through May 1, 2034.

The Series 2015 Bonds were subject to redemption at the option of the District prior to their maturity. The Series 2015 Bonds were also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions, requirements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Capital Improvement Revenue Refunding Bonds - Series 2022

In April 2022, the District issued Series 2022 Bonds comprised of Series 2022A-1 Bonds of $1,336,000 due on May 1, 2036 with a fixed interest rate of 2.59% and Series 2022A-2 Bonds of $2,348,000 due on May 1, 2038 with a fixed interest rate of 2.63%. The Series 2022 Bonds were issued to redeem all the outstanding Series 2012A-1 and Series 2012A-2, respectively. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2036 and May 1, 2038 for both the Series 2012A-1 and 2012A-2 Bonds, respectively.

The Series 2022 Bonds were subject to redemption at the option of the District prior to their maturity. The Series 2022 Bonds were also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established certain restrictions, requirements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2014A	$ 715,000	$ -	$ 45,000	$ 670,000	$ 45,000
Series 2015	1,400,000	-	115,000	1,285,000	120,000
Series 2022A-1	1,137,000	-	82,000	1,055,000	84,000
Series 2022A-2	2,051,000	-	123,000	1,928,000	126,000
Total	$ 5,303,000	$ -	$ 365,000	$ 4,938,000	$ 375,000

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2026	$ 375,000	$ 179,926	$ 554,926
2027	390,000	166,254	556,254
2028	406,000	151,884	557,884
2029	422,000	136,789	558,789
2030	438,000	120,971	558,971
2031-2035	2,293,000	339,208	2,632,208
2036-2038	614,000	29,623	643,623
Total	$ 4,938,000	$ 1,124,655	$ 6,062,655

NOTE 7 – ASSESSMENTS

The Developer owns a portion of the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There was one settled claim during the past three years that did not exceed the coverage amount.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 2,065,278	$ 2,146,032	$ 80,754
Interest Income	-	78,917	78,917
Miscellaneous Income	-	15,744	15,744
Total revenues	2,065,278	2,240,693	175,415
EXPENDITURES			
Current:			
General government	188,373	235,335	(46,962)
Physical environment	1,188,347	1,211,871	(23,524)
Culture and recreation	322,940	287,175	35,765
Capital Outlay	365,618	-	365,618
Total expenditures	2,065,278	1,734,381	330,897
Excess (deficiency) of revenues over (under) expenditures	$ -	506,312	$ 506,312
Fund balance - beginning		1,427,473	
Fund balance - ending		$ 1,933,785	

See notes to required supplementary information

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	Not applicable
Independent contractor compensation	$441,669
Construction projects to begin on or after October 1; (>$65K)	$0
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance $2,473.81 - $2,543.49
	Debt Service $393.86 - $900.00
Special assessments collected	$2,720,340
Outstanding Bonds:	
Series 2014A, due May 1, 2035	$670,000
Series 2015, due May 1, 2034	$1,285,000
Series 2022A-1, due May 1, 2036	$1,055,000
Series 2022A-2, due May 1 , 2038	$1,928,000

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Meadow Pointe IV Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our opinion thereon dated March 18, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Gray & Associates

March 18, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Meadow Pointe IV Community Development District
Pasco County, Florida

We have examined Meadow Pointe IV Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Meadow Pointe IV Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

March 18, 2026

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Meadow Pointe IV Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated March 18, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 18, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Meadow Pointe IV Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Meadow Pointe IV Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

March 18, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

MEADOW POINTE IV
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Meadow Pointe IV Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 18, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 18, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $8,818,981.
- The change in the District's total net position in comparison with the prior fiscal year was $16,769, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $2,393,518, an increase of $546,169 in comparison with the prior fiscal year. A portion of the fund balance is nonspendable for prepaid items and deposits, restricted for debt service, assigned to capital reserves, and the remaining amount is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and operations and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: the governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 2,460,230	$ 1,907,645
Capital assets, net of depreciation	11,405,296	12,302,182
Total assets	13,865,526	14,209,827
Deferred outflows of resources	33,136	35,872
Total assets and deferred outflows	13,898,662	14,245,699
Current liabilities	141,681	140,487
Long-term liabilities	4,938,000	5,303,000
Total liabilities	5,079,681	5,443,487
Net position		
Net investment in capital assets	6,500,432	7,035,054
Restricted	384,764	339,685
Unrestricted	1,933,785	1,427,473
Total net position	$ 8,818,981	$ 8,802,212

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 2,720,340	$ 2,641,408
Operating grants and contributions	23,006	28,421
General revenues		
Miscellaneous	15,744	10,578
Unrestricted investment earnings	78,917	80,695
Total revenues	2,838,007	2,761,102
Expenses:		
General government	235,335	187,892
Physical environment	2,033,923	2,536,923
Culture and recreation	362,009	360,234
Interest on long-term debt	189,971	205,517
Total expenses	2,821,238	3,290,566
Change in net position	16,769	(529,464)
Net position - beginning, restated	8,802,212	9,331,676
Net position - ending	$ 8,818,981	$ 8,802,212

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was $2,821,238. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments and investment earnings for both the current and prior fiscal years. In total, expenses decreased over the prior year primarily as the result of a decrease in maintenance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $18,376,008 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $6,970,712 has been taken, which resulted in a net book value of $11,405,296. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had $4,938,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Meadow Pointe IV Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 213,031
Investments	1,745,193
Prepaid items and deposits	42,273
Restricted assets:	
Investments	459,733
Capital assets:	
Depreciable, net	11,405,296
Total assets	13,865,526
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	33,136
Total deferred outflows of resources	33,136
LIABILITIES	
Accounts payable and accrued expenses	66,512
Accrued interest payable	74,969
Deposits	200
Non-current liabilities:	
Due within one year	375,000
Due in more than one year	4,563,000
Total liabilities	5,079,681
NET POSITION	
Net investment in capital assets	6,500,432
Restricted for debt service	384,764
Unrestricted	1,933,785
Total net position	$ 8,818,981

See notes to the financial statements

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:				
Governmental activities:				
General government	$ 235,335	$ 235,335	$ -	$ -
Physical environment	2,033,923	1,910,697	-	(123,226)
Culture and recreation	362,009	-	-	(362,009)
Interest on long-term debt	189,971	574,308	23,006	407,343
Total governmental activities	2,821,238	2,720,340	23,006	(77,892)
General revenues:				
Unrestricted investment earnings				78,917
Miscellaneous				15,744
Total general revenues				94,661
Change in net position				16,769
Net position - beginning				8,802,212
Net position - ending				$ 8,818,981

See notes to the financial statements

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	$ 213,031	$ -	$ 213,031
Investments	1,745,193	459,733	2,204,926
Prepaid items and deposits	42,273	-	42,273
Total assets	$ 2,000,497	$ 459,733	$ 2,460,230
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	$ 66,512	$ -	$ 66,512
Deposits	200	-	200
Total liabilities	66,712	-	66,712
Fund balances:			
Nonspendable:			
Prepaid items and deposits	42,273	-	42,273
Restricted for:			
Debt service	-	459,733	459,733
Assigned to:			
Capital reserve	969,785	-	969,785
Unassigned	921,727	-	921,727
Total fund balances	1,933,785	459,733	2,393,518
Total liabilities and fund balances	$ 2,000,497	$ 459,733	$ 2,460,230

See notes to the financial statements

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 2,393,518
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	18,376,008	
Accumulated depreciation	(6,970,712)	11,405,296
Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.		33,136
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(74,969)	
Bonds payable	(4,938,000)	(5,012,969)
Net position of governmental activities		$ 8,818,981

See notes to the financial statements

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	$ 2,146,032	$ 574,308	$ 2,720,340
Interest income	78,917	23,006	101,923
Miscellaneous revenue	15,744	-	15,744
Total revenues	2,240,693	597,314	2,838,007
EXPENDITURES			
Current:			
General government	235,335	-	235,335
Physical environment	1,211,871	-	1,211,871
Culture and recreation	287,175	-	287,175
Debt service:			
Principal	-	365,000	365,000
Interest	-	192,457	192,457
Total expenditures	1,734,381	557,457	2,291,838
Excess (deficiency) of revenues over (under) expenditures	506,312	39,857	546,169
Fund balances - beginning	1,427,473	419,876	1,847,349
Fund balances - ending	$ 1,933,785	$ 459,733	$ 2,393,518

See notes to the financial statements

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$	546,169
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		365,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(896,886)
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(2,736)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		5,222
Change in net position of governmental activities	$	16,769

See notes to the financial statements

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Meadow Pointe IV Community Development District (the "District") was established by Pasco County Ordinance 2002-21 enacted on September 4, 2002 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:
1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments
The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Roadways & infrastructure	20
Stormwater & water systems	25
Security & landscaping	15
Recreational facilities	10 - 30
Furniture, fixtures & equipment	5 - 10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Refundings of Debt
For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, $2,736 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) A public hearing is conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate Bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Fair Value	Credit Risk	Weight Average Maturities
First American Treasury Obligations Fund Class Y	$ 82,642	$ -	S&P AAAm	48 days
First American Treasury Obligations Fund Class Z	377,091	-	S&P AAAm	48 days
FL Class	-	1,745,193	S&P AAAm	42 days
Total Investments	$ 459,733	$ 1,745,193		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental activities				
Capital assets, being depreciated				
Roadways & infrastructure	$ 13,356,524	$ -	$ -	$ 13,356,524
Stormwater & water systems	1,451,020	-	-	1,451,020
Security & landscaping	1,442,775	-	-	1,442,775
Recreational facilities	2,076,422	-	-	2,076,422
Furniture, fixtures & equipment	49,267	-	-	49,267
Total capital assets, being depreciated	18,376,008	-	-	18,376,008
Less accumulated depreciation for:				
Roadways & infrastructure	4,006,957	667,826	-	4,674,783
Stormwater & water systems	348,245	58,041	-	406,286
Security & landscaping	577,110	96,185	-	673,295
Recreational facilities	1,106,247	72,034	-	1,178,281
Furniture, fixtures & equipment	35,267	2,800	-	38,067
Total accumulated depreciation	6,073,826	896,886	-	6,970,712
Total capital assets, being depreciated, net	12,302,182	(896,886)	-	11,405,296
Governmental activities capital assets, net	$ 12,302,182	$ (896,886)	$ -	$ 11,405,296

Depreciation expense was charged to function/programs as follows:

Physical environment	$ 822,052
Culture and recreation	74,834
Total depreciation expense	$ 896,886

NOTE 6 – LONG-TERM LIABILITIES

Capital Improvement Revenue Bonds - Series 2014

In June 2014, the District issued Capital Improvement Revenue Refunding Bonds, Series 2014 comprised of: Series 2014A Bonds of $908,074 due on May 1, 2035 with a fixed interest rate of 7.25% and Series 2014B Bonds of $810,932 due on May 1, 2022 with a fixed interest rate of 7.25%. The Bonds were issued in exchange for $1,719,005 of the Series 2012B-2 Bonds.

The Series 2014 Bonds are Convertible Capital Appreciation Bonds. Interest accretes and was added to the bond value from the issuance date until the conversion date of November 1, 2016. After that date, the bonds converted to current interest bonds and interest payments are due semiannually on each May 1 and November 1, commencing May 1, 2017. Annual principal payments began on May 1, 2017 for the Series 2014A Bonds. Principal on the 2014B Bonds was due in a lump sum payment May 1, 2022. The Series 2014B Bonds were fully redeemed in November 2019.

The Series 2014 Bonds were subject to redemption at the option of the District prior to their maturity. The Series 2014 Bonds were also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions, requirements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Capital Improvement Revenue Refunding Bonds - Series 2015

In April 2015, the District issued $2,360,000 of Capital Improvement Revenue Refunding Bonds, Series 2015 due on May 1, 2034 with a variable interest rate of 2% to 4.20%. Interest payments are due semiannually on each May 1 and November 1, commencing November 1, 2015. Principal on the bonds is to be paid serially commencing May 1, 2016 through May 1, 2034.

The Series 2015 Bonds were subject to redemption at the option of the District prior to their maturity. The Series 2015 Bonds were also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions, requirements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Capital Improvement Revenue Refunding Bonds - Series 2022

In April 2022, the District issued Series 2022 Bonds comprised of Series 2022A-1 Bonds of $1,336,000 due on May 1, 2036 with a fixed interest rate of 2.59% and Series 2022A-2 Bonds of $2,348,000 due on May 1, 2038 with a fixed interest rate of 2.63%. The Series 2022 Bonds were issued to redeem all the outstanding Series 2012A-1 and Series 2012A-2, respectively. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2036 and May 1, 2038 for both the Series 2012A-1 and 2012A-2 Bonds, respectively.

The Series 2022 Bonds were subject to redemption at the option of the District prior to their maturity. The Series 2022 Bonds were also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established certain restrictions, requirements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2014A	$ 715,000	$ -	$ 45,000	$ 670,000	$ 45,000
Series 2015	1,400,000	-	115,000	1,285,000	120,000
Series 2022A-1	1,137,000	-	82,000	1,055,000	84,000
Series 2022A-2	2,051,000	-	123,000	1,928,000	126,000
Total	$ 5,303,000	$ -	$ 365,000	$ 4,938,000	$ 375,000

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2026	$ 375,000	$ 179,926	$ 554,926
2027	390,000	166,254	556,254
2028	406,000	151,884	557,884
2029	422,000	136,789	558,789
2030	438,000	120,971	558,971
2031-2035	2,293,000	339,208	2,632,208
2036-2038	614,000	29,623	643,623
Total	$ 4,938,000	$ 1,124,655	$ 6,062,655

NOTE 7 – ASSESSMENTS

The Developer owns a portion of the land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There was one settled claim during the past three years that did not exceed the coverage amount.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 2,065,278	$ 2,146,032	$ 80,754
Interest Income	-	78,917	78,917
Miscellaneous Income	-	15,744	15,744
Total revenues	2,065,278	2,240,693	175,415
EXPENDITURES			
Current:			
General government	188,373	235,335	(46,962)
Physical environment	1,188,347	1,211,871	(23,524)
Culture and recreation	322,940	287,175	35,765
Capital Outlay	365,618	-	365,618
Total expenditures	2,065,278	1,734,381	330,897
Excess (deficiency) of revenues over (under) expenditures	$ -	506,312	$ 506,312
Fund balance - beginning		1,427,473	
Fund balance - ending		$ 1,933,785	

See notes to required supplementary information

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	Not applicable
Independent contractor compensation	$441,669
Construction projects to begin on or after October 1; (>$65K)	$0
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance $2,473.81 - $2,543.49
	Debt Service $393.86 - $900.00
Special assessments collected	$2,720,340
Outstanding Bonds:	
Series 2014A, due May 1, 2035	$670,000
Series 2015, due May 1, 2034	$1,285,000
Series 2022A-1, due May 1, 2036	$1,055,000
Series 2022A-2, due May 1 , 2038	$1,928,000

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Meadow Pointe IV Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our opinion thereon dated March 18, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 18, 2026

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CERTIFIED PUBLIC ACCOUNTANTS

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Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Meadow Pointe IV Community Development District
Pasco County, Florida

We have examined Meadow Pointe IV Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Meadow Pointe IV Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 18, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Meadow Pointe IV Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Meadow Pointe IV Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated March 18, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 18, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Meadow Pointe IV Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Meadow Pointe IV Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 18, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

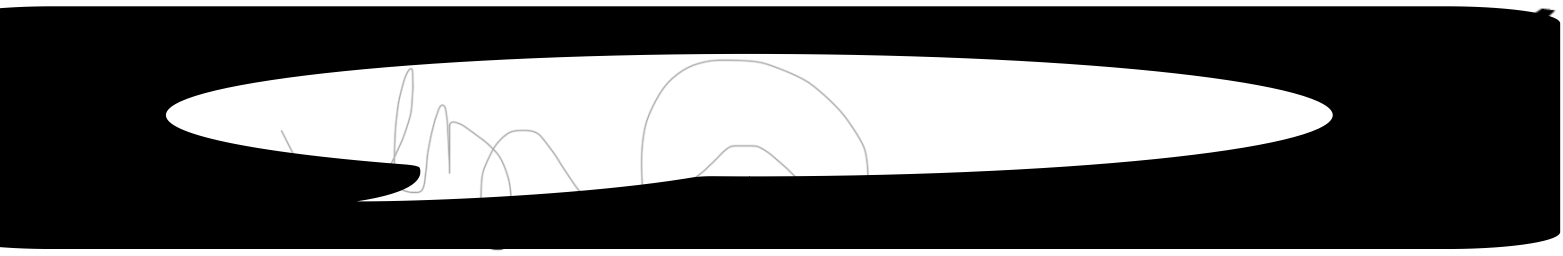
   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.



Tab 5

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (the **"Board"**), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the **"FY 2026/2027"**) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2026/2027 annual public meeting schedule to Pasco County and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 12, 2026.

Attested By:

Meadow Pointe IV
Community Development District

_____
Print Name:_____
☐Secretary/☐Assistant Secretary

_____
Print Name:_____
☐Chair/☐Vice Chair of the Board of Supervisors

Notice of Meetings
Fiscal Year 2026/2027
Meadow Pointe IV Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Meadow Pointe IV Community Development District shall be held at **9 am* at the Meadow Pointe IV Clubhouse, 3902 Meadow Pointe Boulevard, Wesley Chapel, FL 33543 (*the November, January, May, and August meetings will be held at 5 pm)**. The meeting dates are as follows:

Wednesday October 14, 2026
Wednesday November 11, 2026*
Wednesday December 9, 2026
Wednesday January 13, 2027*
Wednesday February 10, 2027
Wednesday March 10, 2027
Wednesday April 14, 2027
Wednesday May 12, 2027*
Wednesday June 9, 2027
Wednesday July 14, 2027
Wednesday August 11, 2027*
Wednesday September 8, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from the District's website at https://www.meadowpointe4cdd.org/ or by contacting the District Manager via email at DarrylA@Rizzetta.com, 7 days prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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 such appeal is to be based.

Rizzetta & Company, Inc., District Management

Publish: September 24, 2026 (The Business Observer – Pasco County Edition)

Tab 6

Waste Connections of Florida, Inc.
11500 43rd Street, North, Clearwater, Florida 33762
P:(727) 572-6800 F:

CUSTOMER SERVICE AGREEMENT
#02065640

SERVICE LOCATION

Customer Name MEADOW POINTE NORTH HOA
Account Number 6426-22299-1
Address 4467 FENNWOOD CT
City, State, Zip WESLEY CHAPEL, FL, 33543
Contact DARRYL ADAMS
Phone (813) 994-1001
Email darryla@rizzetta.com

BILLING INFORMATION

Customer Name MEADOW POINT IV CDD
Account Number 6426-22299-1
Address 3434 COLWELL AVE STE 200
City, State, Zip TAMPA, FL, 33614
Contact DARRYL ADAMS
Phone (813) 994-1001
Email darryla@rizzetta.com

SERVICES AND RATES

Effective Date: September 1, 2026

Qty	SERVICE #1	Billing Frequency	PRICE
1	COMM FRONT LOAD 8 YD 6X PER WEEK		
	BASIC SERVICE CHARGE	MONTHLY	$624.00
	EXTRA PICK UP	PER SERVICE	$80.00

ADDITIONAL COMMENTS

Administrative Fee has been waived for the initial term of this agreement.
For the initial term of this agreement, the Charges will not increase by more than 5% per year.

If not specified otherwise, the following standard charges will apply:

STANDARD CHARGES (*):

Container Delivery: $50.00
Container Removal: $0.00
Container Exchange: $0.00
Relocate Container: $50.00
Blocked Container: $50.00
Contaminated Lift: $50.00
Container/Castor Repair: $0.00
Lock Delivery: $0.00
Lock Bar Install: $50.00

PAYMENT TERMS

The undersigned individual signing this Agreement on behalf of Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to sign the Agreement on behalf of the Customer. **TERMS: NET 10 DAYS.** State and local taxes, government franchise fees (if applicable), administrative fees, fuel surcharges and environmental fees also apply. Container relocation, container removal and seasonal restarts will be provided at additional costs.

The service agreement is for 60 months and the renewal period is for 12 months.

Please refer to the Pricing Policy at https://www.wasteconnections.com/en/business/pricing-policy for a description of our (i) fuel surcharge; (ii) environmental fee; (iii) administrative fee; and (iv) container and exchange fees, and how each fee is calculated and shown on your invoice.

CUSTOMER		REPRESENTATIVE
Authorized Signature		**Leonard White** Account Manager Waste Connections of Florida, Inc. P: (813) 601-0800 M: (813) 601-0800 @: leonard.white@wasteconnections.com
Printed Name		
Title	Date (MM/DD/YYYY) 08/05/2026	

ARTICLE I
SERVICES RENDERED

Customer grants to Contractor the exclusive right to collect and dispose of all of Customer's Waste Materials (as defined below) and agrees to make payments to Contractor as described herein, and Contractor agrees to furnish the services and equipment specified above, all in accordance with the terms of this Agreement.

ARTICLE II
TERM

THE INITIAL TERM (THE "INITIAL TERM") OF THIS AGREEMENT IS 60 MONTHS FROM THE EFFECTIVE SERVICE DATE SET FORTH ON THE FIRST PAGE OF THIS AGREEMENT, WHICH IS THE DATE CONTRACTOR'S EQUIPMENT IS DELIVERED TO CUSTOMER'S LOCATION OR SERVICE UNDER THIS AGREEMENT COMMENCES, WHICHEVER IS EARLIER. THIS AGREEMENT SHALL AUTOMATICALLY RENEW FOR SUCCESSIVE 12 MONTHS TERMS (EACH A "RENEWAL TERM" AND TOGETHER WITH THE INITIAL TERM, THE "TERM") THEREAFTER UNLESS EITHER PARTY GIVES WRITTEN NOTICE OF TERMINATION BY U.S. CERTIFIED OR REGISTERED MAIL, POSTAGE PRE-PAID AND RETURN RECEIPT REQUESTED, TO THE OTHER PARTY AT LEAST NINETY (90) DAYS, BUT NOT MORE THAN ONE HUNDRED TWENTY (120) DAYS, PRIOR TO THE EXPIRATION OF THE INITIAL TERM OR ANY RENEWAL TERM. ANY SUCH NOTICE SHALL BE SENT TO THE OTHER PARTY'S ADDRESS SET FORTH ON THE FIRST PAGE OF THIS AGREEMENT, OR ANY CHANGE OF ADDRESS COMMUNICATED IN WRITING BY THE OTHER PARTY DURING THE TERM OF THE AGREEMENT. A RENEWAL TERM SHALL BECOME EFFECTIVE (THEREBY EXTENDING THE THEN-CURRENT TERM) UPON EITHER PARTY'S FAILURE TO GIVE NOTICE OF TERMINATION WITHIN THE TIME PERIOD SET FORTH ABOVE. NOTWITHSTANDING THE FOREGOING, CUSTOMER AGREES THAT IT SHALL NOT PROVIDE ANY SUCH NOTICE OF TERMINATION IF CONTRACTOR MEETS COMPETITIVE OFFERS MADE BY THIRD PARTIES IN WRITING FOR SIMILAR SERVICES AFTER CONTRACTOR'S REVIEW THEREOF PURSUANT TO ARTICLE XIII BELOW.

ARTICLE III
WASTE MATERIALS

The waste materials to be collected and disposed of by Contractor pursuant to this Agreement consist of all solid waste (including recyclable materials) generated or collected by Customer at the locations specified on the first page of this Agreement (the "Waste Materials"); provided, however, that the term Waste Materials specifically excludes and Customer agrees not to deposit in Contractor's equipment or place for collection by Contractor any radioactive, volatile, corrosive, highly flammable, explosive, biomedical, infectious, biohazardous, toxic or hazardous material as defined by applicable federal, state or local laws or regulations, or any material that Contractor determines causes or could cause damage to Contractor's trucks or equipment or create a risk of injury ("Excluded Waste"). Customer agrees to comply with any description of and/or procedures with respect to removal of contaminants or preparation of recyclable materials as reasonably provided by Contractor. In the event that any recyclable materials furnished to Contractor by Customer are, due to presence of contaminants, rejected by a recycling facility or otherwise are determined by Contractor not to be resalable or to have a reduced resale value, Contractor may, in addition to its other remedies, require Customer to pay Contractor, as liquidated damages and not as a penalty, the charges incurred by Contractor (plus overhead and profit) for hauling, processing and/or disposal of such materials and for the reduction in resale value of such materials. Contractor shall deliver properly prepared recyclable materials furnished to Contractor by Customer to a recycling facility owned and/or operated by Contractor or an affiliate of Contractor or a third party that Contractor understands will recycle the materials ("Third Party Facility"); provided, however, that Contractor shall not be responsible for and has not made any representation to Customer regarding the ultimate recycling of such recyclable materials by a Third Party Facility.

ARTICLE IV
TITLE

Contractor shall acquire title to the Waste Materials when they are loaded into Contractor's truck. Title to and liability for any Excluded Waste shall remain with Customer. Customer expressly agrees to defend, indemnify and hold harmless Contractor from and against any and all damages, penalties, fines, liabilities and costs (including reasonable attorneys' fees) resulting from or arising out of the deposit of Excluded Waste in Contractor's trucks, containers or other equipment.

ARTICLE V
PAYMENTS

Customer agrees to pay Contractor on a monthly basis for the services and/or equipment furnished by Contractor in accordance with the rates, charges and fees provided for herein ("Charges"). Contractor, in its sole and absolute discretion, may agree to participate in a vendor compliance management or billing system of Customer's choosing, provided that Customer pays or refunds Contractor for all fees associated with Contractor's use of such system. For certainty, if Contractor is found to be out of compliance under any such system, such noncompliance shall not constitute a breach by Contractor of this Agreement, which shall remain valid, enforceable and binding on the parties hereto. Payments shall be made by Customer to Contractor within the period of time set forth on the first page of this Agreement. Contractor may impose and Customer agrees to pay a late fee as determined by Contractor for all past due payments, and interest on all past due payments at the rate of one and one-half percent (1½%) per month, provided that no such late fee or interest charge shall exceed the maximum rate allowed therefor by applicable law. Any dispute or claim against Contractor concerning any amount invoiced by Contractor must be asserted by Customer in writing to Contractor at the address set forth on the first page of this Agreement not later than one hundred eighty (180) days following the event or circumstance giving rise to the underlying dispute or claim; the failure to abide by such time requirement shall constitute a release and waiver by Customer of any rights in respect of, and shall constitute a bar on, any claims or requests for relief by Customer on the basis of such dispute or claim. Customer will pay Contractor a standard recycling services and equipment charge set forth herein (irrespective of changing commodity values). Customer shall continue to provide, and Contractor shall continue to collect, recyclable materials from Customer in accordance with the terms of this Agreement for the Term hereof notwithstanding changing commodity values.

ARTICLE VI
RATE ADJUSTMENTS

Customer agrees that the Charges shall be increased from time to time to adjust for increases in the Consumer Price Index. Because disposal, fuel, materials and operations costs constitute a significant portion of the cost of Contractor's services provided hereunder, Customer agrees that Contractor may increase the Charges to account for any increase in such costs or any increases in transportation costs due to changes in location of the disposal facility. Customer agrees that Contractor may also increase the Charges to account for increases in the average weight per container yard of Customer's Waste Materials, increases in Contractor's costs due to changes in local, state or federal rules, ordinances or regulations applicable to Contractor's operations or the services provided hereunder, increases in taxes, fees or other governmental charges assessed against or passed through to Contractor (other than income or real property taxes), and changes in the values associated with recyclable materials. Contractor may increase Charges for reasons other than those set forth above with the consent of Customer. Such consent may be evidenced orally, in writing or by the practices and actions of the parties. In the event Contractor adjusts the Charges as provided in this Article, the parties agree that this Agreement as so adjusted will continue in full force and effect. Customer acknowledges and agrees that adjustments to the Charges might not be directly associated with increased costs of servicing Customer's specific account; rather, adjustments to the Charges might be based upon overall costs and expenses incurred by Contractor on a regional or national basis.

ARTICLE VII
SERVICE CHANGES AND AMENDMENTS

Changes to the type, size and amount of equipment, the type or frequency of service, and corresponding adjustments to the rates, may be made by agreement of the parties, evidenced orally, in writing or by the practices and actions of the parties, without affecting the validity of this Agreement and this Agreement shall be deemed amended accordingly. This Agreement shall continue in effect for the Term provided herein and shall not be affected by any changes in Customer's service address if any new service address is located within Contractor's service area. Should Customer change its service address to a location outside Contractor's service area, Customer may cancel the Agreement upon thirty (30) days' written notice to Contractor. Any other amendment to this Agreement not otherwise expressly provided for herein shall be made in writing and signed by both parties.

ARTICLE VIII
RESPONSIBILITY FOR EQUIPMENT

Any equipment furnished hereunder by Contractor shall remain the property of Contractor; however, Customer acknowledges that it has care, custody and control of the equipment while at Customer's location and accepts responsibility for all loss or damage to the equipment (except for normal wear and tear or for loss or damage resulting from Contractor's handling of the equipment) and for its contents. Customer shall not overload (by weight or volume), move, alter or install any devices on the equipment, and shall not manually or mechanically compact any materials inside the equipment, except inside compactor receiver boxes specially designed for such purpose, and shall not allow any third party to take any such actions. Customer shall pay additional charges each time that a container is overloaded (by weight or volume). Customer shall use the equipment only for its proper and intended purpose. Customer agrees to indemnify, defend and hold harmless Contractor, its employees and agents against all claims, damages, suits, penalties, fines, liabilities and costs (including reasonable attorneys' fees) for injury or death to persons or loss or damage to property arising out of Customer's use, operation or possession of the equipment. Customer agrees to provide unobstructed access to the equipment on the scheduled collection day. If the equipment is inaccessible so that the regularly scheduled pick-up cannot be made, Contractor will promptly notify Customer and afford Customer a reasonable opportunity to provide the required access; however, Contractor reserves the right to charge an additional fee for such inaccessibility and/or delay or any additional collection service required by Customer's failure to provide such access. The word “equipment” as used in this Agreement shall mean all containers used for the storage of Waste Materials, and any other on-site devices provided by Contractor.

ARTICLE IX
DAMAGE TO PAVEMENT

Customer warrants that Customer's pavement, curbing or other driving surface or any right of way reasonably necessary for Contractor to provide the services described herein are sufficient to bear the weight of all of Contractor's equipment and vehicles reasonably required to perform such services. Contractor will not be responsible for damage to any such pavement, curbing, driving surface or right of way, and Customer agrees to assume all liabilities for any such damage, which results from the weight of Contractor's vehicles providing service at Customer's location.

ARTICLE X
EARLY TERMINATION; LIQUIDATED DAMAGES

In the event Customer requests termination of this Agreement prior to the expiration of its Term other than as a result of an uncured breach by Contractor or if Contractor terminates this Agreement for Customer's breach (including nonpayment) (any such instance is referred to herein as an “Early Termination”), then, in addition to such other damages as may be sustained by Contractor, Customer agrees to pay to Contractor all past due sums plus, as liquidated damages, a sum calculated as follows: (a) if the remaining Term under this Agreement is six (6) or more months, the average of Customer's most recent six (6) monthly charges multiplied by six (6); or (b) if the remaining Term under this Agreement is less than six (6) months, the average of Customer's most recent six (6) monthly charges multiplied by the number of months remaining in the Term; or (c) if the Term has not yet run for six (6) months, then (a) and (b) shall not apply and the liquidated damages shall be the monthly Charges specified in this Agreement multiplied by six (6). Notwithstanding the foregoing, if Customer suspended Contractor's collection services or reduced the frequency of Contractor's collection services by 50% or greater during the most recent six (6) month period, then Contractor may calculate liquidated damages using the average of Customer's six (6) monthly charges prior to the suspension or reduction in services, instead of Customer's most recent six (6) monthly charges. Customer expressly acknowledges that in the event of an Early Termination of this Agreement, the anticipated loss to Contractor in such event is estimated to be the amount set forth in the foregoing liquidated damages provision and such estimated value is reasonable and is not imposed as a penalty. The parties stipulate and agree that the liquidated damages set forth in this Article will compensate Contractor for the loss of revenue attributable to the Early Termination of this Agreement, but the payment of these liquidated damages shall not in any way limit Contractor’s rights and remedies relating to a breach of any other provision(s) of this Agreement. If Contractor purchased or leased equipment specifically for Customer’s use (e.g., compactor, etc.), then, upon an Early Termination, the Customer shall owe Contractor separate damages relating to Contractor’s purchase or lease of such equipment, in addition to the liquidated damages described herein.

Customer acknowledges and agrees that any request for termination of this Agreement prior to expiration of the Term requires an unscheduled collection of Contractor’s equipment, which may take up to thirty (30) days to complete after Contractor receives from Customer: (a) a written request to terminate this Agreement; and (b) full payment of all liquidated damages and past due amounts owed by Customer to Contractor. Customer agrees that it shall not move or allow any third party to move Contractor’s equipment during the thirty (30) day period and any time prior thereto, within which Contractor has the sole and exclusive right to service and remove its equipment from Customer’s service location, and hereby grants Contractor an irrevocable right and license to allow its equipment to remain on Customer’s service location for such thirty (30) day period and all times prior thereto. This Article shall survive the termination or expiration of this Agreement.

ARTICLE XI
BREACH, SUSPENSION AND TERMINATION FOR CAUSE

If during the Term of this Agreement either party shall be in breach of any provision of this Agreement, the other party may suspend its performance hereunder until such breach has been cured or terminate this Agreement; provided, however, that no termination of this Agreement shall be effective until the complaining party has given written notice of such breach to the breaching party and the breaching party has failed to cure such breach within ten (10) days after its receipt of such notice. Upon any such failure to cure, the complaining party may terminate this Agreement by giving the breaching party written notice of such termination, which shall become effective upon receipt of such notice.

ARTICLE XII
ASSIGNMENT

Without the prior written consent of Contractor, which may be withheld in Contractor’s sole and absolute discretion, Customer shall not take any one or more of the following actions: (a) assign or transfer this Agreement or any of its rights, or delegate any of its duties or obligations under this Agreement, whether voluntarily, by merger or operation of law, or otherwise; (b) appoint any third party agent (including without limitation any management company or broker) to exercise any rights, responsibilities, or take any action under this Agreement; or (c) request a change in Customer’s billing address to any third party. Any violation of this Article by Customer shall constitute a breach of this Agreement for which Contractor may, in its sole and absolute discretion, seek damages and/or specific performance, including injunctive relief, without the requirement of establishing irreparable injury.

ARTICLE XIII
OPPORTUNITY TO PROVIDE ADDITIONAL SERVICES; RIGHT OF FIRST REFUSAL

Contractor values the opportunity to meet all of Customer's Waste Materials collection, disposal and recycling needs. Customer will provide Contractor the opportunity to meet those needs and to provide, on a competitive basis, any additional Waste Materials collection, disposal and recycling services during the Term of this Agreement. Customer also grants Contractor a right of first refusal to match any offer Customer receives (or makes) related to the provision of services to Customer similar to those covered hereunder upon expiration or termination of this Agreement for any reason, and Customer shall give Contractor prompt written notice of any such offer and a reasonable opportunity (but in any event at least five (5) business days from receipt of such notice) to match any such offer. In the event that Contractor matches such an offer, the parties hereto shall thereafter be bound by the terms of such offer. If Customer fails to comply with these right of first refusal provisions in any instance, then Customer shall pay to Contractor all resulting damages incurred by Contractor, including, without limitation, lost profits.

ARTICLE XIV
EXCUSED PERFORMANCE

Except for the payment of amounts owed hereunder, neither party hereto shall be liable for its failure to perform or delay in its performance hereunder due to contingencies beyond its reasonable control including, but not limited to, strikes, riots, compliance with laws or governmental orders, inability to access a container, fires, inclement weather and acts of God, and such failure shall not constitute a breach under this Agreement. For the avoidance of doubt, however, a law or government order, ordinance or award establishing an exclusive franchise or similar right for a service provider in Contractor's service area shall not excuse Customer's performance hereunder.

ARTICLE XV
BINDING EFFECT

This Agreement is a legally binding contract on the part of Contractor and Customer and their respective heirs, successors and permitted assigns, in accordance with the terms and conditions set out herein.

ARTICLE XVI
ATTORNEYS' FEES

In the event Customer fails to pay Contractor all amounts which become due under this Agreement (including any liquidated damages, late fees and interest assessed thereon), or fails to perform its obligations hereunder, and Contractor refers such matter to an attorney, Customer agrees to pay, in addition to all past due sums, any and all costs incurred by Contractor as a result of such action, including, to the extent permitted by law, reasonable attorneys' fees.

ARTICLE XVII
ENTIRE AGREEMENT; GOVERNING LAW; SEVERABILITY; SURVIVAL

This Agreement represents the entire understanding and agreement between the parties hereto concerning the matters described herein and supersedes any and all prior or contemporaneous agreements, whether written or oral, that may exist between the parties regarding the same. This Agreement shall be governed by the laws of the State in which Customer's service locations listed on the first page of this Agreement are situated, without regard to conflicts of law provisions, except that the agreement to arbitrate in Article XVIII shall be governed by the Federal Arbitration Act (9 U.S.C. sections 1 et seq.). If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and the invalid, illegal, or unenforceable provision shall be modified only to the extent necessary to make it enforceable. All agreements, representations, warranties and acknowledgments of Customer shall survive any termination or expiration of this Agreement, including, without limitation, those set forth in Articles III, IV, V, VIII, IX, X, XII, XIII, XVI and XVIII.

ARTICLE XVIII
BINDING ARBITRATION AND CLASS ACTION WAIVER

Except for Excluded Claims (as defined below), any disputes, controversies or claims arising out of or relating to this Agreement or any prior agreement between the parties hereto, the breach of such agreement(s), or any amounts paid or invoiced between the parties, shall be resolved by mandatory binding arbitration before a single arbitrator administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules (collectively "Rules"), and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The following claims are not subject to mandatory binding arbitration (collectively, "Excluded Claims"): (A) either party's claims against the other in connection with bodily injury, real property damage or Excluded Waste; (B) Contractor's claims against Customer to collect past due Charges or liquidated damages under this Agreement or any prior agreements between the parties; (C) Contractor's pursuit of any claims or relief relating to the provisions in Articles VIII and/or X or any similar provisions in any prior agreements between the parties, and any injunctive relief sought in relation thereto; and (D) any claims or relief sought in relation to Article XII or any similar provision in any prior agreements between the parties. This agreement to arbitrate is governed by the Federal Arbitration Act.

THE PARTIES HERETO AGREE THAT ANY AND ALL DISPUTES, CONTROVERSIES OR CLAIMS OF ANY NATURE, WHETHER IN ARBITRATION OR OTHERWISE AND WHETHER RELATING TO THIS AGREEMENT OR OTHERWISE, MUST BE BROUGHT IN A PARTY'S INDIVIDUAL CAPACITY, AND NOT AS A PLAINTIFF OR CLASS MEMBER IN ANY PURPORTED CLASS, CONSOLIDATED, COLLECTIVE OR REPRESENTATIVE PROCEEDING. ACCORDINGLY, EACH PARTY HEREBY WAIVES ANY AND ALL RIGHTS TO BRING ANY CLAIM OR ACTION AS A PLAINTIFF OR CLASS MEMBER IN ANY PURPORTED CLASS, CONSOLIDATED, COLLECTIVE OR REPRESENTATIVE PROCEEDING RELATING TO ANY DISPUTES, CONTROVERSIES OR CLAIMS BETWEEN THE PARTIES.

Notwithstanding anything to the contrary herein or in the Rules, any interpretation or adjudication related to this Article shall be done by a court, not an arbitrator.

ARTICLE XIX
CUSTOMER MASTER SERVICE AGREEMENTS

If Customer and Contractor or any of their respective parent companies or affiliates enter into a Master Service Agreement concerning the Waste Materials, and in the event of a conflict between the Master Service Agreement and this Agreement, the terms of this Agreement shall control, except to the extent the Master Service Agreement specifically references a provision of this Agreement, which reference shall include any applicable Article or Section reference, and the parties specifically express their intent in the Master Service Agreement to amend such provision.

Waste Connections of Florida, Inc.
11500 43rd Street, North, Clearwater, Florida 33762
P:(727) 572-6800 F:

CUSTOMER SERVICE AGREEMENT
#02065613

SERVICE LOCATION

Customer Name MEADOW POINT IV CDD REC CENTER
Account Number 6426-16055-1
Address 3902 MEADOW POINT BLVD
City, State, Zip WESLEY CHAPEL, FL, 33544
Contact DARRYL ADAMS
Phone (813) 944-1001
Email darryla@rizzetta.com

BILLING INFORMATION

Customer Name MEADOW POINT IV CDD
Account Number 6426-16055-1
Address 3434 COLWELL AVE STE 200
City, State, Zip TAMPA, FL, 33614
Contact DARRYL ADAMS
Phone (813) 944-1001
Email darryla@rizzetta.com

SERVICES AND RATES

Effective Date: September 1, 2026

Qty	SERVICE #1	Billing Frequency	PRICE
1	COMM FRONT LOAD 6 YD 1X PER WEEK		
	BASIC SERVICE CHARGE	MONTHLY	$78.00
	EXTRA PICK UP	PER SERVICE	$60.00

ADDITIONAL COMMENTS

Administrative Fee has been waived for the initial term of this agreement.
For the initial term of this agreement, the Charges will not increase by more than 5% per year.

If not specified otherwise, the following standard charges will apply:

STANDARD CHARGES (*):

Container Delivery: $50.00
Container Removal: $0.00
Container Exchange: $0.00
Relocate Container: $50.00
Blocked Container: $50.00
Contaminated Lift: $50.00
Container/Castor Repair: $0.00
Lock Delivery: $0.00
Lock Bar Install: $50.00

PAYMENT TERMS

The undersigned individual signing this Agreement on behalf of Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to sign the Agreement on behalf of the Customer. **TERMS: NET 10 DAYS.** State and local taxes, government franchise fees (if applicable), administrative fees, fuel surcharges and environmental fees also apply. Container relocation, container removal and seasonal restarts will be provided at additional costs.

The service agreement is for 60 months and the renewal period is for 12 months.

Please refer to the Pricing Policy at https://www.wasteconnections.com/en/business/pricing-policy for a description of our (i) fuel surcharge; (ii) environmental fee; (iii) administrative fee; and (iv) container and exchange fees, and how each fee is calculated and shown on your invoice.

CUSTOMER		REPRESENTATIVE
Authorized Signature		**Leonard White** Account Manager Waste Connections of Florida, Inc. P: (813) 601-0800 M: (813) 601-0800 @: leonard.white@wasteconnections.com
Printed Name		
Title	Date (MM/DD/YYYY) 08/05/2026	

ARTICLE I
SERVICES RENDERED

Customer grants to Contractor the exclusive right to collect and dispose of all of Customer's Waste Materials (as defined below) and agrees to make payments to Contractor as described herein, and Contractor agrees to furnish the services and equipment specified above, all in accordance with the terms of this Agreement.

ARTICLE II
TERM

THE INITIAL TERM (THE "INITIAL TERM") OF THIS AGREEMENT IS 60 MONTHS FROM THE EFFECTIVE SERVICE DATE SET FORTH ON THE FIRST PAGE OF THIS AGREEMENT, WHICH IS THE DATE CONTRACTOR'S EQUIPMENT IS DELIVERED TO CUSTOMER'S LOCATION OR SERVICE UNDER THIS AGREEMENT COMMENCES, WHICHEVER IS EARLIER. THIS AGREEMENT SHALL AUTOMATICALLY RENEW FOR SUCCESSIVE 12 MONTHS TERMS (EACH A "RENEWAL TERM" AND TOGETHER WITH THE INITIAL TERM, THE "TERM") THEREAFTER UNLESS EITHER PARTY GIVES WRITTEN NOTICE OF TERMINATION BY U.S. CERTIFIED OR REGISTERED MAIL, POSTAGE PRE-PAID AND RETURN RECEIPT REQUESTED, TO THE OTHER PARTY AT LEAST NINETY (90) DAYS, BUT NOT MORE THAN ONE HUNDRED TWENTY (120) DAYS, PRIOR TO THE EXPIRATION OF THE INITIAL TERM OR ANY RENEWAL TERM. ANY SUCH NOTICE SHALL BE SENT TO THE OTHER PARTY'S ADDRESS SET FORTH ON THE FIRST PAGE OF THIS AGREEMENT, OR ANY CHANGE OF ADDRESS COMMUNICATED IN WRITING BY THE OTHER PARTY DURING THE TERM OF THE AGREEMENT. A RENEWAL TERM SHALL BECOME EFFECTIVE (THEREBY EXTENDING THE THEN-CURRENT TERM) UPON EITHER PARTY'S FAILURE TO GIVE NOTICE OF TERMINATION WITHIN THE TIME PERIOD SET FORTH ABOVE. NOTWITHSTANDING THE FOREGOING, CUSTOMER AGREES THAT IT SHALL NOT PROVIDE ANY SUCH NOTICE OF TERMINATION IF CONTRACTOR MEETS COMPETITIVE OFFERS MADE BY THIRD PARTIES IN WRITING FOR SIMILAR SERVICES AFTER CONTRACTOR'S REVIEW THEREOF PURSUANT TO ARTICLE XIII BELOW.

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Customer agrees that the Charges shall be increased from time to time to adjust for increases in the Consumer Price Index. Because disposal, fuel, materials and operations costs constitute a significant portion of the cost of Contractor's services provided hereunder, Customer agrees that Contractor may increase the Charges to account for any increase in such costs or any increases in transportation costs due to changes in location of the disposal facility. Customer agrees that Contractor may also increase the Charges to account for increases in the average weight per container yard of Customer's Waste Materials, increases in Contractor's costs due to changes in local, state or federal rules, ordinances or regulations applicable to Contractor's operations or the services provided hereunder, increases in taxes, fees or other governmental charges assessed against or passed through to Contractor (other than income or real property taxes), and changes in the values associated with recyclable materials. Contractor may increase Charges for reasons other than those set forth above with the consent of Customer. Such consent may be evidenced orally, in writing or by the practices and actions of the parties. In the event Contractor adjusts the Charges as provided in this Article, the parties agree that this Agreement as so adjusted will continue in full force and effect. Customer acknowledges and agrees that adjustments to the Charges might not be directly associated with increased costs of servicing Customer's specific account; rather, adjustments to the Charges might be based upon overall costs and expenses incurred by Contractor on a regional or national basis.

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ARTICLE X
EARLY TERMINATION; LIQUIDATED DAMAGES

In the event Customer requests termination of this Agreement prior to the expiration of its Term other than as a result of an uncured breach by Contractor or if Contractor terminates this Agreement for Customer's breach (including nonpayment) (any such instance is referred to herein as an “Early Termination”), then, in addition to such other damages as may be sustained by Contractor, Customer agrees to pay to Contractor all past due sums plus, as liquidated damages, a sum calculated as follows: (a) if the remaining Term under this Agreement is six (6) or more months, the average of Customer's most recent six (6) monthly charges multiplied by six (6); or (b) if the remaining Term under this Agreement is less than six (6) months, the average of Customer's most recent six (6) monthly charges multiplied by the number of months remaining in the Term; or (c) if the Term has not yet run for six (6) months, then (a) and (b) shall not apply and the liquidated damages shall be the monthly Charges specified in this Agreement multiplied by six (6). Notwithstanding the foregoing, if Customer suspended Contractor's collection services or reduced the frequency of Contractor's collection services by 50% or greater during the most recent six (6) month period, then Contractor may calculate liquidated damages using the average of Customer's six (6) monthly charges prior to the suspension or reduction in services, instead of Customer's most recent six (6) monthly charges. Customer expressly acknowledges that in the event of an Early Termination of this Agreement, the anticipated loss to Contractor in such event is estimated to be the amount set forth in the foregoing liquidated damages provision and such estimated value is reasonable and is not imposed as a penalty. The parties stipulate and agree that the liquidated damages set forth in this Article will compensate Contractor for the loss of revenue attributable to the Early Termination of this Agreement, but the payment of these liquidated damages shall not in any way limit Contractor’s rights and remedies relating to a breach of any other provision(s) of this Agreement. If Contractor purchased or leased equipment specifically for Customer’s use (e.g., compactor, etc.), then, upon an Early Termination, the Customer shall owe Contractor separate damages relating to Contractor’s purchase or lease of such equipment, in addition to the liquidated damages described herein.

Customer acknowledges and agrees that any request for termination of this Agreement prior to expiration of the Term requires an unscheduled collection of Contractor’s equipment, which may take up to thirty (30) days to complete after Contractor receives from Customer: (a) a written request to terminate this Agreement; and (b) full payment of all liquidated damages and past due amounts owed by Customer to Contractor. Customer agrees that it shall not move or allow any third party to move Contractor’s equipment during the thirty (30) day period and any time prior thereto, within which Contractor has the sole and exclusive right to service and remove its equipment from Customer’s service location, and hereby grants Contractor an irrevocable right and license to allow its equipment to remain on Customer’s service location for such thirty (30) day period and all times prior thereto. This Article shall survive the termination or expiration of this Agreement.

ARTICLE XI
BREACH, SUSPENSION AND TERMINATION FOR CAUSE

If during the Term of this Agreement either party shall be in breach of any provision of this Agreement, the other party may suspend its performance hereunder until such breach has been cured or terminate this Agreement; provided, however, that no termination of this Agreement shall be effective until the complaining party has given written notice of such breach to the breaching party and the breaching party has failed to cure such breach within ten (10) days after its receipt of such notice. Upon any such failure to cure, the complaining party may terminate this Agreement by giving the breaching party written notice of such termination, which shall become effective upon receipt of such notice.

ARTICLE XII
ASSIGNMENT

Without the prior written consent of Contractor, which may be withheld in Contractor’s sole and absolute discretion, Customer shall not take any one or more of the following actions: (a) assign or transfer this Agreement or any of its rights, or delegate any of its duties or obligations under this Agreement, whether voluntarily, by merger or operation of law, or otherwise; (b) appoint any third party agent (including without limitation any management company or broker) to exercise any rights, responsibilities, or take any action under this Agreement; or (c) request a change in Customer’s billing address to any third party. Any violation of this Article by Customer shall constitute a breach of this Agreement for which Contractor may, in its sole and absolute discretion, seek damages and/or specific performance, including injunctive relief, without the requirement of establishing irreparable injury.

ARTICLE XIII
OPPORTUNITY TO PROVIDE ADDITIONAL SERVICES; RIGHT OF FIRST REFUSAL

Contractor values the opportunity to meet all of Customer's Waste Materials collection, disposal and recycling needs. Customer will provide Contractor the opportunity to meet those needs and to provide, on a competitive basis, any additional Waste Materials collection, disposal and recycling services during the Term of this Agreement. Customer also grants Contractor a right of first refusal to match any offer Customer receives (or makes) related to the provision of services to Customer similar to those covered hereunder upon expiration or termination of this Agreement for any reason, and Customer shall give Contractor prompt written notice of any such offer and a reasonable opportunity (but in any event at least five (5) business days from receipt of such notice) to match any such offer. In the event that Contractor matches such an offer, the parties hereto shall thereafter be bound by the terms of such offer. If Customer fails to comply with these right of first refusal provisions in any instance, then Customer shall pay to Contractor all resulting damages incurred by Contractor, including, without limitation, lost profits.

ARTICLE XIV
EXCUSED PERFORMANCE

Except for the payment of amounts owed hereunder, neither party hereto shall be liable for its failure to perform or delay in its performance hereunder due to contingencies beyond its reasonable control including, but not limited to, strikes, riots, compliance with laws or governmental orders, inability to access a container, fires, inclement weather and acts of God, and such failure shall not constitute a breach under this Agreement. For the avoidance of doubt, however, a law or government order, ordinance or award establishing an exclusive franchise or similar right for a service provider in Contractor's service area shall not excuse Customer's performance hereunder.

ARTICLE XV
BINDING EFFECT

This Agreement is a legally binding contract on the part of Contractor and Customer and their respective heirs, successors and permitted assigns, in accordance with the terms and conditions set out herein.

ARTICLE XVI
ATTORNEYS' FEES

In the event Customer fails to pay Contractor all amounts which become due under this Agreement (including any liquidated damages, late fees and interest assessed thereon), or fails to perform its obligations hereunder, and Contractor refers such matter to an attorney, Customer agrees to pay, in addition to all past due sums, any and all costs incurred by Contractor as a result of such action, including, to the extent permitted by law, reasonable attorneys' fees.

ARTICLE XVII
ENTIRE AGREEMENT; GOVERNING LAW; SEVERABILITY; SURVIVAL

This Agreement represents the entire understanding and agreement between the parties hereto concerning the matters described herein and supersedes any and all prior or contemporaneous agreements, whether written or oral, that may exist between the parties regarding the same. This Agreement shall be governed by the laws of the State in which Customer's service locations listed on the first page of this Agreement are situated, without regard to conflicts of law provisions, except that the agreement to arbitrate in Article XVIII shall be governed by the Federal Arbitration Act (9 U.S.C. sections 1 et seq.). If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and the invalid, illegal, or unenforceable provision shall be modified only to the extent necessary to make it enforceable. All agreements, representations, warranties and acknowledgments of Customer shall survive any termination or expiration of this Agreement, including, without limitation, those set forth in Articles III, IV, V, VIII, IX, X, XII, XIII, XVI and XVIII.

ARTICLE XVIII
BINDING ARBITRATION AND CLASS ACTION WAIVER

Except for Excluded Claims (as defined below), any disputes, controversies or claims arising out of or relating to this Agreement or any prior agreement between the parties hereto, the breach of such agreement(s), or any amounts paid or invoiced between the parties, shall be resolved by mandatory binding arbitration before a single arbitrator administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules (collectively "Rules"), and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The following claims are not subject to mandatory binding arbitration (collectively, "Excluded Claims"): (A) either party's claims against the other in connection with bodily injury, real property damage or Excluded Waste; (B) Contractor's claims against Customer to collect past due Charges or liquidated damages under this Agreement or any prior agreements between the parties; (C) Contractor's pursuit of any claims or relief relating to the provisions in Articles VIII and/or X or any similar provisions in any prior agreements between the parties, and any injunctive relief sought in relation thereto; and (D) any claims or relief sought in relation to Article XII or any similar provision in any prior agreements between the parties. This agreement to arbitrate is governed by the Federal Arbitration Act.

THE PARTIES HERETO AGREE THAT ANY AND ALL DISPUTES, CONTROVERSIES OR CLAIMS OF ANY NATURE, WHETHER IN ARBITRATION OR OTHERWISE AND WHETHER RELATING TO THIS AGREEMENT OR OTHERWISE, MUST BE BROUGHT IN A PARTY'S INDIVIDUAL CAPACITY, AND NOT AS A PLAINTIFF OR CLASS MEMBER IN ANY PURPORTED CLASS, CONSOLIDATED, COLLECTIVE OR REPRESENTATIVE PROCEEDING. ACCORDINGLY, EACH PARTY HEREBY WAIVES ANY AND ALL RIGHTS TO BRING ANY CLAIM OR ACTION AS A PLAINTIFF OR CLASS MEMBER IN ANY PURPORTED CLASS, CONSOLIDATED, COLLECTIVE OR REPRESENTATIVE PROCEEDING RELATING TO ANY DISPUTES, CONTROVERSIES OR CLAIMS BETWEEN THE PARTIES.

Notwithstanding anything to the contrary herein or in the Rules, any interpretation or adjudication related to this Article shall be done by a court, not an arbitrator.

ARTICLE XIX
CUSTOMER MASTER SERVICE AGREEMENTS

If Customer and Contractor or any of their respective parent companies or affiliates enter into a Master Service Agreement concerning the Waste Materials, and in the event of a conflict between the Master Service Agreement and this Agreement, the terms of this Agreement shall control, except to the extent the Master Service Agreement specifically references a provision of this Agreement, which reference shall include any applicable Article or Section reference, and the parties specifically express their intent in the Master Service Agreement to amend such provision.

Tab 7

Meadow Pointe IV
Law Enforcement Budget
Fiscal Year 2026-2027

Personnel Services:

Salary:	*Rates*	*# Hours*	*Line Item Total*	*Category Total*
Base Salary (Grade C01)	36.76	2,210.00	81,241	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
Total Salary:			**81,241**	
Benefits:	***Rates***	***# Hours***		
Holiday Pay	36.76	102.00	3,750	
FICA	7.65%		6,502	
Retirement	37.74%		32,076	
Group Health/Life Insurance	13,500		13,500	
Total Benefits:			**55,827**	
Total Personnel Services:				**137,068**

Operating Expenses:

Office Supply/furniture Estimate	0	
Communication (cell/air card)	1,020	
Software Maintenance	917	
Vehicle Equipment incl. extra keys/remotes	0	
Vehicle printer/inverter	0	
Vehicle Expenses Estimate (gas/repairs/maint)	4,460	
Radio Maintenance Estimate	200	
Hiring Costs - Psyc/Poly/Drug/Credit	570	
Vehicle Insurance	1,009	
Professional Liability Insurance	1,140	
Uniform and Equip replacement	500	
Ammo Estimate	215	
Weapons w/accessories	394	
Axon Sworn Package	4,316	
Laptop	560	
Mobile Radio for Vehicle	953	
Total Operating Expenses:		**16,254**

Capital:

Hand Held Radio/Enhanced Charger/Battery	1,002	
Patrol vehicle ($51,856 less residual value of $2,000/5 years) Year 2	9,971	
Total Capital:		**10,973**

Total Estimate Sheriff's Office Costs - CONTRACT TOTAL **164,295**

Tab 8

Stantec visited the Shellwood Community within Medow Pointe IV to review reports of standing water on the sidewalks. During our onsite review we noted areas of standing water or mildew starting to form due to standing water. The runoff from the sidewalk is designed to flow to the roadway. Over time the existing turf has grown higher than the sidewalk prohibiting the water from the sidewalk to discharge to the roadway as designed. Our recommended repair is to install a contrete flume from the sidewalk to the roadway to allow the standing water to discharge to the roadway. Below is a detail showing the flume for reference.

Greg Woodcock

Project Manager

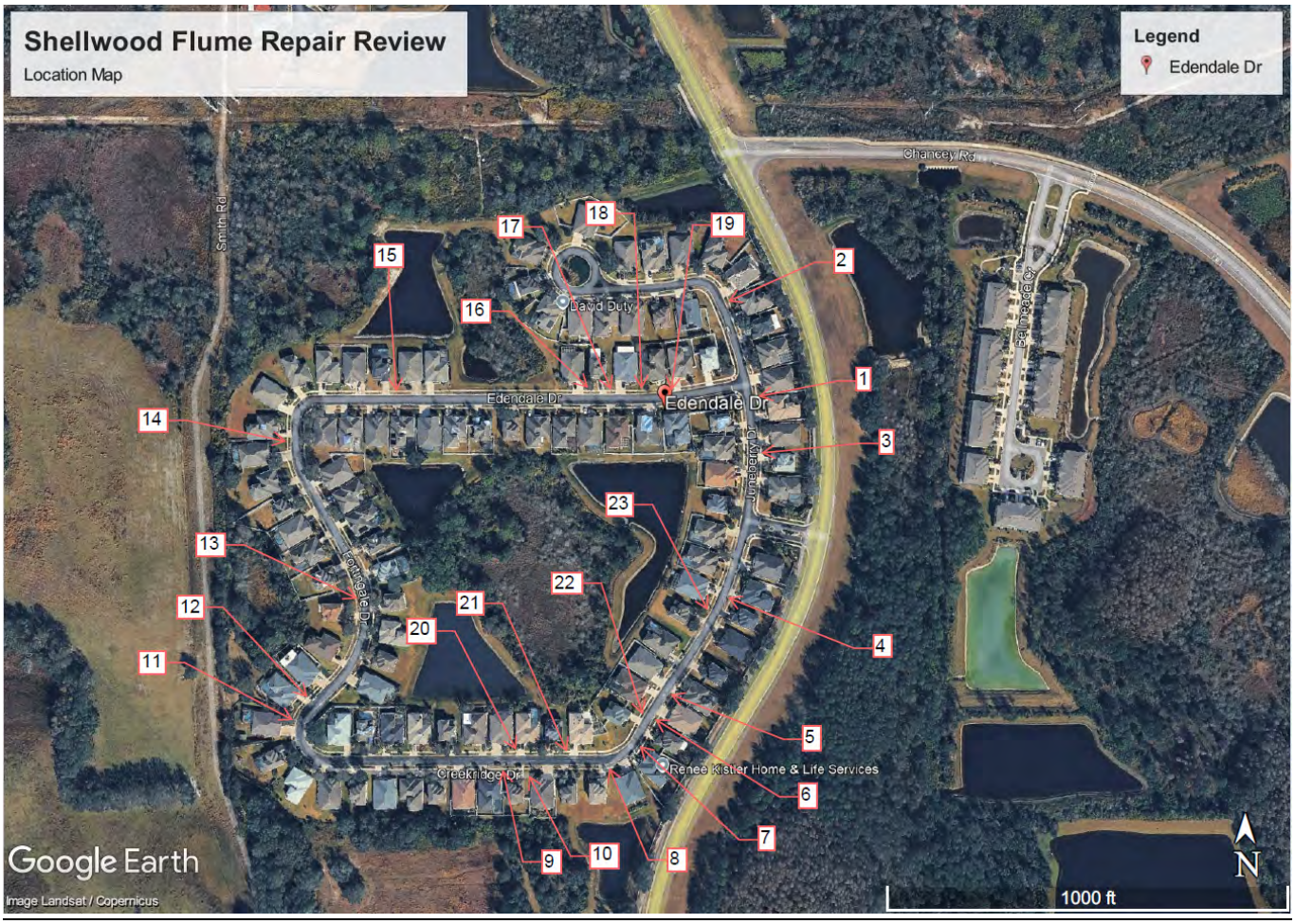
Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

Stantec

Location Map:



Location 1: Between 3608-3602 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 2: Between 3632-3628 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 3: Between 3544-3550 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 4: Between 2835-2821 Hilliard and is approximately 7 foot from the back of curb to the sidewalk.



Location 5: Between 3436-3442 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 6: Between 3430-3436 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 7: Between 3430-3436 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 8: Between 31140-31146 Creekridge and is approximately 7 foot from the back of curb to the sidewalk.



Location 9: Between 31112-31118 Creekridge and is approximately 7 foot from the back of curb to the sidewalk.



Location 10: Between 31118-31126 Creekridge and is approximately 7 foot from the back of curb to the sidewalk.



Location 11: Between 3437-3433 Fortingale and is approximately 7 foot from the back of curb to the sidewalk.



Location 12: Between 3443-3437 Fortingale and is approximately 7 foot from the back of curb to the sidewalk.



Location 13: Between 3519 -3507 Fortingale and is approximately 7 foot from the back of curb to the sidewalk.



Location 14: Between 3601-3549 Fortingale and is approximately 7 foot from the back of curb to the sidewalk.



Location 15: Between 31047-31041 Edendale and is approximately 7 foot from the back of curb to the sidewalk.



Location 16: Between 31141-31136 Edendale and is approximately 7 foot from the back of curb to the sidewalk.



Location 17: Between 31149-31141 Edendale and is approximately 7 foot from the back of curb to the sidewalk.



Location 18: Between 31149-31201 Edendale and is approximately 7 foot from the back of curb to the sidewalk.



Location 19: Between 31207-31201 Edendale and is approximately 7 foot from the back of curb to the sidewalk.



Location 20: Between 31123-31117 Creekridge and is approximately 7 foot from the back of curb to the sidewalk.



Location 21: Between 31129-31123 Creekridge and is approximately 7 foot from the back of curb to the sidewalk.

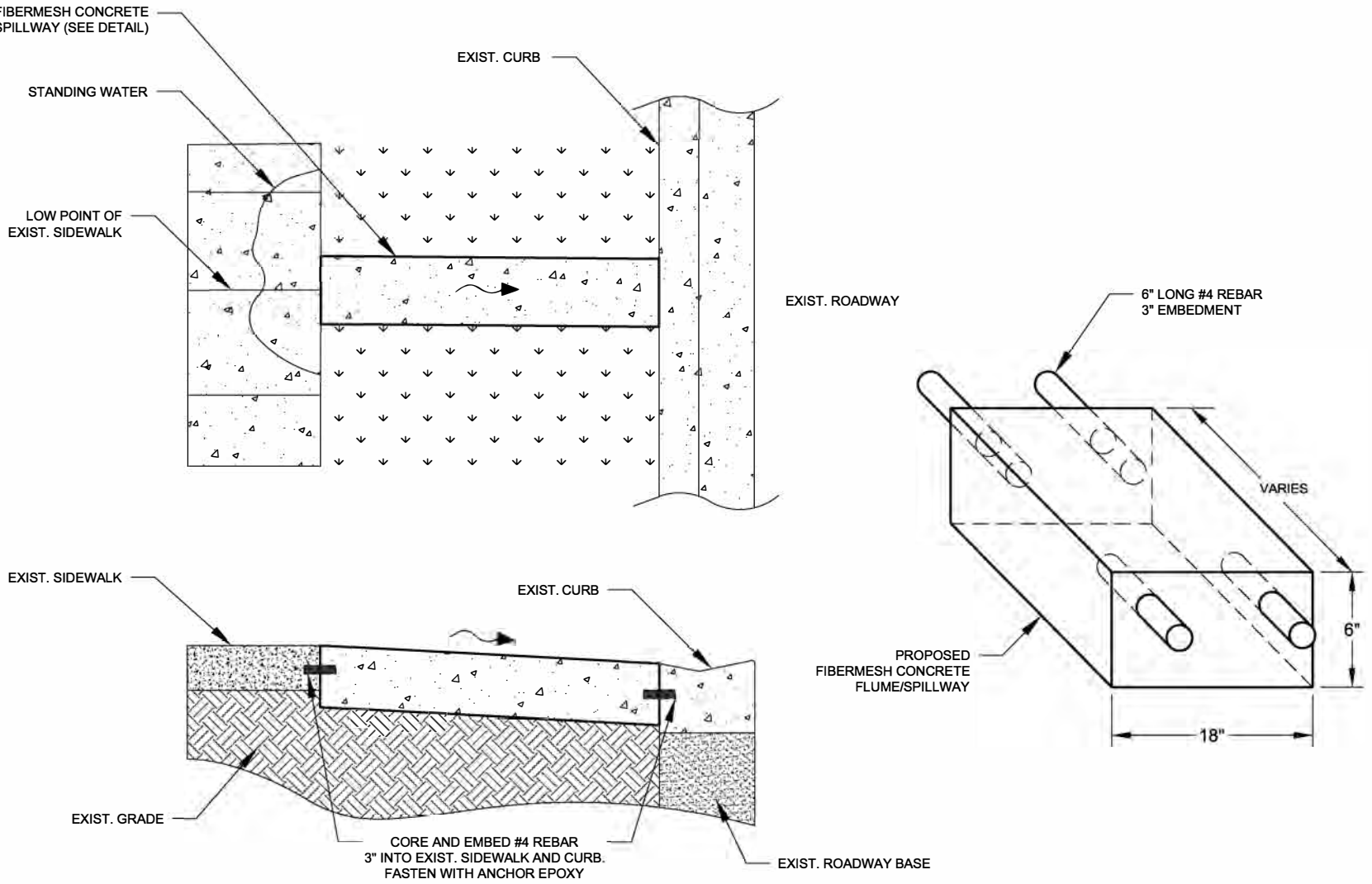


Location 22: Between 3437-3429 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.



Location 23: Between 3503-3511 Juneberry and is approximately 7 foot from the back of curb to the sidewalk.





CONCRETE FLUME
DETAIL
N.T.S.

Tab 9

FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Date: July 7th 2026
Field Observation Report Number: 2026-4
Project Name: Shellwood Sidewalk Review
Project Number: 238202061
Stantec Representative (s): Griffin Woodcock

County / Consultant / Developer Representatives on Site:

Weather Conditions:	☐ Clear	☒ Partly Cloudy	☐ Heavy Clouds	☐ Fog
Rain:	☐ None	☐ Light	☐ Heavy	☐ Showers
Soil Conditions:	☐ Dry	☐ Wet	☐ Extremely Wet	

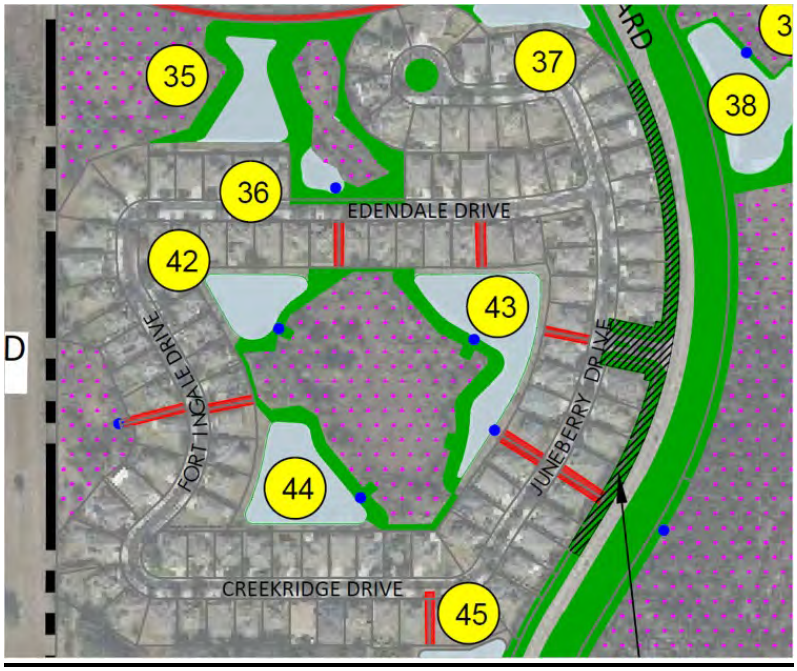
Effects of Weather on Major Work Items ☒ None ☐ <50% affected ☐ >50% affected ☐ No Work

Description of Work Activity:
Location: (Street Names/MH#s, etc.) Shellwood Sidewalk Review

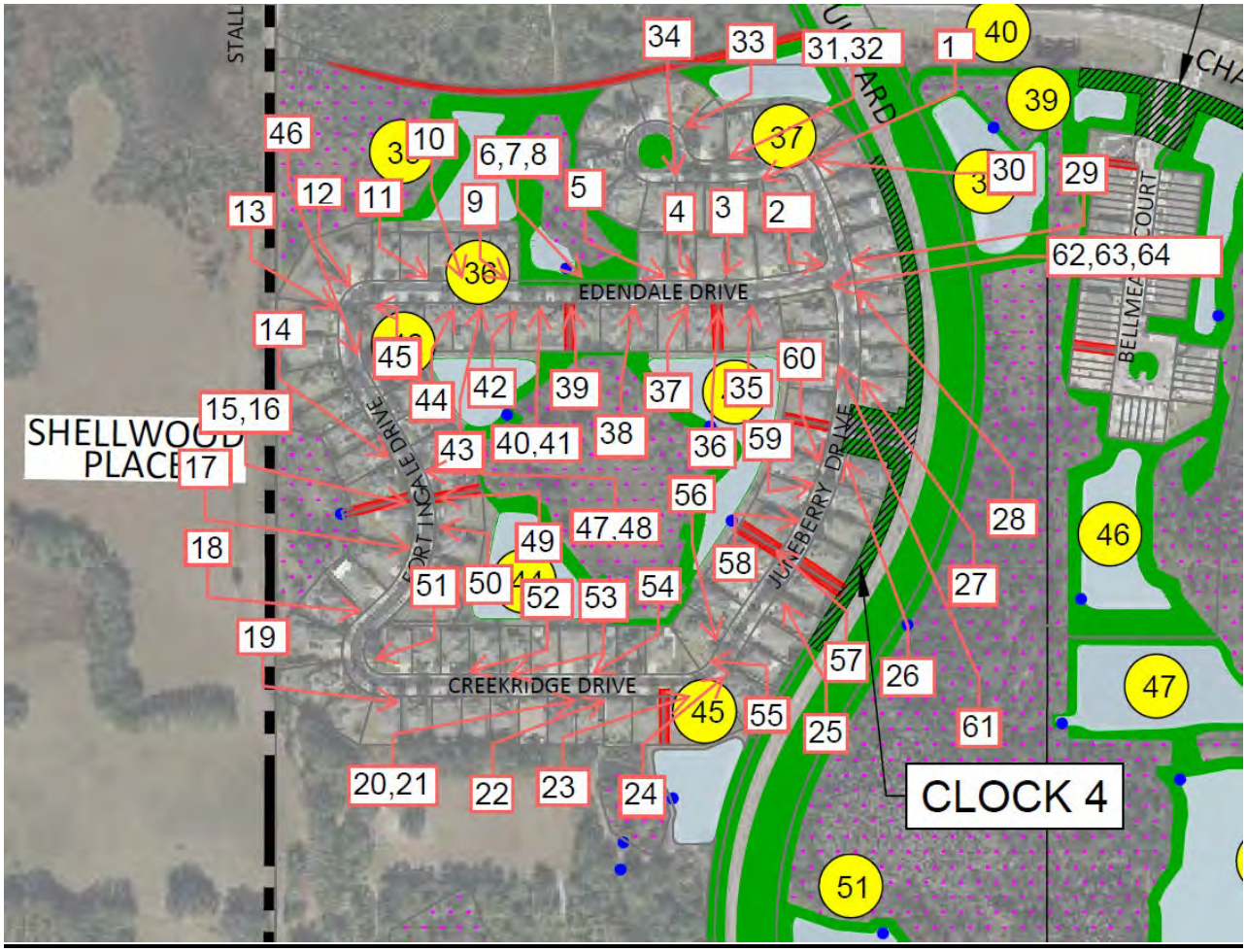
General: Stantec staff reviewed the condition of the existing sidewalk and during our review we found some sidewalks that need to be removed and replaced and some need to be ground down to match the surrounding sidewalk elevation. The contractor is to include removal of roots within the sidewalk limits prior to forming and pouring concrete. Restoration of the existing turf and breakage of existing irrigation is to be repaired by the contractor.

Report By: BTW

Location map:



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 1: Grind raised sidewalk panel.



Location 2: Repalce 2 panels and make flush with structure.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 3: Replace cracked sidewalk panel. Match adjacent sidewalk elevations.



Location 4: Replace the 2 cracked sidewalk panels. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 5: Grind raised sidewalk panel



Location 6: Replace cracked sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 7: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 8: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 9: Grind raised sidewalk panel.



Location 10: Replace grinded sidewalk panel. Match adjacent sidewalk elevations



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 11: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 12: Grind raised sidewalk panel.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 13: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 14: Grind raised sidewalk panel.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 15: Standing water on sidewalk due to grass on downstream side is higher than the sidewalk not allowing the water to discharge to the road as intended. Construct flume at low point to allow water to discharge to the structure top.



Location 16: Grind raised sidewalk panel.

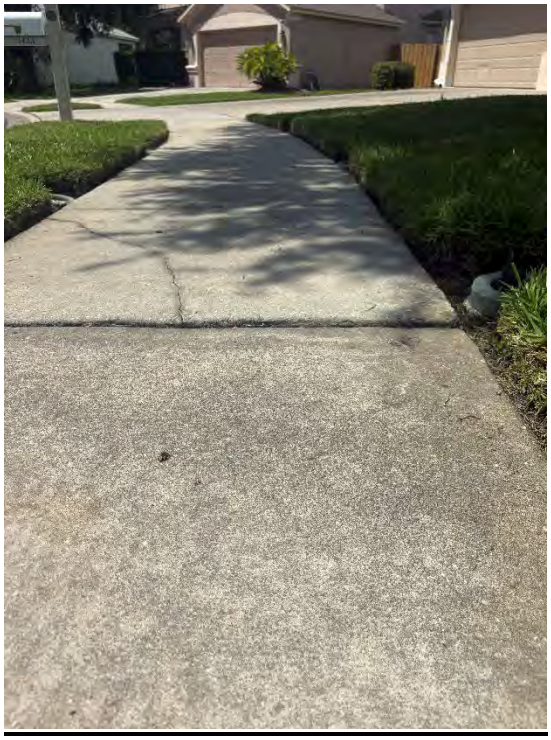


FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 17: Replace cracked sidewalk panel. Match adjacent sidewalk elevations.



Location 18: Replace cracked sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 19: Grind raised sidewalk panel.



Location 20: Replace cracked sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 21: Replace grinded sidewalk panel. Match adjacent sidewalk elevations.



Location 22: Grind raised sidewalk panel.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 23: Grind raised sidewalk panel.



Location 24: Grind raised sidewalk panel



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 25: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 26: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 27: Wearing and discoloring of concrete, monitor for future issues.

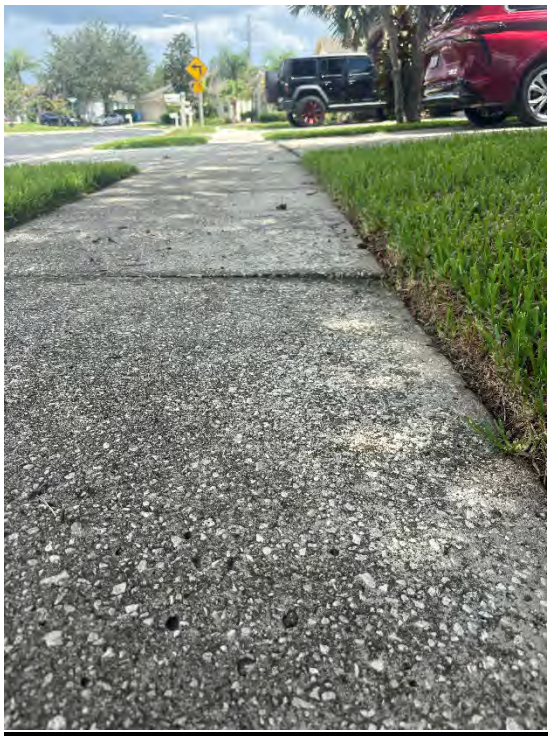


Location 28: Grind raised sidewalk panel.

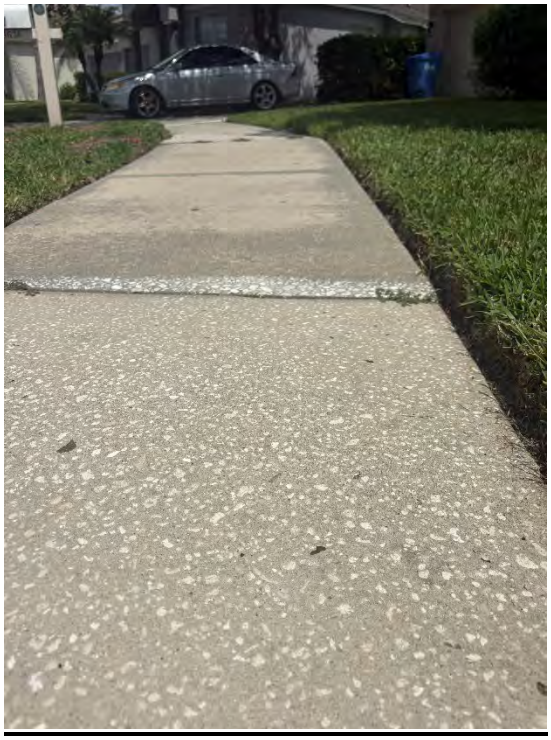


FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 29: Grind raised sidewalk panel.



Location 30: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations..



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 31: Grind raised sidewalk panel.



Location 32: Grind raised sidewalk panel.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 33: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.

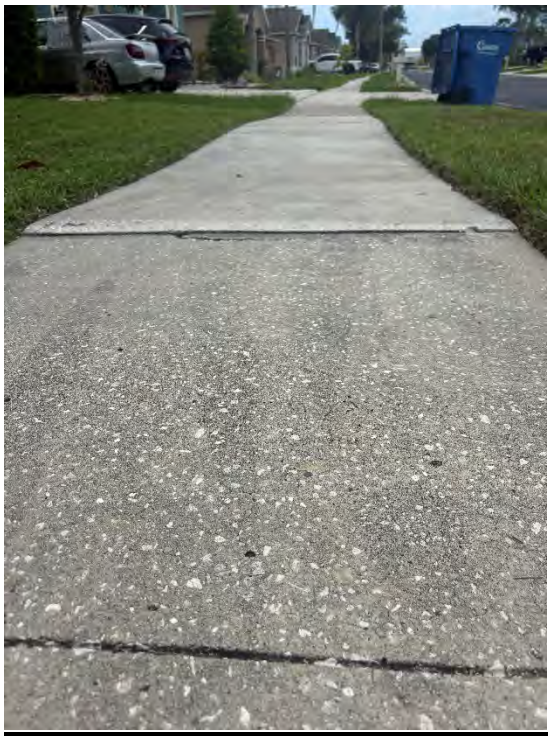


Location 34: Grind raised sidewalk panel



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 35: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 36: Grind raised sidewalk panel



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 37: Grind raised sidewalk panel



Location 38: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 39: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 40: Grind raised sidewalk panel



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 41: Grind raised sidewalk panel



Location 42: Remove sidewalk panel and replace flush with driveway.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 43: Grind raised sidewalk panel



Location 44: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 45: Grind raised sidewalk panel



Location 46: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 47: Grind raised sidewalk panel



Location 48: Grind raised sidewalk panel.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 49: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



Location 50: Replace both the cracked and grinded sidewalk panels. Match adjacent sidewalk elevations.

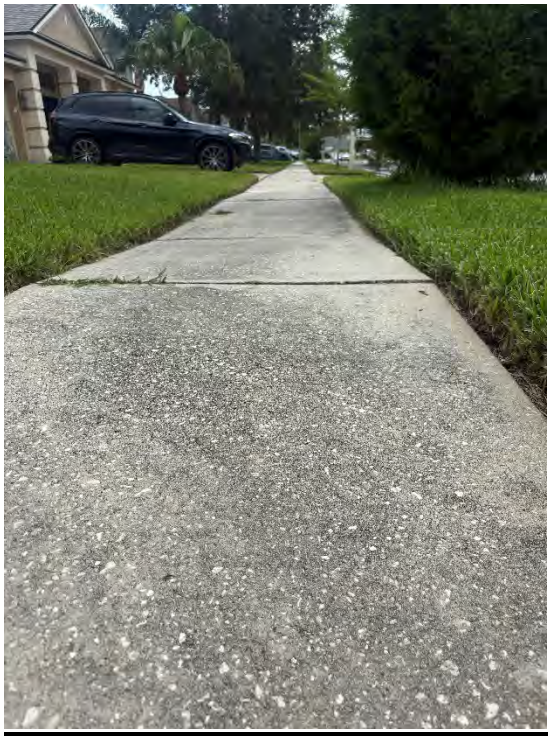


FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 51: Grind raised sidewalk panel



Location 52: Grind raised sidewalk panel.

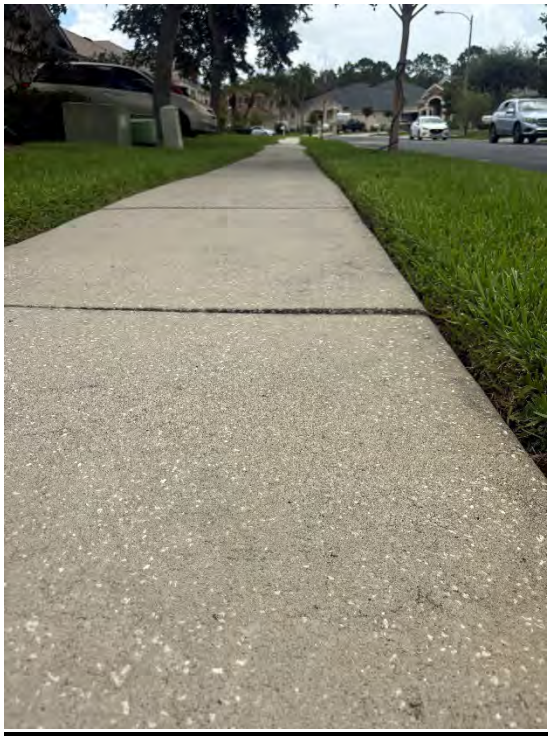


FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 53: Grind raised sidewalk panel.



Location 54: Grind raised sidewalk panel.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 55: Replace cracked sidewalk panel. Match adjacent sidewalk elevations.



Location 56: Replace both cracked sidewalk panels. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 57: Sidewalk undermining. Compact fill and sod to match sidewalk elevation.



Location 58: Grind raised sidewalk panel



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 59: Grind raised sidewalk panel



Location 60: Replace previously repaired sidewalk panel. Match adjacent sidewalk elevations.



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 61: Replace both cracked sidewalk panels. Match adjacent sidewalk elevations.



Location 62: Grind raised sidewalk panel



FIELD OBSERVATION REPORT
Shellwood Sidewalk Review

Location 63: Grind raised sidewalk panel



Location 64: Grind raised sidewalk panel



Tab 10



Meadow Pointe IV
Community Development District
Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
7/21/2026

Prepared for:
Meadow Pointe IV
Community Development District

Prepared by:

Stephen T. Roehm, Service Manager

Jason M. Jasczak, Environmental Consultant

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
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Ponds 15-16 10

Ponds 17-18 11

Ponds 19-20 12

Ponds 21-22 13

Ponds 23-24 14

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Site Assessments

Pond 1

Comments:

Site Looks Good

The water level within pond 1 remains low, despite the recent rain events.

EPA approved pre-emergent applied to the exposed sediment.





Pond 2

Comments:

Normal Growth Observed

Carefully targeted Alligator weed, Primrose, Torpedograss, Duckweed, and Azola around the edge of the pond.

Please allow 10-14 days to see positive results.





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Site Assessments

Pond 3

Comments:

Normal Growth Observed

Targeted Duckweed, Alligator weed, and Primrose Willow around the perimeter of the pond.

Please allow 10-14 days to see positive results.





Pond 4

Comments:

Normal Growth Observed

Duckweed was systemically treated within pond 4. Positive results will be seen in14-21 days.

The exposed sediment was treated with an EPA pre-emergent to help control terrestrial growth.





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Site Assessments

Pond 5

Comments:

Treatment In Progress

Significant amount of trash was removed from pond 5.

Waders were utilized on 7/29 to target Dogfennel, Primrose, Torpedograss and Smartweed within the littoral shelf.





Pond 6

Comments:

Treatment In Progress

Waders were utilized on 7/29 to target Torpedograss, Primerose and Alligatorweed within the littoral shelf.





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Site Assessments

Pond 7

Comments:

Site Looks Good

Minimal Torpedograss and Primerose targeted within the native aquatic plants.





Pond 8

Comments:

Normal Growth Observed

Alligatorweed and Torpedograss present and treated within the native aquatic plants on the littoral shelf.

The perimeter and open water portion of pond 8 continue to remain in great shape.





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Site Assessments

Pond 9

Comments:

Site Looks Good

Minimal growth of Torpedograss and Primerose targeted along the perimeter of the pond.





Pond 10

Comments:

Normal Growth Observed

Waders were utilized on 7/29 to target Dogfennel, Smartweed and Torpedo grass within the native aquatic plants.





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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Site Assessments

Pond 11

Comments:

Site Looks Good

Minimal growth of Torpedograss and Primerose targeted along the perimeter of this pond.

EPA approved pre-emergent was applied to the exposed bank.





Pond 12

Comments:

Normal Growth Observed

Waders were utilized on a small portion of this pond to address a cluster of Torpedograss and Dogfennel growing along the natural preserve area.

EPA pre-emergent applied to exposed bank.

Some broken limbs are present along portions of this pond from strong winds.





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Site Assessments

Pond 13

Comments:

Normal Growth Observed

Torpedograss and Primerose are present along the exposed banks and were treated 7/29.

Please allow 10-14 days to see positive results.

EPA pre-emergent was applied to the exposed bank.





Pond 14

Comments:

Normal Growth Observed

A few Primerose were present along the ponds edge and treated upon inspection.

Pond recently received pond dye to assist with algae control.





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Site Assessments

Pond 15

Comments:

Normal Growth Observed

Torpedograss and Primerose present within the pond and treated upon inspection.

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





Pond 16

Comments:

Site Looks Good

Minimal to no growth observed within the pond

Continue monitoring.





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Site Assessments

Pond 17

Comments:

Normal Growth Observed

Waders were utilized on 7/29 to target vines, Torpedograss and Primerose along the natural preserve area.





Pond 18

Comments:

Normal Growth Observed

Minimal growth of Torpedograss present and treated upon inspection.

Please allow 10-14 days to see positive results.





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Site Assessments

Pond 19

Comments:

Normal Growth Observed

Waders utilized on 7/29/26 to target Torpedograss and Primrose along the natural preserve area.





Pond 20

Comments:

Treatment In Progress

Pond remains very low and is experiencing growth of Torpedograss and Primrose along the wetland conservation area.

Waders were utilized on 7/29/26 to target the growth and a follow up treatment is scheduled to ensure all vegetation was treated.





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Site Assessments

Pond 21

Comments:

Site Looks Good

Pond 21 looks great!

Minimal amount of unwanted vegetation was observed around the perimeter of pond 21.





Pond 22

Comments:

Treatment In Progress

Waders utilized on 7/29/26 to treat Primerose, Torpedograss and Alligatorweed along the wetland conservation area of this pond.

A follow up treatment is scheduled to ensure positive results are achieved.





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Site Assessments

Pond 23

Comments:

Treatment In Progress

West Indian Marsh Grass presently growing within the littoral shelf of this pond.

Waders utilized on 7/29/26 to target unwanted growth.





Pond 24

Comments:

Normal Growth Observed

Pond 24 is in great shape.

Perimeter of pond 24 was treated for terrestrial growth and an EPA approved pre-emergent was applied.





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Site Assessments

Pond 25

Comments:

Normal Growth Observed

Targeted Dogfennel, Primrose and Torpedograss along the exposed bank.

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





Pond 26

Comments:

Site Looks Good

Minimal growth of Primrose and Torpedograss grass present and target along the perimeter of this pond.

An EPA pre-emergent was applied to the exposed bank.





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Site Assessments

Pond 27

Comments:

Treatment In Progress

Waders utilized on 7/29/26 to target Torpedograss, Primrose and Alligatorweed within the native aquatic plants on the littoral shelf.

Positive results will be seen within 10-14 days.





Pond 28

Comments:

Site Looks Good

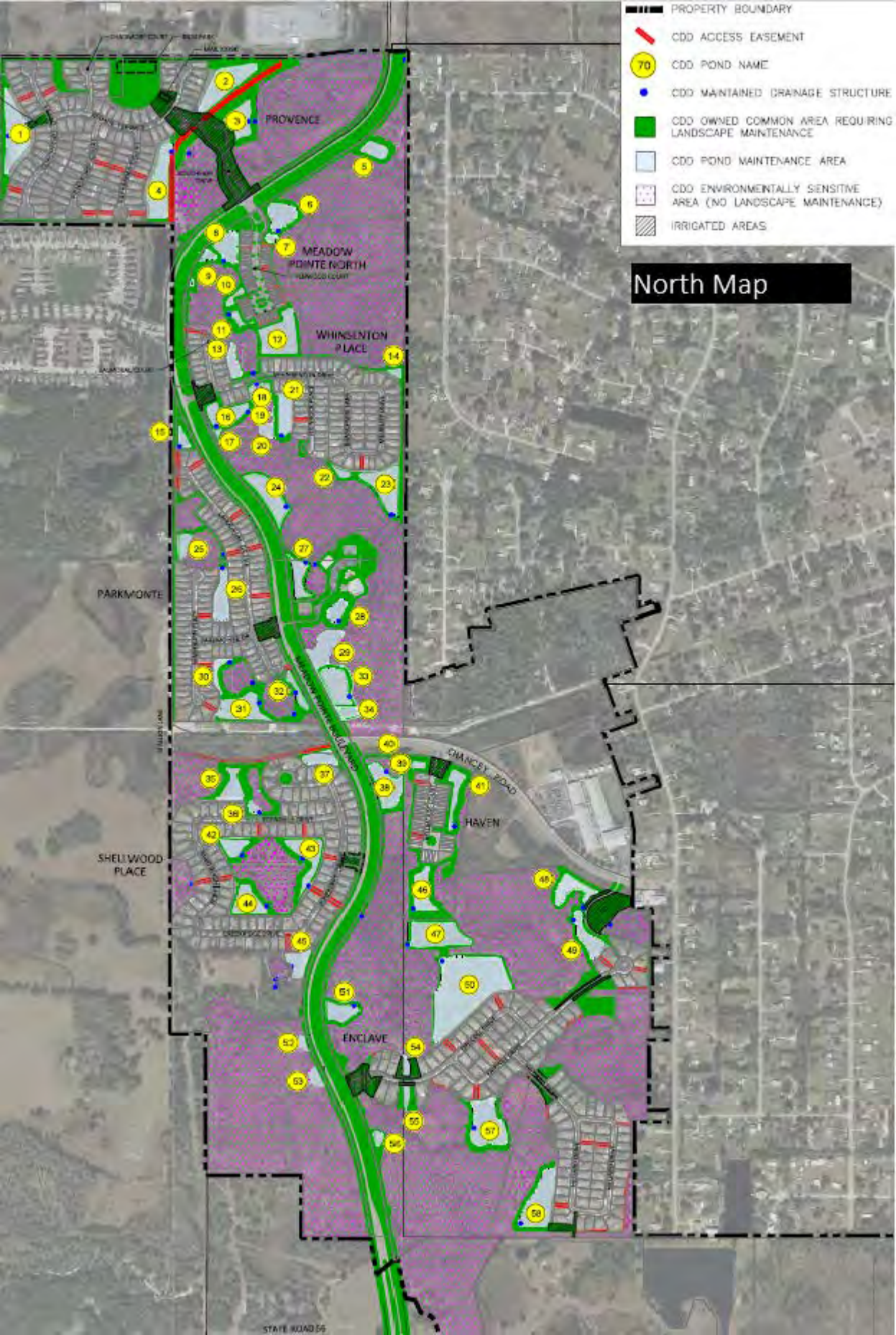
Pond 28 remains in great condition.

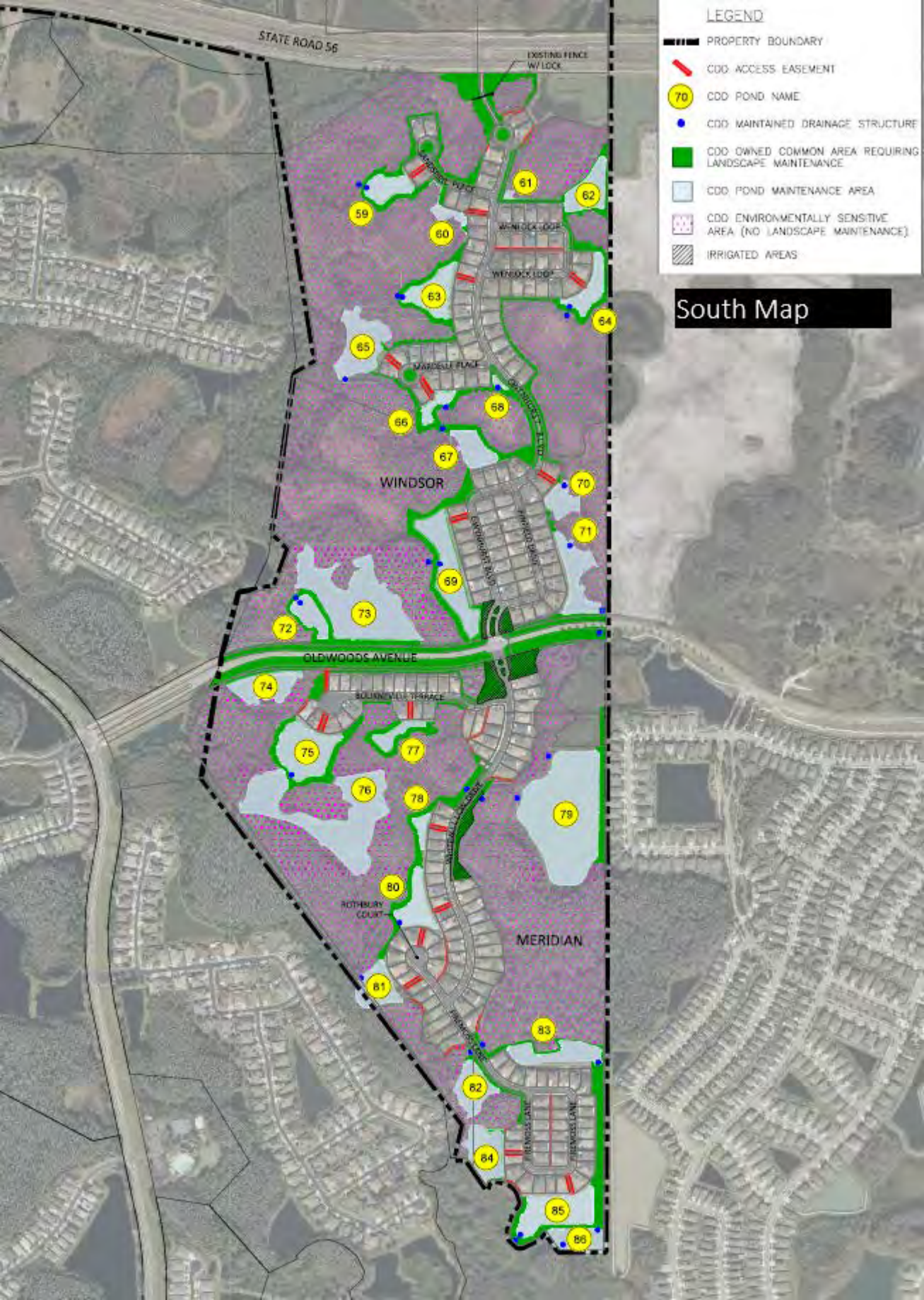
An EPA pre-emergent was applied to the exposed sediment to help control unwanted growth.





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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 SIENSITIVE AREA (NO LANDSCAPE MAINTENANCE)
IRRIGATED AREAS
North Map
PROVENCE
MEADOW POINTE NORTH
WHINSENTON PLACE
PARKMONTE
CHANCEY ROAD
HAVEN
SHELLWOOD PLACE
ENCLAVE
STATE ROAD 56


LEGEND
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
South Map
STATE ROAD 56
EXISTING FENCE W/ LOCK
WINDSOR
MERIDIAN
OLDWOODS AVENUE
ROTHBURY COURT
59
60
61
62
63
64
65
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Tab 11

MEADOW POINTE IV

COMMUNITY ASSET MANAGEMENT REPORT



July 20, 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 – August Fertilization Guidelines:** Apply a complete fertilizer based on current soil test results. Include the 18-0-6 Fungicide – Speedzone at a rate not exceeding 1 lb. per 1,000 sq. ft. Total lbs. of product to be applied 2,525 lbs.
- **St Augustine Turf – August Fertilization Guidelines:** Apply a complete fertilizer based on current soil test results. Include the 12-0-0 FE/Ferrous Sulfate Speedzone at a rate not exceeding .75 lb. per 1,000 sq. ft. Total lbs. of product to be applied 220 lbs.
- **Ornamentals Fertilization – August 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:** The Russell team is behind 2 months with the annual installation rotation. 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. **Meadow Point Blvd: While driving south, the entire boulevard does not appear to be mowed in accordance with the contracted maintenance exhibit. At the northernmost section, Bahia grass is approximately 16 inches tall, but moving south (towards Provence Entrance) along the west side, the turf is 3–4 inches tall, indicating it was recently mowed and suggesting the boulevard is not being maintained uniformly.**

2. **Provence: Before entering the gates on both the north and south sides, crews are blowing turf clippings into mulched beds. I have several photos showing the beds with clippings and after removal. Clippings are approximately 2–3 inches deep depending on the shrub area. Please correct ASAP, leaving turf clippings can cause fungal issues in planting beds and in turf areas. (Pic 2>)**



Provence

3. **Provence:** Bittermelon vine continues to grow through the tops of azaleas at the front entrance along the south side drive. Please remove these by hand at the base rather than shearing them back during detail events. This also applies to tree saplings growing throughout the beds.

4. **Provence:** Approximately 200 feet east of the entrance on the south side, a broken wax myrtle has fallen into the common area. The stems are approximately 2–3 inches in diameter. Please bring a chainsaw to properly cut and remove the shrub. (Pic 4)



5. **Provence:** Along the north side beds outside the gates, turf clippings are again being blown into the mulch beds, and mower discharge chutes are oriented toward the beds. This needs to be corrected immediately. (Pic 5>)

6. **Provence:** Firebush shrubs are resprouting at the base. During the next detail visit, please limb them up to the basal growth.

7. **Provence:** Turf along the ROW and parallel to the walkway is showing stressed browning spots. This was discussed during a previous walkthrough, but no improvement is evident. Has this area been treated? If so, please confirm what product is being used. (Pic 7a, 7b)







Provence

8. **Provence:** At the kiosk sign area, the pyramidal holly shrub in the center strip is approximately 80% dead. Please propose removal and replacement with a more resilient shrub such as a pyramidal juniper or cypress. (Pic 8)

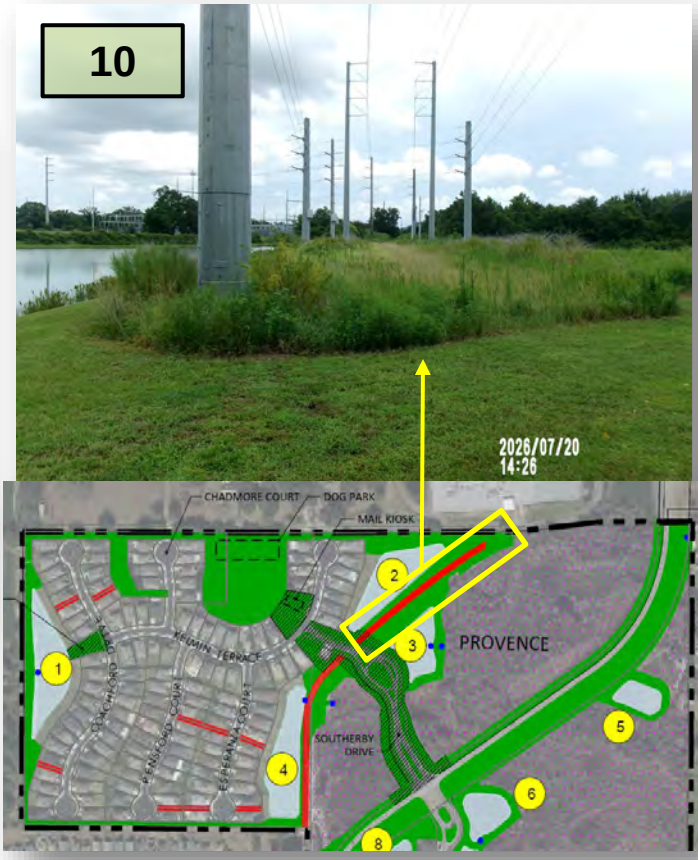


9. **Provence:** Regarding the Duke Energy installation project, two Japanese blueberry shrubs are severely stressed, and one cypress tree is approximately 95% dead. Please replace the cypress and continue monitoring the blueberries. If decline continues, I recommend replacement of both. (Pic 9)



10. **<u>Duke Energy poles: Please confirm whether the board intends to leave the weedy area as-is or request a one-time bush hog, followed by ongoing maintenance. According to the current….</u>**

<u>(#10 Cont.)….maintenance exhibit, this area is apart of the maintenance contract. (Pic 10)</u>



11. **Provence:** Inside the gates along the north side gravel area, the crew did not move cones to allow for string trimming. This seems little but these are the details that keep being missed. (Pic 11)



Provence, Meadow Pointe North

12. **Mulched areas:** Along the sidewalk in Provence, mulch is being pushed back into the beds, causing buildup around the base of the trunks. Excess mulch at the trunk can restrict oxygen flow and harm the plant. Please blow off the walkway and remove any excess mulch from around the tree bases. (Pic 12)



13. **Provence dog park:** At the large park/dog park, oak saplings along the front gates were trimmed, but the north side of the fence line was missed.

14. **Provence dog park**: As we catch up on weed growth and palm trimmings, please focus on removing Spanish moss from trees where it is weighing down branches. This is especially needed in the far west corner, where branches are contacting the ground. (Pic 14)



15. **Coachford Drive and Kelmin Terrace:** This site is improving, please continue the current level of service. Begin controlling or removing stinkvine (and similar weeds) at the bed edges. **Additionally, Two palms have not been trimmed in some time; please schedule accordingly. (Pic 15)**



16. **Meadow Pointe North:** Ornamental grasses around the monument and just inside the gates should be mounded by now. They appear unmaintained and declining. (Pic 16)



17. **Meadow Pointe North – Pond 10 and 11:** While conditions are improving, please provide a proposal to push back these areas so residents along Pond 10 have consistent backyard space with adjacent properties. (Pic 17>)

Meadow Pointe North, Whinsenton

18. **Meadow Pointe North:** Remove any broken branches from the wax myrtles around Pond 11. These shrubs are beginning to age out. Please prepare a proposal for additional shrub plantings along the pond edge to help stabilize the shoreline.

19. **Whinsenton:** Entrance bullnose, dead annuals still have not been replaced. Since installation is already delayed by 2-months now, when the next seasonal selection is ready for install, the proposal pricing needs to be adjusted accordingly.

20. **Edenrock Place:** Around the roundabout, cogongrass should not be present between turf and conservation areas. Please cut back to clearly showcase the conservation plantings. (Pic 20)

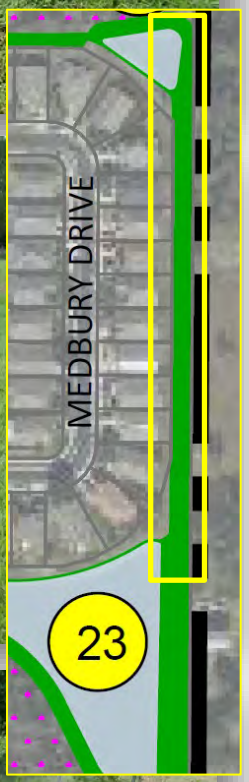




21. **Whinsenton:** Behind homes on Medbury Drive, this entire strip is being missed. (Pic 21a, 21b, 21c)









Meadow Pointe North

22. **Pond 14:** This area is not being maintained. The vendor should be mowing behind the pond and along the backside of homes. Portions are now overgrown due to lack of maintenance.

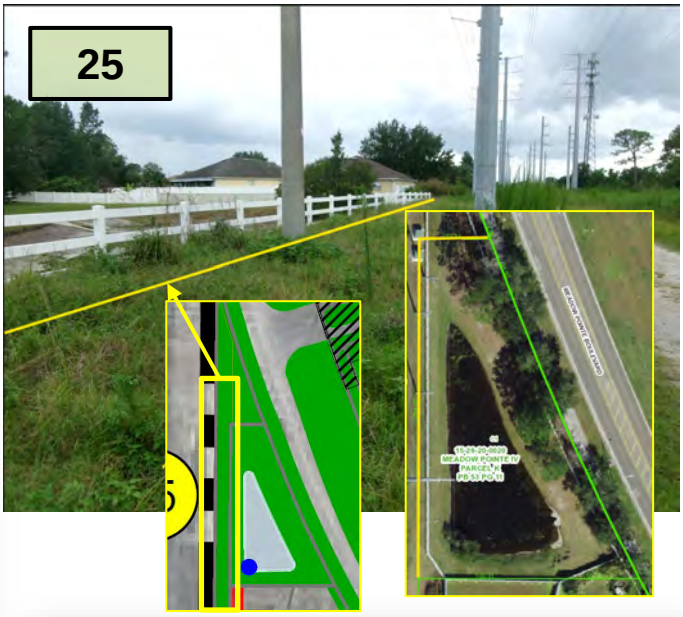
23. **Whinsenton:** At the front entrance, ligustrum continues to have suckering growth at the base. This should be removed during each detail visit. Additionally, vines on electrical equipment along the wall need ongoing removal. (Pic 23)



24. **Parkmonte – Langdrum Drive:** South of the cul-de-sac, the area near the “no dumping allowed” sign is only being edged and mowed. Weeds (beggarstick, dogfennel, stinkvine, etc.) are encroaching into CDD areas. A limb is also extending over the CDD area into a resident’s yard. This site requires full detail. (Pic 24a>, 24b>)

25. **Parkmonte – Langdrum Drive:** Behind the fence of the cul-de-sac, this area has not been touched in several months. As I have….

(#25 Cont.)….stated several times for this property, check the appraisal map for Meadow Pointe IV. (Pic 25)







Parkmonte, Clubhouse, Pond 27

26. **Parkmonte**: The palms at the entrance are already starting to finish the flowering cycle. Get these on the schedule soon to remove before they start to drop.

27. **Parkmonte:** At the front entrance median, it was reported this area had 2 brakes; one with the dripline and another with an irrigation head. Additionally, this was being irrigated during the rainstorm. Can you confirm if this system has a rain sensor?

28. **Clubhouse: Turf and volleyball sand areas have not been addressed; this has been ongoing for several months now. Since this area has not been apart of the monthly maintenance the sand volleyball court will now need to have 2-3" removed and proposed for new sand. (Pic 28a, 28b)**





29. **Clubhouse – Pond 27:** Please submit a proposal to remove the fallen dead tree from the preserve area. Proposal should include cutting the tree into manageable pieces and removing debris from the site. (Pic 29)



30. **Pond 27:** Crews are not line-trimming under shrub canopies throughout the preserve line and CDD line. (Pic 30)



31. **Tennis courts:** North of the tennis courts, mower activity has caused scalping and visible tire tracks. Please address both issues.

32. **Tennis courts:** Turf is showing early signs of stress, possibly brought on from early chinch bug activity or possible fungal issue. Please evaluate and address accordingly. (Pic 32>)

Meadow pointe Blvd, Pond 27

33. **Meadow Pointe Boulevard:** The recent work on saw palmettos at the Parkmonte entrance looks excellent. Please extend this level of detail to all saw palmettos along the boulevard. (Pic 33a, 33b)







34. **Meadow Pointe Boulevard:** Fakahatchee grasses have not been mounded. Please trim and shape, including removal of brown tips. (Pic 34)



35. **Pond 27:** Turf along the east side is uneven, with areas of differing heights. Additionally, turf dieback is occurring along the southwest corner, possibly due to shade or mower damage. (Pic 35)





Haven

36. **Haven: Please confirm the irrigation schedule for the entrance. There is excessive moisture and algae on the asphalt. Please verify system operation and rain sensor functionality. This has been ongoing for months. (Pic 36)**



37. **Haven entrance:** A large patch of dead turf and bare areas is present on the west side adjacent to Chancey Road. Please confirm irrigation coverage and provide a proposal if needed. Either way we need to find out what caused this dieback, this area is irrigated. (Pic 37)



38. **Haven entrance:** The jasmine beds at the entrance, the decline is progressing. Additionally, deadhead the agapanthus (blue lilies) in the front entrance area on the outside of the gates. (Pic 38>)

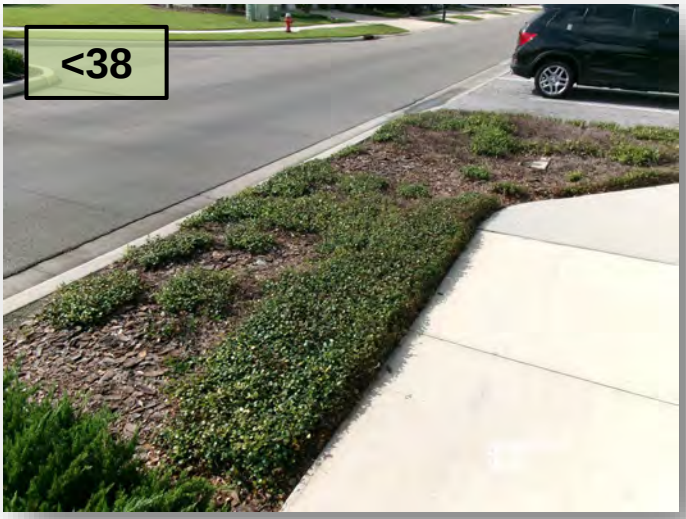
39. **Haven:** Inside the gates on the west side, a crew trash can was left in a bed. Please ensure removal of all equipment from beds.

40. **Haven entrance:** Inside the gates near the mail kiosk, pine tree straps are still broken and stakes remain in place. (Pic 40)



41. **Haven: Beds on the east side near the mail kiosk are not being detailed. Turf is saturated, irrigation may be running during rain events, and rain sensors may not be functioning properly. Mowing on wet turf has caused rutting. Please address irrigation and adjust maintenance practices accordingly. (Pic 41a>, 41b>)**

42. **Haven entrance:** Inside the gates in the median bed, remove dead foliage from lilies.



Haven, Pond 41

43. **Haven:** Inside the gates on the east side, St. Augustine turf is developing brown patches consistent with chinch bug activity. (Pic 43a, 43b>)





44. **Haven:** Turf is encroaching into beds beneath feijoa plantings. Please remove turf and maintain a clean edge along the fence line. (Pic 44)





45. **Haven:** Beds on the east side inside the gates contain excessive weeds, obscuring mulch. Please hand-remove weeds and remove dead plant debris.



46. **Pond 41:** A broken 1.5-inch PVC pipe is present along the east berm. Please inspect for irrigation-related issues. The area appears dry and inactive. (See map for location)



47. **Haven: The west side beds are still heavily overgrown with weeds and have not been addressed in some time, despite being reported for several months. The beds need edging, torpedo grass should be fully removed from the junipers and throughout the bed, and the fakahatchee grasses should be pruned into mounds to encourage fuller new growth. (Pic 47a, 47b, 47c, 47d, 47e, 47f)**

47a



47d



47b



47e



47c



47f



Haven, Pond 41

48. **Haven – West entrance:** Outside the gates, this area appears unmaintained compared to inside the gates. Please ensure consistent service, as this turf area has been missed. (Pic 48a, 48b>, 48c>)







49. **Haven – Cul-de-sac:** Fakahatchee grasses have not been cut or mounded. Please tip grasses, remove debrris from walkways, and detail beds. Weeds up to 4.5 feet tall are present.(Pic 49)



50. **Pond 41:** A fallen willow tree along the east side berm. Please provide a proposal for removal. Additionally, advise crews to notify the account manager of similar incidents moving forward to ensure timely response and capture of potential opportunities. Based on the condition of the surrounding growth, the tree appears to have been down for at least three weeks. (Pic 50>)



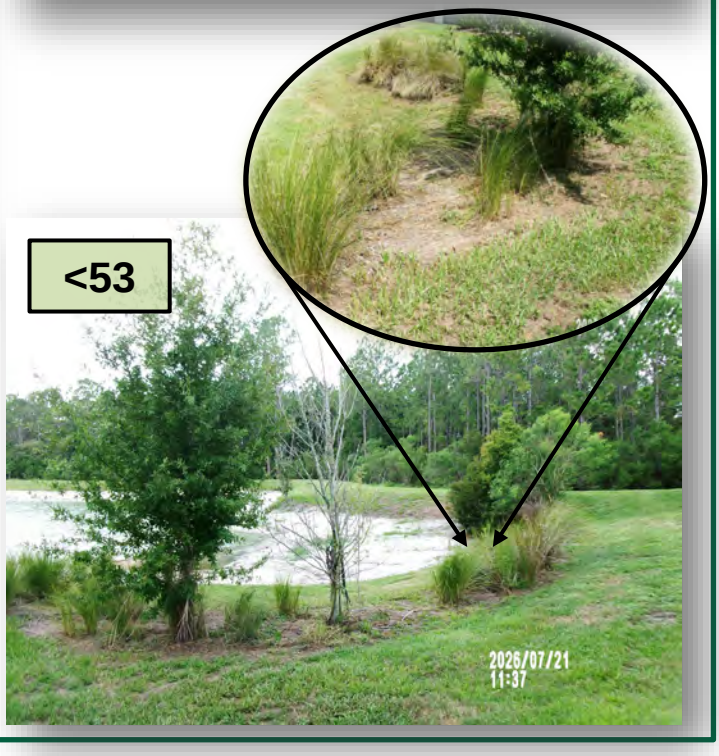
51. **Pond 41: The southwest bed is still severely overgrown and requires immediate detail. This was reported on severely occasions. Additionally, a prior proposal for irrigation modifications has not been received, although this was mentioned about 3 months ago now. (Pic 51a, 51b, 51c>)**











52. **Pond 41:** Sewer structures are not being string trimmed. (Pic 52>)

53. **Pond 46:** Crews are not maintaining areas beneath plant material along conservation edges. A dead tree is present on the north side; please remove and detail beds. Mulch is also needed. (Pic 53>)

54. **Pond 46:** A fallen tree along the east side was not reported and was mowed….(Nxt pg).

(#54 Cont.)….around. Please correct and ensure proper reporting of hazards. Also, here is another area the cogongrass is taking over the edges along the CDD/conservation line. (Pic 54a, 54b, 54c)







55. **Haven – Dog Park:** Two sewer structures are not being string trimmed and the turf appears to have suffered mower damage while the ground was saturated. Please correct and monitor recovery. (Pic 55)



56. **Haven – roundabout:** Please clean up saw palmettos around the red maple and limb up overhanging growth. Turf area in the median is declining; please treat as needed. This area is irrigated; the turf loss may be a victim of chinch bug damage, especially noticing the patch is an irregularly shaped. (Pic 56)



Shellwood Place

57. **Haven: As I was leaving this area south of pond 39; has been reported on at least 3 months now and it still appears to not be apart of the detailing events. This needs to be addressed and corrected. (Pic 57a, 57b, 57c)**







58. **Shellwood Place:** Fan palms at the entrance have not been trimmed. Remove brown fronds and spent fruit. (Pic 58)



59. **Shellwood Place:** The roundabout on Juneberry Drive is becoming weedy, especially near curb lines. Fakahatchee grasses should be tipped. (Pic 59)



Shellwood Place, Pond 43, Pond 44

60. **Shellwood Place – Pond 43: The easement access area along the east side of the pond is not being line-trimmed. This should be apart of the maintenance; however, it is not highlighted on the map. Please confirm if we need to add this area to the map. (Pic 60)**





61. **Shellwood Place – Pond 43:** CDD turf and conservation boundaries are not being maintained. (Pic 61a, 61b>, 61c>)



62. **Between Pond 44 and 43:** The CDD area is encroaching into residential areas. This section should be pushed back approximately 4–5 feet. These areas are currently in a violations due its height. Cut ASAP. (Pic 62)







Pond 44, Pond 42

63. **Pond 44:** Turf is approximately 10 inches tall and has not been mowed in quite some time. (Pic 63a, 63b, 63c, 63d>)

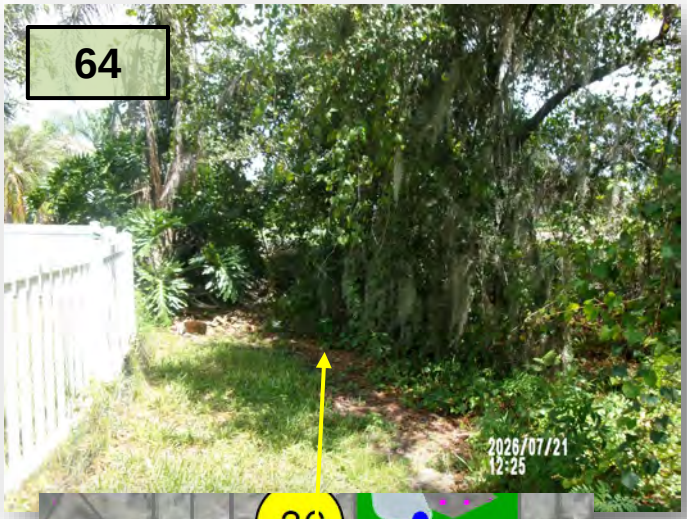


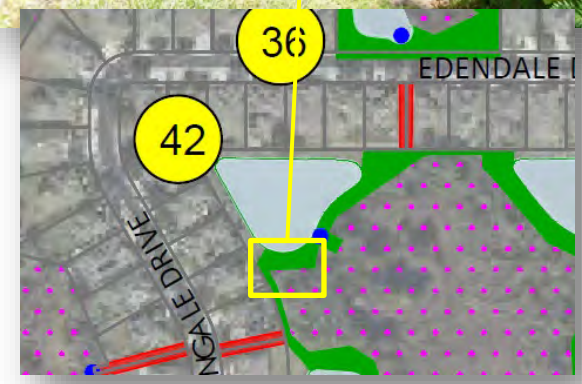






64. **Pond 42:** The CDD area is no longer accessible due to overgrowth. Please provide a one-time cleanup proposal. Maintenance should follow the exhibit moving forward. (Pic 64)





65. **Pond 42:** Turf is not maintained at an appropriate height. Additionally, cogongrass is encroaching from the conservation area into the resident's space. (Pic 65a>, 65b>, 65c>)

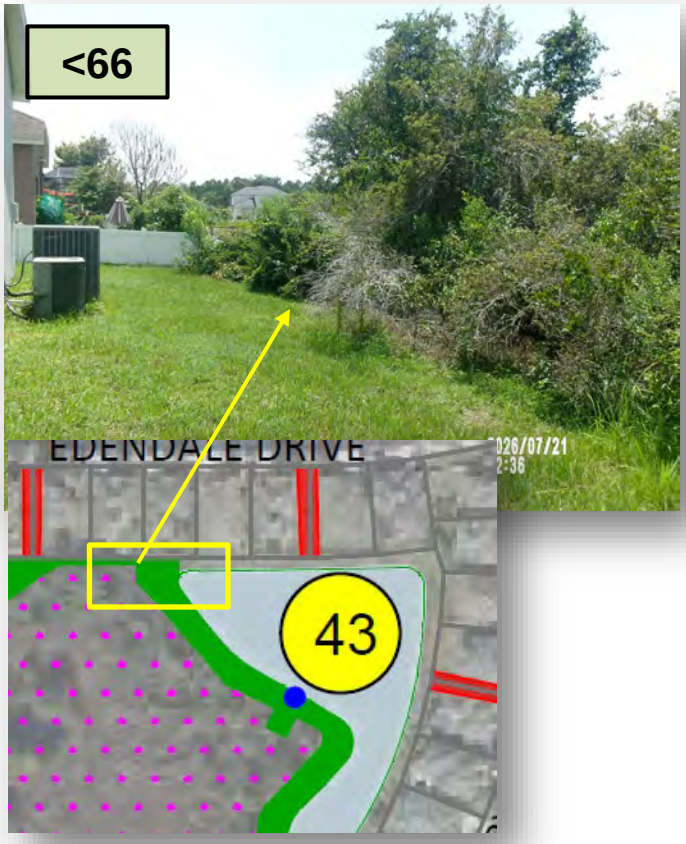
Pond 43, Meadow Pointe Blvd

66. **Pond 43:** Cogongrass and fallen debris are overtaking the CDD area. A one-time cleanup is likely needed, followed by ongoing maintenance. Access between ponds is no longer possible. (Pic 66>)









67. **Meadow Point Boulevard: Tree limbs along the walkway are hanging below the 10-foot contractual clearance and have remained unaddressed for several months.**

68. **Meadow Pointe Boulevard: A 100-foot section south of Shellwood Place is saturated, possibly due to a broken irrigation line. This has persisted for months. (Pic 68a, 68b>, 68c>)**



Meadow Pointe Blvd

69. **Meadow Point Boulevard: ROW and adjacent walkways are not being mowed nor maintained, and tree limbs are hanging too low over the walkway. Please address both turf and canopy clearance. (Pic 69a, 69b>, 69c>)**











70. **Meadow Pointe Boulevard:** Please remove deadwood and hanging branches along trees, especially those posing hazards during storm season. (Pic 70)



Enclave, Fairhill Dr

71. **Enclave:** Water is collecting on top of mulch and throughout the median bed in the annual bed. Additionally, we still have several dead annuals that were never replaced. Please investigate irrigation and drainage issues, and report back your findings. (Pic 71a, 71b>)



72. **Enclave entrance:** Turf is too wet to mow. Please avoid using heavy equipment in saturated areas and use string trimming as needed to prevent rutting.
(Pic 72a, 72b, 72c>)



73. **Enclave:** Remove dead debris from shrubs inside the gates on the north side.

74. **Enclave:** Inside the gates, crews string trimmed mud instead of turf, leaving a mess near the fire hydrant, and failing to remove debris.

75. **Enclave – Fairhill Drive: String trimming along the retaining wall still has not been completed for approx. three months. Line-trim the dead debris and trim down the cogongrass adjacent. (Pic 75>)**







Enclave, Hilliard Dr, Meridian, White Willow Dr



76. **Enclave- Hilliard Drive:** Please remove the broken limb behind the fence. (Pic 76)





77. **Enclave – Hilliard Drive: A weed tree still remains after reporting 3 times within the Japanese blueberry and needs to be removed. Turf decline is also progressing on the south side of the ROW. Please provide treatment details and address accordingly. (Pic 77a>, 77b>, 77c>)**

78. **Meridian – White Willow Drive (pump station):** Wax myrtles are unevenly trimmed and require cleanup. Remove Virginia creeper from canopies. Mulch beds contain grass clippings. A broken junction box near the streetlight should be replaced.(Pic 78a>, 78b>)







Meridian, Pond 82, Windsor, Sand Spirit Pl

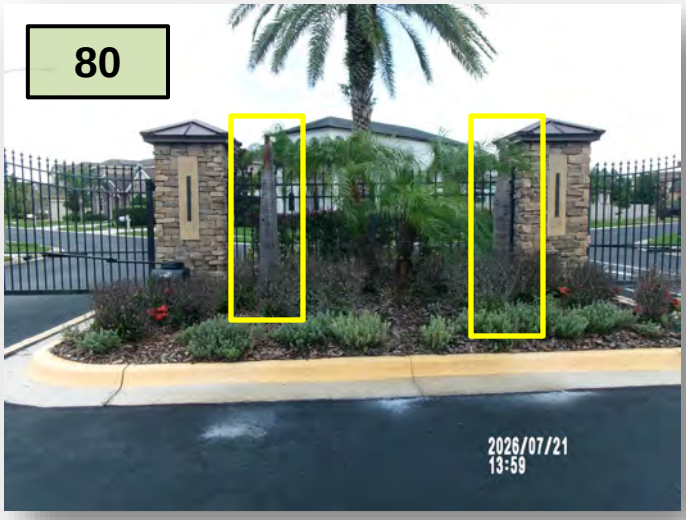




79. Meridian – Pond 82: The planting bed between the pond and sidewalk is not being edged or weeded. This has been ongoing for several months. Please correct. (Pic 79a, 79b>)



80. Windsor: At the entrance, two palms are dead and should be removed. Please provide a proposal for removal. (Pic 80)



81. Windsor: Ixora shrubs still have not been trimmed and are showing significant dead growth. Please prune appropriately to the basal growth at the base. (Pic 81a>, 81b>)

82. Windsor – Sand Spirit: A tree limb is hanging over the CDD area near residential property. Please remove. This was on last month's report. (Pic 82>)



<81a



<81b



<82



Tab 12

MEADOW POINT INSPECTION CHECKLIST

1 – Taken care of. Will verify again tomorrow

2 – In progress

3 – Done

5 – Done

7 – Done

8 – In progress

9 – In progress

10 – Pending inspection – will verify tomorrow

12 – Done

13 – In progress

14 – Done

15 – Done

16 – Done initially / In progress

17 – Removed. Need replacement numbers from Jason

18 – Done – Monitoring

19 – In progress

20 – Done – In progress

21 – Removed

22 – Done

23 – On the schedule to be completed next service

24 – Done – Pending inspection – will verify tomorrow

25 – Done – Pending inspection – will verify tomorrow

28 – Done

29 – Done

30 – Done

31 – In progress

MEADOW POINT INSPECTION CHECKLIST

32 – In progress

33 – Pending inspection – will verify tomorrow

34 – Done

35 – In progress

36 – Done

37 – In progress

38 – In progress

39 – Pending inspection – will verify tomorrow

40 – In progress

41 – In progress

42 – In progress

43 – Done and removed

44 – In progress

45 – Done

47 – Done

49 – Done

50 – Pending inspection – will verify tomorrow

51 – Pending inspection – will verify tomorrow

52 – Pending inspection – will verify tomorrow

53 – Pending inspection – will verify tomorrow

54 – In progress

55 – In progress

56 – Done & In progress

57 – In progress

58 – To be inspected today

59 – Done

MEADOW POINT INSPECTION CHECKLIST

60 – Done

61 – In progress

63 – In progress

64 – Done

65 – Pending inspection – believed to be complete

66 – Going to spray this week

67 – Up to date and being maintained

68 – In progress

69 – Done – Pics sent to Amiee

70 – Pending inspection

71 – Done

72 – Pending inspection

73 – Done

74 – Process started. Not positive we got that far down blvd. Will take care of this week

75 – Done – In progress

77 – In progress

79 – Saturday

80 – Saturday

81 – Pending inspection

82 – Pending inspection

83 – Pending inspection

84 – Pending inspection

85 – Pending inspection

87 – In progress

89 – On the schedule to be completed this week with Saturday crews

90 – Pending inspection

MEADOW POINT INSPECTION CHECKLIST

91 – Pending inspection

92 – Pending inspection

95 – Pending inspection

96 – Pending inspection

97 – Pending inspection

98 – On the schedule to be completed with extra crews Saturday

104 – On the schedule to be completed

105 – On the schedule to be completed

108 – Do they want the conservation edge weed eat also?

109 – Will have them start inspecting conservation edges

111 – Saturday

112 – Has Been addressed

116 – In progress

117 – On schedule to be addressed

120 – Saturday

123 – On schedule for Saturday

124 – On schedule for Saturday

127 – Done

128 – Done

129 – Will address Saturday

130 – Acknowledged

131 – Scheduled for weekly service

132 – Done

133 – Verified

134 – Done

135 – Pending Inspection

MEADOW POINT INSPECTION CHECKLIST

136 – Done

137 – Done

138 – Done

139 – Done

140 – On the schedule to be completed Saturday

141 – On the schedule to be completed Saturday

142 – Done

143 – Done

144 – In progress

145 – In progress

146 – Pending Inspection

147 – In progress

148 – Done

149 – On the schedule to be completed Saturday

150 – Pending Inspection

151 – Pending Inspection

Irrigation Specific:

90. Suspected to be in an area controlled by county (right of way).

Enclave- controller adjustments made

Meridian- breaks in beds were fixed heads replaced and controller adjusted.

Tab 13

COLOR BURST
A RUSSELL COMPANY

Proposal 55-40-9
Contract Number: 55-0297-00
Date: August 3, 2026
Job Name: Meadow Point IV
Job Address: 3902 Meadow Pointe Blvd
Wesley Chapel FL 33543
Contact: Darryl Adams

SCOPE OF WORK

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

DESCRIPTION	SIZE	QTY
Seasonal Color	SF	1350

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $9,679.00

Project Total: **$9,679.00**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

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

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

2. LICENSES, PERMITS, TAXES, AND INSURANCE

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

RLG maintains, at minimum:

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

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

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

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

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

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

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

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

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

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

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

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

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

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

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

5. GENERAL WARRANTY PROVISIONS

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

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

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

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

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

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

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

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

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

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

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

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

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

Warranty applies only if:

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

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

9. HARDSCAPE WARRANTY

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

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

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

This warranty does not cover:

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

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

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

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

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

11. ANNUAL COLOR INSTALLATION WARRANTY

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

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

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

12. WARRANTY ENFORCEMENT

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

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

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

Payment Terms

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

Deposits

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

Credit Card Payments

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

Payment Instructions by Market

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

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

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

Termination for Convenience

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

14. DISPUTE RESOLUTION AND LIEN RIGHTS

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

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

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

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

AUTHORIZATION

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

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/3/26**

PROJECT COST: **$9,679.00 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-40-9**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Hannah Avant**

TITLE : **Color Manager**

ACCOUNT MANAGER NAME : **Jason Alzamore (Tampa AM)**

ACCOUNT MANAGER PHONE : **941-713-7041**

ACCOUNT MANAGER EMAIL : **jasona@russelllandscape.com**

NOTES/COMMENTS:

Summer
SEASONAL COLOR

A mid-season pick me up to keep your landscape vibrant through summer until our next planting season in November.



A vibrant mix of color and texture designed to enhance curb appeal and thrive through the summer season.

Thriller Color
(to put in the rear bed)



Coleus
Beal Street



Coleus
Solar Shade



Celosia
New Look



Salvia
Vista Purple

Filler Color
(to mass fill in a bed)



Vinca mix



Zinnia
Profusion Mix



Marigold
Gold and Orange



Begonia Mix

Spiller
(border, OPTIONAL)



Duranta
Gold Mound



Evolvulus
Blue Daze

Beautiful alone.
Even better together.

Thoughtfully designed. Professionally installed. Carefully maintained.

Tab 14

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 9, 2026, at 09:00 am
- **FY 2025-2026 Audit Completion Deadline:** June 30, 2027
- **Next Election (Seats):** Term 11/22 – 11/26 (Seat 4-Susan) & Term 11/22-11/26 (Seat 5-Megan)

District Manager's Report

August 12

2026

MEADOW POINTE IV

District Manager Updates

FINANCIAL SUMMARY	6/30/2026
General Fund Cash & Investment Balance:	$1,784,196
Reserve Fund Cash & Investment Balance:	$1,106,466
Debt Service Fund Investment Balance:	$421,893
Total Cash and Investment Balances:	**$3,312,555**
General Fund Expense Variance: $161,900	**Under Budget**

Rizzetta & Company

Meadow Pointe IV
Community Development District

Financial Statements
(Unaudited)

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

meadowpointe4cdd.org
rizzetta.com

Meadow Pointe IV Community Development District

Balance Sheet

As of 06/30/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	945,811	0	8,982	954,792	0	0
Investments	838,385	1,106,466	412,911	2,357,764	0	0
Prepaid Expenses	6,506	0	0	6,505	0	0
Refundable Deposits	21,625	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	421,893
Amount To Be Provided Debt Service	0	0	0	0	0	4,066,107
Total Assets	1,812,327	1,106,466	421,893	3,340,687	18,376,008	4,488,000
Liabilities						
Accounts Payable	75,648	22,722	0	98,370	0	0
Accrued Expenses	5,300	0	0	5,300	0	0
Other Current Liabilities	43	0	0	43	0	0
Due To Other	971	0	0	971	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,488,000
Total Liabilities	81,962	22,722	0	104,684	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	736,366	143,959	(37,840)	842,485	0	0
Total Fund Equity & Other Credits	1,730,366	1,083,744	421,893	3,236,003	18,376,008	0
Total Liabilities & Fund Equity	1,812,327	1,106,466	421,893	3,340,687	18,376,008	4,488,000

See Notes to Unaudited Financial Statements

845 General Fund

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	19,840	19,840
Special Assessments				
Tax Roll	1,983,967	1,983,967	2,003,662	19,695
Other Misc. Revenues				
Insurance Proceeds	0	0	50,613	50,613
Key/Access/Transponder Revenue	0	0	1,589	1,589
Miscellaneous Revenue	0	0	794	794
Remotes	0	0	3,444	3,444
Room Rentals	0	0	707	707
Vendor Rebates	0	0	1	1
Total Revenues	1,983,967	1,983,967	2,080,650	96,683
Expenditures				
Legislative				
Supervisor Fees	15,000	11,250	10,600	650
Total Legislative	15,000	11,250	10,600	650
Financial & Administrative				
Accounting Services	23,168	17,376	17,376	0
Administrative Services	6,153	4,615	4,615	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	487	343	144
Disclosure Report	6,000	4,500	4,500	0
District Engineer	50,000	37,500	47,682	(10,181)
District Management	33,256	24,942	24,942	0
Dues, Licenses & Fees	550	550	455	95
Financial & Revenue Collections	5,304	3,978	3,978	0
Legal Advertising	1,000	750	825	(76)
Miscellaneous Mailings	500	375	0	375
Public Officials Liability Insurance	4,163	4,163	3,922	241
Tax Collector/Property Appraiser Fees	150	150	588	(437)
Trustees Fees	11,000	11,000	11,827	(828)
Website Hosting, Maintenance, Backup & E	3,000	2,054	2,143	(90)
Total Financial & Administrative	156,998	124,544	133,300	(8,757)
Legal Counsel				
District Counsel	25,000	18,750	16,012	2,739
Total Legal Counsel	25,000	18,750	16,012	2,739
Law Enforcement				
Off Duty Deputy	156,771	117,578	116,696	881
Total Law Enforcement	156,771	117,578	116,696	881
Electric Utility Services				
Utility - Recreation Facilities	15,000	11,250	11,475	(224)

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	87,150	65,362	64,926	436
Utility Services	6,000	4,500	7,919	(3,419)
Total Electric Utility Services	108,150	81,112	84,320	(3,207)
Garbage/Solid Waste Control Services				
Garbage - Dumpster	14,310	10,733	15,456	(4,723)
Garbage - Recreation Facility	1,050	787	1,007	(219)
Garbage - Residential	177,153	132,865	131,652	1,212
Solid Waste Assessment	1,600	1,200	1,675	(475)
Total Garbage/Solid Waste Control Services	194,113	145,585	149,790	(4,205)
Water-Sewer Combination Services				
Utility - Reclaimed	3,500	2,625	347	2,279
Utility Services	12,000	9,000	6,940	2,059
Total Water-Sewer Combination Services	15,500	11,625	7,287	4,338
Stormwater Control				
Aquatic Maintenance	60,375	45,281	45,108	173
Aquatic Plant Replacement	15,000	11,250	0	11,250
Mitigation Area Monitoring & Maintenance	5,000	3,750	0	3,750
Stormwater Assessments	2,444	1,833	5,092	(3,259)
Stormwater System Maintenance	10,000	7,500	12,900	(5,400)
Total Stormwater Control	92,819	69,614	63,100	6,514
Other Physical Environment				
Conservation Cutbacks	10,000	7,501	9,800	(2,300)
Entry & Walls Maintenance & Repair	22,000	16,500	19,267	(2,767)
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	16,875	21,500	(4,625)
Irrigation Maintenance & Repair	21,600	16,200	16,148	53
Landscape - Annuals/Flowers	17,580	13,185	8,365	4,819
Landscape - Fertilizer	16,500	12,375	5,825	6,550
Landscape - Mulch	55,000	41,249	46,225	(4,975)
Landscape - Pest Control	3,000	2,250	399	1,852
Landscape Inspection Services	12,900	9,675	9,675	0
Landscape Maintenance	409,586	307,190	226,883	80,306
Landscape Replacement Plants, Shrubs, Tr	50,000	37,500	20,278	17,222
Lift Station Maintenance	5,000	3,750	910	2,840
Playground Mulch	9,000	6,750	0	6,750
Property Insurance	37,531	37,531	34,835	2,696
Rust Prevention	10,000	7,500	5,136	2,364
Tree Trimming Services	10,000	7,500	5,038	2,462
Well Maintenance	4,000	3,000	522	2,478
Total Other Physical Environment	724,316	554,650	437,940	116,710
Road & Street Facilities				
Gate Maintenance & Repair	54,800	41,100	52,229	(11,129)
Gate Phone	20,000	15,000	14,573	427
Gate Service Contract	8,000	6,000	5,460	540

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Roadway Repair & Maintenance	10,000	7,500	0	7,500
Security Camera Maintenance	2,500	1,875	1,500	375
Sidewalk Maintenance & Repair	15,000	11,250	0	11,250
Street Sign Repair & Replacement	1,000	750	3,345	(2,595)
Total Road & Street Facilities	111,300	83,475	77,107	6,368
Parks & Recreation				
Athletic Court/Field/Playground Maintena	2,500	1,875	1,090	785
Clubhouse Maintenance & Repair	30,000	22,500	2,189	20,311
Dog Park Maintenance	3,500	2,625	6,725	(4,100)
Employee - Amenity Staff	200,000	150,000	148,262	1,739
Employee - Incentives and Bonuses	500	375	0	375
Facility Supplies	8,000	6,000	3,593	2,406
Fitness Equipment Maintenance & Repair	2,300	1,725	365	1,360
Landscape Maintenance	5,000	3,750	0	3,750
Management Contract	24,720	18,540	18,540	0
Pest Control & Termite Bond	720	540	630	(90)
Pest Control - Top Choice Treatment	5,000	3,751	0	3,750
Playground Repairs	2,500	1,875	290	1,586
Pool Maintenance	1,300	975	5,966	(4,991)
Pool Service Contract	41,500	31,125	28,800	2,325
Security Camera Clubhouse	760	570	2,131	(1,561)
Telephone, Internet, Cable	6,700	5,025	2,981	2,044
Tennis/Athletic Court/Park Maintenance	2,000	1,500	862	638
Wildlife Management Services	14,500	10,875	0	10,875
Total Parks & Recreation	351,500	263,626	222,424	41,202
Special Events				
Special Events	7,500	5,625	4,417	1,208
Total Special Events	7,500	5,625	4,417	1,208
Contingency				
Miscellaneous Contingency	25,000	18,750	21,291	(2,541)
Total Contingency	25,000	18,750	21,291	(2,541)
Total Expenditures	1,983,967	1,506,184	1,344,284	161,900
Total Excess of Revenues Over(Under) Expenditures	0	477,783	736,366	258,583
Fund Balance, Beginning of Period	0	0	994,000	993,999
Total Fund Balance, End of Period	0	477,783	1,730,366	1,252,582

845 Reserve Fund

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	33,884	33,884
Special Assessments				
Tax Roll	329,758	329,758	329,758	0
Total Revenues	329,758	329,758	363,642	33,884
Expenditures				
Contingency				
Capital Reserve	329,758	329,758	219,682	110,076
Total Contingency	329,758	329,758	219,682	110,076
Total Expenditures	329,758	329,758	219,682	110,076
Total Excess of Revenues Over(Under) Expenditures	0	0	143,960	143,960
Fund Balance, Beginning of Period	0	0	939,784	939,784
Total Fund Balance, End of Period	0	0	1,083,744	1,083,744

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,247	6,247
Special Assessments				
Tax Roll	177,209	177,209	178,718	1,509
Total Revenues	177,209	177,209	184,965	7,756
Expenditures				
Debt Service				
Interest	57,209	57,209	53,320	3,889
Principal	120,000	120,000	170,000	(50,000)
Total Debt Service	177,209	177,209	223,320	(46,111)
Total Expenditures	177,209	177,209	223,320	(46,111)
Total Excess of Revenues Over(Under) Expenditures	0	0	(38,355)	(38,355)
Fund Balance, Beginning of Period	0	0	162,542	162,542
Total Fund Balance, End of Period	0	0	124,187	124,187

Meadow Pointe IV Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,860	11,860
Special Assessments				
Tax Roll	391,924	391,924	395,261	3,336
Total Revenues	391,924	391,924	407,121	15,196
Expenditures				
Debt Service				
Interest	136,924	136,924	126,606	10,319
Principal	255,000	255,000	280,000	(25,000)
Total Debt Service	391,924	391,924	406,606	(14,681)
Total Expenditures	391,924	391,924	406,606	(14,681)
Total Excess of Revenues Over(Under) Expenditures	0	0	515	515
Fund Balance, Beginning of Period	0	0	297,191	297,191
Total Fund Balance, End of Period	0	0	297,706	297,706

Meadow Pointe IV CDD

Investment Summary

June 30, 2026

Account	Investment		Balance as of June 30, 2026
FLCLASS Operating	Average Monthly Yield - 3.7129%	$	838,385
	Total General Fund Investments	**$**	**838,385**
FLCLASS Asset Replacement	Average Monthly Yield - 3.7129%	$	416,884
FLCLASS Road Reserve	Average Monthly Yield - 3.7129%		689,582
	Total Reserve Fund Investments	**$**	**1,106,466**
US Bank Series 2014 Revenue A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678	$	103,504
US Bank Series 2014 Reserve A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		94,544
US Bank Series 2014 Interest A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		2,496
US Bank Series 2014 Prepayment A	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		7,327
US Bank Series 2015 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		34,415
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		34,103
US Bank Series 2022 A-2 Revenue	First American Funds Inc SHS-Z Treasury Olbig Fd 3678		49,547
	Total Debt Service Fund Investments	**$**	**412,911**

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/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
845, 2720						
	845 General Fund	06/01/2026	Brian C Svoboda	6142026	Dog Waste Station Supplies & Maintenance 06/26	900.00
	845 General Fund	06/01/2026	CRT Services Inc.	20230561-R-0008	Security Monitoring & Maintenance 05/26	1,820.00
	845 General Fund	06/01/2026	CRT Services Inc.	20231226	Security Monitoring & Maintenance 05/26	1,337.50
	845 General Fund	06/01/2026	DCSI, Inc.	35377	Gate Maintenance & Repair 06/26	490.00
	845 General Fund	06/01/2026	Frontier Communications of FL	81399447310806215-060626	Gate Phones 06/26	59.99
	845 General Fund	06/01/2026	Frontier Communications of FL	81399447261013215-061326	Gate Phones 06/26	59.99
	845 General Fund	06/01/2026	Michael J Scanlon	MS052626-845	Board of Supervisors Meeting 05/26/26	200.00
	845 General Fund	06/01/2026	Mr. Electric of Land O Lakes	2602890	Gate Maintenance & Repair 06/26	623.40
	845 General Fund	06/01/2026	Mr. Electric of Land O Lakes	2602891-1	Maintenance & Repair 06/26	1,372.59
	845 General Fund	06/01/2026	Mr. Electric of Land O Lakes	2602889	Pool Maintenance 06/26	758.22
	845 General Fund	05/01/2026	Pasco County Utilities	24687940	Water Services 05/26	15.15
	845 General Fund	06/01/2026	Pasco County Utilities	24687204	Water Services 05/26	48.48
	845 General Fund	06/01/2026	Pasco County Utilities	24687203	Water Services 05/26	306.03
	845 General Fund	06/01/2026	Pasco County Utilities	24686983	Water Services 05/26	382.34
	845 General Fund	02/01/2026	Pasco County Utilities	23817061	Water Services 01/26	7.07
	845 General Fund	06/01/2026	Pasco County Utilities	24687205	Water Services 05/26	209.07
	845 General Fund	06/01/2026	Pasco Sheriffs Office	AR-JUN26 MPIV	Deputy Services 06/26	12,966.33
	845 General Fund	06/01/2026	Rizzetta & Company, Inc.	INV0000110125	Personnel Reimbursement 06/26	7,654.16
	845 General Fund	05/01/2026	Rizzetta & Company, Inc.	RET0000001890	Bond Amortization Schedules 05/26	(1,200.00)
	845 General Fund	06/01/2026	Rizzetta & Company, Inc.	INV0000110784	EE Recruiting, Cell Phone, Auto Mileage & Travel 06/26	294.15
	845 General Fund	06/01/2026	Russell Landscape Florida LLC	2063425	Landscape Maintenance 06/26	23,489.82
	845 General Fund	06/01/2026	Southern Automated Access Services, LLC	18248	Gate Phones 06/26	62.95
	845 General Fund	06/01/2026	Stantec Consulting Services, Inc.	2583479	Engineering Services 05/26	6,500.59
	845 General Fund	06/01/2026	Stantec Consulting Services, Inc.	2570205	Engineering Services 04/26	7,284.80
	845 General Fund	06/01/2026	TECO	221006228235-061926	Electric Services 06/26	1,602.63
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418223-071026	Electric Services 06/26	72.58
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418228-071026	Electric Services 06/26	44.48
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418218-071026	Electric Services 06/26	446.33
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	2187625-071026	Electric Services 06/26	66.55
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418215-071026	Electric Services 06/26	40.16
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418229-071026	Electric Services 06/26	72.58
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418221-071026	Electric Services 06/26	1,334.98
	845 General Fund	06/01/2026	Withlacoochee River	1418216-071026	Electric Services 06/26	53.13

Meadow Pointe IV Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
			Electric Cooperative, Inc.			
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	2386197-071026	Electric Services 06/26	44.70
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418224-071026	Electric Services 06/26	156.97
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418225-071026	Electric Services 06/26	154.36
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418230-071026	Electric Services 06/26	41.75
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418217-071026	Electric Services 06/26	55.29
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418211-071026	Electric Services 06/26	5,702.27
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418220-071026	Electric Services 06/26	57.46
	845 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1418227-071026	Electric Services 06/26	59.50
Sum for 845, 2720						**75,648.35**
845, 2721						
	845 Reserve Fund	06/01/2026	Southern Automated Access Services, LLC	18294	Gate Maintenance & Repair 06/26	22,722.00
Sum for 845, 2721						**22,722.00**
Sum for 845						**98,370.35**
Sum Total						**98,370.35**

Meadow Pointe IV Community Development District
Notes to Unaudited Financial Statements
June 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 06/30/2026.
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.

Tab 15

OUTSTANDING ITEMS LOG *(as of 07/08/2026)*

#	Description	Date Raised	Criticality (L-M-H-C)	Owner	Target Date	Status (RYG)	Progress Notes	Close Date
1	60 Day Action Plan	07/08/26	Critical	Russell	09/09/26	R	Russell has 60 days to address landscaping issues and demonstrate the ability to sustain acceptable levels of performance.	
2	Irrigation Inspection - Repairs	04/08/26	High	Russell	08/12/26	R	Initial repair needs identified were never confirmed as being completed. Russell to validate irrigation checks have been properly completed and issues addressed. Russell will also begin sending Amiee a report out of the completed checks.	
3	Tree Clean Up	04/08/26	Medium	Russell		O	On hold until Russell demonstrates improved performance or is replaced with new Vendor.	
4	Landscaping Enhancements	04/28/26	Medium	Russell		O	On hold until Russell improves performance or is replaced with new Vendor.	
5	Tennis Court Landscape Refresh	04/28/26	Medium	Russell		O	On hold until Russell improves performance or is replaced with new Vendor.	
6	Conservation Cutback Rotation	05/13/26	Medium	Russell / Amiee		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	Russell / Amiee		O	On hold until Russell improves performance or is replaced with new Vendor.	
8	Pond 61 -Landscape enhancements	04/08/26	Medium	Russell / Amiee		O	On hold until Russell improves performance or is replaced with new Vendor.	
9	Area between MP3 & 4 Mowing	04/08/26	High	Darryl	August	Y	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	Low	Darryl	August	G	7/23 - Add'l info received from WREC to be discussed during Aug meeting. Mthly rate for solar is $82.25	
11	Repair ADA Mats	04/08/26	High	Greg	August	G	7/8 - Requested proposals	
12	Sidewalk Plan	04/08/26	Critical	Greg	August	G	7/8 - Greg to provide plan for next phase of sidewalk repair.	
13	Pond Erosion Repair - Phase II	03/12/26	Critical	Greg	August	G	7/8 - Repairs on ponds rated as level 1 completed. Greg to re-evaluate ponds and provide proposal to BoS for 2026-2027 repairs.	
14	Reserve Planning	04/28/26	High	Board	September	G	7/8 - MJ will provide a strawman analysis to use for discussion and planning.	
15	Meridian Sign Restoration	07/09/25	Critical	Lori Stanger	July	R	7/27 - Work has again stalled.	
16	Replace Pool Drinking Fountain	03/12/26	Low	Lori Stanger	July	G	4/7 - Need to find a unit that will work with the current plumbing	
17	Tennis Court Cameras	03/12/26	Low	Lori Stanger	September	G	7/8 - Need to get more proposals as electricity is needed.	
18	Multiple Fencing Issues	07/08/26	Medium	Lori Stanger	August	G	7/8 - Need to get proposals for 3 areas (1) new fence behind pond 50, (2) fix fence at east end of Coachford (3) replace panels with holes in Parkmonte	
19	Pest Control & Termite	07/08/26	Medium	Lori Stanger	August	G	7/8 - Lori to work with Orkin to get a combined proposal for pest and termites that also includes mail kiosks.	
20	Camera Upgrades at Entrances	07/08/26	Medium	Lori Stanger	August	G	7/8 - Lori to further investigate camera replacements and present to CDD	

Status Definitions:

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

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 Acquatic 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
12	Pond 64 Maintenance	2024	High	Greg	Done	7/08- Greg to confirm receipt of letter from County to close out this item.	7/8/2026
14	Pond 81	03/12/26	Medium	Greg	Done	7/8 - Greg confirmed no action needed at this time.	7/8/2026

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 16

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 July 8, 2026, at 9:15 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 (Joined at 9:45am)
Megan McNeil	Board Supervisor, Chairman

Also, present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Amiee Brodeen	Field Services, Rizzetta & Company
Lori Stanger	Clubhouse Manager
Vivek Babbar	District Counsel, Straley & Robin
Greg Woodcock	District Engineer, Stantec
Jason Jasczak	Advance Aquatics
Deputy Pandhi	Pasco Sheeriff's Office
Curtis Kinne	Production Manager, Russell Landscape Group
Joe Lytle	Branch Manager, Russell Landscape Group
Rob Yarish	Senior Branch Manager, Russell Landscape Group
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**

DRAFT

There were no audience comments put forth at this time.

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

The Board discussed the Fiscal Year 2026–2027 Budget. District Counsel and the District Manager reviewed the letter to be sent to residents, and they explained the budget process in response to an audience question.

FIFTH ORDER OF BUSINESS **Discussion of Coastal Waste Services for Meadow Pointe North and Clubhouse**

> On a motion from Mr. Scanlon, seconded by Ms. McNeil, with all in favor, the Board of Supervisors approved the Coastal Waste proposal to service Meadow Pointe North at $810 monthly plus a 14.99% surcharge, with one 8-yard front load trash bin six times per week, and service the Clubhouse at $126 monthly plus a 14.99% surcharge, with one 8-yard front load trash bin once weekly for the first year of a 5-year contract, with a maximum annual increase of 5%, for the Meadow Pointe IV Community Development District.

> On a motion from Mr. Page, seconded by Ms. Fischer, with all in favor, the Board of Supervisors moved forward with terminating the Waste Connections contract for Clubhouse and Meadow Pointe North, for the Meadow Pointe IV Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Re-Designation Officers**

> On a motion from Ms. McNeil, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved Resolution 2026-03, Re-Designation Officers, adding Ms. Susan Garcia of Rizzetta as an Assistant Secretary for the Meadow Pointe IV Community Development District.

SEVENTH ORDER OF BUSINESS **STAFF REPORTS**

A. Deputy/Captain

Deputy Pandhi reviewed his report. The Board commended Deputy Pandhi for his work and monthly reports. The Board requested that the MPIII Deputy also provide input on incidents that he encounters within MPIV.

To reduce the frequency that Deputies respond to trespassing and unauthorized vehicles at Pond 50, Mr. Page requested that the Clubhouse Manager obtain a proposal for gates or fencing to block paths leading into the northern sector of Pond 50.

B. District Engineer

Mr. Woodcock reviewed his report, to include erosion at Pond 81 which will be addressed after the scheduled phase of work is completed; the next sidewalk repairs will be on

Edendale in Shellwood; trees were removed in Union Park to permit access to Pond 64 (action complete); and he is obtaining proposals to replace damaged ADA sidewalk mats.

C. Aquatic Maintenance Report

Mr. Agnew reviewed his report.

1. Consideration of Advanced Aquatic Proposals

> On a motion from Mr. Page, seconded by Ms. Fischer, with all in favor, the Board of Supervisors approved the Advance Aquatic Pipe Extension Proposal for Pond #44 in the amount of $250 and the Planting Proposals for Ponds #66, #78, #80, and #85 in the amount of $9,750, for the Meadow Pointe IV Community Development District.

D. Landscape Inspection Services Report

Ms. Brodeen reviewed her report.

E. Russell Landscaping

1. Russell Landscaping's Response Report

Mr. Yarish informed the Board that Russell Landscaping would like the opportunity to address the unsatisfactory landscaping performance issues raised by the Board and District Management, and that he would provide a 60-day plan to make a course correction. He noted that Mr. Russell assigned him to MPIV on July 6 to fix the problems, that he is confident he can do so, and that he needs two months to be successful.

The Board provided feedback and discussed their expectations, including determining how many staff members are needed on-site to fulfill the contract obligations.

The Board considered providing a 30-day notice, but agreed to proceed with a 60-day plan. Focus is to get the properties into shape, and obtain proposals for landscape replacements and improvements, as necessary.

Supervisor Fischer asked about the irrigation for Meadow Pointe North.

F. Amenity Management Report

Ms. Stanger presented her report and provided updates on the Meridian entry sign, security cameras, tennis court lights, and a termite contract. She also introduced the new Assistant Clubhouse Manager, Jeremy Paguero.

G. District Counsel

Mr. Babbar provided updates, to include that the Governor vetoed a bill that likely would have led to an increase in the District's insurance costs.

H. District Manager

1. Review of District Manager Report & Monthly Financial Statement

Mr. Adams noted that regarding the two Board seats up for election in 2026, the two serving Board members are unopposed as of the candidate filing deadline, and thus they will take the oath of office in Dec for a new four-year term. Mr. Adams also presented the District Manager Report, Raid Log, and Monthly Financial Statement. He reminded the Board that the next meeting will be held on August 12, 2026, at 5:00 p.m.

DRAFT

2. Presentation of the Outstanding Action Item List
The Board reviewed the Outstanding Action Item List.

3. Presentation of 2nd Quarterly Website Audit
The Board reviewed the 2nd Quarterly Website Audit.

EIGHTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' Regular Meeting held on May 13, 2026**

Supervisor Page provided changes via email.

> On a motion from Ms. Fischer, seconded by Mr. Page, with four in favor, the Board of Supervisors approved the Minutes of Regular Meeting held on May 13, 2026, for the Meadow Pointe IV Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' Budget Workshop held on May 26, 2026**

Supervisor Page provided changes via email.

> On a motion from Mr. Scanlon, seconded by Mr. Fischer, with four in favor, the Board of Supervisors approved the Minutes of Budget Workshop held on May 26, 2026, for the Meadow Pointe IV Community Development District.

TENTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 10, 2026**

Supervisor Page provided changes via email.

> On a motion from Ms. Fischer, seconded by Ms. Jarvis, with four in favor, the Board of Supervisors approved the Minutes of Regular Meeting held on June 10, 2026, for the Meadow Pointe IV Community Development District.

ELEVENTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for April 2026**

> On a motion from Mr. Scanlon, 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.

TWELFTH ORDER OF BUSINESS **SUPERVISORS FORUM**

Supervisor McNeil requested that the fence at Pond 69 be repaired.

Supervisor Jarvis requested that a discussion to review and prioritize Reserve Fund projects be added to the September agenda.

THIRTEENTH ORDER OF BUSINESS **ADJOURNMENT**

DRAFT

On a motion from Ms. Fischer, seconded by Ms. McNeil, with all in favor, the Board of Supervisors adjourned the meeting at 11:39 a.m. for the Meadow Pointe IV Community Development District.

_____ _____

Assistant Secretary **Chair/Vice Chair**

DRAFT

Tab 17

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

Operations and Maintenance Expenditures
June 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$128,693.63**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300506	10564068	Aquatic Maintenance 06/26	$ 5,077.00
Coastal Waste & Recycling, Inc.	300517	SW0002010726	Waste Disposal Services 06/26	$ 14,762.70
Florida Department of Revenue	061826-01	6180155776026-061726	Sales & Use Tax 05/26	$ 78.96
Frontier Communications of FL	062226-01	81397330031013085-052526	Internet Services 06/26	$ 277.14
Frontier Communications of FL	061526-01	81399401640719215-051926	Gate Phones 06/26	$ 59.99
Frontier Communications of FL	061626-01	81399416030720215-052026	Gate Phones 06/26	$ 70.69
Frontier Communications of FL	061526-02	81399419150119215-051926	Gate Phones 06/26	$ 70.19
Frontier Communications of FL	062626-01	81399446070429225-060126	Gate Phones 06/26	$ 59.99
Frontier Communications of FL	060926-01	81399447261013215-051326	Gate Phones 05/26	$ 59.99
Frontier Communications of FL	060226-01	81399447310806215-050626	Gate Phones 05/26	$ 59.99
Frontier Communications of FL	061726-01	81399464371215215-052326	Gate Phones 06/26	$ 59.99
HomeTeam Pest Defense, Inc.	300507	119657899	Pest Control 05/26	$ 111.30
Mechelle Jarvis	061026-01	MJ052626-845	Board of Supervisors Meeting 05/26/26	$ 200.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Mechelle Jarvis	061226-01	MJ061026-845	Board of Supervisors Meeting 06/10/26	$ 200.00
Megan McNeil	300521	MM061026-845	Board of Supervisors Meeting 06/10/26	$ 200.00
Michael J Scanlon	300522	MS061026-845	Board of Supervisors Meeting 06/10/26	$ 200.00
Outdoor Furniture Connection	300503	501261	Miscellaneous Expense 05/26	$ 2,300.00
Outsmart Pest Management, Inc.	300508	48234	Pest Control 06/26	$ 75.00
Pasco County Tax Collector	300525	061526-845 Postage 25/26	2025 Postage Assesment	$ 437.82
Pasco County Utilities	061026-04	24517588	Water Services 04/26	$ 691.76
Pasco County Utilities	061026-04	24517813	Water Services 04/26	$ 126.25
Pasco County Utilities	061026-04	24517814	Water Services 04/26	$ 60.60
Pasco County Utilities	061026-04	24517815	Water Services 04/26	$ 38.38
Pasco County Utilities	061026-04	24518555	Water Services 04/26	$ 15.15
Pasco County Utilities	061026-04	24518556	Water Services 04/26	$ 1.01
Pasco Sheriff's Office	300509	AR-MAY26 MPIV	Deputy Services 05/26	$ 12,966.33

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300505	INV0000109721	Personnel Reimbursement 05/26	$ 7,867.40
Rizzetta & Company, Inc.	300504	INV0000110008	Accounting Services 06/26	$ 7,341.75
Rizzetta & Company, Inc.	300516	INV0000110045	Personnel Reimbursement, Amenity Management & Oversight 06/26	$ 10,000.82
Rizzetta & Company, Inc.	300515	INV0000110093	Cell Phone, Auto Mileage & Travel 05/26	$ 214.10
Russell Landscape Florida LLC	300510	2063111	Landscape - Annuals 05/26	$ 3,295.50
Russell Landscape Florida LLC	300510	2063112	Landscape Replacement 05/26	$ 19,368.25
Russell Landscape Florida LLC	300523	2063771	Irrigation Repair 06/26	$ 769.25
Rust Off, LLC.	300511	51683	Rust Control 02/26	$ 220.00
Rust Off, LLC.	300511	52023	Rust Control 03/26	$ 220.00
Rust Off, LLC.	300511	52379	Rust Control 04/26	$ 220.00
Rust Off, LLC.	300511	52769	Rust Control 05/26	$ 220.00
Rust Off, LLC.	300527	53116	Rust Control 06/26	$ 220.00
Rust Off, LLC.	300527	53118	Rust Control 06/26	$ 395.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
School Now	300512	INV-SN-1435	Website Compliance & Management 06/26	$ 384.38
Scott W Page	061026-02	SP052626-845	Board of Supervisors Meeting 05/26/26	$ 200.00
Scott W Page	061226-02	SP061026-845	Board of Supervisors Meeting 06/10/26	$ 200.00
Southern Automated Access Services, LLC	300524	18159	Gate Maintenance & Repair 05/26	$ 115.00
Southern Automated Access Services, LLC	300513	18160	Gate Phones 05/26	$ 985.00
Southern Automated Access Services, LLC	300513	18161	Gate Maintenance & Repair 05/26	$ 115.00
Southern Automated Access Services, LLC	300513	18166	Gate Maintenance & Repair 06/26	$ 5,665.64
Southern Automated Access Services, LLC	300513	18189	Gate Phones 06/26	$ 90.00
Southern Automated Access Services, LLC	300513	18201	Gate Phone 06/26	$ 90.00
Southern Automated Access Services, LLC	300513	18202	Gate Phone 06/26	$ 90.00
Southern Automated Access Services, LLC	300513	18204	Gate Phone 06/26	$ 90.00
Southern Automated Access Services, LLC	300513	18205	Gate Phone 06/26	$ 90.00
Southern Automated Access Services, LLC	300513	18209	Gate Phone 06/26	$ 90.00

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300513	18218	Gate Phone 06/26	$ 90.00
Southern Automated Access Services, LLC	300513	18219	Gate Phone 06/26	$ 90.00
Southern Automated Access Services, LLC	300524	18234	Gate Maintenance & Repair 06/26	$ 115.00
Spectrum	062926-01	1316058060926	Internet Services 06/26	$ 110.00
Spectrum	061026-05	1316728052126	Gate Phones 06/26	$ 110.00
Stantec Consulting Services, Inc.	300518	2557655	Engineering Services 03/26	$ 890.15
Straley Robin Vericker	300526	28590	Legal Services 05/26	$ 1,778.60
Susan A. Fischer	061026-03	SF052626-845	Board of Supervisors Meeting 05/26/26	$ 200.00
Susan A. Fischer	061226-03	SF061026-845	Board of Supervisors Meeting 06/10/26	$ 200.00
TECO	061126-01	221006228235-052026	Electric Services 05/26	$ 1,602.63
Triangle Pool Service	300514	37468	Pool Maintenance 06/26	$ 3,200.00
U.S. Bank	300519	8195324	Trustee Fees S2022A-1 05/01/26-04/30/27	$ 4,040.63
U.S. Bank	300519	8197047	Trustee Fees S2015 05/01/26-04/30/27	$ 4,148.38

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
U.S. Bank	300519	8197500	Trustee Fees S2022A-2 05/01/26-04/30/27	$ 2,963.13
U.S. Water Services Corporation	300520	SI148455	Lift Station Maintenance 06/26	$ 104.19
Valley National Bank	062626-03	CC053126-845	Credit Card Expenses 05/26	$ 1,741.37
Waste Connections of Florida	062426-01	2212044W426	Waste Disposal Services 07/26	$ 121.75
Waste Connections of Florida	062426-01	2212151W426	Waste Disposal Services 07/26	$ 2,117.89
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418211-060926	Electric Services 05/26	$ 5,664.38
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418215-060926	Electric Services 05/26	$ 40.16
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418216-060926	Electric Services 05/26	$ 52.23
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418217-060926	Electric Services 05/26	$ 52.45
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418218-060926	Electric Services 05/26	$ 318.83
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418220-060926	Electric Services 05/26	$ 53.23
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418221-060926	Electric Services 05/26	$ 1,181.45
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418223-060926	Electric Services 05/26	$ 78.56

Meadow Pointe IV Community Development District

Paid Operation & Maintenance Expenses

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418224-060926	Electric Services 05/26	$ 110.10
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418225-060926	Electric Services 05/26	$ 90.52
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418227-060926	Electric Services 05/26	$ 54.77
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418228-060926	Electric Services 05/26	$ 43.49
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418229-060926	Electric Services 05/26	$ 64.40
Withlacoochee River Electric Cooperative, Inc.	062626-02	1418230-060926	Electric Services 05/26	$ 41.49
Withlacoochee River Electric Cooperative, Inc.	062626-04	1418231-060926	Electric Services 05/26	$ 41.83
Withlacoochee River Electric Cooperative, Inc.	062626-05	2185385-060926	Electric Services 05/26	$ 258.64
Withlacoochee River Electric Cooperative, Inc.	062626-02	2187625-060926	Electric Services 05/26	$ 61.63
Withlacoochee River Electric Cooperative, Inc.	062626-02	2386197-060926	Electric Services 05/26	$ 44.43
Total Report				**$ 128,693.63**

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

6/1/2026
10564068
$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
7/1/2026

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

Coastal Waste & Recycling

Phone:
www.coastalwasteinc.com

INVOICE

Invoice	SW0002010726
Page	Page 1 of 1
Date	05/31/2026
Customer	21987
Site	0
PO Number	
Due Date	06/30/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) **MEADOW POINTE IV CDD** **3902 MEADOW POINTE BLVD, WESLEY CHAPEL FL** Serv #001 96 GALLON MSW 846 - 0YD				
31 - May	846 UNITS @ $17.45 (Jun 01/26 - Jun 30/26)		$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	SW0002010726
Page	Page 1 of 1
Date	05/31/2026
Customer	21987
Site	0
PO Number	
Due Date	06/30/2026

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

AMOUNT REMITTED

0025756SW0219870000SW0002010726000150009O2

Florida
DEPARTMENT OF REVENUE

Payment Confirmation

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

Transaction Information

Confirmation#	920002823528	**Submitted Date**	Wednesday, 06/17/2026
Status	IN PROCESS	**Submitted Time**	04:19 PM

Payment Information

Taxpayer Name	MEADOW POINTE IV COMMUNITY DEVELOPMENT D	**Debit Date**	Thursday, 06/18/2026
Document Type	Tax or Fee Payment	**Filling Period End Date**	05/31/2026
Amount Paid	$78.96		
Payment Amount	$78.96		
Fee Amount	$0.00		

Electronic Check Information

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

Payment Details:

Account Type	Identifier	Filling Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577602-6	05/31/2026	$78.96

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

Billing Date:
May 25, 2026

Billing Period:
May 25 - Jun 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
Jun 18

Bill history	
Previous balance	$277.14
Payment received by May 25, thank you	-$277.14

Service summary	Previous month	Current month
Bundle	$261.84	$261.84
Other	-$20.00	-$20.00
Taxes and Fees	$35.30	$35.30
Total services	**$277.14**	**$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 05272026 NNNNNN 01 963846

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.

30500581397330031013080000000000000277145

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

Billing Date:
May 25, 2026

Billing Period:
May 25 - Jun 24, 2026

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Bundle

Monthly Charges

05.25-06.24		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	
		OneVoice Long Distance Intra	
	(2)	Federal Primary Carrier Multi Line Charge	$29.98
		Carrier Cost Recovery Surcharge	$13.99
	(2)	Multi-Line Federal Subscriber Line Charge	$18.40
	(2)	Access Recovery Charge Multi-Line Business	$6.00
		Federal Subscriber Line Charge - Bus	$6.50
		Access Recovery Charge-Business	$2.50
		Frontier Roadwork Recovery Surcharge	$4.50
Bundle Total			**$261.84**

Other Charges

Monthly Charges

05.25-06.24	(2)	Customer Loyalty Credit $10.00 Discount through 04/16/27	-$20.00
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.

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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

Continued on next page

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

Billing Date:
May 19, 2026

Billing Period:
May 19 - Jun 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
Jun 12

Bill history

Previous balance	$59.99
Payment received by May 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**

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

6790 0107 DY RP 19 05202026 NNNNNN 01 993212

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

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667008813994016407192100000000000000059995

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

Billing Date:
May 19, 2026

Billing Period:
May 19 - Jun 18, 2026

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

05.19-06.18	Business Fiber Internet 500	$49.99
	1 Usable Static IP Address	$25.00
Internet Total		**$74.99**

Other Charges

Monthly Charges

05.19-06.18	Customer Loyalty Credit $10.00 Discount through 03/16/27	-$10.00
	Customer Loyalty Credit $5.00 Discount through 03/16/27	-$5.00
Other Charges Total		**-$15.00**

Total current month charges **$59.99**

BUSINESS
FIBER 5 GIG
INTERNET

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business.frontier.com/fiber-internet

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

Billing Date:
May 20, 2026

Billing Period:
May 20 - Jun 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
Jun 15

Bill history

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

Service summary

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

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

6790 0107 DY RP 20 05202026 NNNNNN 01 994355

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.

93400881399416030720210000000000000070695

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

Billing Date:
May 20, 2026

Billing Period:
May 20 – Jun 19, 2026

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

05.20-06.19	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

05.20-06.19	Customer Loyalty Credit $10.00 Discount through 04/28/27	-$10.00
	Customer Loyalty Credit $5.00 Discount through 04/28/27	-$5.00
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**



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

Billing Date:
May 19, 2026

Billing Period:
May 19 - Jun 18, 2026

MAY 26 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
Jun 12

Bill history

Previous balance	$70.19
Payment received by May 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

6790 0107 DY RP 19 05202026 NNNNNN 01 002016 0009

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

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

663003813994191501192100000000000000070195

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

Billing Date:
May 19, 2026

Billing Period:
May 19 - Jun 18, 2026

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

05.19-06.18	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

05.19-06.18	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**

THANKS FOR BEING OUR CUSTOMER

We're more committed than ever to keeping you connected.

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

Billing Date:
Jun 01, 2026

Billing Period:
Jun 01 - Jun 30, 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
Jun 25

Bill history

Previous balance	$59.99
Payment received by Jun 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 06022026 NNNNNN 01 991114

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.

43700881399446070429220000000000000059995

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

Billing Date:
Jun 01, 2026

Billing Period:
Jun 01 - Jun 30, 2026

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

06.01-06.30	Business Fiber Internet 500	$49.99
	Valued Customer Fiber 1 Gig Upgrade	$0.00
	1 Usable Static IP Address	$25.00
Internet Total		**$74.99**

Other Charges

Monthly Charges

06.01-06.30	Customer Loyalty Credit $10.00 Discount through 03/13/27	-$10.00
	Customer Loyalty Credit $5.00 Discount through 03/13/27	-$5.00
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- PARKMONT

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

Billing Date:
May 13, 2026

Billing Period:
May 13 - Jun 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
Jun 08

Bill history

Previous balance	$59.99
Payment received by May 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 05142026 NNNNNN 01 992444

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.

1980088139944726101321000000000000059995

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

Billing Date: **May 13, 2026**

Billing Period: **May 13 - Jun 12, 2026**

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

05.13-06.12	Business Fiber Internet 500	$49.99
	Valued Customer Fiber 500 Upgrade	$0.00
	1 Usable Static IP Address	$25.00
Internet Total		**$74.99**

Other Charges

Monthly Charges

05.13-06.12	Customer Loyalty Credit $10.00 Discount through 03/13/27	-$10.00
	Customer Loyalty Credit $5.00 Discount through 03/13/27	-$5.00
Other Charges Total		**-$15.00**

Total current month charges **$59.99**

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.



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

Billing Date:
May 06, 2026

Billing Period:
May 06 - Jun 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.

Total balance
$59.99
Auto Pay is scheduled
Jun 01

Bill history

Previous balance	$59.99
Payment received by May 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**

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 05062026 NNNNNN 01 999875

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.

72100881399447310806210000000000000059995

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

Billing Date:
May 06, 2026

Billing Period:
May 06 - Jun 05, 2026

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

05.06-06.05	Business Fiber Internet 500 2 year term 4/30/25-4/29/27	$49.99
	1 Usable Static IP Address	$25.00
Internet Total		**$74.99**

Other Charges

Monthly Charges

05.06-06.05	Customer Loyalty Credit $10.00 Discount through 04/27/27	-$10.00
	Customer Loyalty Credit $5.00 Discount through 04/27/27	-$5.00
Other Charges Total		**-$15.00**

Total current month charges **$59.99**



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

Billing Date:
May 23, 2026

Billing Period:
May 23 - Jun 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.

Total balance
$59.99
Auto Pay is scheduled
Jun 16

Bill history

Previous balance	$59.99
Payment received by May 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**

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 05252026 NNNNNN 01 994689

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.

1440088139946437121521000000000000059995

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

Billing Date:
May 23, 2026

Billing Period:
May 23 - Jun 22, 2026

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

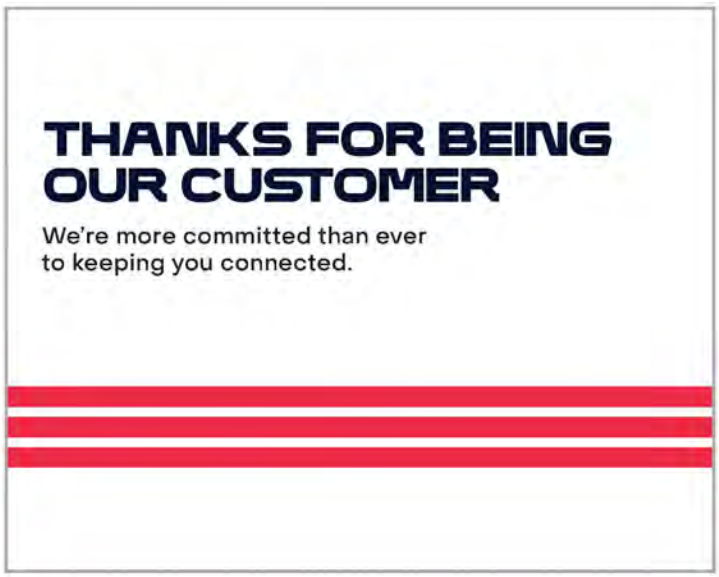
05.23-06.22	Business Fiber Internet 500	$49.99
	1 Usable Static IP Address	$25.00
Internet Total		**$74.99**

Other Charges

Monthly Charges

05.23-06.22	Customer Loyalty Credit $10.00 Discount through 03/24/27	-$10.00
	Customer Loyalty Credit $5.00 Discount through 03/24/27	-$5.00
Other Charges Total		**-$15.00**

Total current month charges **$59.99**



Service Slip/Invoice

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

INVOICE:	119657899
DATE:	05/23/2026
ORDER:	119657899

Bill To: [3980109]
KIOSKS@ Provence, Meridian, Enclave
Meadow Pointe IV CDD
4131 Gunn Hwy
Tampa, FL 33618-8725

Work Location: [3980109] 813-973-3003
KIOSKS@ Provence, Meridian, Enclave
Meadow Pointe IV CDD
4131 Gunn Hwy
Tampa, FL 33618-8725

Work Date	Time	Target Pest	Technician		Time In
05/23/2026	09:43 AM		MGALFORD	Michael Alford	

Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECEIPT	05/23/2026	N/A	Lic:JE240162	

Service	Description	Price
PS	Pest Control Service	$111.30

Hi meadow point,

Today's Service Comments:

Today I inspected and treated around the mail kiosks to keep any pest activity minimal. I used several granular baits in the mulch beds and along the walkways. This should protect the pavilions until your next service.

Thank you for choosing HomeTeam Pest Defense as your service provider.
Your next scheduled service month will be in August.

SUBTOTAL	$111.30
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$111.30
AMOUNT DUE	**$111.30**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE. All Rights Reserved.

* 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

Meadow Pointe IV CDD
Meeting Date: May 26, 2026

Budget Workshop

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Megan McNeil	~~yes~~ No
Mechelle Jarvis	yes
Susan Fischer	yes
Scott Page	yes
Michael Scanlon	~~yes~~ No

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00 am
Meeting End Time:	12:00 pm
Total Meeting Time:	2.00

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: Dyl Adams

Meadow Pointe IV CDD
Meeting Date: June 10, 2026

BOS Meeting

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Megan McNeil	yes
Mechelle Jarvis	yes
Susan Fischer	yes
Scott Page	yes
Michael Scanlon	yes
(*) Does not get paid	

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:03am
Meeting End Time:	12:19 pm
Total Meeting Time:	3.15

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: Dayl Adams

Outdoor Furniture
CONNECTION
Comfort under the sun.

INVOICE
501261

Outdoor Furniture Connection LLC
14 Corchaug Ave
Port Washington NY 11050

Date
5/1/26

Attention: Lori Stanger, Clubhouse Manager

Name
Meadow Pointe IV
Address
3902 Meadow Pointe Blvd
City, State, Zip
Wesley Chapel, FL

Quantity	Description	Unit Price	Line Total
	Furniture Project - Repairs		
20	Chaise Lounges - complete restrap	105.00	2,100.00
	Specifications		
	Vinyl: 232 Adobe Accents: 237 Putty- 2,4 & 252 Dove- 3		

SUBTOTAL		$ 2,100.00
Sales Tax	7.00%	$ -
PICK UP & DELIVERY		$ 200.00
TOTAL		$ 2,300.00

Phone	Web Site	Email
(727) 386-3566	www.outdoorfurnitureconnection.com	petemazer@gmail.com

THANK YOU FOR YOUR BUSINESS!

Service Slip/Invoice

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

INVOICE:	48234
DATE:	06/02/2026
ORDER:	48234

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

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

Work Date	Time	Target Pest	Technician		Time In
06/02/2026	03:21 PM				

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	06/02/2026			

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**

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* 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.

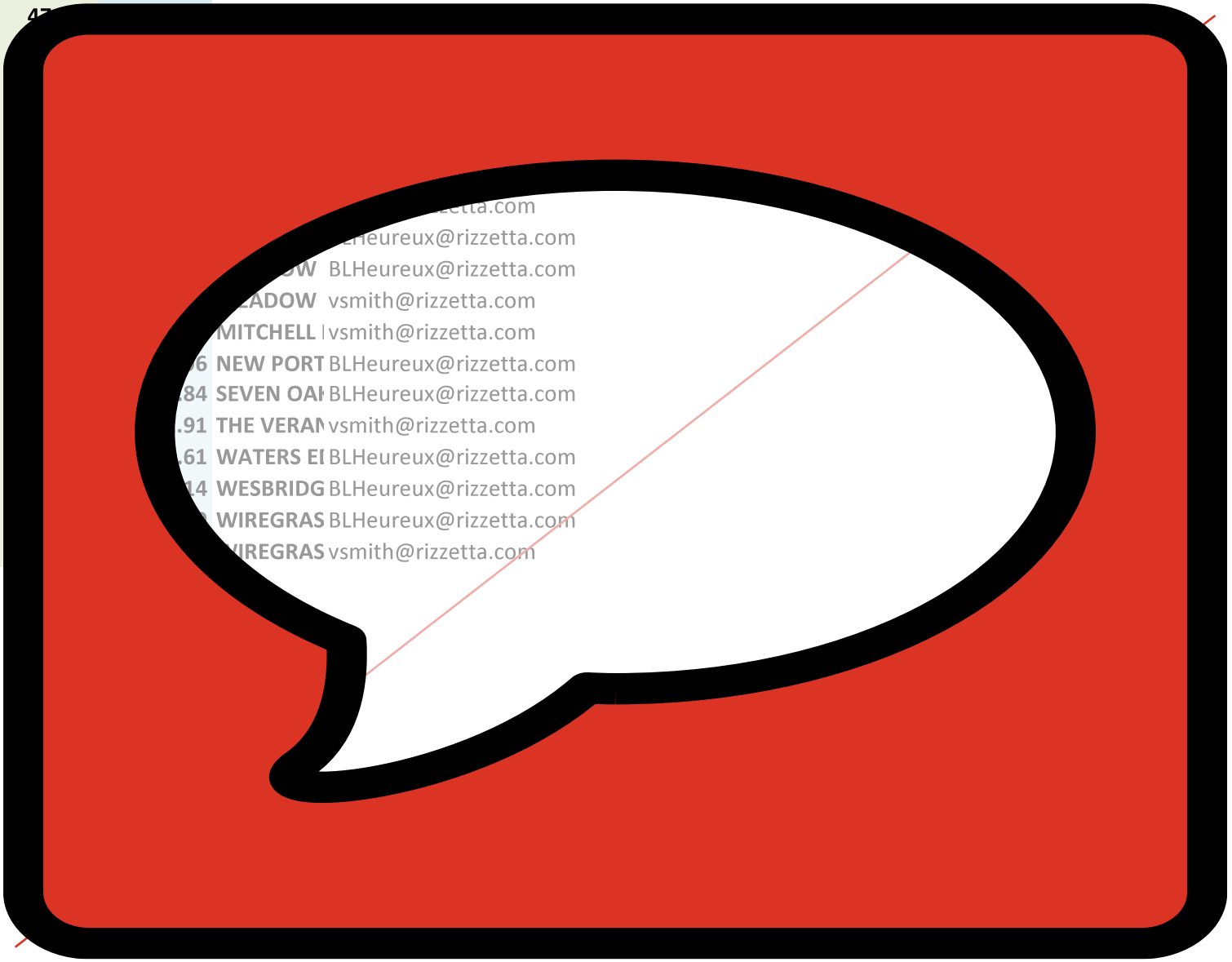
PLEASE PAY FROM THIS INVOICE

Pasco County Tax Collector 061526-845 Postage 25/26

Funding Agency	Agency	Agency Code	Roll Yr	Tax	Penalty	Interest	Discount	Commissio
BEXLEY CDD	**BEXLEY**	**BEXLEY**	**2025**	**19,701.70**	**0.00**	**591.03**	**0.00**	**405.86**
CONNERTON EAST CDD	**CONNERTON EAST**	**CONNERTON EAST**	**2025**	**3,728.87**	**0.00**	**111.87**	**0.00**	**76.82**
CONNERTON WEST CDD	**CONRTNW**	**CONRTNW**	**2025**	**18,546.47**	**0.00**	**556.41**	**0.00**	**382.06**
COPPERSPRING CDD	**COPPERSPRING CDD**	**COPPERSPRING CD**	**2025**	**8,447.90**	**0.00**	**253.45**	**0.00**	**174.03**
COUNTRY WALK CDD	**CWLKCDD**	**CWLKCDD**	**2025**	**21,207.19**	**0.00**	**636.20**	**0.00**	**436.87**
DEERBROOK CDD	**DEERBROOK**	**DEERBROOK**	**2025**	**3,005.91**	**0.00**	**90.18**	**0.00**	**61.92**
DEL WEBB BEXLEY CDD	**DEL WEB BEXLEY CDD**	**DEL WEB BEXLEY C**	**2025**	**5,639.26**	**0.00**	**169.17**	**0.00**	**116.17**
HIDDEN CREEK NORTH CDD	**HIDDEN CREEK NORTH**	**HIDDEN CREEK NO**	**2025**	**5,833.66**	**0.00**	**175.02**	**0.00**	**120.18**
LAKESIDE CDD	**LAKESID**	**LAKESID**	**2025**	**5,590.93**	**0.00**	**167.73**	**0.00**	**115.18**
MEADOW POINTE III CDD	**MP3CDD**	**MP3CDD**	**2025**	**35,363.05**	**0.00**	**1,060.88**	**0.00**	**728.48**
MEADOW POINTE IV CDD	**MP4CDD**	**MP4CDD**	**2025**	**45,506.30**	**0.00**	**1,365.19**	**0.00**	**937.43**
MITCHELL RANCH CDD	**MITCHELL RANCH CDD**	**MITCHELL RANCH C**	**2025**	**9,774.20**	**0.00**	**293.23**	**0.00**	**201.35**
NEW PORT CORNER CDD	**NEW PORT CORNER CD**	**NEW PORT CORNE**	**2025**	**20,027.49**	**0.00**	**600.81**	**0.00**	**412.57**
SEVEN OAKS CDD	**SVNOKS**	**SVNOKS**	**2025**	**72,333.43**	**0.00**	**2,170.00**	**0.00**	**1,490.07**
VERANDAHS CDD	**VERANDA**	**VERANDA**	**2025**	**5,149.32**	**0.00**	**154.47**	**0.00**	**106.08**
WATER'S EDGE CDD	**WATSEDG**	**WATSEDG**	**2025**	**16,166.10**	**0.00**	**484.98**	**0.00**	**333.02**
WESBRIDGE CDD	**WESBRIDGE CDD**	**WESBRIDGE CDD**	**2025**	**8,035.34**	**0.00**	**241.07**	**0.00**	**165.53**
WIREGRASS CDD	**WIREGRA**	**WIREGRA**	**2025**	**19,807.33**	**0.00**	**594.22**	**0.00**	**408.03**
WIREGRASS II CDD	**WIREGRASS II**	**WIREGRASS II**	**2025**	**13,030.88**	**0.00**	**390.94**	**0.00**	**268.44**

Postage Deduction per Florida Statue 197-322 Tax Year 2025

Distributed	Postage Ch	Distributio	Funding Ag	Email
19,886.87	611.19	19,275.68	BEXLEY CD	BLHeureux@rizzetta.com
3,763.92				
18,720.82				
8,527.32				
21,406.52				
3,034.17				
5,692.26				
5,888.50				zetta.com
5,643.48				Heureux@rizzetta.com
35,695.45			OW	BLHeureux@rizzetta.com
45,934.06			ADOW	vsmith@rizzetta.com
9,866.08			MITCHELL	vsmith@rizzetta.com
20,215.73		6	NEW PORT	BLHeureux@rizzetta.com
73,013.36		84	SEVEN OAI	BLHeureux@rizzetta.com
5,197.71		.91	THE VERAI	vsmith@rizzetta.com
16,318.06		.61	WATERS EI	BLHeureux@rizzetta.com
8,110.88		14	WESBRIDG	BLHeureux@rizzetta.com
19,993.52			WIREGRAS	BLHeureux@rizzetta.com
13,153.38			IREGRAS	vsmith@rizzetta.com



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

1831 0 1
17-96934

MEADOW POINTE IV CDD

Service Address: **3902 MEADOW POINTE BOULEVARD**

Bill Number: 24517588
Billing Date: 5/21/2026
Billing Period: 4/8/2026 to 5/8/2026

RECEIVED
MAY 26 2026

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

Account #	Customer #
0514195	01034859

Please use the 15-digit number below when making a payment through your bank

051419501034859

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070424	4/8/2026	8388	5/8/2026	8437	30	49

Usage History

May 2026	49
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

Transactions

Previous Bill		526.16
Payment 05/08/26		-526.16 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	11.0 Thousand Gals X $9.36	102.96
Sewer		
Sewer Base Charge		53.43
Sewer Charges	49.0 Thousand Gals X $7.20	352.80
Total Current Transactions		691.76
TOTAL BALANCE DUE		**$691.76**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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	691.76
Total Balance Due	**$691.76**
Due Date	**6/8/2026**

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

The Total Due will be electronically transferred on 06/08/2026.

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

0103485940514195924517588600000691769

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

1832 0 1
17-96934

MEADOW POINTE IV CDD
Service Address: **0 A MEADOW POINTE BOULEVARD**
Bill Number: 24517813
Billing Date: 5/21/2026
Billing Period: 4/8/2026 to 5/8/2026

MAY 26 2026

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

Account #	Customer #
0951160	01034859

Please use the 15-digit number below when making a payment through your bank

095116001034859

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13113815	4/8/2026	29367	5/8/2026	29492	30	125

Usage History

	Reclaimed
May 2026	125
April 2026	165
March 2026	191
February 2026	118
January 2026	1

Transactions

Previous Bill		166.65
Payment 05/08/26		-166.65 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	125 Thousand Gals X $1.01	126.25
Total Current Transactions		126.25
TOTAL BALANCE DUE		**$126.25**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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 #	0951160
Customer #	01034859
Balance Forward	0.00
Current Transactions	126.25
Total Balance Due	**$126.25**
Due Date	**6/8/2026**

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

The Total Due will be electronically transferred on 06/08/2026.

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

010348594095116022451781370000126252

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

MAY 26 2026

1833 0 1
17-96934

MEADOW POINTE IV CDD

Service Address: **0 MEADOW POINTE BOULEVARD**

Bill Number: 24517814
Billing Date: 5/21/2026
Billing Period: 4/8/2026 to 5/8/2026

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	4/8/2026	6036	5/8/2026	6096	30	60

Usage History

	Reclaimed
May 2026	60
April 2026	76
March 2026	76
February 2026	30
January 2026	0

Transactions

Previous Bill		76.76
Payment 05/08/26		-76.76 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	60 Thousand Gals X $1.01	60.60
Total Current Transactions		60.60
TOTAL BALANCE DUE		**$60.60**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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 #	0951180
Customer #	01034859
Balance Forward	0.00
Current Transactions	60.60
Total Balance Due	**$60.60**
Due Date	**6/8/2026**

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

The Total Due will be electronically transferred on 06/08/2026.

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

010348594095118002451781440000060606

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

1834 0 1
17-96934

MEADOW POINTE IV CDD
Service Address: **0 B MEADOW POINTE BOULEVARD**
Bill Number: 24517815
Billing Date: 5/21/2026
Billing Period: 4/8/2026 to 5/8/2026

RECEIVED
MAY 26 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	4/8/2026	11966	5/8/2026	12004	30	38

Usage History

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

Transactions

Previous Bill		57.57
Payment 05/08/26		-57.57 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	38 Thousand Gals X $1.01	38.38
Total Current Transactions		38.38
TOTAL BALANCE DUE		**$38.38**

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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 #	0951175
Customer #	01034859
Balance Forward	0.00
Current Transactions	38.38
Total Balance Due	**$38.38**
Due Date	**6/8/2026**

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

The Total Due will be electronically transferred on 06/08/2026.

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

01034859409511756245178151000038384

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: 24518555
Billing Date: 5/21/2026
Billing Period: 4/8/2026 to 5/8/2026

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	4/8/2026	1570	5/8/2026	1585	30	15

Usage History

Water

May 2026	15
April 2026	19
March 2026	200
February 2026	11
January 2026	4

Transactions

Previous Bill		19.19
Payment 05/08/26		-19.19 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	15 Thousand Gals X $1.01	15.15
Total Current Transactions		15.15
TOTAL BALANCE DUE		**$15.15**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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 #	1001115
Customer #	01034859
Balance Forward	0.00
Current Transactions	15.15
Total Balance Due	**$15.15**
Due Date	**6/8/2026**

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

The Total Due will be electronically transferred on 06/08/2026.

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: 24518556
Billing Date: 5/21/2026
Billing Period: 4/8/2026 to 5/8/2026

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	4/8/2026	2	5/8/2026	3	30	1

Usage History

Water

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

Transactions

Previous Bill		2.02
Payment 05/08/26		-2.02 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	1 Thousand Gals X $1.01	1.01
Total Current Transactions		1.01
TOTAL BALANCE DUE		**$1.01**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	1001125
Customer #	01034859
Balance Forward	0.00
Current Transactions	1.01
Total Balance Due	**$1.01**
Due Date	**6/8/2026**

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

The Total Due will be electronically transferred on 06/08/2026.

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-MAY26 MEADOW PT IV #8
Invoice Date: 6/2/2026
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
6/2/2026	**0001-0000-3690800 - Meadow Point IV AR/CR 0001-0000-3690800 - Meadow Point IV AR/CR** MAY26 - 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

Customer Number: C00255
Invoice Number: AR-MAY26 MEADOW PT IV #8
Invoice Date: 6/2/2026
Total Amount Due $ 12,966.33

Please make checks payable to:

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 #
5/22/2026	INV0000109721

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
Personnel Reimbursement	1.00	$7,867.40	$7,867.40

Subtotal	$7,867.40
Total	$7,867.40

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

Invoice

Date	Invoice #
6/2/2026	INV0000110008

Bill To:

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

Services for the month of	Terms	Client Number
June	Upon Receipt	00845

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,930.67	$1,930.67
Administrative Services	1.00	$512.75	$512.75
Dissemination Services	1.00	$500.00	$500.00
Financial & Revenue Collections	1.00	$442.00	$442.00
Landscape Consulting Services	1.00	$1,075.00	$1,075.00
Management Services	1.00	$2,771.33	$2,771.33
Website Compliance & Management	1.00	$110.00	$110.00

Subtotal	$7,341.75
Total	$7,341.75

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

Invoice

Date	Invoice #
6/5/2026	INV0000110045

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$2,060.00	$2,060.00
Personnel Reimbursement	1.00	$7,940.82	$7,940.82

Subtotal	$10,000.82
Total	$10,000.82

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

Invoice

Date	Invoice #
6/1/2026	INV0000110093

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
Cell Phone	50.00	$1.00	$50.00
Cell Phone	50.00	$1.00	$50.00
Auto Mileage & Travel	26.60	$1.00	$26.60
Auto Mileage & Travel	87.50	$1.00	$87.50

Subtotal	$214.10
Total	$214.10

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

Invoice #: 2063111

Date: 05/20/26

Invoice Due Date: 05/20/26

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
6 Color - Spring - Spring Color 2026	3,295.50
The following is for the installation of seasonal color. The old flowers will be removed and disposed of. Top soil will be added and tilled in. The new flowers will be added and finished with Pinebark mini nuggets.	
Approved by: Susan Fischer 3/23/26	
	3,295.50

PLEASE REMIT PAYMENT TO:
Russell Landscape Florida, LLC
PO Box 96747
Charlotte, NC 28296-6747

Total :	3,295.50
Plus Sales Tax :	0.00
Less Retainage :	0.00
Total Due This Invoice :	**3,295.50**

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

Invoice #: 2063112

Date: 05/20/26

Invoice Due Date: 05/20/26

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
8 Enhancements - Provence Install	19,368.25
Provence Duke Energy Proposal *This proposal is to install plant and tree material according to the attached design provided by Rizetta.* *Approved by: Susan Fischer 4/6/26*	
	19,368.25

PLEASE REMIT PAYMENT TO:
Russell Landscape Florida, LLC
PO Box 96747
Charlotte, NC 28296-6747

Total :	19,368.25
Plus Sales Tax :	0.00
Less Retainage :	0.00
Total Due This Invoice :	**19,368.25**

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

Invoice #: 2063771

Date: 06/08/26

Invoice Due Date: 06/08/26

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
9 Irrigation - Service call 5/19/26	769.25
Service call 5/19/26. Repairs completed were a 3" mainline break causing low pressure in system.	
Approved by: Lori Stanger 5/19/26	
	769.25

PLEASE REMIT PAYMENT TO:
Russell Landscape Florida, LLC
PO Box 96747
Charlotte, NC 28296-6747

Total :	769.25
Plus Sales Tax :	0.00
Less Retainage :	0.00
Total Due This Invoice :	**769.25**

Invoice

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
2/15/2026	51683

Bill To

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

Ship To

MEADOW POINTE FOR CDD

P.O. No.	Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE (SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)	1	220.00	220.00

Subtotal	$220.00
Sales Tax (7.5%)	$0.00
Payments/Credits	$0.00
Balance Due	$220.00

Invoice

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
3/15/2026	52023

Bill To

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

Ship To

MEADOW POINTE IV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL FL 33543DD

P.O. No.	Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE MEADOW POINT NORTH WELL SERVICE (SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)	1	220.00	220.00

Subtotal	$220.00
Sales Tax (7.5%)	$0.00
Payments/Credits	$0.00
Balance Due	$220.00

Invoice

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
4/15/2026	52379

Bill To

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

Ship To

MEADOW POINTE IV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL FL 33543DD

P.O. No.	Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE MEADOW POINT NORTH WELL SERVICE (SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)	1	220.00	220.00

Subtotal	$220.00
Sales Tax (7.5%)	$0.00
Payments/Credits	$0.00
Balance Due	$220.00

Invoice

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
5/15/2026	52769

Bill To

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

Ship To

MEADOW POINTE IV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL FL 33543DD

P.O. No.	Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE MEADOW POINT NORTH WELL SERVICE (SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)	1	220.00	220.00

Subtotal	$220.00
Sales Tax (7.5%)	$0.00
Payments/Credits	$0.00
Balance Due	$220.00

Invoice

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
6/15/2026	53116

Bill To

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

Ship To

MEADOW POINTE IV CDD
3902 MEADOW POINTE BLVD
WESLEY CHAPEL FL 33543DD

P.O. No.	Terms

Item	Description	Quantity	Rate	Amount
RX	RX 10- CHEMICAL FOR RUST PREVENTION INCLUDING MONTHLY MAINTENANCE MEADOW POINT NORTH WELL SERVICE (SERVICE IS FOR CURRENT MONTH AS INVOICE IS DATED)	1	220.00	220.00

Subtotal	$220.00
Sales Tax (7.5%)	$0.00
Payments/Credits	$0.00
Balance Due	$220.00

Invoice

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

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

Date	Invoice #
6/15/2026	53118

Bill To

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

Ship To

MEADOW POINTE IV CDD
3902 MEADOW POINTE BLVDWESLEY 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	395.00

Subtotal	$395.00
Sales Tax (7.0%)	$0.00
Payments/Credits	$0.00
Balance Due	$395.00

AN INCREASE IN WATERING SCHEDULE WILL RESULT IN ADDITIONAL CHARGES.

INVOICE

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

Invoice #	INV-SN-1435
Invoice Date:	6/1/2026
Due Date:	7/1/2026
PO#:	Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$150.00
SchoolNow CDD ADA-PDF		$234.38

	Subtotal:	$384.38
Subscription start: 10/1/2025	Tax Total:	
Subscription end: 9/30/2026	Total:	$384.38
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$384.38**

Click Here to pay with Credit Card

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/28/2026	18159

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

Job Name	Terms
PROVENCE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that the call box screen was blank after thunderstorm. Determined the main circuit board fuse was blown, requiring replacement of the board. I set up an RMA with Chamberlain to warranty the board. I will return when the part arrives. Hourly Tech Charge	115.00		115.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$115.00
Payments/Credits	$0.00
Balance Due	$115.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/28/2026	18160

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
	Report that the exit curbside gate is staying open. Determined the communication portion of the circuit board is bad. Installed a Viking bluetooth communication module. Tested many cycles and all is performing properly at this time.			
1	Viking Blue master/slave wireless communication.	870.00		870.00
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	$985.00
Payments/Credits	$0.00
Balance Due	$985.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/28/2026	18161

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
1	Report that the exit gates are stuck open. Island side operator was receiving a hard shut down error. Reset the fault and gates resumed normal operation. This operator is making loud noises as if the DC motor may be seizing up and/or the gear box is going bad. Hourly Tech Charge	115.00		115.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$115.00
Payments/Credits	$0.00
Balance Due	$115.00

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Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/1/2026	18166

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
	Meadow Pointe North This estimate is to replace the existing CAPXLV with a new CAPXLV2.			
1	CAPXLV2 Liftmaster connected access portal with hood.	5,435.64		5,435.64
2	Hourly Tech Charge	115.00		230.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$5,665.64
Payments/Credits	$0.00
Balance Due	$5,665.64

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Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/2/2026	18189

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
	JUNE This fee is for the CAPXL cloud.	90.00		90.00

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$90.00
Payments/Credits	$0.00
Balance Due	$90.00

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Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/2/2026	18201

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
	JUNE 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
Payments/Credits	$0.00
Balance Due	$90.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
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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.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/2/2026	18202

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
	JUNE 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
Payments/Credits	$0.00
Balance Due	$90.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/2/2026	18204

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
	JUNE 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
Payments/Credits	$0.00
Balance Due	$90.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/2/2026	18205

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
	JUNE 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
Payments/Credits	$0.00
Balance Due	$90.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/2/2026	18209

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

Thank you for your business. Past due payments are subject to $25 per month finance fee after 30 days

Total	$90.00
Payments/Credits	$0.00
Balance Due	$90.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/2/2026	18218

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
	JUNE 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
Payments/Credits	$0.00
Balance Due	$90.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/2/2026	18219

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
	JUNE 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
Payments/Credits	$0.00
Balance Due	$90.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/10/2026	18234

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
	Report that the call box screen was blank. I powered the breakers back up upon arrival. The unit performed properly for me. I was unable to duplicate the symptom.			
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	$115.00
Payments/Credits	$0.00
Balance Due	$115.00

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

Spectrum BUSINESS

June 9, 2026
Invoice Number: 1316058060926
Account Number: **8337 13 001 1316058**

Service At: 31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

Auto Pay Notice

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

Summary

Service from 06/09/26 through 07/08/26 details on following pages

Previous Balance	110.00
Payments Received -Thank You!	-110.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	$110.00
YOUR AUTO PAY WILL BE PROCESSED 06/26/26	
Total Due by Auto Pay	**$110.00**

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE. Your current Promotional Discount is about to expire. As a valued customer, we are pleased to provide you with a new Promotional Discount off of our standard rates. The new Promotional Discount will be effective with your next statement.

Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Connect better with your customers. Choose the Phone solution your business needs for as low as $20/mo. per line. Call 1-866-580-5848.

Give your customers the sports, news and TV entertainment they want with TV Premier for $70/mo. by calling 1-866-392-2904.

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 06102026 NNNNNNNN 01 994361

MPIVCDD
31187 SOTHERBY DR
WESLEY CHAPEL FL 33543

June 9, 2026

MPIVCDD

Invoice Number: 1316058060926
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

83371300113160580011000 7

June 9, 2026

MPIVCDD
Invoice Number: 1316058060926
Account Number: 8337 13 001 1316058

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

8633 2390 DY RP 09 06102026 NNNNNNN 01 994361

Charge Details

Previous Balance		110.00
EFT Payment	05/26	-110.00
Remaining Balance		**$0.00**

Payments received after 06/09/26 will appear on your next bill.

Service from 06/09/26 through 07/08/26

Spectrum Business™ Internet

Spectrum Business Internet Ultra	160.00
Promotional Discount	-80.00
Your promotional price will expire on 07/08/26	
Advanced WiFi	10.00
Static IP 1	20.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$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**.

Spectrum BUSINESS

May 21, 2026
Invoice Number: 1316728052126
Account Number: **8337 13 001 1316728**

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

Auto Pay Notice

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

Summary

Service from 05/21/26 through 06/20/26 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
YOUR AUTO PAY WILL BE PROCESSED 06/08/26	
Total Due by Auto Pay	**$110.00**

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE. Your current Promotional Discount is about to expire. As a valued customer, we are pleased to provide you with a new Promotional Discount off of our standard rates. The new Promotional Discount will be effective with your next statement.

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.

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 05222026 NNNNNNNN 01 994230

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

May 21, 2026

MEADOW POINTE 4 CDD

Invoice Number: 1316728052126
Account Number: 8337 13 001 1316728
Service At: 3525 BELLMEADE CT
WESLEY CHAPEL FL 33543-2731

Total Due by Auto Pay $110.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001131672800110007

MEADOW POINTE 4 CDD
Invoice Number: 1316728052126
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 05222026 NNNNNNN 01 994230

Charge Details

Previous Balance		110.00
EFT Payment	05/08	-110.00
Remaining Balance		**$0.00**

Payments received after 05/21/26 will appear on your next bill.

Service from 05/21/26 through 06/20/26

Spectrum Business™ Internet

Spectrum Business Internet Ultra	160.00
Promotional Discount	-80.00
Your promotional price will expire on 06/20/26	
Advanced WiFi	10.00
Static IP 1	20.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$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

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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.

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

Continued on the next page....

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

Stantec

Invoice Number	2557655
Invoice Date	April 17, 2026
Customer Number	83270
Project Number	238202061

Bill To
Meadow Pointe IV Community
Development District
PO BOX 32414
Charlotte, NC 28232
United States

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

Project Description: Meadow Pointe IV CDD

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	$890.15
For Period Ending:	April 3, 2026

Due upon receipt or in accordance with terms of the contract

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

INVOICE

Invoice Number	2557655
Project Number	238202061

Top Task 2026 2026 FY General Consulting

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 13			
Woodcock, Gregory (Greg)	3.75	237.00	888.75
	3.75		**888.75**
Professional Services Subtotal	**3.75**		**888.75**

Disbursements

	Current Amount
Direct - Printing	
	1.40
Disbursements Subtotal	**1.40**

Top Task 2026 Total	**890.15**
Total Fees & Disbursements	$890.15
INVOICE TOTAL (USD)	**$890.15**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-03-09	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	237.00	118.50	REVIEW AND PRINT AGENDA ITEMS FOR MEETNG.
2026-03-11	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	237.00	355.50	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.
2026-03-24	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	237.00	118.50	REVIEW PROPOSALS RECEIVED AND ACTION ITEMS. FOLLOW UP WITH STAFF REGARDING FIELD REVIEWS.
2026-04-01	238202061	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.25	237.00	296.25	COORDINATE WITH ARBORIST ABROAD AND COUNTY REGARDING TREE REPLACEMENTS. AND RIGHT OF WAY USE PERMIT AND REQUIREMENTS FOR THIS PROJECT.
				Total Labor:	**3.75**		**$888.75**	
2026-03-18	238202061	2026	Direct - Printing	ARC	1.40	1.00	1.40	21015ARC031826B3
				Total Direct - Printing	**1.40**		**$1.40**	
			Total Project 238202061		**5.15**		**$890.15**	

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

June 16, 2026
Client: 001010
Matter: 000001
Invoice #: 28590

RE: GENERAL MATTERS

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2026	CAW	REVISE ADDENDUM TO COASTAL WASTE AGREEMENT TO ADD ADDITIONAL SERVICES.	0.2	$61.00
5/4/2026	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION.	0.2	$61.00
5/12/2026	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	$122.00
5/13/2026	VKB	DRAFT LETTER TO COACH M. WILLIAMS RE: UNAUTHORIZED COACHING ON CDD PROPERTY; PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	3.8	$1,159.00
5/29/2026	CAW	PREPARE WASTE AND RECYCLING AGREEMENT WITH COASTAL.	1.2	$366.00
		Total Professional Services	5.8	$1,769.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/13/2026	Postage	$9.60
	Total Disbursements	$9.60

Total Services	$1,769.00	
Total Disbursements	$9.60	
Total Current Charges		$1,778.60
Previous Balance		$1,870.10
Less Payments		*($1,870.10)*
PAY THIS AMOUNT		**$1,778.60**

Please Include Invoice Number on all Correspondence

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

Statement Date: May 20, 2026

Amount Due:	**$1,602.63**

Due Date: June 10, 2026
Account #: 221006228235

DO NOT PAY. Your account will be drafted on June 10, 2026

RECEIVED
MAY 26 2026

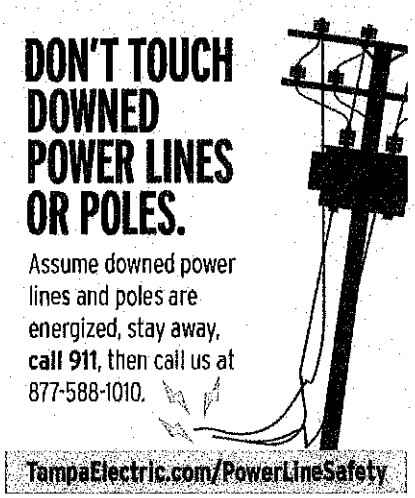
Account Summary

Current Service Period: April 16, 2026 - May 14, 2026

Previous Amount Due	$1,603.26
Payment(s) Received Since Last Statement	-$1,603.26
Current Month's Charges	**$1,602.63**
Amount Due by June 10, 2026	**$1,602.63**

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

Scan here to view your account online.



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

---

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221006228235
Due Date: June 10, 2026

Amount Due:	**$1,602.63**

Payment Amount: $_____

615582215224

Your account will be drafted on June 10, 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.

00006639 FTECO105202622260110 00000 02 00000000 13457 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.

00006639-0014584-Page 1 of 4

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221006228235
Statement Date: May 20, 2026
Charges Due: June 10, 2026

Service Period: Apr 16, 2026 - May 14, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*858 kWh @ $0.03411/kWh*	$29.27
Fixture & Maintenance Charge	*32 Fixtures*	$514.22
Lighting Pole / Wire	*32 Poles*	$906.24
Lighting Fuel Charge	*858 kWh @ $0.03452/kWh*	$29.62
Storm Protection Charge	*858 kWh @ $0.00574/kWh*	$4.92
Clean Energy Transition Mechanism	*858 kWh @ $0.00043/kWh*	$0.37
Storm Surcharge	*858 kWh @ $0.01230/kWh*	$10.55
Florida Gross Receipt Tax		$1.92
State Tax		$105.52
Lighting Charges		**$1,602.63**

Total Current Month's Charges **$1,602.63**

Important Messages

Be Prepared This Storm Season
Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

00006639-0014594-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.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

INVOICE

Triangle Pool Services
12801 Belcher Rd S
Largo, FL 33773

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

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

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

Invoice details
Invoice no.: 37468
Terms: Net 15
Invoice date: 06/01/2026
Due date: 06/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**3X WEEKLY COMMERICAL 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 IMMEDIATLY TO TRIANGLE POOL SERVICE -BACKWASHING FILTER/HOSING OFF CARTRIDGES INSIDE OF FILTER HOUSING AS NEEDED -DE FILTER SYSTEMS REQUIRE 2 YEARLY CLEAN AND DEGREASING SERVICES FOR OPTIMAL FILTRATION, CIRCULATION, CLARITY AND WATER HEALTH. PRICE FOR CLEAN AND DEGREASING IS DETERMINED PER SYSTEM SIZE. -RECORD CHEMICAL READINGS EACH VISIT USING PROPER COUNTIES HEALTH DEPARTMENT APPROVED LOG SHEETS PROVIDED BY TRIANGLE POOL SERVICE -PROMPTLY RESPOND TO ANY HEALTH CODE VIOLATIONS AND	1	$3,200.00	$3,200.00

DEAL WITH HEALTH INSPECTORS AS NEEDED

Ways to pay

BANK

View and pay

Total **$3,200.00**

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8195324
Account Number:	226420000
Invoice Date:	05/22/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Meadow Pointe IV CDD
C/O Rizzetta & Company Inc
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE REFUNDING BOND SERIES, 2022A-1 REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE REFUNDING BOND SERIES, 2022A-1 REVENUE FUND

Invoice Number:	8195324
Account Number:	226420000
Current Due:	$4,040.63
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8195324
Invoice Date: 05/22/2026
Account Number: 226420000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE REFUNDING BOND SERIES, 2022A-1 REVENUE FUND

Accounts Included In This Relationship: 226420000 226420001 226420002 226420003

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,750.00	100.00%	$3,750.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				**$3,750.00**
Incidental Expenses 05/01/2026 to 04/30/2027	3,750.00	0.0775		$290.63
Subtotal Incidental Expenses				**$290.63**
TOTAL AMOUNT DUE				**$4,040.63**

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8197047
Account Number:	262988000
Invoice Date:	05/22/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Meadow Pointe IV CDD
C/O Rizzetta & Company Inc
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States

MP IV CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,148.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MP IV CDD 2015

Invoice Number:	8197047
Account Number:	262988000
Current Due:	$4,148.38
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8197047
Invoice Date:	05/22/2026
Account Number:	262988000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

MP IV CDD 2015

Accounts Included In This Relationship: 262988000 262988001 262988002 262988003 262988004

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	$3,850.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				**$3,850.00**
Incidental Expenses 05/01/2026 to 04/30/2027	3,850.00	0.0775		$298.38
Subtotal Incidental Expenses				**$298.38**
TOTAL AMOUNT DUE				**$4,148.38**

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8197500
Account Number:	273459000
Invoice Date:	05/22/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Meadow Pointe IV CDD
C/O Rizzetta & Company Inc
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States

MEADOW POINTE IV COMMUNITYDEVELOPMENT DISTRICT CAPITALIMPROVEMENT REVENUEREFUNDING BONDSERIES, 2022A-2REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$2,963.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOW POINTE IV COMMUNITYDEVELOPMENT DISTRICT CAPITALIMPROVEMENT REVENUEREFUNDING BONDSERIES, 2022A-2REVENUE FUND

Invoice Number:	8197500
Account Number:	273459000
Current Due:	$2,963.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8197500
Invoice Date: 05/22/2026
Account Number: 273459000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

MEADOW POINTE IV COMMUNITYDEVELOPMENT DISTRICT CAPITALIMPROVEMENT REVENUEREFUNDING BONDSERIES, 2022A-2REVENUE FUND

Accounts Included In This Relationship: 273459000 273459001 273459002 273459003

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,750.00	100.00%	$2,750.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				**$2,750.00**
Incidental Expenses 05/01/2026 to 04/30/2027	2,750.00	0.0775		$213.13
Subtotal Incidental Expenses				**$213.13**
TOTAL AMOUNT DUE				**$2,963.13**

INVOICE

U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652

Invoice Number:	SI148455
Invoice Date:	6/1/2026
Due Date	7/1/2026

All pricing anticipates payment by check or ACH. Due to additional cost incurred, services paid by credit card will require an additional 3% processing fee.

Bill To: Meadow Pointe IV, CDD
3434 Colwell Ave., Ste 200
Tampa, FL 33614

Job Number:	J02185	Customer ID	C00588
Job Description:	Meadow Pointe IV, CDD	P.O. Number	
		WA:	

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
6/1/2026	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**

Valley

CC053126-845

0 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$8,212.00
Statement Closing Date	May 31, 2026
Days in Billing Cycle	31
Previous Balance	$1,232.06
Payments & Credits	$1,232.06
Purchases & Other Charges	$1,741.37
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$1,741.37

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	$1,741.37
Minimum Payment Due	**$1,741.37**
Payment Due Date	**June 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$1,232.06-	
05/25	05/25	F151500H100CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,232.06-
		MICHELLE WHITE	**$0.00**	
		LORI STANGER	**$1,741.37**	
05/04	05/04	5543286GQ5W98LNLN	AMAZON.COM*BV5TP7IE2 SEATTLE WA	38.70
			MCC: 5942 MERCHANT ZIP:	
05/05	05/05	0543684GEBLJ5QPE0	SAMS CLUB #4852 WESLEY CHAPEL FL	73.17
			MCC: 5300 MERCHANT ZIP: 33544	
05/07	05/07	8230509GFEHNSJBB0	NEW AIR SYSTEMS INC SAN ANTONIO FL	198.00
			MCC: 1711 MERCHANT ZIP:	
05/08	05/08	0543684GG5SB1W7M8	WALMART.COM 8009256278 BENTONVILLE AR	35.78
			MCC: 5310 MERCHANT ZIP:	
05/08	05/08	0543684GH2X6DSJ40	SAMS CLUB.COM BENTONVILLE AR	18.27
			MCC: 5300 MERCHANT ZIP:	
05/09	05/09	0230537GJ00M82NR8	PUBLIX #1877 WESLEY CHAPEL FL	126.74
			MCC: 5411 MERCHANT ZIP: 33545	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date	**June 25, 2026**
New Balance	**$1,741.37**
Minimum Payment Due	$1,741.37
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
05/11	05/11	0543684GLBLJ6YG0Q	WM SUPERCENTER #3526 BROOKSVILLE FL	73.43
			MCC: 5411 MERCHANT ZIP: 34601	
05/12	05/12	5548382GM0NDE94A1	SAMSCLUB #4852 WESLEY CHAPEL FL	49.77
			MCC: 5300 MERCHANT ZIP: 33544	
05/16	05/16	5548382GT0NJS6B3T	WAL-MART #3418 WESLEY CHAPEL FL	25.03
			MCC: 5411 MERCHANT ZIP: 33543	
05/18	05/18	0230537GV00JA4J5F	USPS PO 1160600595 MONTICELLO FL	20.48
			MCC: 9402 MERCHANT ZIP: 32344	
05/21	05/21	5543286GX5Z85JF4S	AMAZON MKTPL*CS75X9N63 SEATTLE WA	152.99
			MCC: 5942 MERCHANT ZIP:	
05/24	05/24	0543684H1BLJA8YX5	WM SUPERCENTER #3526 BROOKSVILLE FL	3.94
			MCC: 5411 MERCHANT ZIP: 34601	
05/25	05/25	5548382H20NZ1WKPT	WAL-MART #3418 WESLEY CHAPEL FL	37.80
			MCC: 5411 MERCHANT ZIP: 33543	
05/26	05/26	0541601H243ABXK6A	SAMSCLUB #4852 WESLEY CHAPEL FL	120.00
			MCC: 5300 MERCHANT ZIP:	
05/26	05/26	5543286H260XSDQRY	AMAZON.COM*NU1VR5NW3 SEATTLE WA	76.14
			MCC: 5942 MERCHANT ZIP:	
05/26	05/26	0543684H3BLJ6PTY5	SAMS CLUB #4852 WESLEY CHAPEL FL	61.23
			MCC: 5300 MERCHANT ZIP: 33544	
05/27	05/27	5543286H36179EZ3J	AMAZON.COM*9X2HZ1T83 SEATTLE WA	19.90
			MCC: 5942 MERCHANT ZIP:	
05/28	05/28	1230202H400SYJHAA	MAILCHIMP ATLANTA GA	60.00
			MCC: 5818 MERCHANT ZIP:	
05/28	05/28	8230509H4EHNJF0E9	NEW AIR SYSTEMS INC SAN ANTONIO FL	125.00
			MCC: 1711 MERCHANT ZIP:	
05/29	05/29	5543286H561ZV9FRM	IN *FLORIDA BROTHERS M SPRING HILL FL	425.00
			MCC: 7399 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

$0 - $1,741.37 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$3.08	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$4.35	$0-$500,000 = 0.25%
New Cashback Balance	$7.43	$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	31	$0.00

(v) = variable (f) = fixed

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

Meadow Pointe IV CDD
Closing Date May 31, 2026
Payment Date June 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
5/1/2026		**Beginning Balance**	**$ 1,232.06**			
05/04/26	Amazon	Cleaning Supplies	$ 38.70	$ 38.70		
05/05/26	Sams Club	Sams Club	$ 73.17			$ 73.17
05/07/26	New Air Systems	A/C Maintenance	$ 198.00			$ 198.00
05/08/26	Walmart	Event	$ 35.78		$ 35.78	
05/08/26	Sams Club	Event	$ 18.27		$ 18.27	
05/09/26	Publix	Event	$ 126.74		$ 126.74	
05/11/26	Walmart	Office Supplies, Tools	$ 73.43	$ 73.43		
05/12/26	Sams Club	Refreshments CDD Meeting	$ 49.77			$ 49.77
05/16/26	Walmart	Office Supplies	$ 25.03	$ 25.03		
05/18/26	USPS	Mailings to Vivek, Rizzetta	$ 20.48			$ 20.48
05/21/26	Amazon	Battery Backup Pkmnt, Tools	$ 152.99			$ 152.99
05/24/26	Walmart	Vinegar for AC	$ 3.94	$ 3.94		
05/25/26	Walmart	Refreshments CDD Meeting	$ 37.80			$ 37.80
05/26/26	Sams Club	Membership	$ 120.00			$ 120.00
05/26/26	Amazon	Cleaning Supplies	$ 76.14	$ 76.14		
05/26/26	Sams Club	Refreshments CDD Meeting	$ 61.23			$ 61.23
05/27/26	Amazon	Cleaning Supplies	$ 19.90	$ 19.90		
05/28/26	MailChimp	Email Subscription	$ 60.00			$ 60.00
05/28/26	New Air Systems	AC Drain Clog, Overflow Switch	$ 125.00			$ 125.00
05/29/26	Florida Brothers	Meridian Sign Reinstall	$ 425.00			$ 425.00
05/25/26		CC Payment	$ (1,232.06)			
05/31/26	**TOTAL**		**$ 1,741.37**	**$ 237.14**	**$ 180.79**	**$ 1,323.44**
				57200-4619	**57400-4775**	**57900-6409**

page 1

Order Summary

Order placed May 3, 2026 Order # 114-8727480-9643404

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:	$36.17
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$36.17
Estimated tax to be collected:	$2.53
Grand Total:	**$38.70**

Delivered May 4

It was handed directly to a receptionist or someone at a front desk.



Tork Multifold Hand Towel White H2, Universal, 100% Recycled Fibers, 16 x 250 Towels, MB540A

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through June 3, 2026

$36.17

Back to top

MP Water Coffee Celebration $32.23

5-5-26

sam's club
813-929-7010

05/05/26 08:59 4943 04852 091 9091

Lori 101-**** **** **** *082 1

	2 @ 3.98		
	561914 HM WATER	:	7.96 O
H	990005673 BF HAM	:	6.97 O
	626289 BABY SWISS F		7.82 O
H	990006101 HMHONEYTURKF		9.96 O
	980010669 HMDONUTHOOCF		32.98 O
	980096769 BCT COOKIEF		7.48 O

$73.17

SUBTOTAL	73.17
TOTAL	73.17
MCARD TEND	73.17
CHANGE DUE	0.00

MASTERCARD - BOSE [redacted] APPROVED 05625
73.17 TOTAL PURCHASE
REF # UFUARF027275
AID A0000000041010
TERMINAL # 21975709
*No Signature Required
05/05/26 08:59:31

ITEMS SOLD 7
TC# 0391 2128 4182 5934 4107

Yay! You earned $1.47 Sam's Cash with Plus. Check all earnings and savings at SamsClub.com/Account

Page 3



New Air Systems, Inc.

Meadow Pointe IV CDD
3434 Colwell Ave
Tampa, FL 33614

(813) 973-0303
MPIVClub@live.com

JOB	#5332
SERVICE DATE	May 05, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	May 05, 2026
AMOUNT DUE	**$198.00**

SERVICE ADDRESS

3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543

CONTACT US

28623 Bennington Dr
wesley chapel, FL 33544

(352) 206-3298
blake@newairsystemsinc.com

INVOICE

Services	qty	unit price	amount
Commercial Preventive Maintenance	2.0	$99.00	$198.00

An A/C tune-up keeps your air conditioning system in good working order. It includes:

- Inspect coolant levels & pressure
- Check & adjust thermostat
- Inspect wiring, contacts, capacitors & relays
- Inspect evaporator coil
- Inspect and clean condenser
- Inspect condensate drain
- Inspect outdoor disconnect
- Inspect condenser fan motor & blades
- Inspect compressor at startup

When completed you will receive a recommendation for any further maintenance or repair needs of your system.

Subtotal	$198.00
Job Total	**$198.00**
Amount Due	**$198.00** ✓

paid online w cc 5-7-26 Thurs 2:09 pm

New Air Systems Inc is a local Veteran-owned and operated company. We are 100 % committed to providing you with Quality Service, Expert Knowledge and Unmatched Dedication.

Payment for this invoice is due upon receipt. Please be advised that after 2 days from the invoice date, a $100 late fee will be added per day until the total balance is paid in full.

sam's club

May 6, 2026
Order 800000038323529

Curbside pickup items(4)

Wesley Chapel Sam's Club **Date**
27727 STATE ROAD 56
Wesley Chapel, FL 33544

Member's Mark 1"x1" Cheesecake Minis, Variety Pack, 63 ct.	Qty 1	$18.27

Subtotal	$18.27
Pickup	FREE
Tax	$0.00
Total	**$18.27**

Ending in 8066

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

Walmart

Page 5

Invoice

May 04, 2026 order
Order# 2000143-73178959

5-4-26

Event

bettergoods Assorted Macarons, 5.4 oz, 12 Count	Qty 2	$11.92
Bettergoods Frozen Dessert Macarons Assorted Fruit Medley, Ready-to-Eat, Crisp Texture, 5.4 oz, 12 Count	Qty 2	$11.92
Ethel's Baking Co. Turtle Dandy Dessert Bar Tray, Shelf-Stable, Baked, 1.5 oz, 4 Count	Qty 1	$5.97
Ethel's Raspberry Crumble Dessert Bars – Slow-Baked Shortcake with Real Raspberry Filling, 4 Pack (1.5 oz Each)	Qty 1	$5.97
Subtotal (6 items)		**$35.78**
Tax		$0.00
Total		**$35.78**

Order# 2000143-73178959

Page 6

5-9-26

Event

Publix.

Innovation Springs
32265 Overpass Rd.
Wesley Chapel, FL 33545
Store Manager: Justin Schroeder
813-953-4409

BAKED GOODS		55.99	F
BAKED GOODS		36.99	F
BAKED GOODS		30.99	F
LEMONS			
2 @	0.89	1.78	F
CUCUMBERS		0.99	F
Order Total		126.74	
Sales Tax		0.00	
Grand Total		126.74	
Credit	Payment	126.74	
Change		0.00	

Receipt ID: 1877 59R 771 414

PRESTO!
Trace #: 775339
Reference #: 1349366333
Acct #: XXXXXXXXXXXX8066
Purchase Mastercard
Amount: $126.74
Auth #: 009715

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

05/09/2026 8:59 S1877 R177 1414 C0777

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

Publix Super Markets, Inc.



MP

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRWWL175QH9

5-11-26

Walmart

WM Supercenter
352-796-5996 Mgr. MELISSA
7305 BROAD ST
BROOKSVILLE FL 34601
ST# 03526 OP# 007105 TE# 19 TR# 04369

ITEMS SOLD 15
TC# 7650 4322 6063 3240 7221

LG PINWHEEL	843623132850	decor	
6 AT 1 FOR	6.48		38.88 N
MAGIC 6 PACK	051141313920	office	14.88 N
BANDS54-20Z	071815065480		1.18 N
DINNER BOWL	849434060980	supplies	
2 AT 1 FOR	3.48		6.96 O
PM ERAS 3CT	070530705010		1.64 N
PG SGL PUNCH	811540039950		1.84 N
CABLE TIE	681131276180	tools	1.16 N
CABLE TIE	681131276180		1.16 N
BINDER CLIPS	695780720507	office	5.73 N

SUBTOTAL	73.43
TOTAL	73.43
MCARD TEND	73.43 ✓
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR#011415
73.43 TOTAL PURCHASE
REF # UG7A09646025
AID A0000000041010
TERMINAL # 56407002
*No Signature Required
05/11/26 20:14:25

MP

CDD meeting refreshments

sam's club
813-929-7010

05/12/26 19:59 [illegible] 9096

5-12-26

Lori [illegible]

33241	RASPBERRIES F	3.97 O
279457	BLUEBERRIES F	6.96 O
749972	STRAWBERRY F	3.96 O
2 @ 3.75		
980015915	CAESAR KIT F	7.52 O
2 @ 2.97		
980184422	SV ROLL THUF	5.94 O
3 @ 4.98		
66846	CHICKEN	14.94 O
1 990002677	PINEAPPLE SPEAR	7.48 O
S INSI SV	PINEAPPLE SPEAR	1.00-O

SUBTOTAL	49.77
TOTAL	49.77
MCARD TEND	49.77 ✓
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR#012736
49.77 TOTAL PURCHASE
REF # 613272861285
AID A0000000041010
TERMINAL # 53581761
*No Signature Required
05/12/25 19:59:29

Additional Savings This Trip!
Sam's Instant Savings 1.00
ITEMS SOLD 11
TC# 9211 2303 [illegible] 5187

Yay! You earned $1.00 San's Cash with Plus. Check all earnings and savings at SamsClub.com/Account

MP

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRXDV160GX4

5-16-26

Walmart

WM Supercenter
813-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 001015 TE# 23 TR# 04603

ITEMS SOLD 4
TC# 9655 5196 3752 6931 9987

9X12 CLASP	505478180442		9.22 N
GV 40PK	078742279090	F	5.27 N
GV 40PK	078742279090	F	5.27 N
GV 40PK	078742279090	F	5.27 N

office

SUBTOTAL	25.03
TOTAL	25.03
MCARD TEND	25.03 ✓
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR#016399
25.03 TOTAL PURCHASE
REF # 613742840825
AID A0000000041010
TERMINAL # 56801052
*No Signature Required
05/16/26 21:34:06

MP pkgs 2 - to Viver
pkg 1 - to Rizz. (check)

UNITED STATES POSTAL SERVICE.

MONTICELLO
275 N JEFFERSON ST
MONTICELLO, FL 32344-9998
www.usps.com

05/18/2026 10:06 AM

TRACKING NUMBERS
9589 0710 5270 1883 6640 89
9589 0710 5270 1883 6640 72
9589 0710 5270 2695 7156 17

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

5-18-26
$20.48

TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit https://www.usps.com/tracking
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Large Envelope Tampa, FL 33606 Weight: 0 lb 1.60 oz Estimated Delivery Date Thu 05/21/2026	1		$1.90
Certified Mail® Tracking #: 9589 0710 5270 1883 6640 89			$5.30
Total			$7.20
First-Class Mail® Large Envelope Tampa, FL 33606 Weight: 0 lb 1.60 oz Estimated Delivery Date Thu 05/21/2026	1		$1.90
Certified Mail® Tracking #: 9589 0710 5270 1883 6640 72			$5.30
Total			$7.20
First-Class Mail® Letter Tampa, FL 33614 Weight: 0 lb 0.20 oz Estimated Delivery Date Thu 05/21/2026	1		$0.78
Certified Mail® Tracking #: 9589 0710 5270 2695 7156 17			$5.30
Total			$6.08
Grand Total:			$20.48
Credit Card Remit Card Name: MasterCard Account #: XXXXXXXXXXXX8066 Approval #: 018538			$20.48 ✓

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

9589 0710 5270 1883 6640 89

Tampa, FL 33606

Certified Mail Fee $5.30	0595 44
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $1.90	Postmark Here
Total Postage and Fees $7.20	MAY 18 2026 05/18/2026

Sent To Vivek Babbar
Street and Apt. No., or PO Box No. 1510 Cleveland St
City, State, ZIP+4® Tampa FL 33606

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

delivered 5-21 @ 2:48 pm

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

9589 0710 5270 1883 6640 72

Tampa, FL 33606

Certified Mail Fee $5.30	0595 44
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $1.90	Postmark Here
Total Postage and Fees $7.20	MAY 18 2026 05/18/2026

Sent To Vivek Babbar
Street and Apt. No., or PO Box No. 1510 Cleveland St
City, State, ZIP+4® Tampa FL 33606

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

delivered 5-21 @ 2:48 pm

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

9589 0710 5270 2695 7156 17

Tampa, FL 33614

Certified Mail Fee $5.30	0595 44
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	Postmark Here
Total Postage and Fees $6.08	MAY 18 2026 05/18/2026

Sent To Rizzetta & Co
Street and Apt. No., or PO Box No. 3434 Colwell Ave Suite 200
City, State, ZIP+4® Tampa FL 33614

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

delivered 5-21 @ 11 am

Page 9

Order Summary

5-16-26

Order placed May 16, 2026 Order # 112-3156132-5634608

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:	$142.98
Shipping & Handling:	$0.00
Total before tax:	$142.98
Estimated tax to be collected:	$10.01
Grand Total:	**$152.99**

Arriving Monday



Tripp Lite 350VA UPS Desktop Battery Backup and Surge Protector, 210W, 3 Outlets, Home & Office UPS, Small Form Factor, Wall Mounting Option, 5ft Cord, 3-Year Warranty (BC350R)
Sold by: Amazon.com
Supplied by: Other
$111.99

for Parkmonte Cameras battery backup

Arriving May 25



Floor Squeegee for Concrete, 30" Large Rubber Broom for Tile, 59" Long Handle Heavy Duty Water Wiper for Garage, Deck
Sold by: KEFANTA INC
Supplied by: Other
$30.99

Back to top

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MP

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRY7H175R36

5-24-26

Walmart

WM Supercenter
352-796-5996 Mgr. MELISSA
7305 BROAD ST
BROOKSVILLE FL 34601
ST# 03526 OP# 006001 TE# 18 TR# 04955

ITEMS SOLD 1
TC# 6836 9681 5854 4891 0776



GVWHTVN 128	078742352550 F	3.94 N

SUBTOTAL	3.94
TOTAL	3.94
MCARD TEND	3.94
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR#024734
3.94 TOTAL PURCHASE
REF # UGUWXA345051
AID A0000000041010
TERMINAL # 29417426
*No Signature Required
05/24/26 14:34:15

MP Page 10

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRYBB160GL4

Walmart

WM Supercenter
813-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 009006 TE# 06 TR# 04293

ITEMS SOLD 7
TC# 1512 0630 2348 9428 9173

5-25-26



BACON RANCH	681131169380 F	5.96 N
ICEBERG	033383650200 F	2.53 N
LY WAVY REG	028400043800 F	2.50 N
CHERRIES	000000040450 F	
1.81 lb. @ 1.00 lb. / 3.97		7.19 N
** VOIDED ENTRY **		
CHERRIES	845762040450 F	
MKS CAKERING	194346154420 F	7.68 N
SITE MERCH	194346532470 F	5.97 N
MAYONNAISE	048001354500 F	5.97 N

SUBTOTAL	37.80
TOTAL	37.80
MCARD TEND	37.80
CHANGE DUE	0.00

MASTERCARD- 8066 I 1 APPR#025002
37.80 TOTAL PURCHASE
REF # 614659447258
AID A0000000041010
TERMINAL # 23092244
*No Signature Required
05/25/26 20:35:08

MP

5-26-26

sam's club
813-929-7010

05/26/26 08:44 3547 04852 096 9096

Lori 101-**** **** **** *082 1

101 PRIMARY REN	60.00 0
118 PLUS RENEWA	60.00 0
SUBTOTAL	120.00
TOTAL	120.00
MCARD TEND	120.00
CHANGE DUE	0.00

MASTERCARD- 8066 I I APPR#026584
120.00 TOTAL PURCHASE
REF # 614615493467
AID A0000000041010
TERMINAL # 53581761
*No Signature Required
05/26/26 08:44:27

ITEMS SOLD 2
TC# 5246 9988 7571 9436 3483 0

MP page 11

5-26-26

sam's club
813-929-7010

05/26/26 08:46 3549 04852 096 9096

Lori 101-**** **** **** *082 1

	723152 CS4INUHIHOGF	6.98 0
	984221561 LVR?T BAGELF	3.74 0
	33249 RASPBERRIESF	3.97 0
	279457 BLUEBERRIESF	4.92 0
	749972 STRAWBERRY F	5.97 0
	990006097 HONEY HAM F	6.97 0
H	990006101 HMHONEYTURKF	8.92 0
	626304 MILD CHEDDAF	6.37 0
	990440913 HEFTY 32OZ	8.98 0
	2 @ 3.98	
	561914 HM WATER F	7.96 0
	SUBTOTAL	64.78
	TOTAL	64.78
	SAM'S CASH TEND	3.55
	MCARD TEND	61.23
	CHANGE DUE	0.00

MASTERCARD- 8066 I I APPR#026768
61.23 TOTAL PURCHASE
REF # UGY65R553286
AID A0000000041010
TERMINAL # 53581761
*No Signature Required
05/26/26 08:46:32
SAM'S CASH USED 3.55

ITEMS SOLD 11
TC# 2884 3995 1523 8476 8994

Sams cash balance
Beg: 3.55 Used: 3.55 End: 0.00

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

Page 12

Order Summary

Order placed May 26, 2026 Order # 112-6966630-2250625

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:	$71.15
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$71.15
Estimated tax to be collected:	$4.99
Grand Total:	**$76.14**

Arriving today 2 PM – 6 PM



Glad Small Trash Bags 4 Gallon, Febreze Beachside Breeze Garbage Bags, Odor Resistant with Drawstring, 80 Count
Sold by: Amazon.com
Supplied by: Other
$9.99



2

Airwick Plug In Scented Oil Refill, Infused with Essential Oils, Plug In Air Fresheners for Home, Room Fresheners for Home Long Lasting, Plug In Refills, Home Essential, Fresh Waters,10 ct
Sold by: Amazon.com
Supplied by: Other
$20.98



2

CloroxPro Pine-Sol Multi-Surface Cleaner, All Purpose Cleaner, Lemon Fresh, 40 Fluid Ounces (Package May Vary)
Sold by: Amazon.com
Supplied by: Other
$6.98

Page 13

Order Summary

Order placed May 26, 2026 Order # 112-0561816-5702629

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:	$18.60
Shipping & Handling:	$0.00
Total before tax:	$18.60
Estimated tax to be collected:	$1.30
Grand Total:	**$19.90**

Arriving Thursday



Lysol Air Sanitizer Spray with Bacterial Odor Eliminator for Home & Office, Sanitizing Air Spray, Air Freshener Alternative, White Linen Scent, 10 oz (Pack of 3)
Sold by: Amazon.com
Supplied by: Other
$18.60

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Intuit Mailchimp

Mailchimp Receipt MC26155623

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# 26155623
Date Paid May 28, 2026 02:45 AM New York

5-28-26

Billing statement

Standard plan 2,500 contacts	**$60.00**
Paid via Mast ending in 8066 which expires 05/2027 on May 28, 2026	**$60.00**

Looking for our W-9?

Looking for our United States Residency Certificate?

$60.00

Balance as of May 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.

mailchimp

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New Air Systems, Inc.

Lori Stanger
3902 Meadow Pointe Blvd
Wesley Chapel, FL 33543

(352) 584-0862
mpivclub@live.com

JOB	#5865
SERVICE DATE	May 25, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	May 25, 2026
AMOUNT DUE	**$125.00**

CONTACT US

28623 Bennington Dr
wesley chapel, FL 33544

(352) 206-3298
blake@newairsystemsinc.com

INVOICE

Services	qty	unit price	amount
HCPA Service Call A service pro will come to your home to diagnose your Air Conditioner problem.	1.0	$125.00	$125.00

AC Drain clog
Auto shut off failed

Subtotal	$125.00
Job Total	**$125.00**
Amount Due	**$125.00**

New Air Systems Inc is a local Veteran-owned and operated company. We are 100 % committed to providing you with Quality Service, Expert Knowledge and Unmatched Dedication.
Payment for this invoice is due upon receipt. Please be advised that after 2 days from the invoice date, a $100 late fee will be added per day until the total balance is paid in full.

We appreciate your prompt attention to this matter and your continued business.

See our Terms & Conditions

intuit quickbooks.

Payment receipt

You paid $425.00

to Florida Brothers Maintenance & Repair, LLC. on 5/28/2026

Invoice no.	1418
Invoice amount	$425.00
Total	$425.00
Status	Paid
Payment method	MASTERCARD****8066
Authorization ID	13A69WBU9102

Thank you

Meridian:
Sign post reinstall at
Corner of Whitewillow Dr. & Bourneville Terr.

Florida Brothers Maintenance & Repair, LLC.

+18134761933

floridabrothersllc@gmail.com
820 Old Windsor Way, Spring Hill, FL 34609-4652

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, https://www.intuit.com/legal/licenses/payment-licenses). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

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

ACCOUNT NO.	**6426-016055**
INVOICE NO.	**2212044W426**
STATEMENT DATE	**06/20/26**
DUE DATE	**06/27/26**
BILLING PERIOD	***//-//***

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

FOR ASSISTANCE CALL

Customer Service	**(352) 583-4204**
One Time Payments	**(800) 457-1379**

INVOICE STATEMENT

Date	Description		Amount
	Contract No: 20475		
	Service Location	**MEADOW POINT IV CDD REC CENTER**	
	Acct #016055-0001	**3902 MEADOW POINT BLVD WESLEY CH**	
06/20/26	BASIC SERVICE CHARGE 7/1/2026-7/31/2026	1.00 6.00YD	$ 121.75
	Invoice Total		**$ 121.75**
	Account Balance		**$ 121.75**

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.

NNNNNNNNNNN

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.	**6426-016055**
INVOICE NO.	**2212044W426**
STATEMENT DATE	**06/20/26**
DUE DATE	**06/27/26**
PAY THIS AMOUNT	**121.75**

WRITE AMOUNT PAID **$**

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

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH, PA 15253-5233

6426 00000000000000000X0160550 00000012175000000000000002212044 2

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

ACCOUNT NO.	**6426-022299**
INVOICE NO.	**2212151W426**
STATEMENT DATE	**06/20/26**
DUE DATE	**06/27/26**
BILLING PERIOD	**//-//**

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

FOR ASSISTANCE CALL

Customer Service	**(352) 583-4204**
One Time Payments	**(800) 457-1379**

INVOICE STATEMENT

Date	Description		Amount
	Contract No: 27612		
	Service Location	**MEADOW POINTE NORTH HOA**	
	Acct #022299-0001	**4467 FENNWOOD CT WESLEY CHAPEL,**	
06/04/26	OVERAGES (AI)	1.00EA ZO 30954245	$ 110.00
	BOL:		
06/04/26	FUEL SURCHARGE	1.00 SC70378572	$ 42.25
06/04/26	ENVIRONMENTAL SURCHARGE	1.00 SC70378571	$ 11.00
06/20/26	FUEL SURCHARGE	1.00 SC70379329	$ 9.37
06/20/26	FUEL SURCHARGE	1.00 SC70379715	$ 496.51
06/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70379328	$ 2.44
06/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70379714	$ 129.27
06/20/26	BASIC SERVICE CHARGE	1.00 8.00YD	$ 1,292.65
	7/1/2026-7/31/2026		
06/20/26	BASIC CONTAINER CHARGE	1.00 8.00YD	$ 24.40
	7/1/2026-7/31/2026		
	Invoice Total		**$ 2,117.89**
	Account Balance		**$ 2,117.89**

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.

NNNNNNNNNNN

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.	**6426-022299**
INVOICE NO.	**2212151W426**
STATEMENT DATE	**06/20/26**
DUE DATE	**06/27/26**
PAY THIS AMOUNT	**2,117.89**

WRITE AMOUNT PAID **$**

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

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH, PA 15253-5233

6426 00000000000000000X0222994 00000211789000000000000002212151 3

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**06/09/2026**
Amount Due	**5,664.38**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day

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

1 0 2 5 2 9 7 1

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

Previous Balance		**5,623.31**
Payment	**5,623.31CR**	
Balance Forward		**0.00**
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 @ 0.04700	**579.00**	
Poles(QTY 332)	**2,218.00**	
FL Gross Receipts Tax	**30.85**	
Total Current Charges		**5,664.38**
Total Due **E.F.T.**		**5,664.38**

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 162	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 06/26/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 06/09/2026

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	**06/26/2026**
TOTAL CHARGES DUE	**5,664.38**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**06/09/2026**
Amount Due	**40.16**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	32182	06/02	32182				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	0
May 2026	29	0
Jun 2025	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		**40.16**
Payment	**40.16CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
FL Gross Receipts Tax	**1.00**	
Total Current Charges		**40.16**
Total Due E.F.T.		**40.16**

1 0 2 5 2 9 7 1

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DO NOT PAY
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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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: 06/09/2026

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	**06/26/2026**
TOTAL CHARGES DUE	**40.16**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**06/09/2026**
Amount Due	**52.23**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	4
May 2026	29	4
Jun 2025	30	4

BILLS ARE DUE WHEN RENDERED
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1 0 2 5 2 9 7 1

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ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	52677	06/02	52786				109

Previous Balance		**52.61**
Payment	**52.61CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 109 KWH @ 0.06090	**6.64**	
Fuel Adjustment 109 KWH @ 0.04700	**5.12**	
FL Gross Receipts Tax	**1.31**	
Total Current Charges		**52.23**
Total Due E.F.T.		**52.23**

DO NOT PAY
Total amount will be electronically transferred on or after 06/26/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 06/09/2026

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	**06/26/2026**
TOTAL CHARGES DUE	**52.23**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**06/09/2026**
Amount Due	**52.45**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	61304	06/02	61415				111

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	4
May 2026	29	4
Jun 2025	30	4

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

Previous Balance		**53.26**
Payment	**53.26CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 111 KWH @ 0.06090	**6.76**	
Fuel Adjustment 111 KWH @ 0.04700	**5.22**	
FL Gross Receipts Tax	**1.31**	
Total Current Charges		**52.45**
Total Due E.F.T.		**52.45**

1 0 2 5 2 9 7 1

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DO NOT PAY
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Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 06/09/2026

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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	**06/26/2026**
TOTAL CHARGES DUE	**52.45**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**06/09/2026**
Amount Due	**318.83**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	70576	06/02	73094				2518

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	27	93
May 2026	29	80
Jun 2025	30	94

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		**290.57**
Payment	**290.57CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 2,518 KWH @ 0.06090	**153.35**	
Fuel Adjustment 2,518 KWH @ 0.04700	**118.35**	
FL Gross Receipts Tax	**7.97**	
Total Current Charges		**318.83**
Total Due E.F.T.		**318.83**

1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 06/26/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 06/09/2026

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	**06/26/2026**
TOTAL CHARGES DUE	**318.83**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**06/09/2026**
Amount Due	**53.23**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	48798	06/02	48916				118

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	4
May 2026	29	4
Jun 2025	30	4

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

Previous Balance		**53.91**
Payment	**53.91CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 118 KWH @ 0.06090	**7.19**	
Fuel Adjustment 118 KWH @ 0.04700	**5.55**	
FL Gross Receipts Tax	**1.33**	
Total Current Charges		**53.23**
Total Due E.F.T.		**53.23**

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DO NOT PAY
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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 06/09/2026

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	**06/26/2026**
TOTAL CHARGES DUE	**53.23**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**06/09/2026**
Amount Due	**1,181.45**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	96270	06/02	6583		23.53	24	10313

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	27	382
May 2026	29	355
Jun 2025	30	228

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	**1,145.03**
Payment	**1,145.03CR**
Balance Forward	**0.00**
Customer Charge	**39.16**
Energy Charge 10,313 KWH @ 0.06090	**628.06**
Fuel Adjustment 10,313 KWH @ 0.04700	**484.71**
FL Gross Receipts Tax	**29.52**
Total Current Charges	**1,181.45**
Total Due E.F.T.	**1,181.45**

1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 06/26/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 06/09/2026

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	**06/26/2026**
TOTAL CHARGES DUE	**1,181.45**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**06/09/2026**
Amount Due	**78.56**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	76588	06/02	76935				347

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	13
May 2026	29	14
Jun 2025	30	13

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

Previous Balance		**82.88**
Payment	**82.88CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 347 KWH @ 0.06090	**21.13**	
Fuel Adjustment 347 KWH @ 0.04700	**16.31**	
FL Gross Receipts Tax	**1.96**	
Total Current Charges		**78.56**
Total Due E.F.T.		**78.56**

1 0 2 5 2 9 7 1

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DO NOT PAY
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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 06/09/2026

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	**06/26/2026**
TOTAL CHARGES DUE	**78.56**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**06/09/2026**
Amount Due	**110.10**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	15120	06/02	15752				632

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	23
May 2026	29	17
Jun 2025	30	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		**94.36**
Payment	**94.36CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 632 KWH @ 0.06090	**38.49**	
Fuel Adjustment 632 KWH @ 0.04700	**29.70**	
FL Gross Receipts Tax	**2.75**	
Total Current Charges		**110.10**
Total Due E.F.T.		**110.10**

1 0 2 5 2 9 7 1

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DO NOT PAY
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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 06/09/2026

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	**06/26/2026**
TOTAL CHARGES DUE	**110.10**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**06/09/2026**
Amount Due	**90.52**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 32028 OLDWOODS AVE
Service Description GATE
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	88089	06/02	88544				455

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	17
May 2026	29	7
Jun 2025	30	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		**62.81**
Payment	**62.81CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 455 KWH @ 0.06090	**27.71**	
Fuel Adjustment 455 KWH @ 0.04700	**21.39**	
FL Gross Receipts Tax	**2.26**	
Total Current Charges		**90.52**
Total Due E.F.T.		**90.52**

1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 06/26/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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: 06/09/2026

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	**06/26/2026**
TOTAL CHARGES DUE	**90.52**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**06/09/2026**
Amount Due	**54.77**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	19284	06/02	19416				132

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	5
May 2026	29	5
Jun 2025	30	6

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

Previous Balance		**55.30**
Payment	**55.30CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 132 KWH @ 0.06090	**8.04**	
Fuel Adjustment 132 KWH @ 0.04700	**6.20**	
FL Gross Receipts Tax	**1.37**	
Total Current Charges		**54.77**
Total Due E.F.T.		**54.77**

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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
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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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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	**06/26/2026**
TOTAL CHARGES DUE	**54.77**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**06/09/2026**
Amount Due	**43.49**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	13896	06/02	13926				30

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	1
May 2026	29	1
Jun 2025	30	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		**43.70**
Payment	**43.70CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 30 KWH @ 0.06090	**1.83**	
Fuel Adjustment 30 KWH @ 0.04700	**1.41**	
FL Gross Receipts Tax	**1.09**	
Total Current Charges		**43.49**
Total Due E.F.T.		**43.49**

1 0 2 5 2 9 7 1

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DO NOT PAY
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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	**06/26/2026**
TOTAL CHARGES DUE	**43.49**
DO NOT PAY	

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Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1418229**	Cycle	**06**
Meter Number	74619209		
Customer Number	10252971		
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO		

Bill Date	**06/09/2026**
Amount Due	**64.40**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	26572	06/02	26791				219

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	8
May 2026	29	8
Jun 2025	30	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		**65.07**
Payment	**65.07CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 219 KWH @ 0.06090	**13.34**	
Fuel Adjustment 219 KWH @ 0.04700	**10.29**	
FL Gross Receipts Tax	**1.61**	
Total Current Charges		**64.40**
Total Due E.F.T.		**64.40**

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DO NOT PAY
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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	**06/26/2026**
TOTAL CHARGES DUE	**64.40**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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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	**06/09/2026**
Amount Due	**41.49**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	1538	06/02	1550				12

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	0
May 2026	29	0
Jun 2025	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		**41.46**
Payment	**41.46CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 12 KWH @ 0.06090	**0.73**	
Fuel Adjustment 12 KWH @ 0.04700	**0.56**	
FL Gross Receipts Tax	**1.04**	
Total Current Charges		**41.49**
Total Due E.F.T.		**41.49**

1 0 2 5 2 9 7 1

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DO NOT PAY
Total amount will be electronically transferred on or after 06/26/2026.

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P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 06/09/2026

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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	**06/26/2026**
TOTAL CHARGES DUE	**41.49**
DO NOT PAY	

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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	**06/09/2026**
Amount Due	**41.83**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31041 KELMIN TER
Service Description KIOSK
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	1
May 2026	29	1
Aug 2023	29	0

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

1 0 2 5 2 9 7 1

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ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	1414	06/02	1429				15

Previous Balance		**42.10**
Payment	**42.10CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 15 KWH @ 0.06090	**0.91**	
Fuel Adjustment 15 KWH @ 0.04700	**0.71**	
FL Gross Receipts Tax	**1.05**	
Total Current Charges		**41.83**
Total Due E.F.T.		**41.83**

DO NOT PAY
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District: OP06

1418231 **OP06**
MEADOW POINTE IV CDD
HILDA SERRATO
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	**06/26/2026**
TOTAL CHARGES DUE	**41.83**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**06/09/2026**
Amount Due	**258.64**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day

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

1 0 2 5 2 9 7 1

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Previous Balance		**257.94**
Payment	**257.94CR**	
Balance Forward		**0.00**
Light Energy Charge	**2.31**	
Light Support Charge	**4.95**	
Light Maintenance Charge	**54.89**	
Light Fixture Charge	**67.98**	
Light Fuel Adj 209 KWH @ 0.04700	**9.82**	
Poles(QTY 11)	**118.25**	
FL Gross Receipts Tax	**0.44**	
Total Current Charges		**258.64**
Total Due E.F.T.		**258.64**

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

DO NOT PAY
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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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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	**06/26/2026**
TOTAL CHARGES DUE	**258.64**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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	**06/09/2026**
Amount Due	**61.63**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	10979	06/02	11173				194

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	7
May 2026	29	7
Jun 2025	30	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		**62.71**
Payment	**62.71CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 194 KWH @ 0.06090	**11.81**	
Fuel Adjustment 194 KWH @ 0.04700	**9.12**	
FL Gross Receipts Tax	**1.54**	
Total Current Charges		**61.63**
Total Due E.F.T.		**61.63**

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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	**06/26/2026**
TOTAL CHARGES DUE	**61.63**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
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Account Number	**2386197** Cycle **06**
Meter Number	75711772
Customer Number	10252971
Customer Name	MEADOW POINTE IV CDD HILDA SERRATO

Bill Date	**06/09/2026**
Amount Due	**44.43**
Current Charges Due	**07/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31361 DRISCOLL DR
Service Description MAIL KIOSK LIGHTING
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	1178	06/02	1187				9

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	0
May 2026	29	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.

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Previous Balance		**44.62**
Payment	**44.62CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 9 KWH @ 0.06090	**0.55**	
Fuel Adjustment 9 KWH @ 0.04700	**0.42**	
FL Gross Receipts Tax	**1.03**	
State Tax	**2.86**	
Pasco County Tax	**0.41**	
Total Current Charges		**44.43**
Total Due **E.F.T.**		**44.43**

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Bill Date: 06/09/2026

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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	**06/26/2026**
TOTAL CHARGES DUE	**44.43**
DO NOT PAY	

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