



Rizzetta & Company

Meadow Pointe III Community Development District

Board of Supervisors' Regular Meeting August 20, 2025

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1001**

www.meadowpointe3cdd.org

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

| | | |
|--------------------------------------|--|--|
| District Board of Supervisors | Paul Carlucci Michael Hall John Johnson Glen Aleo Michael Torres | Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary |
| District Manager | Daryl Adams | Rizzetta & Company, Inc. |
| District Attorney | Cari Allen Webster | Straley, Robin, & Vericker |
| District Engineer | Tonja Stewart | Stantec Consulting |

All Cellular phones and pagers must be turned off while in the clubhouse.

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) 533-2950. 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 III COMMUNITY DEVELOPMENT DISTRICT

District Office - Wesley Chapel, Florida 33544 - 813-994-1001
Mailing Address – 3434 Colwell Ave, Suite 200, Tampa, Florida 33614
meadowpointe3CDD.org

**Board of Supervisors
Meadow Pointe III
Development District**

August 5, 2025

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **Wednesday, August 20, 2025, at 6:30 p.m.**, to be held at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2025-2026 Final Budget
 1. Consideration of Resolution 2025-09 Adopting
Fiscal Year 2025-2026 Final Budget..... Tab 1
 - B. Public Hearing on Fiscal Year 2025-2026 Assessments
 1. Consideration of Resolution 2025-10; Levying O&M
Assessments for Fiscal Year 2025-2026 Tab 2
 - C. Consideration of Resolution 2025-11; Setting the
Meeting Schedule for Fiscal Year 2025-2026..... Tab 3
 - D. Consideration of 2025-2026 Goals & Objectives Report and Recap of
2024-2025 Goals and Objectives Tab 4
 - E. Consideration of LLS Tax Solutions Inc. Engagement Letter..... Tab 5
 - F. Ratification of 2024 Final Financial Audit..... Tab 6
 - G. Consideration of Planting Proposal for Ponds Tab 7
- 5. STAFF REPORTS**
 - A. Community Deputy Update
 - B. District Engineer
 1. Update on Erosion Tab 8
 2. Update on Street Light Project
 - C. Aquatics Maintenance
 1. Presentation of Waterway Inspection Report Tab 9
 - D. Landscape Maintenance
 1. Presentation of OLM Inspection Report (under separate cover)
 - E. Yellowstone Inspection Report
 1. Presentation of Yellowstone Inspection Report (under separate cover)
 - F. Amenity Management
 1. Presentation of Amenities Report..... Tab 10
 - G. District Counsel
 1. Update Regarding Cell Tower
 - H. District Manager
 1. Review of the District Manager's Report & Monthly Financials..... Tab 11
 2. Presentation of Website Compliance Audit Tab 12

6. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors Regular
Meeting held on July 16, 2025..... Tab 13
- B. Consideration of Operations & Maintenance
Expenditures for June 2025.....Tab 14

7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

8. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact me at (813) 994-1001, darryla@rizzetta.com,

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Meadow Pointe III 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 2024-2025 and/or revised projections for fiscal year 2025-2026.
- 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 III Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026”.

- 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, 2025, and ending September 30, 2026, 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 | \$ _____ |
| 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 20, 2025.

Attested By:

**Meadow Pointe III
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2025-2026 Adopted Budget

| Proposed Budget Meadow Pointe III Community Development District General Fund Fiscal Year 2025/2026 | | | | | | | Prior Actuals | | Comments |
|--|---|--------------------------------------|--------------------------------|---|-------------------------|---|-----------------|-----------------|--|
| Chart of Accounts Classification | Actual YTD through 06/30/25 | Projected Annual Totals 2024/2025 | Annual Budget for 2024/2025 | Projected Budget variance for 2024/2025 | Budget for 2025/2026 | Budget Increase (Decrease) vs 2025/2026 | Actual FY 22/23 | Actual FY 23/24 | |
| 1 | | | | | | | | | |
| 2 | ASSESSMENT REVENUES | | | | | | | | |
| 3 | | | | | | | | | |
| 4 | Special Assessments | | | | | | | | |
| 5 | Tax Roll* | \$ 2,147,336 | \$ 2,147,336 | \$ 2,124,406 | \$ 22,930 | \$ 2,211,761 | \$ 1,912,183.00 | \$ 1,960,321.00 | |
| 6 | | | | | | | | | |
| 7 | Assessment Revenue Subtotal | \$ 2,147,336 | \$ 2,147,336 | \$ 2,124,406 | \$ 22,930 | \$ 2,211,761 | \$ 1,912,183.00 | \$ 1,960,321.00 | |
| 8 | | | | | | | | | |
| 9 | OTHER REVENUES | | | | | | | | |
| 10 | | | | | | | | | |
| 11 | Interest Earnings | | | | | | | | |
| 12 | Interest Earnings | \$ 29,022 | \$ 38,696 | \$ - | \$ 38,696 | \$ - | \$ 39,159.00 | \$ 63,851.00 | |
| 13 | Other Miscellaneous Revenue | | | | | | | | |
| 14 | Cell Tower Lease | \$ 30,373 | \$ 40,497 | \$ 28,262 | \$ 12,235 | \$ 28,262 | \$ 33,914.00 | \$ 42,537.00 | |
| 15 | Key Fobs | \$ 2,757 | \$ 3,676 | \$ - | \$ 3,676 | \$ - | \$ 4,158.00 | \$ 3,768.00 | |
| 16 | Non-Resident Annual Fees | \$ 4,010 | \$ 5,347 | \$ - | \$ 5,347 | \$ - | \$ 350.00 | \$ 17,523.00 | |
| 17 | Remotes | \$ 4,289 | \$ 5,719 | \$ 2,000 | \$ 3,719 | \$ 2,000 | \$ 6,832.00 | \$ 6,103.00 | |
| 18 | Room Rentals | \$ 4,393 | \$ 5,857 | \$ - | \$ 5,857 | \$ - | \$ 5,899.00 | \$ 4,532.00 | |
| 19 | Vending Machines | \$ - | \$ - | \$ 200 | \$ (200) | \$ 200 | \$ - | \$ - | |
| 20 | | | | | | | | | |
| 21 | Other Revenue Subtotal | \$ 74,844 | \$ 99,792 | \$ 30,462 | \$ 69,330 | \$ 30,462 | \$ 90,312.00 | \$ 138,314.00 | |
| 22 | | | | | | | | | |
| 23 | TOTAL REVENUES | \$ 2,222,180 | \$ 2,247,128 | \$ 2,154,868 | \$ 92,260 | \$ 2,242,223 | \$ 2,002,495.00 | \$ 2,098,635.00 | |
| 24 | *Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification. | | | | | | | | |
| 25 | | | | | | | | | |
| 26 | EXPENDITURES - ADMINISTRATIVE | | | | | | | | |
| 27 | | | | | | | | | |
| 28 | Legislative | | | | | | | | |
| 29 | Supervisor Fees | \$ 10,000 | \$ 13,333 | \$ 13,000 | \$ (333) | \$ 13,000 | \$ 13,000.00 | \$ 12,400.00 | |
| 30 | Financial & Administrative | | | | | | | | |
| 31 | Accounting Services | \$ 16,223 | \$ 21,631 | \$ 21,630 | \$ (1) | \$ 22,495 | \$ 21,630.00 | \$ 21,630.00 | 4% increase |
| 32 | Administrative Services | \$ 4,480 | \$ 5,973 | \$ 5,974 | \$ 1 | \$ 5,974 | \$ 5,974.00 | \$ 5,974.00 | No Increase |
| 33 | Arbitrage Rebate Calculation | \$ 500 | \$ 500 | \$ 1,500 | \$ 1,000 | \$ 1,500 | \$ 500.00 | \$ 500.00 | Per contract. \$500 per bond |
| 34 | Assessment Roll | \$ 5,150 | \$ 5,150 | \$ 5,150 | \$ - | \$ 5,150 | \$ 5,150.00 | \$ 5,150.00 | No Increase |
| 35 | Auditing Services | \$ 3,500 | \$ 4,667 | \$ 3,400 | \$ (1,267) | \$ 3,500 | \$ 3,300.00 | \$ 3,540.00 | Per contract |
| 36 | Bank Fees | \$ 610 | \$ 813 | \$ 830 | \$ 17 | \$ 830 | \$ 772.00 | \$ 691.00 | This line item has changed from Square Account Fees to Bank Fees. |
| 37 | Disclosure Report | \$ 1,500 | \$ 2,000 | \$ 2,000 | \$ - | \$ 2,000 | \$ 2,250.00 | \$ 2,100.00 | Per contract |
| 38 | District Engineer | \$ 16,802 | \$ 22,403 | \$ 20,000 | \$ (2,403) | \$ 22,500 | \$ 16,553.00 | \$ 19,976.00 | |
| 39 | District Management | \$ 25,107 | \$ 33,476 | \$ 33,475 | \$ (1) | \$ 33,475 | \$ 33,475.00 | \$ 33,475.00 | No Increase |
| 40 | Dues, Licenses & Fees | \$ 600 | \$ 800 | \$ 450 | \$ (350) | \$ 450 | \$ 818.00 | \$ 600.00 | |
| 41 | Financial & Revenue Collections | \$ 3,862 | \$ 5,149 | \$ 5,150 | \$ 1 | \$ 5,150 | \$ 5,150.00 | \$ 5,150.00 | No Increase |
| 42 | Legal Advertising | \$ 267 | \$ 356 | \$ 1,000 | \$ 644 | \$ 2,200 | \$ 1,770.00 | \$ 2,111.00 | Based on last year's actuals. |
| 43 | Miscellaneous Mailings | \$ - | \$ - | \$ 1,800 | \$ 1,800 | \$ 2,200 | \$ 1,866.00 | \$ 2,165.00 | Based on last year's actuals. |
| 44 | Public Officials Liability Insurance | \$ 3,877 | \$ 3,877 | \$ 3,985 | \$ 108 | \$ 4,362 | \$ 3,500.00 | \$ 3,623.00 | EGIS estimated number |
| 45 | Tax Collector /Property Appraiser Fees | \$ 2,552 | \$ 2,552 | \$ 150 | \$ (2,402) | \$ 2,100 | \$ 150.00 | \$ 1,969.00 | Tax Collector/Property Appraiser's Fee |
| 46 | Trustees Fees | \$ 11,152 | \$ 11,152 | \$ 11,000 | \$ (152) | \$ 11,000 | \$ 10,021.00 | \$ 12,014.00 | |
| 47 | Website Hosting, Maintenance, Backup (and Email) | \$ 2,438 | \$ 3,251 | \$ 2,738 | \$ (513) | \$ 4,058 | \$ 8,141.00 | \$ 2,738.00 | Per contract |
| 48 | Legal Counsel | | | | | | | | |
| 49 | District Counsel | \$ 31,633 | \$ 42,177 | \$ 28,000 | \$ (14,177) | \$ 28,000 | \$ 30,451.00 | \$ 27,867.00 | No Increase |
| 50 | | | | | | | | | |
| 51 | Administrative Subtotal | \$ 140,253 | \$ 179,260 | \$ 161,232 | \$ (18,028) | \$ 169,944 | \$ 164,471.00 | \$ 163,673.00 | |
| 52 | | | | | | | | | |
| 53 | EXPENDITURES - FIELD OPERATIONS | | | | | | | | |
| 54 | | | | | | | | | |
| 55 | Law Enforcement | | | | | | | | |
| 56 | Deputy | \$ 107,356 | \$ 143,141 | \$ 143,141 | \$ 0 | \$ 157,456 | \$ 119,565.00 | \$ 133,424.00 | Projected 10% increase |
| 57 | Electric Utility Services | | | | | | | | |
| 58 | Street Lights | \$ 99,661 | \$ 132,881 | \$ 138,000 | \$ 5,119 | \$ 138,000 | \$ 118,950.00 | \$ 142,761.00 | The March bill was \$9,390, which is \$112,679 per year. |
| 59 | Utility Services | \$ 23,979 | \$ 31,972 | \$ 34,850 | \$ 2,878 | \$ 34,850 | \$ 31,812.00 | \$ 33,577.00 | The March bill was \$1,990.49, which is \$23,886 per year. |
| 60 | Garbage/Solid Waste Control Services | | | | | | | | |
| 61 | Garbage - Recreation Facility | \$ 1,989 | \$ 2,652 | \$ 2,178 | \$ (474) | \$ 2,700 | \$ 1,426.00 | \$ 1,978.00 | February bill was \$222.58 and March was \$221.96 which the avg for the year is \$2,668. |
| 62 | Garbage - Residential | \$ 193,808 | \$ 258,411 | \$ 290,712 | \$ 32,302 | \$ 305,378 | \$ 301,779.00 | \$ 306,271.00 | The contract is \$16.45 per month per home, which the District has 1,547 homes. |
| 63 | Solid Waste Assessment | \$ 1,538 | \$ 1,538 | \$ 1,500 | \$ (38) | \$ 1,638 | \$ 1,337.00 | \$ 1,438.00 | Based on a trend of \$100 additional every year. |
| 64 | Water-Sewer Combination Services | | | | | | | | |
| 65 | Utility Services - Recreation Facility | \$ 15,281 | \$ 20,375 | \$ 12,700 | \$ (7,675) | \$ 19,200 | \$ 8,657.00 | \$ 16,091.00 | February bill was \$1,544, March's bill was \$2,024, and April's bill was \$1,600. April's bill times 12 is \$19,200 for the year. |

| Proposed Budget Meadow Pointe III Community Development District General Fund Fiscal Year 2025/2026 | | | | | | | | Prior Actuals | | Comments |
|--|--|--------------------------------|--------------------------------------|--------------------------------|---|-------------------------|---|-----------------|-----------------|--|
| Chart of Accounts Classification | | Actual YTD through 06/30/25 | Projected Annual Totals 2024/2025 | Annual Budget for 2024/2025 | Projected Budget variance for 2024/2025 | Budget for 2025/2026 | Budget Increase (Decrease) vs 2025/2026 | Actual FY 22/23 | Actual FY 23/24 | |
| 66 | Stormwater Control | | | | | | | | | |
| 67 | Aquatic Maintenance | \$ 55,254 | \$ 73,672 | \$ 66,534 | \$ (7,138) | \$ 74,885 | \$ 8,351 | \$ 69,729.00 | \$ 71,821.00 | Increase in contract which is \$6,240.38 per month |
| 68 | Aquatic Plant Replacement | \$ - | \$ - | \$ 3,750 | \$ 3,750 | \$ 3,750 | \$ - | \$ 9,520.00 | \$ 9,640.00 | |
| 69 | Mitigation Area Monitoring & Maintenance | \$ - | \$ - | \$ 3,600 | \$ 3,600 | \$ 3,600 | \$ - | \$ - | \$ 6,149.00 | |
| 70 | Stormwater Assessment | \$ 2,178 | \$ 2,178 | \$ 4,012 | \$ 1,834 | \$ 4,012 | \$ - | \$ 3,990.00 | \$ 2,300.00 | |
| 71 | Stormwater System Maintenance | \$ 1,584 | \$ 2,112 | \$ 7,000 | \$ 4,888 | \$ 7,000 | \$ - | \$ - | \$ - | |
| 72 | Other Physical Environment | | | | | | | | | |
| 73 | Entry & Walls Maintenance | \$ 20,691 | \$ 27,588 | \$ 5,000 | \$ (22,588) | \$ 5,000 | \$ - | \$ 3,235.00 | \$ - | Hurricane fence repair for \$13,375. |
| 74 | General Liability Insurance | \$ 6,884 | \$ 6,884 | \$ 8,513 | \$ 1,629 | \$ 8,197 | \$ (316) | \$ 6,216.00 | \$ 6,434.00 | EGIS estimated number. GL& AL (\$8,197) |
| 75 | Holiday Decorations | \$ 8,500 | \$ 11,333 | \$ 21,000 | \$ 9,667 | \$ 21,000 | \$ - | \$ 17,919.00 | \$ 20,144.00 | |
| 76 | Irrigation Maintenance & Repair | \$ 37,421 | \$ 49,895 | \$ 17,500 | \$ (32,395) | \$ 25,000 | \$ 7,500 | \$ 1,880.00 | \$ 51,025.00 | The average of the last two years plus the trend is \$24,529. |
| 77 | Landscape - Annuals | \$ 3,221 | \$ 4,295 | \$ 18,000 | \$ 13,705 | \$ 18,000 | \$ - | \$ 19,733.00 | \$ 6,443.00 | The increasing cost of flowers. \$4500 for the annuals. \$4500*4=\$18,000 |
| 78 | Landscape - Miscellaneous Expense | \$ 2,869 | \$ 3,825 | \$ 8,835 | \$ 5,010 | \$ 8,835 | \$ - | \$ 14,963.00 | \$ 182.00 | \$2824.50 for annual monitoring of conservation easement. |
| 79 | Landscape - Mulch | \$ 49,317 | \$ 65,756 | \$ 31,500 | \$ (34,256) | \$ 45,000 | \$ 13,500 | \$ 31,500.00 | \$ 38,399.00 | Board's Direction |
| 80 | Landscape - Pest Control | \$ - | \$ - | \$ 2,000 | \$ 2,000 | \$ 2,000 | \$ - | \$ - | \$ - | |
| 81 | Landscape Inspection Services | \$ 6,750 | \$ 9,000 | \$ 9,000 | \$ - | \$ 9,000 | \$ - | \$ 11,500.00 | \$ 9,000.00 | Per Contract. |
| 82 | Landscape Maintenance | \$ 217,484 | \$ 289,979 | \$ 329,712 | \$ 39,733 | \$ 329,712 | \$ - | \$ 302,310.00 | \$ 290,883.00 | Per Contract. 3rd year which is 322,712 plus the addendum of \$6,996. |
| 83 | Landscape Replacement Plants, Shrubs, Trees | \$ 3,263 | \$ 4,351 | \$ 30,000 | \$ 25,649 | \$ 30,000 | \$ - | \$ 52,101.00 | \$ 15,209.00 | |
| 84 | Lift Station Maintenance | \$ 864 | \$ 1,152 | \$ 4,050 | \$ 2,898 | \$ 4,050 | \$ - | \$ 3,127.00 | \$ 7,327.00 | The normal bill is \$90 per month. The avg the last two years plus the trend with the one repair is \$3,862. |
| 85 | Property Insurance | \$ 18,132 | \$ 18,132 | \$ 18,803 | \$ 671 | \$ 19,148 | \$ 345 | \$ 11,033.00 | \$ 16,998.00 | EGIS estimated number. |
| 86 | Street Light Deposit Bond | \$ 566 | \$ 755 | \$ 760 | \$ 5 | \$ 760 | \$ - | \$ 566.00 | \$ 566.00 | |
| 87 | Tree Trimming Services | \$ 5,400 | \$ 7,200 | \$ 16,000 | \$ 8,800 | \$ 16,000 | \$ - | \$ 23,154.00 | \$ 5,980.00 | |
| 88 | Well Maintenance | \$ 235 | \$ 313 | \$ 3,000 | \$ 2,687 | \$ 3,000 | \$ - | \$ - | \$ 700.00 | Spent \$0 in 2021 and \$3,934 in 2020 |
| 89 | Road & Street Facilities | | | | | | | | | |
| 90 | Gate Maintenance | \$ 27,018 | \$ 36,024 | \$ 45,000 | \$ 8,976 | \$ 45,500 | \$ 500 | \$ 41,647.00 | \$ 71,095.00 | 2020-\$32,330, 2021-\$34,861-The last two years avg plus the trend is \$45,453.67. |
| 91 | Gate Phone | \$ 10,368 | \$ 13,824 | \$ 18,800 | \$ 4,976 | \$ 18,000 | \$ (800) | \$ 10,202.00 | \$ 28,014.00 | 2021-\$15,243. The average of the last two years with the trend is \$17,405. |
| 92 | Parking Lot Repair & Maintenance | \$ 450 | \$ 600 | \$ 2,500 | \$ 1,900 | \$ 2,500 | \$ - | \$ - | \$ - | |
| 93 | Roadway Repair & Maintenance | \$ - | \$ - | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - | \$ 2,000.00 | \$ - | |
| 94 | Sidewalk Repair & Maintenance | \$ 17,350 | \$ 23,133 | \$ 11,500 | \$ (11,633) | \$ 11,500 | \$ - | \$ 2,500.00 | \$ 11,800.00 | The average of the last two years with the trend is \$7,333. |
| 95 | Street Sign Repair & Replacement | \$ 10,428 | \$ 13,904 | \$ 4,000 | \$ (9,904) | \$ 6,000 | \$ 2,000 | \$ 5,695.00 | \$ 3,850.00 | Board's Direction |
| 96 | Parks & Recreation | | | | | | | | | |
| 97 | Clubhouse Internet, Cable & Phone | \$ 1,107 | \$ 1,476 | \$ 575 | \$ (901) | \$ 575 | \$ - | \$ 572.00 | \$ 578.00 | Adding WiFi Access Pointe of the Pool was \$849. |
| 98 | Clubhouse repairs/Maintenance | \$ 18,180 | \$ 24,240 | \$ 12,000 | \$ (12,240) | \$ 19,217 | \$ 7,217 | \$ 6,007.00 | \$ 30,994.00 | The average of the last two years plus the trend is \$19,217. |
| 99 | Computer Support, Maintenance & Repair | \$ 1,232 | \$ 1,643 | \$ 1,000 | \$ (643) | \$ 1,300 | \$ 300 | \$ 938.00 | \$ 447.00 | The average of the last two years plus the trend is \$1,284. |
| 100 | Dog Waste Station Supplies | \$ 240 | \$ 320 | \$ 1,900 | \$ 1,580 | \$ 1,900 | \$ - | \$ - | \$ 850.00 | |
| 101 | Employee reimbursement - cellphone stipend & mileage | \$ 1,032 | \$ 1,376 | \$ 2,000 | \$ 624 | \$ 2,000 | \$ - | \$ 1,024.00 | \$ 582.00 | |
| 102 | Facility A/C & Heating Maintenance & Repair | \$ 977 | \$ 1,303 | \$ 1,000 | \$ (303) | \$ 1,400 | \$ 400 | \$ 772.00 | \$ 1,779.00 | The average of the last two years plus the trend is \$1,372. |
| 103 | Fitness Equipment Maintenance & Repairs | \$ 824 | \$ 1,099 | \$ 10,000 | \$ 8,901 | \$ 10,000 | \$ - | \$ 380.00 | \$ 335.00 | |
| 104 | Management Contract | \$ 290,636 | \$ 387,515 | \$ 443,171 | \$ 55,656 | \$ 456,277 | \$ 13,106 | \$ 348,299.00 | \$ 371,315.00 | Board's Direction |
| 105 | Operating Supplies | \$ 1,986 | \$ 2,648 | \$ 22,500 | \$ 19,852 | \$ 17,500 | \$ (5,000) | \$ 24,483.00 | \$ 9,420.00 | Board's Direction |
| 106 | Pest Control | \$ 990 | \$ 1,320 | \$ 750 | \$ (570) | \$ 1,150 | \$ 400 | \$ 720.00 | \$ 965.00 | The average of the last two years plus the trend is \$1,102. |
| 107 | Playground Equipment and Maintenance | \$ 2,275 | \$ 3,033 | \$ 3,400 | \$ 367 | \$ 3,400 | \$ - | \$ 5,500.00 | \$ - | The average of the last two years plus the trend is \$3,350. |
| 108 | Pool Repairs | \$ 39,954 | \$ 53,272 | \$ 40,650 | \$ (12,622) | \$ 40,650 | \$ - | \$ 1,162.00 | \$ 45,287.00 | This is a new contract and it's 3,385 per month which is \$40,620. |
| 109 | Pool/Water Park/Fountain Maintenance | \$ 1,281 | \$ 1,708 | \$ 24,000 | \$ 22,292 | \$ 24,000 | \$ - | \$ 26,008.00 | \$ 7,024.00 | |
| 110 | Security System Monitoring & Maintenance | \$ 2,404 | \$ 3,205 | \$ 13,000 | \$ 9,795 | \$ 8,000 | \$ (5,000) | \$ 5,472.00 | \$ 4,926.00 | |
| 111 | Tennis/Athletic/Park Court/Field Repairs | \$ 46 | \$ 61 | \$ 5,000 | \$ 4,939 | \$ 5,000 | \$ - | \$ 11,387.00 | \$ 2,736.00 | |
| 112 | Vehicle Maintenance | \$ 2,928 | \$ 3,904 | \$ 3,650 | \$ (254) | \$ 3,650 | \$ - | \$ 3,756.00 | \$ 3,346.00 | |
| 113 | Special Events | | | | | | | | | |
| 114 | Special Events | \$ 21,872 | \$ 29,163 | \$ 22,500 | \$ (6,663) | \$ 22,500 | \$ - | \$ 10,978.00 | \$ 13,079.00 | Christmas Event |
| 115 | Contingency | | | | | | | | | |
| 116 | Capital Outlay | \$ 15,150 | \$ 20,200 | \$ 68,089 | \$ 47,889 | \$ 68,089 | \$ - | \$ 5,524.00 | \$ 5,899.00 | |
| 117 | | | | | | | | | | |
| 118 | Field Operations Subtotal | \$ 1,352,953 | \$ 1,794,360 | \$ 1,993,636 | \$ 199,276 | \$ 2,072,279 | \$ 78,643 | \$ 1,681,028 | \$ 1,809,061 | |
| 119 | | | | | | | | | | |
| 120 | TOTAL EXPENDITURES | \$ 1,493,205 | \$ 1,973,620 | \$ 2,154,868 | \$ 181,248 | \$ 2,242,223 | \$ 87,355 | \$ 1,845,499 | \$ 1,972,734 | |
| 121 | | | | | | | | | | |
| 122 | EXCESS OF REVENUES OVER EXPENDITURES | \$ 728,975 | \$ 273,508 | \$ - | \$ 273,508 | \$ - | \$ - | \$ 156,996 | \$ 125,901 | |

Proposed Budget

Meadow Pointe III Community Development District

Reserve Fund

Fiscal Year 2025/2026

Comments

| Chart of Accounts Classification | | Actual YTD through 06/30/25 | Projected Annual Totals 2024/2025 | Annual Budget for 2024/2025 | Projected Budget variance for 2024/2025 | Budget for 2025/2026 | Budget Increase (Decrease) vs 2025/2026 |
|----------------------------------|---|--------------------------------|--------------------------------------|--------------------------------|---|----------------------|---|
| 1 | | | | | | | |
| 2 | ASSESSMENT REVENUES | | | | | | |
| 3 | | | | | | | |
| 4 | Special Assessments | | | | | | |
| 5 | Tax Roll* | \$ 480,970 | \$ 480,970 | \$ 480,973 | \$ (3) | \$ 580,973 | \$ 100,000 |
| 6 | | | | | | | |
| 7 | Assessment Revenue Subtotal | \$ 480,970 | \$ 480,970 | \$ 480,973 | \$ (3) | \$ 580,973 | \$ 100,000 |
| 8 | | | | | | | |
| 9 | OTHER REVENUES | | | | | | |
| 10 | | | | | | | |
| 11 | Interest Earnings | | | | | | |
| 12 | Interest Earnings | \$ 54,799 | \$ 73,065 | \$ - | \$ 73,065 | \$ - | \$ - |
| 13 | | | | | | | |
| 14 | Other Revenue Subtotal | \$ 54,799 | \$ 73,065 | \$ - | \$ 73,065 | \$ - | \$ - |
| 15 | | | | | | | |
| 16 | TOTAL REVENUES | \$ 535,769 | \$ 554,035 | \$ 480,973 | \$ 73,062 | \$ 580,973 | \$ 100,000 |
| 17 | *Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification. | | | | | | |
| 18 | | | | | | | |
| 19 | EXPENDITURES | | | | | | |
| 20 | | | | | | | |
| 21 | Contingency | | | | | | |
| 22 | Capital Reserves - Asset Replacement | \$ 105,174 | \$ 140,232 | \$ 363,412 | \$ 223,180 | \$ 463,412 | \$ 100,000 |
| 23 | Capital Reserves - Road Reserves | \$ - | \$ - | \$ 117,561 | \$ 117,561 | \$ 117,561 | \$ - |
| 24 | | | | | | | |
| 25 | TOTAL EXPENDITURES | \$ 105,174 | \$ 140,232 | \$ 480,973 | \$ 340,741 | \$ 580,973 | \$ 100,000 |
| 26 | | | | | | | |
| 27 | EXCESS OF REVENUES OVER EXPENDITURES | \$ 430,595 | \$ 413,803 | \$ - | \$ 413,803 | \$ - | \$ - |
| 28 | | | | | | | |

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

INTERNAL ROAD RESERVES

FISCAL YEAR 2025/2026

| Lot Size/Neighborhood | Number of Lots | Estimated Total Costs | Annual Per Lot (NET) | Annual Per Lot (GROSS) | Annual Per Neighborhood (GROSS - Same level as 2011) | Annual Per Lot (GROSS - Same level as 2011) | Per Month (GROSS) |
|--|----------------|-----------------------|----------------------|------------------------|--|---|-------------------|
| 50' & 60' Wrencrest/Rensselaer | 475 | \$281,671.80 | \$39.53 | \$41.00 | \$30,101.40 | \$63.37 | \$3.42 |
| 1C1, 1C2 - Villa Whitlock | 222 | \$90,141.60 | \$27.07 | \$30.00 | \$11,626.44 | \$52.37 | \$2.50 |
| TT - 50' Ammanford | 69 | \$31,953.90 | \$30.87 | \$34.00 | \$3,889.62 | \$56.37 | \$2.83 |
| VV - 65' Broughton | 43 | \$35,466.00 | \$54.99 | \$59.00 | \$3,498.97 | \$81.37 | \$4.92 |
| SS - 60' Alchester | 82 | \$40,986.00 | \$33.32 | \$36.00 | \$4,786.45 | \$58.37 | \$3.00 |
| PP/QQ - Villa Larkenheath | 209 | \$73,091.70 | \$23.31 | \$24.00 | \$9,691.62 | \$46.37 | \$2.00 |
| EE - 50' Heatherstone | 121 | \$68,848.20 | \$37.93 | \$40.00 | \$7,546.94 | \$62.37 | \$3.33 |
| FF/OO - 80' Beaconsfield | 133 | \$100,050.00 | \$50.15 | \$54.00 | \$10,157.39 | \$76.37 | \$4.50 |
| UU - Townhomes Hillhurst Crossing | 105 | \$119,110.79 | \$75.63 | \$80.45 | \$10,796.57 | \$102.82 | \$6.70 |
| CC - Townhomes Claridge Place | 136 | \$120,024.01 | \$58.84 | \$62.00 | \$11,474.51 | \$84.37 | \$5.17 |
| DD - 60' / Y - 65' Sheringham/Nesslewood | 193 | \$238,742.30 | \$82.47 | \$89.00 | \$21,494.67 | \$111.37 | \$7.42 |
| Total | 1788 | | | GROSS TOTAL | \$125,065 | | |
| | | | | NET TOTAL | \$117,561 | | |

Costs based on 3% inflation and compounded for 15 years.
Based on 1" overlay with no curb or base repair.
Total price is prorated over a 15 year period.

Meadow Pointe III Community Development District

Debt Service

Fiscal Year 2025/2026

| Chart of Accounts Classification | Series 2013 | Series 2015A | Series 2021 | Budget for 2025/2026 |
|---|---------------------|---------------------|---------------------|----------------------|
| REVENUES | | | | |
| Special Assessments | | | | |
| Net Special Assessments ⁽¹⁾ | \$363,934.62 | \$223,525.17 | \$297,409.96 | \$884,869.75 |
| TOTAL REVENUES | \$363,934.62 | \$223,525.17 | \$297,409.96 | \$884,869.75 |
| EXPENDITURES | | | | |
| Administrative | | | | |
| Debt Service Obligation | \$363,934.62 | \$223,525.17 | \$297,409.96 | \$884,869.75 |
| Administrative Subtotal | \$363,934.62 | \$223,525.17 | \$297,409.96 | \$884,869.75 |
| TOTAL EXPENDITURES | \$363,934.62 | \$223,525.17 | \$297,409.96 | \$884,869.75 |
| EXCESS OF REVENUES OVER EXPENDITURES | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

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

6.0%

GROSS ASSESSMENTS

\$941,148.59

Notes:

Tax Roll County Collection Costs and Early Payment Discount is 6% of Tax Roll. Budgeted net tax roll assessment. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

| MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT | | | | | |
|--|---------------------------|---------------------------------------|------------|--------------------------------------|---------------------|
| FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE | | | | | |
| 2025/2026 O&M & Road Reserve Budget: | | \$2,792,733.70 | | 2024/2025 O&M & Road Reserve Budget: | \$2,605,378.58 |
| Collection Costs: | 2% | \$59,419.87 | | 2025/2026 O&M & Road Reserve Budget: | \$2,792,733.70 |
| Early Payment Discounts: | 4% | \$118,839.73 | | | |
| 2025/2026 Total: | | <u>\$2,970,993.30</u> | | Total Difference: | <u>\$187,355.12</u> |
| | | | | | |
| Lot Size | Assessment Breakdown | Per Unit Annual Assessment Comparison | | Proposed Increase / Decrease | |
| | | 2024/2025 | 2025/2026 | \$ | % |
| Series 2013 | | | | | |
| Villa - Larkenheath | Series 2013 Debt Service | \$267.12 | \$267.12 | \$0.00 | 0.00% |
| | Road Service | \$46.37 | \$46.37 | (\$0.00) | 0.00% |
| | Operations/Maintenance | \$1,480.21 | \$1,591.68 | \$111.47 | 7.53% |
| | Total | \$1,793.70 | \$1,905.17 | \$111.47 | 6.21% |
| SF 50' - Heatherstone | Series 2013 Debt Service | \$533.44 | \$533.44 | \$0.00 | 0.00% |
| | Road Service | \$62.37 | \$62.37 | (\$0.00) | 0.00% |
| | Operations/Maintenance | \$1,480.21 | \$1,591.68 | \$111.47 | 7.53% |
| | Total | \$2,076.02 | \$2,187.49 | \$111.47 | 5.37% |
| SF 50' - Wrencrest | Series 2013 Debt Service | \$533.44 | \$533.44 | \$0.00 | 0.00% |
| | Road Service | \$63.37 | \$63.37 | (\$0.00) | 0.00% |
| | Operations/Maintenance | \$1,480.21 | \$1,591.68 | \$111.47 | 7.53% |
| | Total | \$2,077.02 | \$2,188.49 | \$111.47 | 5.37% |
| SF 60' - Wrencrest | Series 2013 Debt Service | \$640.29 | \$640.29 | \$0.00 | 0.00% |
| | Road Service | \$63.37 | \$63.37 | (\$0.00) | 0.00% |
| | Operations/Maintenance | \$1,480.21 | \$1,591.68 | \$111.47 | 7.53% |
| | Total | \$2,183.87 | \$2,295.34 | \$111.47 | 5.10% |
| SF 65' - Nesslewood | Series 2013 Debt Service | \$693.71 | \$693.71 | \$0.00 | 0.00% |
| | Road Service | \$111.37 | \$111.37 | (\$0.00) | 0.00% |
| | Operations/Maintenance | \$1,480.21 | \$1,591.68 | \$111.47 | 7.53% |
| | Total | \$2,285.29 | \$2,396.76 | \$111.47 | 4.88% |
| SF 65' - Broughton | Series 2013 Debt Service | \$693.71 | \$693.71 | \$0.00 | 0.00% |
| | Road Service | \$81.37 | \$81.37 | (\$0.00) | 0.00% |
| | Operations/Maintenance | \$1,480.21 | \$1,591.68 | \$111.47 | 7.53% |
| | Total | \$2,255.29 | \$2,366.76 | \$111.47 | 4.94% |
| SF 80' - Beaconsfield | Series 2013 Debt Service | \$853.99 | \$853.99 | \$0.00 | 0.00% |
| | Road Service | \$76.37 | \$76.37 | (\$0.00) | 0.00% |
| | Operations/Maintenance | \$1,480.21 | \$1,591.68 | \$111.47 | 7.53% |
| | Total | \$2,410.57 | \$2,522.04 | \$111.47 | 4.62% |
| Series 2015A | | | | | |
| Villa - Whitlock | Series 2015A Debt Service | \$515.83 | \$515.83 | \$0.00 | 0.00% |
| | Road Service | \$52.37 | \$52.37 | (\$0.00) | 0.00% |
| | Operations/Maintenance | \$1,480.21 | \$1,591.68 | \$111.47 | 7.53% |
| | Total | \$2,048.41 | \$2,159.88 | \$111.47 | 5.44% |
| Villa - Larkenheath | Series 2015A Debt Service | \$515.83 | \$515.83 | \$0.00 | 0.00% |
| | Road Service | \$46.37 | \$46.37 | (\$0.00) | 0.00% |
| | Operations/Maintenance | \$1,480.21 | \$1,591.68 | \$111.47 | 7.53% |
| | Total | \$2,042.41 | \$2,153.88 | \$111.47 | 5.46% |
| TH - Claridge Place | Series 2015A Debt Service | \$515.83 | \$515.83 | \$0.00 | 0.00% |
| | Road Service | \$84.37 | \$84.37 | (\$0.00) | 0.00% |
| | Operations/Maintenance | \$1,480.21 | \$1,591.68 | \$111.47 | 7.53% |
| | Total | \$2,080.41 | \$2,191.88 | \$111.47 | 5.36% |
| SF 50' - Wrencrest | Series 2015A Debt Service | \$687.77 | \$687.77 | \$0.00 | 0.00% |
| | Road Service | \$63.37 | \$63.37 | (\$0.00) | 0.00% |
| | Operations/Maintenance | \$1,480.21 | \$1,591.68 | \$111.47 | 7.53% |

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

| | | |
|-----------------------------|------|----------------|
| TOTAL O&M BUDGET | | \$2,675,173.00 |
| COLLECTION COSTS @ | 2.0% | \$56,918.57 |
| EARLY PAYMENT DISCOUNT @ | 4.0% | \$113,837.15 |
| TOTAL O&M ASSESSMENT | | \$2,845,928.72 |
| ANNUAL ROAD RESERVES BUDGET | | \$117,560.70 |

| UNITS ASSESSED | | | | |
|--------------------------------|------|--|---|--|
| LOT SIZE | O&M | SERIES 2013 DEBT SERVICE ⁽¹⁾ | SERIES 2015A DEBT SERVICE ⁽¹⁾ | SERIES 2021 DEBT SERVICE ⁽¹⁾ |
| Series 2013 | | | | |
| <i>Villa - Larkenheath</i> | 146 | 145 | 0 | 0 |
| <i>SF 50' - Heatherstone</i> | 121 | 119 | 0 | 0 |
| <i>SF 50' - Wrencrest</i> | 146 | 146 | 0 | 0 |
| <i>SF 60' - Wrencrest</i> | 13 | 13 | 0 | 0 |
| <i>SF 65' - Nesslewood</i> | 123 | 122 | 0 | 0 |
| <i>SF 65' - Broughton</i> | 2 | 2 | 0 | 0 |
| <i>SF 80' - Beaconsfield</i> | 133 | 132 | 0 | 0 |
| Series 2015A | | | | |
| <i>Villa - Whitlock</i> | 92 | 0 | 92 | 0 |
| <i>Villa - Larkenheath</i> | 63 | 0 | 63 | 0 |
| <i>TH - Claridge Place</i> | 136 | 0 | 136 | 0 |
| <i>SF 50' - Wrencrest</i> | 24 | 0 | 24 | 0 |
| <i>SF 60' - Wrencrest</i> | 16 | 0 | 16 | 0 |
| <i>SF 60' - Nesslewood</i> | 70 | 0 | 70 | 0 |
| Series 2021 | | | | |
| <i>Villa - Whitlock</i> | 130 | 0 | 0 | 128 |
| <i>TH - Hillhurst Crossing</i> | 105 | 0 | 0 | 105 |
| <i>SF 50' - Wrencrest</i> | 152 | 0 | 0 | 152 |
| <i>SF 60' - Alchester</i> | 82 | 0 | 0 | 81 |
| <i>SF 60' - Ammanford</i> | 69 | 0 | 0 | 68 |
| <i>SF 60' - Wrencrest</i> | 124 | 0 | 0 | 123 |
| <i>SF 65' - Broughton</i> | 41 | 0 | 0 | 41 |
| TOTAL | 1788 | 679 | 401 | 698 |

| ALLOCATION OF O&M ASSESSMENT | | | |
|------------------------------|----------------|------------------|---------------------|
| EAU FACTOR | TOTAL EAU's | % TOTAL EAU's | TOTAL O&M BUDGET |
| 1.00 | 146.00 | 8.17% | \$232,385.68 |
| 1.00 | 121.00 | 6.77% | \$192,593.61 |
| 1.00 | 146.00 | 8.17% | \$232,385.68 |
| 1.00 | 13.00 | 0.73% | \$20,691.88 |
| 1.00 | 123.00 | 6.88% | \$195,776.98 |
| 1.00 | 2.00 | 0.11% | \$3,183.37 |
| 1.00 | 133.00 | 7.44% | \$211,693.80 |
| 1.00 | 92.00 | 5.15% | \$146,434.81 |
| 1.00 | 63.00 | 3.52% | \$100,276.01 |
| 1.00 | 136.00 | 7.61% | \$216,468.85 |
| 1.00 | 24.00 | 1.34% | \$38,200.39 |
| 1.00 | 16.00 | 0.89% | \$25,466.92 |
| 1.00 | 70.00 | 3.91% | \$111,417.79 |
| 1.00 | 130.00 | 7.27% | \$206,918.76 |
| 1.00 | 105.00 | 5.87% | \$167,126.69 |
| 1.00 | 152.00 | 8.50% | \$241,935.78 |
| 1.00 | 82.00 | 4.59% | \$130,517.98 |
| 1.00 | 69.00 | 3.86% | \$109,826.11 |
| 1.00 | 124.00 | 6.94% | \$197,368.66 |
| 1.00 | 41.00 | 2.29% | \$65,258.99 |
| | 1788.00 | 100.00% | \$2,845,928.72 |

| PER LOT ANNUAL ASSESSMENT | | | | | |
|---------------------------|------------------|--|---|--|----------------------|
| O&M ⁽²⁾ | ROAD RESERVES | SERIES 2013 DEBT SERVICE ⁽³⁾ | SERIES 2015A DEBT SERVICE ⁽³⁾ | SERIES 2021 DEBT SERVICE ⁽³⁾ | TOTAL ⁽⁴⁾ |
| \$1,591.68 | \$46.37 | \$267.12 | \$0.00 | \$0.00 | \$1,905.17 |
| \$1,591.68 | \$62.37 | \$533.44 | \$0.00 | \$0.00 | \$2,187.49 |
| \$1,591.68 | \$63.37 | \$533.44 | \$0.00 | \$0.00 | \$2,188.49 |
| \$1,591.68 | \$63.37 | \$640.29 | \$0.00 | \$0.00 | \$2,295.34 |
| \$1,591.68 | \$111.37 | \$693.71 | \$0.00 | \$0.00 | \$2,396.76 |
| \$1,591.68 | \$81.37 | \$693.71 | \$0.00 | \$0.00 | \$2,366.76 |
| \$1,591.68 | \$76.37 | \$853.99 | \$0.00 | \$0.00 | \$2,522.04 |
| \$1,591.68 | \$52.37 | \$0.00 | \$515.83 | \$0.00 | \$2,159.88 |
| \$1,591.68 | \$46.37 | \$0.00 | \$515.83 | \$0.00 | \$2,153.88 |
| \$1,591.68 | \$84.37 | \$0.00 | \$515.83 | \$0.00 | \$2,191.88 |
| \$1,591.68 | \$63.37 | \$0.00 | \$687.77 | \$0.00 | \$2,342.82 |
| \$1,591.68 | \$63.37 | \$0.00 | \$825.32 | \$0.00 | \$2,480.37 |
| \$1,591.68 | \$111.37 | \$0.00 | \$825.32 | \$0.00 | \$2,528.37 |
| \$1,591.68 | \$52.37 | \$0.00 | \$0.00 | \$235.99 | \$1,880.04 |
| \$1,591.68 | \$102.82 | \$0.00 | \$0.00 | \$353.99 | \$2,048.49 |
| \$1,591.68 | \$63.37 | \$0.00 | \$0.00 | \$471.98 | \$2,127.03 |
| \$1,591.68 | \$58.37 | \$0.00 | \$0.00 | \$566.38 | \$2,216.43 |
| \$1,591.68 | \$56.37 | \$0.00 | \$0.00 | \$566.38 | \$2,214.43 |
| \$1,591.68 | \$63.37 | \$0.00 | \$0.00 | \$566.38 | \$2,221.43 |
| \$1,591.68 | \$81.37 | \$0.00 | \$0.00 | \$566.38 | \$2,239.43 |

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

(\$170,755.72)

Net Revenue to be Collected

\$2,675,173.00

⁽¹⁾ Reflects the number of total lots with Series 2013, Series 2015A and Series 2021 debt outstanding.

⁽²⁾ Reflects an equal per unit O&M assessment approved by the Board of Supervisors.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2013, Series 2015A and Series 2021 bond issuances. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment (including the Road Reserve) will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

Tab 2

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE III 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 III 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 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 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 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 20, 2025.

Attested By:

**Meadow Pointe III
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2025-2026 Budget

Tab 3

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Meadow Pointe III 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, 2025, and ending on September 30, 2026 (the “**FY 2025/2026**”) 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 2025/2026 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 20, 2025.

ATTEST:

**MEADOW POINTE III COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐Secretary/☐Assistant Secretary

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

Notice of Meetings
Fiscal Year 2025/2026
Meadow Pointe III Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Meadow Pointe IV Community Development District shall be held at **6:30 p.m. at the Meadow Pointe III Clubhouse, 1500 Meadow Pointe Boulevard, Wesley Chapel, FL 33543**. The meeting dates are as follows:

October 15, 2025
November 19, 2025
December 17, 2025
January 21, 2026
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026

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 Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, FL 33614 at (813) 933-5571, one week 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, 2025 (Tampa Bay Times – Pasco County)

Tab 4

Meadow Pointe III COMMUNITY DEVELOPMENT DISTRICT

Goals and Objectives

Fiscal Year 2025-2026

Adopted: August 2025

Meadow Pointe III Community Development District

Goals, Objectives, Performance Measures, & Annual Reporting

Fiscal Year 2025-2026

1. FINANCIAL AND ADMINISTRATIVE GOALS

Goal 1.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and the final budget will be adopted by September 30 each year.

Measurement: The proposed budget was approved by the Board before June 15 and the final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 2.1 Public Meetings Compliance

Objective: Hold at least four (4) regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four (4) regular board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 2.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the CDD website, publishing in the local newspaper, and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

3. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 3.1 District Infrastructure and Facilities Inspections

Objective: Update the Public Facilities Report in compliance with Chapter 189, Florida Statutes.

Measurement: Completion of the updated Public Facilities Report within the current Fiscal Year, as evidenced by the final report submission date.

Standard: Public Facilities Report finalized within the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 3.2 Reserve Study

Objective: Periodic and consistent reviews of District Infrastructure and Facilities will be performed, and the study updated as needed.

Measurement: A minimum of one (1) review of the study by the Board of Supervisors, as evidenced by meeting minutes.

Standard: A minimum of one (1) review of the Reserve Study by the Board of Supervisors.

Achieved: Yes No

Tab 5



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

May 15, 2025

Meadow Pointe III Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Meadow Pointe III Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Meadow Pointe III Community Development District (Pasco County, Florida) \$5,140,000 Capital Improvement Revenue Refunding Bonds, Series 2013 (Bank Qualified)

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond beginning on March 28, 2025 through the period ending March 27, 2028, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Meadow Pointe III Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

Tab 6

**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Meadow Pointe III 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 III Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, 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, 2024, 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 May 14, 2025, 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.



May 14, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Meadow Pointe III Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. 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 liabilities plus deferred inflows of resources of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,059,853).
- The change in the District's total net position in comparison with the prior fiscal year was \$367,669, 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, 2024, the District's governmental funds reported combined ending fund balances of \$3,635,918, an increase of \$240,954 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to reserves, and the remainder 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 assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment, and culture 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: 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, liabilities plus deferred inflows of resources exceeded assets plus deferred outflows of resources 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, | |
|-------------------------------------|-------------------------------|----------------|
| | 2024 | 2023 |
| Assets, excluding capital assets | \$ 4,217,669 | \$ 3,955,098 |
| Capital assets | 2,301,546 | 2,761,008 |
| Total assets | 6,519,215 | 6,716,106 |
| Deferred outflow s of resources | 209,103 | 233,255 |
| Total assets and deferred outflow s | 6,728,318 | 6,949,361 |
| Current liabilities | 225,967 | 178,507 |
| Long-term liabilities | 7,100,845 | 7,703,259 |
| Total liabilities | 7,326,812 | 7,881,766 |
| Deferred inflow s of resources | 461,359 | 495,117 |
| Total assets and deferred inflow s | 7,788,171 | 8,376,883 |
| Net Position | | |
| Net investment in capital assets | (4,799,299) | (4,942,251) |
| Restricted | 688,646 | 653,841 |
| Unrestricted | 3,050,800 | 2,860,888 |
| Total net position | \$ (1,059,853) | \$ (1,427,522) |

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, | | |
|--|-----------------------|-----------------------|
| Revenues: | 2024 | 2023 |
| Program revenues | | |
| Charges for services | \$ 3,229,404 | \$ 3,105,114 |
| Operating grants and contributions | 37,573 | 19,767 |
| General revenues | | |
| Unrestricted investment earnings | 129,170 | 73,069 |
| Miscellaneous | 85,808 | 73,372 |
| Total revenues | <u>3,481,955</u> | <u>3,271,322</u> |
| Expenses: | | |
| General government | 165,142 | 164,471 |
| Physical environment | 2,068,086 | 1,658,111 |
| Culture and recreation | 588,969 | 541,468 |
| Interest on long-term debt | 292,089 | 311,304 |
| Total expenses | <u>3,114,286</u> | <u>2,675,354</u> |
| Change in net position | 367,669 | 595,968 |
| Net position - beginning | (1,427,522) | (2,023,490) |
| Net position - ending | <u>\$ (1,059,853)</u> | <u>\$ (1,427,522)</u> |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$3,114,286. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue is comprised of investment income and miscellaneous revenue. Expenses increased from the prior year mainly as a result of increase in maintenance and repairs completed in the current year.

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 for the fiscal year ended September 30, 2024 exceeded appropriations by \$12,602. The over expenditures were not considered material by management and no budget amendment was deemed necessary. The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$11,070,208 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$8,768,662 has been taken, which resulted in a net book value of \$2,301,546. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2024, the District had \$7,136,000 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 BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year.

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 Meadow Pointe III Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

| | <u>Governmental Activities</u> |
|---|------------------------------------|
| ASSETS | |
| Cash | \$ 1,641,418 |
| Investments | 1,403,019 |
| Lease receivable | 517,059 |
| Prepays and deposits | 71,055 |
| Restricted assets: | |
| Investments | 585,118 |
| Capital assets | |
| Depreciable assets, net | <u>2,301,546</u> |
| Total assets | <u>6,519,215</u> |
| DEFERRED OUTFLOWS OF RESOURCES | |
| Deferred charge on refunding (debit) | <u>209,103</u> |
| Total deferred outflows of resources | <u>209,103</u> |
| LIABILITIES | |
| Accounts payable and accrued expenses | 114,451 |
| Due to other | 5,941 |
| Accrued interest payable | 105,575 |
| Non-current liabilities: | |
| Due within one year | 616,000 |
| Due in more than one year | <u>6,484,845</u> |
| Total liabilities | <u>7,326,812</u> |
| DEFERRED INFLOWS OF RESOURCES | |
| Cell tower lease | <u>461,359</u> |
| Total deferred inflows of resources | <u>461,359</u> |
| NET POSITION | |
| Net investment in capital assets | (4,799,299) |
| Restricted for debt service | 688,646 |
| Unrestricted | <u>3,050,800</u> |
| Total net position | <u>\$ (1,059,853)</u> |

See notes to the financial statements

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED September 30, 2024**

| Functions/Programs | Expenses | Program Revenues | | Net (Expense) |
|----------------------------------|------------------|----------------------------|--|---|
| | | Charges for Services | Operating Grants and Contributions | Revenue and Changes in Net Position |
| Primary government: | | | | Governmental Activities |
| Governmental activities: | | | | |
| General government | \$ 165,142 | \$ 165,142 | \$ - | \$ - |
| Physical environment | 2,068,086 | 2,068,086 | - | - |
| Culture and recreation | 588,969 | 104,441 | - | (484,528) |
| Interest on long-term debt | 292,089 | 891,735 | 37,573 | 637,219 |
| Total governmental activities | <u>3,114,286</u> | <u>3,229,404</u> | <u>37,573</u> | <u>152,691</u> |
| General revenues: | | | | |
| Unrestricted investment earnings | | | | 129,170 |
| Miscellaneous | | | | <u>85,808</u> |
| Total general revenues | | | | <u>214,978</u> |
| Change in net position | | | | 367,669 |
| Net position - beginning | | | | <u>(1,427,522)</u> |
| Net position - ending | | | | <u>\$ (1,059,853)</u> |

See notes to the financial statements

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

| | Major Funds | | Total |
|---|---------------------|-------------------|-----------------------|
| | General | Debt Service | Governmental Funds |
| ASSETS | | | |
| Cash | \$ 1,641,418 | \$ - | \$ 1,641,418 |
| Investments | 1,403,019 | 585,118 | 1,988,137 |
| Lease receivable | 517,059 | - | 517,059 |
| Prepays and deposits | 71,055 | - | 71,055 |
| Total assets | <u>\$ 3,632,551</u> | <u>\$ 585,118</u> | <u>\$ 4,217,669</u> |
| LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | | | |
| Liabilities: | | | |
| Accounts payable and accrued liabilities | \$ 114,451 | \$ - | \$ 114,451 |
| Due to other | 5,941 | - | 5,941 |
| Total liabilities | <u>120,392</u> | <u>-</u> | <u>120,392</u> |
| Deferred Inflows of Resources: | | | |
| Cell tower lease | 461,359 | - | 461,359 |
| Total deferred inflows of resources | <u>461,359</u> | <u>-</u> | <u>461,359</u> |
| Fund balances: | | | |
| Nonspendable: | | | |
| Prepays and deposits | 71,055 | - | 71,055 |
| Restricted for: | | | |
| Debt service | - | 585,118 | 585,118 |
| Assigned to: | | | |
| Capital reserves | 1,149,726 | - | 1,149,726 |
| Unassigned | 1,830,019 | - | 1,830,019 |
| Total fund balances | <u>3,050,800</u> | <u>585,118</u> | <u>3,635,918</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 3,632,551</u> | <u>\$ 585,118</u> | <u>\$ 4,217,669</u> |

See notes to the financial statements

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 3,635,918

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 in the net position of the government as a whole.

| | | |
|--------------------------|--------------------|-----------|
| Cost of capital assets | 11,070,208 | |
| Accumulated depreciation | <u>(8,768,662)</u> | 2,301,546 |

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. 209,103

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 | (105,575) | |
| Discount on bonds | 35,155 | |
| Bonds payable | <u>(7,136,000)</u> | <u>(7,206,420)</u> |

| | | |
|---|--|------------------------------|
| Net position of governmental activities | | <u><u>\$ (1,059,853)</u></u> |
|---|--|------------------------------|

See notes to the financial statements

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED September 30, 2024**

| | Major Funds | | Total |
|--|---------------------|-------------------|-----------------------|
| | General | Debt Service | Governmental Funds |
| REVENUES | | | |
| Assessments | \$ 2,337,669 | \$ 891,735 | \$ 3,229,404 |
| Investment income | 129,170 | 37,573 | 166,743 |
| Miscellaneous | 85,808 | - | 85,808 |
| Total revenues | <u>2,552,647</u> | <u>929,308</u> | <u>3,481,955</u> |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 165,142 | - | 165,142 |
| Physical environment | 1,710,460 | - | 1,710,460 |
| Culture and recreation | 487,133 | - | 487,133 |
| Debt service: | | | |
| Principal | - | 606,000 | 606,000 |
| Interest | - | 272,266 | 272,266 |
| Total expenditures | <u>2,362,735</u> | <u>878,266</u> | <u>3,241,001</u> |
| Excess (deficiency) of revenues over (under) expenditures | 189,912 | 51,042 | 240,954 |
| Fund balances - beginning | <u>2,860,888</u> | <u>534,076</u> | <u>3,394,964</u> |
| Fund balances - ending | <u>\$ 3,050,800</u> | <u>\$ 585,118</u> | <u>\$ 3,635,918</u> |

See notes to the financial statements

**MEADOW POINTE III 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, 2024**

| | |
|---|--------------------------|
| Net change in fund balances - total governmental funds | \$ 240,954 |
| Amounts reported for governmental activities in the statement of activities are different because: | |
| Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. | (459,462) |
| 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. | 606,000 |
| Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as | |
| Amortization of deferred amount on refunding | (24,152) |
| Amortization of original issue discount/premium | (3,586) |
| The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements. | <u>7,915</u> |
| Change in net position of governmental activities | <u><u>\$ 367,669</u></u> |

See notes to the financial statements

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

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Meadow Pointe III Community Development District ("District") was established on September 12, 2000, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Pasco County Ordinance 00-16. 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. All of the Supervisors are elected on an at large basis by qualified electors that reside 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 collectible 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.

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.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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 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.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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 government 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:

| <u>Asset</u> | <u>Years</u> |
|-------------------------|--------------|
| Land and improvements | 15 |
| Road and streets | 20 |
| Stormwater management | 25 |
| Recreational facilities | 15-20 |
| Equipment | 5 |

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.

Unearned Revenue

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Leases

Lessor: The District is a lessor for noncancellable leases for communication towers and recognizes lease receivables and a deferred inflows of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the District initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the District determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The District uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

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.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

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 are 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) Public hearings are 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, although the District Manager can approve certain changes to line item appropriations within funds.
- 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.

Investments

The District's investments were held as follows at September 30, 2024:

| | Amortized Cost | Fair Value | Credit Risk | Weighted Average Maturity |
|---|-------------------|---------------------|-------------|---------------------------|
| First American Treasury Obligation Fund - Class Z | \$ 303,313 | \$ - | S&P AAAM | 31 days |
| US Bank MMKT | 281,805 | - | N/A | N/A |
| FL Class | - | 1,403,019 | S&P AAAM | 30 days |
| Total Investments | <u>\$ 585,118</u> | <u>\$ 1,403,019</u> | | |

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

Changes in capital assets for the fiscal year ended September 30, 2024 were as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance |
|--|----------------------|---------------------|-------------|---------------------|
| <u>Governmental activities</u> | | | | |
| Capital assets, being depreciated | | | | |
| Land and improvements | \$ 809,719 | \$ - | \$ - | \$ 809,719 |
| Road and streets | 2,937,075 | - | - | 2,937,075 |
| Stormwater management | 5,299,918 | - | - | 5,299,918 |
| Recreational facilities | 1,992,322 | - | - | 1,992,322 |
| Equipment | 31,174 | - | - | 31,174 |
| Total capital assets, being depreciated | 11,070,208 | - | - | 11,070,208 |
| Less accumulated depreciation for: | | | | |
| Land and improvements | (809,719) | - | - | (809,719) |
| Road and streets | (2,127,591) | (145,629) | - | (2,273,220) |
| Stormwater management | (3,603,952) | (211,997) | - | (3,815,949) |
| Recreational facilities | (1,737,518) | (101,083) | - | (1,838,601) |
| Equipment | (30,420) | (753) | - | (31,173) |
| Total accumulated depreciation | (8,309,200) | (459,462) | - | (8,768,662) |
| Total capital assets, being depreciated, net | 2,761,008 | (459,462) | - | 2,301,546 |
| Governmental activities capital assets, net | <u>\$ 2,761,008</u> | <u>\$ (459,462)</u> | <u>\$ -</u> | <u>\$ 2,301,546</u> |

Depreciation expense was charged to function/programs as follows:

| | |
|------------------------|-------------------|
| Physical environment | \$ 357,626 |
| Culture and recreation | 101,836 |
| Total depreciation | <u>\$ 459,462</u> |

NOTE 6 - LONG-TERM LIABILITIES

Series 2013 Bonds

On March 28, 2013, the District issued \$5,140,000 of Capital Improvement Revenue Refunding Bonds, consisting of \$1,075,000 Term Bonds due May 1, 2029 with an interest rate of 4.125%, \$1,625,000 Term Bonds due May 1, 2034 with an interest rate of 4.375% and \$2,440,000 Serial Bonds due on May 1, 2025 with interest rates from 1.2% to 4.0%. The Bonds were issued to refund the District's outstanding Series 2003A Capital Improvement Revenue Bonds. Interest is to be paid semiannually on each May 1 and November 1 commencing November 1, 2013. Principal is paid serially commencing May 1, 2014 through May 1, 2034.

The Series 2013 Bonds maturing on or prior to May 1, 2023 are not subject to optional redemption. The Series 2013 Bonds maturing after May 1, 2024 are subject to redemption at the option of the District in whole or in part at any time on or after May 1, 2023 at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to the selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

Series 2015 Bonds

On June 10, 2015, the District issued \$2,955,000 of Capital Improvement Revenue Refunding Bonds, consisting of 2015A-1 \$2,525,000 Term Bonds due May 1, 2035 with interest rates of 2.0% to 4.625% and 2015A-2 \$430,000 Term Bonds due May 1, 2035 with an interest rate of 5.250%. The Bonds were issued to refund the District's outstanding Series 2004A Capital Improvement Revenue Bonds. Interest is to be paid semiannually on each May 1 and November 1 commencing November 1, 2015. Principal is paid serially commencing May 1, 2016 through May 1, 2035.

The Series 2015A-1 and 2015A-2 Bonds are subject to redemption at the option of the District after May 1, 2025 at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to the selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 - LONG-TERM LIABILITIES (Continued)

Series 2021 Bonds

On March 1, 2021, the District issued \$3,313,000 of Capital Improvement Revenue Refunding Bonds, due on May 1, 2033 with an interest rate of 2%. The Bond was issued to refund the District's outstanding Series 2007 Special Assessment Revenue Refunding Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal is paid serially commencing May 1, 2021 through May 1, 2033.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are 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.

Bond Compliance

The Bond Indentures established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements 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, 2024 for all Bond Series outstanding.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|--------------------------------|----------------------|-------------|-------------------|---------------------|------------------------|
| <u>Governmental activities</u> | | | | | |
| Bonds payable: | | | | | |
| Series 2013 | \$ 3,020,000 | \$ - | \$ 225,000 | \$ 2,795,000 | \$ 225,000 |
| Series 2015A-1 | 1,725,000 | - | 115,000 | 1,610,000 | 120,000 |
| Series 2015A-2 | 305,000 | - | 20,000 | 285,000 | 20,000 |
| Series 2021 | 2,692,000 | - | 246,000 | 2,446,000 | 251,000 |
| Original issue discount | (38,741) | - | (3,586) | (35,155) | - |
| Total | <u>\$ 7,703,259</u> | <u>\$ -</u> | <u>\$ 602,414</u> | <u>\$ 7,100,845</u> | <u>\$ 616,000</u> |

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending September 30: | Governmental Activities | | |
|------------------------------|-------------------------|---------------------|---------------------|
| | Principal | Interest | Total |
| 2025 | \$ 616,000 | \$ 253,380 | \$ 869,380 |
| 2026 | 636,000 | 233,810 | 869,810 |
| 2027 | 661,000 | 212,940 | 873,940 |
| 2028 | 686,000 | 191,151 | 877,151 |
| 2029 | 696,000 | 167,868 | 863,868 |
| 2030-2034 | 3,626,000 | 452,075 | 4,078,075 |
| 2035 | 215,000 | 10,163 | 225,163 |
| Total | <u>\$ 7,136,000</u> | <u>\$ 1,521,387</u> | <u>\$ 8,657,387</u> |

NOTE 7 – LEASES

Lease receivables

The District owns a parcel of land, which it has leased to a cell phone provider in connection with the provision for wireless communications services. The lease has terms including option periods set to expire in May 2038. The District recognized \$53,882 in lease and interest revenue related to the lease during the fiscal year ended September 30, 2024. As of September 30, 2024, the District's receivable related to these leases was \$517,059. Also, the District has a deferred inflow of resources associated with these leases that will be recognized as revenue over the lease term. As of September 30, 2024, the balance of the deferred inflow of resources was \$461,359.

NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform 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, computer 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 were no settled claims during the past three years.

NOTE 10 – LITIGATION AND CLAIMS

Subsequent to fiscal year end, a claim was filed against the District in which the plaintiff is seeking a judgement determining maintenance responsibility of a fence that is in need of repair. The matter has been turned over to the District's insurance carrier for defense.

**MEADOW POINTE III 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, 2024**

| | Budgeted Amounts <u>Original & Final</u> | Actual Amounts | Variance with Final Budget - Positive (Negative) |
|--|--|---------------------|---|
| REVENUES | | | |
| Assessments | \$ 2,319,671 | \$ 2,337,669 | \$ 17,998 |
| Investment income | - | 129,170 | 129,170 |
| Miscellaneous | 30,462 | 85,808 | 55,346 |
| Total revenues | <u>2,350,133</u> | <u>2,552,647</u> | <u>202,514</u> |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 160,997 | 165,142 | (4,145) |
| Physical environment | 1,577,429 | 1,710,460 | (133,031) |
| Culture and recreation | 543,618 | 487,133 | 56,485 |
| Capital outlay | 68,089 | - | 68,089 |
| Total expenditures | <u>2,350,133</u> | <u>2,362,735</u> | <u>(12,602)</u> |
| Excess (deficiency) of revenues over (under) expenditures | <u>\$ -</u> | 189,912 | <u>\$ 189,912</u> |
| Fund balance - beginning | | <u>2,860,888</u> | |
| Fund balance - ending | | <u>\$ 3,050,800</u> | |

See notes to required supplementary information

**MEADOW POINTE III 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 for the fiscal year ended September 30, 2024 exceeded appropriations by \$12,602. The over expenditures were not considered material by management and no budget amendment was deemed necessary. The over expenditures were funded by available fund balance.

**MEADOW POINTE III 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, 2024
UNAUDITED**

| <u>Element</u> | <u>Comments</u> |
|---|---|
| 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. | 8 |
| Employee compensation | \$0 |
| Independent contractor compensation | \$171,929 |
| Construction projects to begin on or after October 1; (\$65K) | Not applicable |
| 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 - \$46.37 - \$1,310.22 Debt service - \$235.99 - \$853.99 |
| Special assessments collected | \$3,229,404 |
| Outstanding Bonds: | see Note 6 for details |



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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 III 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 III Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 14, 2025.

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.

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.

A handwritten signature in blue ink that reads "Brian J. Associates".

May 14, 2025



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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 III Community Development District
Pasco County, Florida

We have examined Meadow Pointe III 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, 2024. 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, 2024.

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 III 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

May 14, 2025



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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 III Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Meadow Pointe III Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024 and have issued our report thereon dated May 14, 2025.

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 *Government 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 May 14, 2025, 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 III 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 III 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.



May 14, 2025

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, 2023.

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, 2024.

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, 2024.

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, 2024. 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 7

SERVICES AGREEMENT

PROPERTY NAME: **Meadow Pointe III CDD**

CUSTOMER NAME: **Meadow Pointe III CDD**

SERVICE DESCRIPTION: 2025 Planting Installation Services at three (3) lakes (lakes #7, #68, #86)

EFFECTIVE DATE: **August 6, 2025**

SUBMITTED TO: Darryl Adams

SUBMITTED BY: Jason Diogo, Business Development Consultant

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.
6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.
7. RESERVED.
8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably



and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

MEADOW POINTE III CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

Aquatic Vegetation Installation:

1. Company will install the following aquatic vegetation in the pond(s):

| <u>Pond</u> | <u>Quantity</u> | <u>Species</u> | <u>Size</u> |
|-------------|-----------------|----------------|-------------|
| 7 | 900 | Gulf Spikerush | Bare root |
| 68 | 950 | Gulf Spikerush | Bare root |
| 86 | 1,150 | Gulf Spikerush | Bare root |

2. This plant species is suited to live and thrive in water less than 24" in depth.
3. All plants will be installed in 4"- 18" of water and spaced 12 inches apart.
4. Company will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
5. Company will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.
6. Company is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
7. Company is not responsible for the health of the plants following the completion of the transplant process. Young plants may be susceptible to trouble early after planting with harsh weather conditions. Company will look to the forecasted weather prior to planting to give the plants best odds of survival, but will not be held responsible for environmental factors that may decrease plant survival rates.
8. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation or any other care and maintenance that may be required due to weather or other environmental conditions. Company is not responsible for any ongoing maintenance or care for the newly installed plants following completion of the installation work.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.



4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.







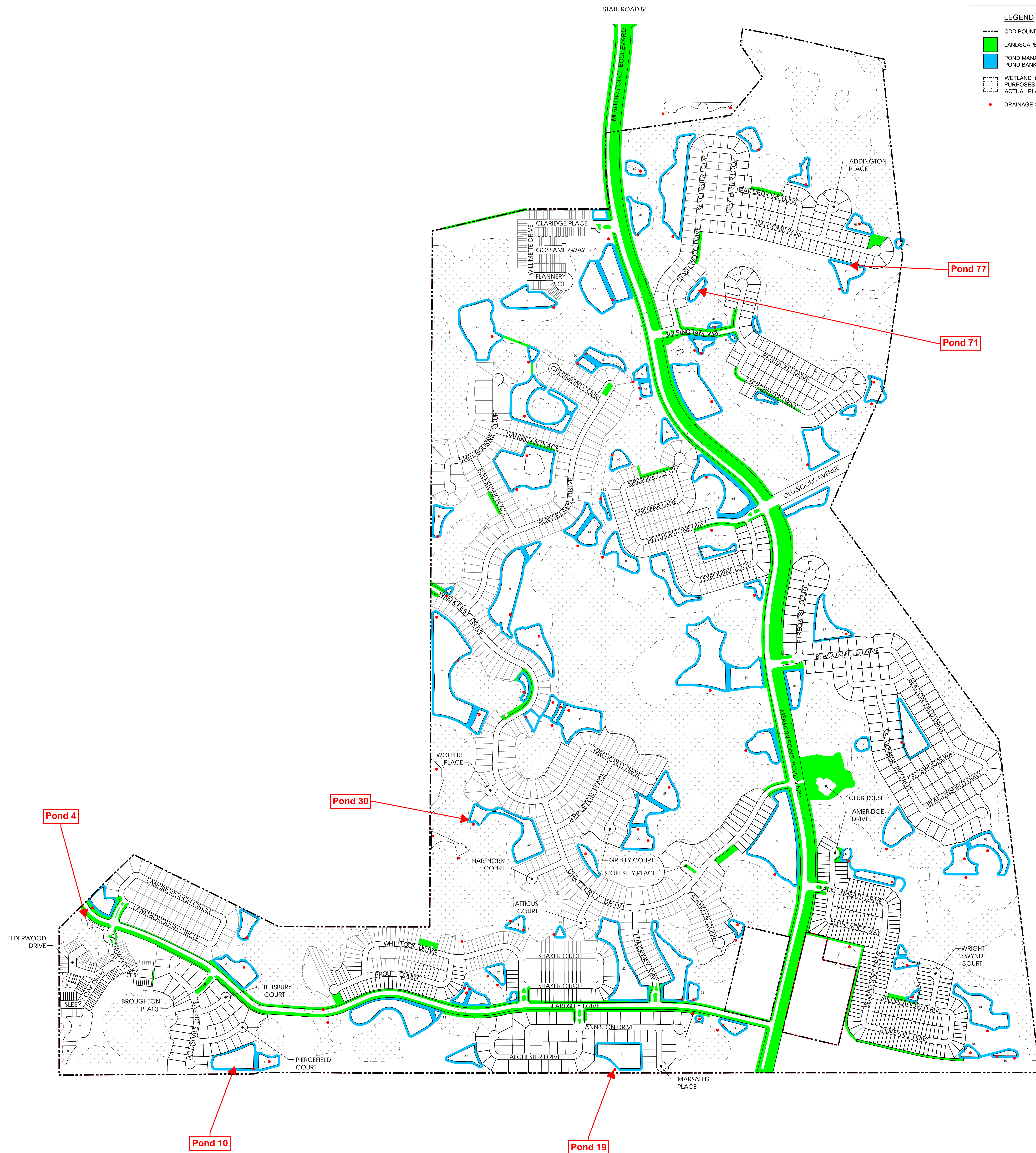
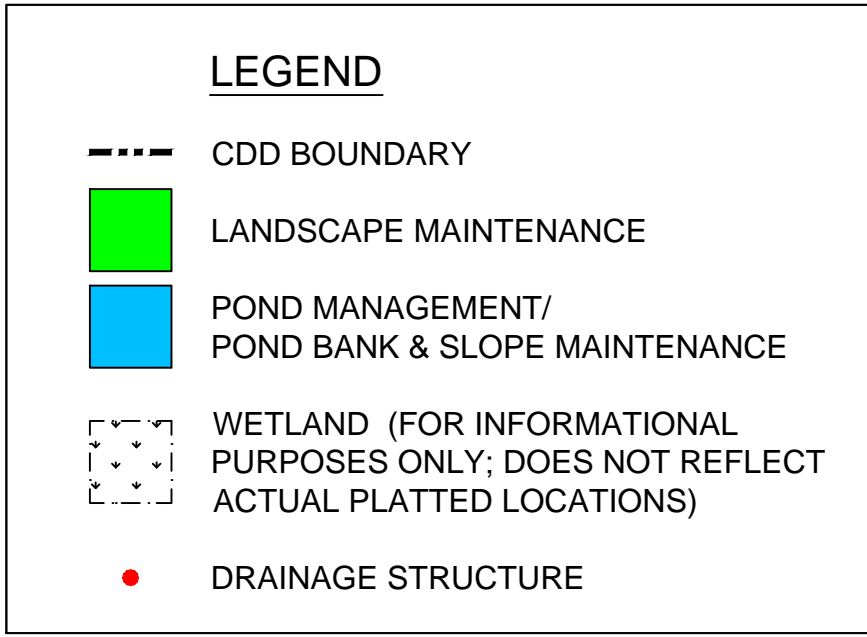
SCHEDULE B – PRICING SCHEDULE

Total Price: **\$3,665.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

Tab 8



Client/Project
MEADOW POINTE III CDD

MAINTENANCE MAP

Pasco County, Florida

[illegible]

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|--------|----|-------|----------|
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| Project Number: | | 215600241 | |
| File Name: | | 215600241-008-X03-MAINTENANCE MAP | |
| VN | TLS | VN | 24.05.21 |
| Dwn. | Chkd. | Dsgn. | YY.MM.DD |
| Drawing No. | | X03 | |
| Revision | | Sheet | |



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

| Date | Estimate # |
|----------|------------|
| 7/9/2025 | 00000368 |

Name / Address

Meadow Point III
c/o Rizzetta and Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Project

Pond 71 – Weir Control Structure Repair

| Description | Qty | U/M | Rate | Total |
|---|--------------------------|-----|----------|----------|
| <p>Pond 71 – Weir Control Structure Repair</p> <p>Recommended Material: High Strength Geogrid Flexamat Project Location: Behind Nessle Wood Dr.</p> <p>*Strongly Recommend repair to both sides of Weir Control Structure, and Regrade Berm for proper watershed.</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow to both sides of the structure. Once proper waterflow is restored, CLS, Inc. will then mortar weir control joints and identified cracks where separation has occurred in order to repair and add stability to the weir control structure. After weir control structure has been mortared, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around weir control structure where erosion has occurred to return to pre-existing design grade, as well as regrade berm to navigate and re-establish proper sheet flow to disperse evenly over structure. Once design grade is restored, CLS, Inc. will then utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap in order to reinforce, and increase the longevity of the weir control structure to mitigate future erosion and damage. Upon completion, the restored area will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <p>1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Regrade berm for proper watershed 5. Mortar weir control joints and identified cracks where separation has occurred 6. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap 7. Re-vegetate with Sod 8. De-mobilize</p> | 1 | ea | 6,933.60 | 6,933.60 |
| Initial: | Continue on next page... | | | |



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

| Date | Estimate # |
|----------|------------|
| 7/9/2025 | 00000368 |

Name / Address

Meadow Point III
c/o Rizzetta and Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Project

Pond 71 – Weir Control Structure Repair

| Description | Qty | U/M | Rate | Total |
|---|--|-----|------|-------------------|
| **After vegetation has been cleared and the Weir Structure has been excavated, CLS will conduct an evaluation to determine if any additional damage has occurred to Weir Control Structure. In the event damage has been identified CLS will immediately notify Project Engineer, and Change Order may be provided for recommended repair. | | | | |
| | | | | |
| Approved by: | <i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i> | | | |
| | Total | | | \$6,933.60 |











Ruler



Line

Path

Polygon

Circle

3D path

3D polygon

Measure the distance between multiple points on the ground

Length:

15.80

Feet



Show Elevation Profile



Mouse Navigation

Save

Clear

B1



Ruler

Line

Path

Polygon

Circle

3D path

3D polygon

Measure the distance between multiple points on the ground

Length:

30.24

Feet



Show Elevation Profile

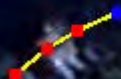


Mouse Navigation

Save

Clear

B2



31053

31110

31328

Ruler



Line

Path

Polygon

Circle

3D path

3D polygon

Measure the distance between multiple points on the ground

Length:

60.07

Feet



Show Elevation Profile



Mouse Navigation

Save

Clear



Tab 9

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe III CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-08-05

Prepared for:

District Manager

Prepared by:

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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SITE ASSESSMENTS

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PONDS 94 9

MANAGEMENT/COMMENTS SUMMARY 9, 10

SITE MAP 11

Site: 76

Comments:

Requires attention
Site has some over growth of shoreline weeds that was treated on 8/5. Full results may take up to 14 days.

Action Required:

follow up and or retreat or in 14

Target:

Shoreline weeds



August 2025



August 2025

Site: 77

Comments:

Site looks good
Site looks great and was free and clear of any algae or submersed vegetation.

Action Required:

Routine maintenance next visit

Target:



August 2025



August 2025

Site: 78

Comments:

Site looks good
Site is almost completely dry. Your technician has done a good job keeping up with the new growth within the site.

Action Required:

Routine maintenance next visit

Target:



August 2025



August 2025

Site: 79**Comments:**

Normal growth observed

The site has a slight PA bloom that was treated on 8/5. Minimal shoreline grasses that were also treated. All this growth is typical for this time of year.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



August 2025



August 2025

Site: 80**Comments:**

Site looks good

Very minimal shoreline weed growth. Overall the pond is looking good and just needs some touch up work.

Action Required:

Routine maintenance next visit

Target:

August 2025



August 2025

Site: 81**Comments:**

Site looks good

Site looks great with no noted algae or submersed weed growth. The flow structure behind the growth on the shelf is clear of any debris.

Action Required:

Routine maintenance next visit

Target:

August 2025



August 2025

Site: 82**Comments:**

Site looks good

Water levels are low in this site but overall it is looking good with no nuisance growth.

Action Required:

Routine maintenance next visit

Target:

August 2025



August 2025

Site: 83**Comments:**

Requires attention

Treated on 8/5 this smaller site bloomed with algae and should be cleared up within 14 days after the treatment.

Action Required:

follow up and or retreat or in 14

Target:

Surface algae



August 2025



August 2025

Site: 84**Comments:**

Site looks good

Site looks great with some minor shoreline weed growth that looks to have sprouted where the water level has dropped.

Action Required:

Routine maintenance next visit

Target:

August 2025



August 2025

Site: 85**Comments:**

Site looks good

Your technician has been slowly cutting back the Torpedograss growth within the beneficial plants. This does take time and a few treatments to not harm the native growth.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



August 2025



August 2025

Site: 86**Comments:**

Site looks good

The site is looking great. The (left) photo shows some floating organic matter that is just grass clippings. No algae or submersed growth was noted in the site.

Action Required:

Routine maintenance next visit

Target:

August 2025



August 2025

Site: 87**Comments:**

Site looks good

Site looks good. The water levels are low but no noted algae or submersed weeds were in the site.

Action Required:

Routine maintenance next visit

Target:

August 2025



August 2025

Site: 88**Comments:**

Site looks good

Site looks great with no notable issues. The water level is at a normal flowing level.

Action Required:

Routine maintenance next visit

Target:

August 2025



August 2025

Site: 89**Comments:**

Site looks good

Site is full of water and looking good. No notable issues.

Action Required:

Routine maintenance next visit

Target:

August 2025



August 2025

Site: 90**Comments:**

Site looks good

Site looks great with no notable issues. It is full of native Duck Potato and Gulf spikerush. the water in this site is at the normal flowing level.

Action Required:

Routine maintenance next visit

Target:

August 2025



August 2025

Site: 91**Comments:**

Normal growth observed

Normal amount of scattered filamentous algae for this time of year within the site treated on 8/5. Results can take up to 14 days.

Action Required:

follow up and or retreat or in 14

Target:

Surface algae



August 2025



August 2025

Site: 92**Comments:**

Site looks good

Site looks good. No noted algae or submersed vegetation. The site just has some grass clippings floating in it.

Action Required:

Routine maintenance next visit

Target:

August 2025



August 2025

Site: 93**Comments:**

Normal growth observed

This site has a mix of a biofilm on top of the water along with some algae floating on the top treated on 8/4. The biofilm is caused by the breakdown of organic matter.

Action Required:

Routine maintenance next visit

Target:

Surface algae



August 2025



August 2025

Site: 94**Comments:**

Site looks good

The water level is still low in this site compared to other but overall in great shape with no noted algae or submersed vegetation.

Action Required:

Routine maintenance next visit

Target:

August 2025



August 2025

Management Summary

This August we have seen a slight uptick in the amount of algae we are witnessing in the ponds. This time of year it is very common to see this growth. The ponds are starting to receive some runoff and are collect all the nutrients that is being flushed into the sites. Though we are seeing algae blooms they are at an easily manageable level and should only take a treatment to get control of. Kenny, your technician, was on site on 8/5. this was the same day I was taking the photos for this report and he was treating the section of ponds listed in this report. at most these treatments may take up to 14 days to see the full results.

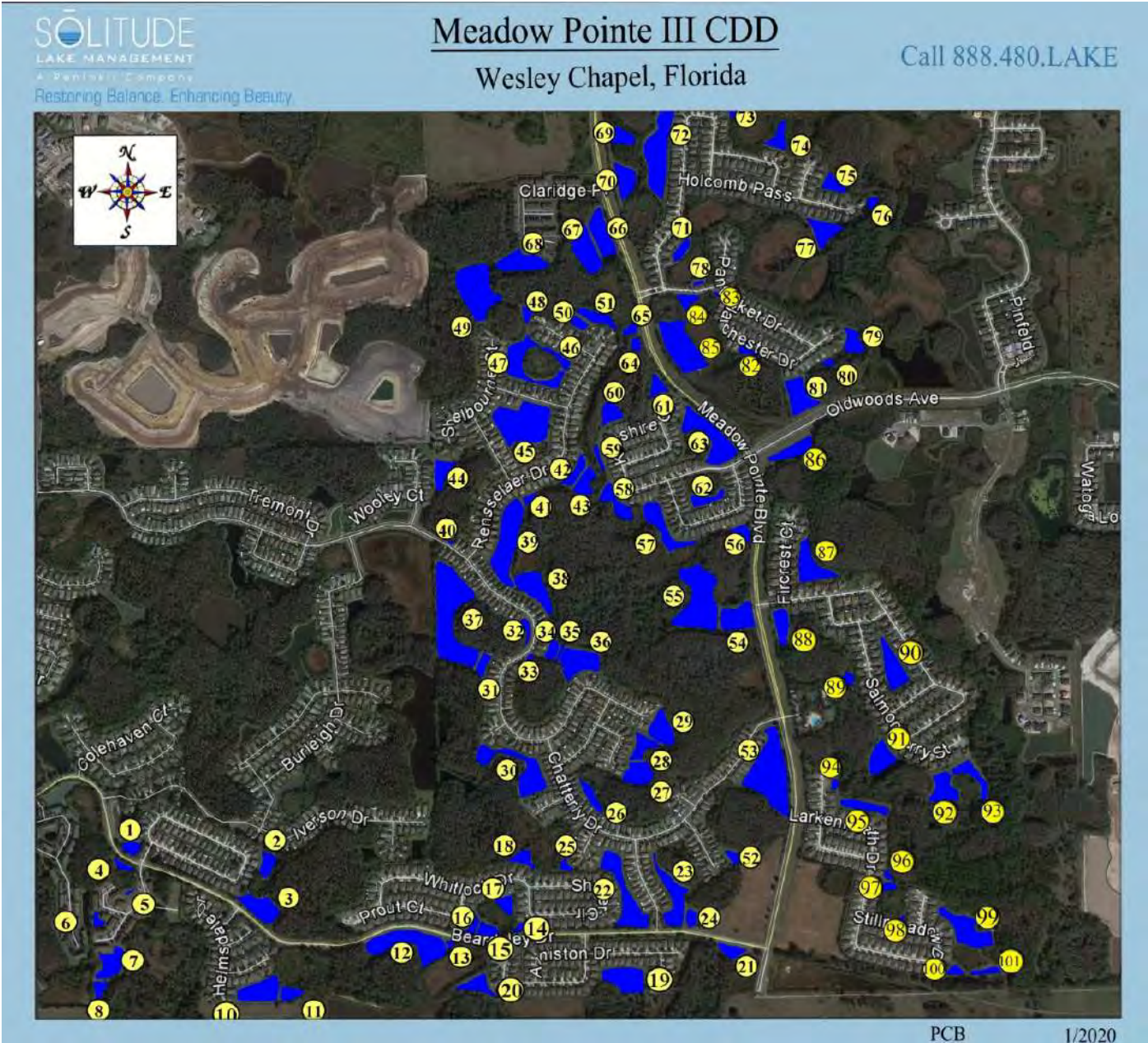
Overall the ponds are looking good. More rain would help the ponds in terms of limiting the new shoreline growth, along with helping the overall esthetic of the sites.

This being my first report being done at Meadow Pointe III I can only speak to the sites listed in this report, but the ponds photographed all had clear flow structures. I will continue to check on them at every site moving forward along with noting any shoreline erosion or complicating factors I see necessary to bring to the boards attention.

Please reach out if there are any questions or concerns: corey.white@solitudelake.com

Thanks for choosing Solitude Lake Management!

| Site | Comments | Target | Action Required |
|------|------------------------|----------------------|-------------------------------------|
| 58 | Requires attention | Shoreline weeds | follow up and or retreat or in 14 d |
| 59 | Site looks good | | Routine maintenance next visit |
| 60 | Site looks good | | Routine maintenance next visit |
| 61 | Normal growth observed | Species non-specific | Routine maintenance next visit |
| 62 | Site looks good | | Routine maintenance next visit |
| 63 | Site looks good | | Routine maintenance next visit |
| 64 | Site looks good | | Routine maintenance next visit |
| 65 | Requires attention | Surface algae | follow up and or retreat or in 14 d |
| 66 | Site looks good | | Routine maintenance next visit |
| 67 | Site looks good | Torpedograss | Routine maintenance next visit |
| 68 | Site looks good | | Routine maintenance next visit |
| 69 | Site looks good | | Routine maintenance next visit |
| 70 | Site looks good | | Routine maintenance next visit |
| 71 | Site looks good | | Routine maintenance next visit |
| 72 | Site looks good | | Routine maintenance next visit |
| 73 | Normal growth observed | Surface algae | follow up and or retreat or in 14 d |
| 74 | Site looks good | | Routine maintenance next visit |
| 75 | Normal growth observed | Surface algae | Routine maintenance next visit |
| | Site looks good | | Routine maintenance next visit |



Tab 10



MEADOW POINTE III

Operations Report – August 2025 (July 9th-August 12th)

Meadow Pointe III CDD
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543
813-383-6676 / manager@meadowpointe3.com
Clubhouse Manager: Justin Lawrence

Clubhouse Operations, Maintenance & Improvements

- Worked with Yellowstone & Solitude Lake to improve maintenance in & around Pond 1-4,17-20,30-33,40,71,77,95-99 (Keeping an eye on algae build-up at 3,12,16-17,22-23,46)
- Detailed trash cleanup at pond 3-4,9-11 & 58
- Updated Conservation-District Pond Cutback Guide & submitted to update the shared folder
- Worked with Romaner Graphics to finalize all new clubhouse concrete curbing
- Reported all irrigation issues to Carlos & Juan (Yellowstone)
- Worked with CLS on any questions or details on finalizing all approved/needed erosion repairs
- Maintenance re-straightened all needed dog stations
- Worked with Specialty Surfaces to re-clean & re-coat the splash pad (No cost to the district)
- Worked with Cooper Pools to repair 2/4 sprayers again on the frog & on the ground level (splash pad)
- Worked with Mcnatt Plumbing to replace wax ring & closet bolts (Was causing small leak from the bottom of the toilet on every flush)
- Worked with Mcnatt Plumbing to repair water line out front the clubhouse (1" pipe using copper, PVC and ProPress fittings), by the marquee. Also replaced the concrete slab as it had to be broken up to finalize the repair
- Installed 2 new downspout extenders at Clubhouse
- Cleaned up mulch beds in front of clubhouse (all fallen and dead debris along with all stump trip hazards)
- Implemented the reservation system for pickleball, along with adding a pickleball reservation sign out in front of the multi-purpose courts
- Worked with Mr. Electric to repair & upgrade (LED) needed monument lights at Beaconsfield
- Potential volleyball maintenance upgrades on hold; Will re-visit in near future

- Worked with Carlos (Yellowstone) on removing, planting & maintenance of all needed street trees
- Maintenance continuing to check all village lighting weekly
- Continuing to work with US Water to report/clarify any additional findings & notes for the board (Any issues reported or documented will be included in agenda)
- Continue to monitor, log & divide all call issues into a weekly, monthly & eventually annual report for the board
- Attended monthly drive-through/inspection recap meeting with Carlos (Yellowstone) & Paul Woods (OLM) of the entire community & focused on any pending issues or resident complaints; Did have multiple weekly check-ins with Carlos (Yellowstone) as well on some pending issues or confirmation of some landscaping & street tree work
- Continue monitoring, maintaining & re-staking (if needed) conservation-district pond cutback zones
- Detailed ant treatment - Phase 1/5 (50% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 1/5 (50% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 2 July room rentals
- 3 July Food Truck Wednesdays/Saturdays (Time TBD on weekly flyer)
- Checked pool deck drains
- Weekly inspections of playground and amenity equipment
- Conducted daily cleaning of all areas in amenity complex

Gate Reports

- Reset/Trouble-shot all disabled gates
- Full manual mechanical and electrical reset at Beaconsfield, Heatherstone, Larkenheath, Sheringham (Nesslewood) & Whitlock (Thackery)
- Removed & deleted all codes written in permanent marker at multiple village call boxes
- Broughton Place - Exit walking gate repaired (Kant-Slam adjustment - fixed closing alignment)
- Heatherstone – Worked with SAAS to replace the transponder & power supply to repair entry gate light
- Larkenheath – Worked with SAAS to replace the modem

Field Maintenance

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (N/A - See August 2025 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also August 2025 pressure washing report)
- Reported any needed streetlamp outages to TECO and Withlacoochee
- Conducted daily/weekly trash pickups in all needed areas of MPIII
- Conducted weekly emptying of all dog waste stations
- Removed and disposed of any roadkill seen or reported
- Responded to all resident calls, reports, concerns & complaints



MEADOW POINTE III

Project Tracker –August 2025 (July 9th – August 12th)

Meadow Pointe III CDD
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543
813-383-6676 / manager@meadowpointe3.com
Clubhouse Manager: Justin Lawrence

Current Projects

| Date Entered | Project | Task | Update | Update | Estimated Completion Date |
|--------------|--|---|--|--|---------------------------|
| 12-2021 | HA5 Resurfacing in villages | Spray HA5 on villages roads | Notices, schedules and maps provided to residence | Spraying of HA5 continues | TBD |
| 4-2021 | Install French drain around tennis courts to stop flooding and erosion of courts | Clear shrubs/mulch around tennis courts, install French drains, repair irrigation and lay sod | Vendor has commenced project. Expected completion date is second week of March | Vendor completed removal of shrubs. Upon repair of irrigation by Yellowstone, vendor will install sod | TBD |
| 7-2021 | Phase 3 & 4 pond cutbacks | Cutback around pond banks 2, 7, 8, 10, 11, 18, 20. Investigating other ponds as well. | Yellowstone will provide status update on previously approved cutbacks. Clubhouse staff/maint. to install missing cutback stakes | The CH Manager & maint. staff are visiting each pond to survey cutback status and locations of needed stakes | Ongoing |
| 7-2021 | Village entrance plants and shrubs | Obtain proposals to replace/refresh plants and shrubs at village entrances. | Met with Yellowstone and requested proposals for potential refresh of shrubs/flowers. | Yellowstone to provide proposal to replace shrubs at Larkenheath entrance. Board reviewing renderings | Ongoing |

| | | | | | |
|---------|--|--|--|---|----------------|
| 9-2021 | Basketball court lighting installation | Install lighting for courts | Obtained revised proposal and Board will consider proposals in July meeting | Tabled for 2023 | TBD |
| 1-2022 | Shuffleboard surface | Resurface/conduct maintenance on shuffleboard surface | Reach out to vendors/obtain quotes to resurface and/or conduct maintenance of shuffleboard surface | Surface still in solid shape. Due to lack of usage will table to near future | TBD |
| 1-2022 | Entire/all gates & security systems | Research upgrades on all parts of the system | The CH Manager has 3 vendors coming in the December CDD meeting to make presentations | Selected vendors will specify/narrow down options/create specific proposals that will best fit the communities needs | TBD |
| 12-2022 | Marked PVC stakes at all conservation & pond edges | Restarted/continued staking of all conversation and pond edges to monitor growth & assist in proper cutbacks when/where needed | All materials purchased. Switched back to durable wood stakes with solid green paint. Use cutback guide to track pond numbers | Will be finalizing the installation of all needed markers & continuing to observe each one & growth at the edges. Updates are available in the shared folder for the board to request at any time | Ongoing |
| 4-2023 | Front clubhouse LED sign | Gathering 3 proposals & doing research on regulations & limitations to LED signage | Temporarily tabled | N/A | TBD |
| 11-2023 | Received 3 initial proposals with options of replacing all furniture and also doing a vinyl re-strapping | Having our original vendor, OFC make presentation for all interested options for repairs/upgrades & replacement | Resubmitted 3 total proposals, including OFC with a narrowed scoped for the board to make a final decision during March CDD meeting (Including pool side table options as well) | Board approved OFC's final proposal/scope for a full refurbishing with addition to adding side pool tables as well | 11-2024 |
| 7-2024 | Would like to replace the playground benches | I think the new green benches from the tennis court would be perfect fit. Will speak with Daryl on getting an approval to purchase 3 of the same benches | Once purchased will have maintenance attempt to properly & safely install the benches (May have to drill into concrete & make some adjustments/fills from previous benches) If there are any issues, will reach out to Romaner Graphics to help finalize the install | Purchased finalized. Benches arrived; Need some small concrete additions from Romaner Graphics to finalize installations | 9-2024 |

| | | | | | |
|---------|---|--|--|--|--------|
| 8-2024 | Researching different ways to potentially upgrade shuffleboard or multi-purpose courts to expand from 1 to 2 Pickleball courts | Pulled the dimensions of the standard Pickleball courts. Measured current dimensions of the shuffleboard & multi-purpose court. | Based on our measurements, it seems like we have the potential to expand to 2 courts only at the multi-purpose if there is enough approved playing space, without any major changes to the playing surface | Called Welch Tennis to come out and do some measurements. They claim there is not enough standard/safe playing area to expand to 2 courts without some major changes to the playing surface. Will update the board and see if they still want to proposals to consider or budget for the project | TBD |
| 10-2024 | No new projects at this time; All efforts are focused on the documentation & recovery from Hurricane Milton | Same for November; Continuing our board-approved priority list along with working with/documenting with our insurance & FEMA | Same for December; Continuing our board-approved priority list along with working with/documenting with our insurance & FEMA | Same for January-March; We are about 90% complete with all pending items/board-approved priority list from Hurricane Milton. Only remaining projects rest is the tennis court fencing, playground shade covering & pool shade coverings | 4-2025 |
| 2-2025 | Will be starting a detailed pond & conservation edge analysis to make sure we are caught up with all wood stake markings, ensuring all ponds are clean & reporting any potential deficiencies or issues to Stantec (Tonja) | Have made great progress in the project & are about 10-20% complete in re-checking all pond's current status. Provided a detailed report (Conservation-District Pond Cutback Guide) for the board in the share folder along with sending a copy to board member/project liason Mr. Johnson | Continued efficient progress in the project & just completed 100% of re-checking all pond's current status. Will provide a detailed report (Conservation-District Pond Cutback Guide) for the board in the share folder along with sending a copy to board member/project liason Mr. Johnson | Need to go back at handful of locations & replace wood stakes with stronger/standard 4x4x6 stake or larger & continue those for any future stakes | 9-2025 |
| 5-2025 | Doing research & some testing on a better or improved outdoor paint, applicant or process for the playground & the peeling paint every few years | Did not complete in June or July due to other pending/more important projects but plan to finalize in August | Have selected some paint options and currently running some tests now | | 8-2025 |
| 6-2025 | Doing research & some testing on a better or improved outdoor paint, applicant or process for all benches, clubhouse light towers & older metal garbage can lids (Progressively replacing them all with newer plastic lids that have a better fit to the can) | Did not complete in June or July due to other pending/more important projects but plan to finalize in August | Have selected some paint options and currently running some tests now | | 8-2025 |

Potential Future Projects

| Date Entered | Project | Task | Update 1 | Update 2 | Estimated Completion Date |
|--------------|--------------------------------------|---|---|---|---------------------------|
| 7-2020 | Clubhouse hill demolition | Demo hill and move electrical panel | Work will require permits, extensive digging, movement of lines and it would be a very costly project | TBD | TBD |
| 1-2021 | Clubhouse entrance plants and shrubs | Obtain proposals to replace plants and shrubs in front of clubhouse | Met with Yellowstone and requested proposals for potential refresh of shrubs/flowers | Yellowstone provided rendering of sample entrance. Board requested additional samples | TBD |

Completed Projects

| | | | | | |
|--------|------------------------------------|---|--|--|--------------------|
| 8-2021 | Gym fitness equipment and flooring | Replace old fitness equipment and install new flooring | Obtaining proposals to replace fitness equipment and install new flooring in the gym | Equipment and flooring scheduled for install week of January 17 th , 2022 | Completed (1-2022) |
| 8-2021 | Roof replacement | Replace original clubhouse roof (2004). | Board approved Weiler Roofing proposal. Project will commence when deposit is received and NOC is executed. | Roof schedule to be replaced January 17 th , 2022 | Completed (1-2022) |
| 8-2021 | Basketball courts resurfacing | Resurface basketball court | Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment | Resurfacing began Feb 23 and will be completed on/about March 8th | Completed (3-2022) |
| 7-2021 | Resurface multi-purpose court | Resurface multi-purpose court and paint lines for sports recreational use | Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment | Resurfacing began Feb 23 and will be completed on/about March 8th | Completed (3-2022) |
| 7-2021 | Tennis courts resurfacing | Resurface tennis courts | Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment. This project will commence following the clearing of areas around tennis courts by Bettin | Resurfacing began Feb 23 and will be completed on/about March 8th | Completed (3-2022) |

| | | | | | |
|---------|---|---|---|---|---------------------|
| 1-2022 | Gym mirror | Install additional gym mirror in workout room | Ordered 48 x 72 inch mirror. Mirror has been shipped and will be installed second week of Feb | Mirror scheduled to arrive March 4th | Completed (3-2022) |
| 6-2021 | Volleyball court sand | Replenish volleyball court sand | Yellowstone provided proposal for install of sand | Board approved Yellowstone proposal and Yellowstone replenished court sand | Completed (4-2022) |
| 1-2022 | Ceiling tiles and air ducts | Replace clubhouse ceiling tiles and air ducts | Purchasing & Installing new ones by August 2022 | Completed | Completed (8-2022) |
| 1-2022 | Community holiday lights | Obtain quotes for installing lights and decorations entrance/monuments and clubhouse | Gathered 2 proposals & will be discussed on August agenda | Board chose Parkhurst Outdoor Lighting for our 2022 community holiday lights | Completed (9-2022) |
| 8-2022 | Upgrading/improving outdoor/pool restrooms | Creating a plan to repaint the pool restrooms along with upgrade mirrors, soap dispensers and anything else needed to create newer/more professional look | Choice new paint colors with staff. Will discuss with maintenance on purchasing of paint & days to complete painting | Finalized new paint colors in outdoor bathrooms. Bettin Construction updated manager that new doors should be delivered/installed before October 2022 | Completed (10-2022) |
| 10-2022 | Upgrading/improving needed playground stations & benches | Creating a plan to repaint specific parts of needed playground stations and get proposals to replace benches | Did cost analysis for in-house maintenance Vs Vendor; More cost effective for a vendor to finalize | Got proposal approved & vendor (Romaner Graphics) will start & finalize in November 2022 | Completed (11-2022) |
| 1-2023 | New tennis nets & cranks | Noticed we will be in need of new tennis nets soon (Both). Will work with Welch tennis to get the nets ordered. | Doing research to see if our maintenance staff can install nets or if it be more efficient/cost-effective to have Welch install | Maintenance successfully installed new nets | Completed (1-2023) |
| 11-2022 | Bike racks in Heatherstone, Sheringham /Nesslewood & Beaconsfield | Work with vendor & board to pick best location & bike racks for just inside entry gates | Bike racks are ordered & assembled. Romaner Graphics will finalize installation with concrete slab at desire location | 1st bike racks installed in Heatherstone & Sheringham (Nesslewood) Added 1 more in Sheringham (Nesslewood) & 1 in Beaconsfield. Will monitor after to see if any additional/additional village bike racks are needed. | Completed (7-2023) |
| 1-2023 | Shed upgrades (New shed or upgrade current one) | Added 3 proposals to May 2023's agenda (Was also looked at in 2022) Added color options for all 3 proposals to June 2023's agenda. Gathering information and proposals for demolition, needed permit(s),concrete slabs, and strapped tie-downs | Working with Tonja & 3 selected vendors if concrete slab with strapped tie-downs is best/needed option | Tabled. Will look into it again next budget season or in the future. Finalized current shed upgrades instead. Added separate line item for exterior shed painting. | Completed (9-2023) |

| | | | | | |
|---------|---|---|---|---|---------------------|
| 8-2023 | Upgrade/replacement of outside water fountains | Obtain proposals to upgrade/replace outside water fountains, along with a purified water dispenser in the clubhouse | Submitting different ideas for water fountain upgrades inside and outside. Board recommended removal of all outside fountains | Adding 2 more/3 total proposals for removal of all outside fountains for board's approval. RJ Kielty's proposal was approved. Job was completed on 9/8/23. | Completed (9-2023) |
| 1-2023 | Community holiday lights | Obtain proposals/pricing for maintenance/staff to install lights and decorations entrance/monuments and clubhouse | Gathered 2 proposals for maintenance/staff installation (August) & 1 additional (September). Daryl helped gather 1 outside vendor proposal (September) & will be discussed on August & September agenda | Board chose American Illuminations & Décor (outside vendor) for our 2023 community holiday lights | Completed (9-2023) |
| 9-2023 | Repair/replace 6-inch PVC elbow & couplings for sand volleyball court | While very important, it's not an expensive or long repair so will get with maintenance staff to purchase proper items & schedule repair/replace asap | Based on dimensions we ordered new elbow & coupling but must have been different brand & didn't fit properly. Staff was able to repair/seal existing elbow and coupling and have them fitted safely back together | N/A | Completed (10-2023) |
| 4-2023 | Purified bottle filling station (attached to water fountain) | Gathered 3 proposals Added best option with installation included in June's agenda | Modified proposals; Added 2 more plumbing options for install of purchased Elkay unit; Included in August's agenda | Elkay proposal approved in August; System was installed on November 3rd | Completed (11-2023) |
| 11-2023 | Replace both outside pool restroom mirrors | Will investigate options and prices for replacement | Purchased both mirrors; One accidently broke during install. Safely removed broken one & purchased another new mirror | Finalized removal and install of both outside pool restroom mirrors | Completed (1-2024) |
| 1-2024 | Refill playground mulch to needed ADA standard/requirement | Worked with Aaron from Yellowstone to get a proposal for a mulch refill | Proposal approved & mulch was filled to needed ADA standard/requirement | N/A | Completed (2-2024) |
| 1-2024 | Upgrade or replace all inside/clubhouse tables & chairs | Submitting 3 different price points with similar styles from local vendor to get narrowed scope/direction from the board | The board is going to review some more local options for styles and prices | Board approved purchase of new IKEA set (Ekedalen) | Completed (5-2024) |
| 9-2023 | Exterior shed painting | Felt it was important to add new exterior paint to finalize full shed upgrades | Getting proposals from Romaner Graphics. Will do cost analysis for which is more cost-effective: Hiring a vendor or having maintenance handle the task | Based on the cost analysis, we are going to have maintenance handle the task (Finalized base of shed in 4/24, finalized roof by 6/24) | Completed (6-2024) |
| 3-2025 | | | Will be starting detailed maintenance, repair (if-needed) & painting of all village bike racks (Beaconsfield, Heatherstone & Sheringham [Nesslewood]. Will estimate | Finalized detailed maintenance, repair (if-needed) & painting of all village bike racks (Beaconsfield, Heatherstone & Sheringham [Nesslewood]. | Completed (4-2025) |

| | | | | | |
|--|--|--|---|---|--|
| | | | extending replacement to at least 2026 | Will estimate extending replacement to at least 2026 | |
|--|--|--|---|---|--|



MEADOW POINTE III

Pressure Washing Tracker – August 2025 (July 9th - August 12th)

Meadow Pointe III CDD
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543
813-383-6676 / manager@meadowpointe3.com
Clubhouse Manager: Justin Lawrence

July Zones Started or Completed:

- Finalized on all needed PVC fencing down Meadow Point Boulevard
 - Finalized Beaconsfield monument & entry way
 - Finalized Larkenheath monument & entry way
- Used algaecides/'30 Second' on Beaconsfield entry way monument sign
- Used algaecides/'30 Second' on Larkenheath entry way monument sign



Rizzetta & Company

August Zones to be Started or Completed:

Start & finalize Alchester monument & entry way

- Start & finalize Broughton Place monument & entry way

- Start & finalize Claridge Place monument & entry way

- Start & finalize all needed pool shade crown fabric covering





- More zones TBD (If any zones are discovered that are in more need, will prioritize according or update/add to the list)



Rizzetta & Company

Parking Violations

July 9th – August 12th

| Street/ Address | Picture | Vehicle Color/ Make/ Model | License Plate #/State | Violation #1 Date/Time | Violation #2 Date/ Time | Violation #3 Date/Time | Staff Initials |
|--|---|-------------------------------------|-----------------------------|------------------------------|----------------------------------|------------------------------|-------------------|
| 31147 Hannigan Pl |  | Grey Honda Civic | QZA P9Y FL | 3:28pm 7/9/2025 *Towed | | | SS |
| 1136 Thackery Way |  | Blue Honda Accord | BX5 5EZ FL | 7/9/2025 3:53pm | | | SS |
| 2151 Shelbourne Ct |  | Tan Cadillac DTS | JUZ MO1 FL | 7/10/2025 1:37pm | | | SS |
| N/A (Inside Whitlock gate median) |  | Silver Lexus GS 350 | 20F CVI FL | 7/21/2025 3:30pm | | | JP |
| 1453 Appleton Pl |  | White Buick Encore | 87E 45H FL | 5/7/2025 11:13am | 7/30/2025 1:50pm | | SS |

Parking Violations

July 9th – August 12th

| | | | | | | | |
|-----------------------|---|----------------------------|---------------|---|---------------------|--|----|
| 1519 Appleton Pl |  | White Toyota 4Runner | 72B MRC FL | 7/30/2025 1:53pm | | | SS |
| 31422 Wrencrest Dr |  | Silver Toyota Prius | 58CHW FL | 7/30/2025 2:04 | | | SS |
| 31447 Wrencrest Dr |  | Grey Ford F-150 | GII95 FL | 6/27/2025 8:40am | 7/30/2025 2:08pm | | SS |
| 31447 Wrencrest Dr |  | White Nissan SV | UY34G FL | 7/30/2025 2:09pm | | | SS |
| 1944 Folkstone Pl |  | Red Chevy Equinox | PWR LZ1 FL | 7/30/2025 2:18pm *Attempt ed Tow | | | SS |

Parking Violations

July 9th – August 12th

| | | | | | | | |
|------------------------|---|----------------------|------------|-------------------------------------|--|--|----|
| 31426 Shaker Cir |  | Grey BMW 328 | CV4KI FL | 7/30/2025 2:32pm | | | SS |
| 30445 Lanesborough Cir |  | Red Honda Civic | KYP A40 FL | 7/30/2025 2:39pm | | | SS |
| 1103 Helmsdale Dr |  | White Infiniti Q50 | 38E KMA FL | 7/30/2025 2:45pm | | | SS |
| 1049 Helmsdale Dr |  | White Lexus ES 300 | NXB I10 FL | 7/30/2025 2:48pm | | | SS |
| 31314 Heatherstone Dr |  | Grey Hyundai Elantra | 89B XLG FL | 7/31/2025 9:38am *Stolen Vehicle | | | RV |

Parking Violations

July 9th – August 12th

| | | | | | | | |
|----------------------|---|----------------------------|---------------|----------------------|--------------------|--|----|
| 1733 Fircrest Ct |  | Silver Nissan Sentra | AZB 2QF FL | 7/31/2025 11:54am | | | SS |
| 1830 Beaconsfield Dr |  | Grey Toyota Sequoia | IJV Y55 FL | 7/31/2025 11:58am | | | SS |
| 1613 Salmonberry St |  | Silver Toyota Camry | Y28 2MS FL | 7/31/2025 12:13pm | | | SS |
| 1326 Stokesly Pl |  | White Toyota Sequoia | DUN V57 FL | 2/21/2024 8:10pm | 8/4/2025 1:40pm | | JP |
| 31403 Chatterly Dr |  | White Acura MDX | NDD R46 FL | 8/4/2025 1:46pm | | | JP |

Parking Violations

July 9th – August 12th

| | | | | | | | |
|-----------------------|---|------------------------------|---------------|---------------------|---------------------|--|----|
| 31145 Chatterly Dr |  | Black Toyota Corolla | 62D RRX FL | 8/5/2025 12:21pm | | | JP |
| 31344 Chatterly Dr |  | Silver Nissan Rogue | FDY P57 FL | 8/5/2025 12:27pm | | | JP |
| 3110 Wolfert Pl |  | Grey Dodge Ram Bighorn | NFT L91 FL | 8/5/2025 12:42pm | | | JP |
| 1136 Thackery Wy |  | Grey Honda Accord | BX5 5EZ | 7/9/2025 3:53pm | 8/5/2025 12:55pm | | JP |

DATE: 5/10-5/16

CALL LOG

| | STREET PARKING | FISHING | GATES | POND MAINT. | LANDSCAPING/ IRRIGATION | STREET/ ROAD | CDD WALL/ FENCING |
|-----------|-------------------|---------|-------|----------------|----------------------------|-----------------|----------------------|
| SATURDAY | I | I | | II | I | | |
| SUNDAY | II | | I | I | II | | |
| MONDAY | | II | II | | II | I | I |
| TUESDAY | II | | I | I | | I | |
| WEDNESDAY | II | I | | II | I | I | |
| THURSDAY | I | | I | I | I | | I |
| FRIDAY | I | II | | | II | I | |
| TOTAL | 9 | 6 | 5 | 7 | 9 | 4 | 2 |

DATE: 5/17-5/23

CALL LOG

| | STREET PARKING | FISHING | GATES | POND MAINT. | LANDSCAPING/ IRRIGATION | STREET/ ROAD | CDD WALL/ FENCING |
|-----------|-------------------|---------|-------|----------------|----------------------------|-----------------|----------------------|
| SATURDAY | III | I | | I | II | I | |
| SUNDAY | I | I | III | | I | | I |
| MONDAY | I | | I | II | | I | |
| TUESDAY | | I | I | | II | | |
| WEDNESDAY | I | | II | I | I | | |
| THURSDAY | | I | I | | I | I | |
| FRIDAY | II | | I | II | I | | |
| TOTAL | 8 | 4 | 9 | 6 | 8 | 3 | 1 |

DATE: 5/24-5/30

CALL LOG

| | STREET PARKING | FISHING | GATES | POND MAINT. | LANDSCAPING/ IRRIGATION | STREET/ ROAD | CDD WALL/ FENCING |
|-----------|-------------------|---------|-------|----------------|----------------------------|-----------------|----------------------|
| SATURDAY | I | | II | I | II | | |
| SUNDAY | II | I | I | | I | I | |
| MONDAY | | II | I | | | I | |
| TUESDAY | I | | II | I | II | | II |
| WEDNESDAY | II | I | | II | I | | |
| THURSDAY | I | I | I | | I | | I |
| FRIDAY | | | I | I | I | II | |
| TOTAL | 7 | 5 | 8 | 5 | 8 | 4 | 3 |

DATE: 5/31-6/6

CALL LOG

| | STREET PARKING | FISHING | GATES | POND MAINT. | LANDSCAPING/ IRRIGATION | STREET/ ROAD | CDD WALL/ FENCING |
|-----------|-------------------|---------|-------|----------------|----------------------------|-----------------|----------------------|
| SATURDAY | I | I | | II | I | | I |
| SUNDAY | | I | II | | | II | |
| MONDAY | I | | I | I | II | | I |
| TUESDAY | I | | II | | I | | |
| WEDNESDAY | | II | | I | II | I | |
| THURSDAY | II | | II | | I | | II |
| FRIDAY | I | II | | II | | | |
| TOTAL | 6 | 6 | 7 | 6 | 7 | 3 | 4 |

DATE: 6/7-6/13

CALL LOG

| | STREET PARKING | FISHING | GATES | POND MAINT. | LANDSCAPING/ IRRIGATION | STREET/ ROAD | CDD WALL/ FENCING |
|-----------|-------------------|---------|-------|----------------|----------------------------|-----------------|----------------------|
| SATURDAY | I | I | | II | I | | |
| SUNDAY | II | | I | I | I | | I |
| MONDAY | | II | | | I | | II |
| TUESDAY | II | | I | II | | I | |
| WEDNESDAY | I | | II | I | II | | |
| THURSDAY | | II | I | | I | I | |
| FRIDAY | I | | I | I | II | | I |
| TOTAL | 7 | 5 | 6 | 7 | 8 | 2 | 4 |

DATE: 6/14-6/20

CALL LOG

| | STREET PARKING | FISHING | GATES | POND MAINT. | LANDSCAPING/ IRRIGATION | STREET/ ROAD | CDD WALL/ FENCING |
|-----------|-------------------|---------|-------|----------------|----------------------------|-----------------|----------------------|
| SATURDAY | | I | II | I | | | |
| SUNDAY | I | I | | | III | | I |
| MONDAY | II | | II | II | I | | |
| TUESDAY | | II | | I | II | | I |
| WEDNESDAY | I | | II | | | I | I |
| THURSDAY | II | I | | I | I | II | |
| FRIDAY | II | I | I | | I | | |
| TOTAL | 8 | 6 | 7 | 5 | 8 | 3 | 3 |

DATE: 6/21-6/27

CALL LOG

| | STREET PARKING | FISHING | GATES | POND MAINT. | LANDSCAPING/ IRRIGATION | STREET/ ROAD | CDD WALL/ FENCING |
|-----------|-------------------|---------|-------|----------------|----------------------------|-----------------|----------------------|
| SATURDAY | II | | II | | II | | |
| SUNDAY | | I | I | II | | I | |
| MONDAY | I | I | | I | II | | I |
| TUESDAY | II | I | II | | | II | |
| WEDNESDAY | II | | I | | I | | |
| THURSDAY | I | II | I | | II | | II |
| FRIDAY | I | | I | I | | I | |
| TOTAL | 9 | 5 | 8 | 4 | 7 | 4 | 3 |

DATE: 6/28-7/4

CALL LOG

| | STREET PARKING | FISHING | GATES | POND MAINT. | LANDSCAPING/ IRRIGATION | STREET/ ROAD | CDD WALL/ FENCING |
|-----------|-------------------|---------|-------|----------------|----------------------------|-----------------|----------------------|
| SATURDAY | I | | I | II | I | I | |
| SUNDAY | I | II | | II | I | | I |
| MONDAY | II | | I | I | | II | |
| TUESDAY | | II | | II | I | | I |
| WEDNESDAY | | I | II | | II | I | |
| THURSDAY | II | | I | I | | | |
| FRIDAY | I | I | II | | I | I | |
| TOTAL | 7 | 6 | 7 | 8 | 6 | 5 | 2 |

August 2025

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|-----------|--|---|--|------------------------------------|-------------------------|-----------|
| | | | | | 1 ABC 9-10am | 2 |
| 3 | 4 ABC 9-10am | 5 Yellowstone Walkthrough 10:30am DRB 6:30pm | 6 ABC 9-10am CPW 10-12pm | 7 | 8 ABC 9-10am | 9 |
| 10 | 11 ABC 9-10am Yoga 6:30-7:30pm | 12 | 13 ABC 9-10am CPW 10-12pm FTW 5pm | 14 | 15 ABC 9-10am | 16 |
| 17 | 18 ABC 9-10am Whitlock HOA 6:30pm | 19 Larkenheath HOA 6:30pm | 20 ABC 9-10am CPW 10-12pm CDD 6:30pm | 21 | 22 ABC 9-10am | 23 |
| 24 | 25 ABC 9-10am Yoga 6:30-7:30pm | 26 | 27 ABC 9-10am CPW 10-12pm FTW 5pm | 28 Larkenheath FC 6:30pm | 29 ABC 9-10am | 30 |
| 31 | | | | | | |

FTW: Food Truck Wednesday CPW: Coffee Pastry Wednesday

PR: Private Rental ABC: Aqua Belles Club

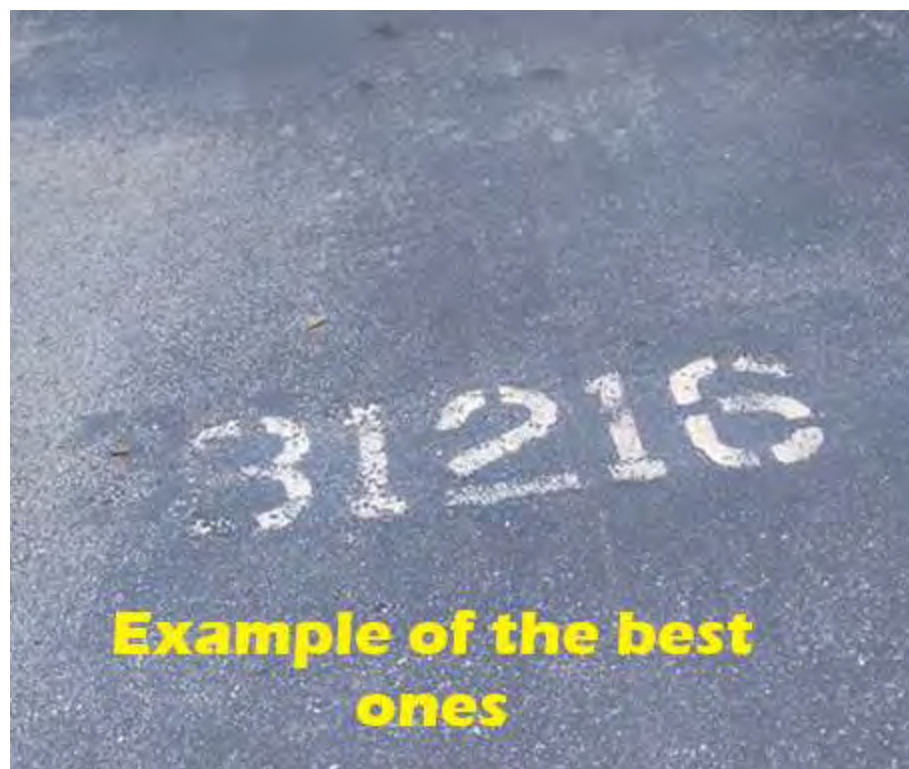


Deputy Schedule – August 2025



MEADOW POINTE III

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|---------|---------|---------|--------------------------------------|---------|---------|---------|
| | | | | | 1 F | 2 F |
| 3 F | 4 P | 5 P | 6 F | 7 F | 8 P | 9 P |
| 10 P | 11 F | 12 F | 13 P | 14 P | 15 F | 16 F |
| 17 F | 18 P | 19 P | 20 F | 21 F | 22 P | 23 P |
| 24 P | 25 F | 26 F | 27 P | 28 P | 29 F | 30 F |
| 31 F | | | Payton: 11am-11pm Francis: 11am-11pm | | | |





20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____

COMPANY NAME: _____ Claridge Place

DATE: _____ 7/24/25

QUOTE: _____ Repainting faded Parking Lot numbers.

_____ 5 Digits.

_____ 150 @ 18.00 ea. location.

_____ TOTAL: \$2,700.00

_____ Manager Notes: We had maintenance go out and meet an HOA
_____ representative on-site. We discovered/agreed there was 259 total lines
_____ with numbers. Only about 150 of them would fall between the barely
_____ visible or fading so we agreed to submit a proposal for the 150 worst ones
_____ & then re-visit it again in 6-12 months for the others.

Thank You: Romaner Graphics

Pickleball Expansion Proposals - Manager Notes/Summary:

We reached out to 3 vendors for the project. Welch is the most commonly known and used in the Tampa bay area & then Scarlett found a company called New Force. We are awaiting our 3rd proposal that may be ready by the meeting night. Surprisingly New Force did not come out on-site so we asked them how they felt confident giving a proposal and they claimed they had CAD/CAM & aerial software that was able to give them an accurate look and breakdown of dimensions.

Once we received Welch, with them being dramatically lower in price (Along with including fence & an additional court from my understanding) and not really seemingly lining up “apples-to-apples” we reached back out and sent Welch’s proposal minus the price. They still have not reached out in regards to changing anything. So depending on what the 3rd proposal comes in at, I know the board may not want to make any decisions yet.

The main reason I wanted to still include the proposals was to prepare the board for a rough idea of the cost also with the understanding that I am pretty confident the price range that Welch is coming in is the most accurate for a really professionally done job with guarantees.

Typically Welch is in the middle to high-side for pricing but they are used by about 80%+ of our company and in my 6 years of primary using them or seeing their work, they are really the standard for Florida courts.

Daniel from DCSI, our current fob/access vendor said he can’t give me an exact proposal until he sees site-plans from the chosen vendor and/or the engineer but I did ask him for a ball park figure and he said 15K on the low-side and 20K on the high-side. Welch recommends a vinyl fence in their proposal but while Romaner graphics could do either, seems to be leaning towards recommending chain-link. Averaging out the pricing, based on some google searching & Chat GPT, we would be looking at roughly 5-10K for chain-link & 15-22K for vinyl at Welch’s recommended dimensions.

So ultimately the board would now know, minus engineer costs, desire for additional lighting & any of the “additions” offered by Welch, I would estimate around \$150,000 total costs for the district (on the high-side) if they want to pursue the project further. I didn’t do a breakdown for landscaping yet but the only real expensive cost I would foresee would be if we need to remove that Oak tree nearby.



New force construction
Julio Brito
Business Number: (407) 683-7106
3900 broadway fort myers fl 33901
(407) 398-3729
newforcesconstructionllc@gmail.com

BILL TO
1500 Meadow Pointe Blvd, Wesley
Chapel, FL 33543

| ESTIMATE | DATE | TOTAL |
|----------|------------|-----------------|
| EST0090 | 07/22/2025 | USD \$55,505.00 |

| DESCRIPTION | RATE | QTY | TOTAL |
|--|-------------|-----|-------------|
| Fencing Installation: Furnish and install a 6-foot black chain-link fence around the entire perimeter of the court complex to provide secure enclosure, enhance site aesthetics, and ensure player safety. Include 4-foot divider fences between individual courts to maintain clear boundaries while allowing full visibility and airflow. | \$55,505.00 | 1 | \$55,505.00 |
| Surfacing (5,890 sq ft): Prepare and surface a total area of 5,890 square feet using a durable, professional-grade sport coating system. Apply competition green as the primary color with sharp, regulation-compliant white lines for optimal visibility and playability. Ensure the surface is leveled, sealed, and built to withstand intensive recreational use. | | | |
| Walkway Build: Design and build a connecting walkway between the tennis and pickleball areas, using stable materials and proper sub-base preparation for longevity. Include adequate drainage, a smooth finish, and a clean transition between playing areas to promote accessibility, comfort, and a cohesive layout throughout the facility. | | | |

- labor and materials are included on price
- 50% upfront
- 50% upon completion

TOTAL USD \$55,505.00



SPORT DIVISION

This Remodeling Contract Remodeling/Restoration is entered into by and between New Force Construction Division of SC Contractors and ("Meadow Point ") for the remodeling services to be performed on the designated property 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543

1. SCOPE OF WORK

1.1 The Contractor agrees to perform remodeling and improvement work in accordance with the agreed plans and specifications.

1.2 Contractor's Responsibilities: - Supervise the project. - Procure labor, materials, permits, and other services necessary to complete the work.

1.3 Owner's Responsibilities:

- Provide plans, specifications, and any required test reports before work begins.
- Ensure access to the property for the Contractor and any necessary personnel.

1.4 Upon completion of the project, the Contractor will remove all debris and clean the site, leaving it in a workmanlike condition.



SPORT DIVISION

2. PAYMENTS

2.1 Payment terms will be based on the agreed-upon schedule, outlined as follows:

- 50% upfront
- 50% upon completion

3. CHANGE ORDERS

3.1 Any modifications to the scope of work must be documented in a written Change Order and signed by both parties.

3.2 The Contractor will not proceed with changes until the Owner has approved the Change Order.

3.3 Administrative Fee:

- A \$95 fee applies to each Change Order to cover processing and administrative costs.

4. WARRANTIES

4.1 The Contractor provides a _____ Warranty for workmanship, subject to the following exclusions: - Normal wear and tear. - Damage caused by misuse, neglect, or alterations by the Owner or third parties.

4.2 The Contractor will transfer all applicable manufacturer warranties for materials and appliances to the Owner.



SPORT DIVISION

5. PERMITS AND APPROVALS

- 5.1** The Contractor will secure all required permits and approvals for the work.
- 5.2** The Owner will reimburse the Contractor for the cost of any permits unless otherwise specified.

6. INSURANCE

- 6.1** The Owner must maintain adequate property insurance during the remodeling process.
- 6.2** The Contractor may obtain Builder's Risk insurance at the Owner's expense if mutually agreed.

7. TERMINATION

- 7.1** Either party may terminate this Agreement with _____ days written notice.
- 7.2** The Owner is responsible for payment of all work completed up to the termination date.

8. DISPUTE RESOLUTION

- 8.1** All disputes will be resolved through binding arbitration in accordance with the laws of the State of Florida.
- 8.2** The prevailing party in any dispute will be entitled to recover reasonable attorney's fees and costs.



SPORT DIVISION

9. GENERAL TERMS

9.1 This Agreement constitutes the entire understanding between the parties.

9.2 Any amendments must be in writing and signed by both parties.

9.3 Governing Law: This Agreement is governed by the laws of the State of Florida.

Owner

NAME: _____

signature _____

Date _____

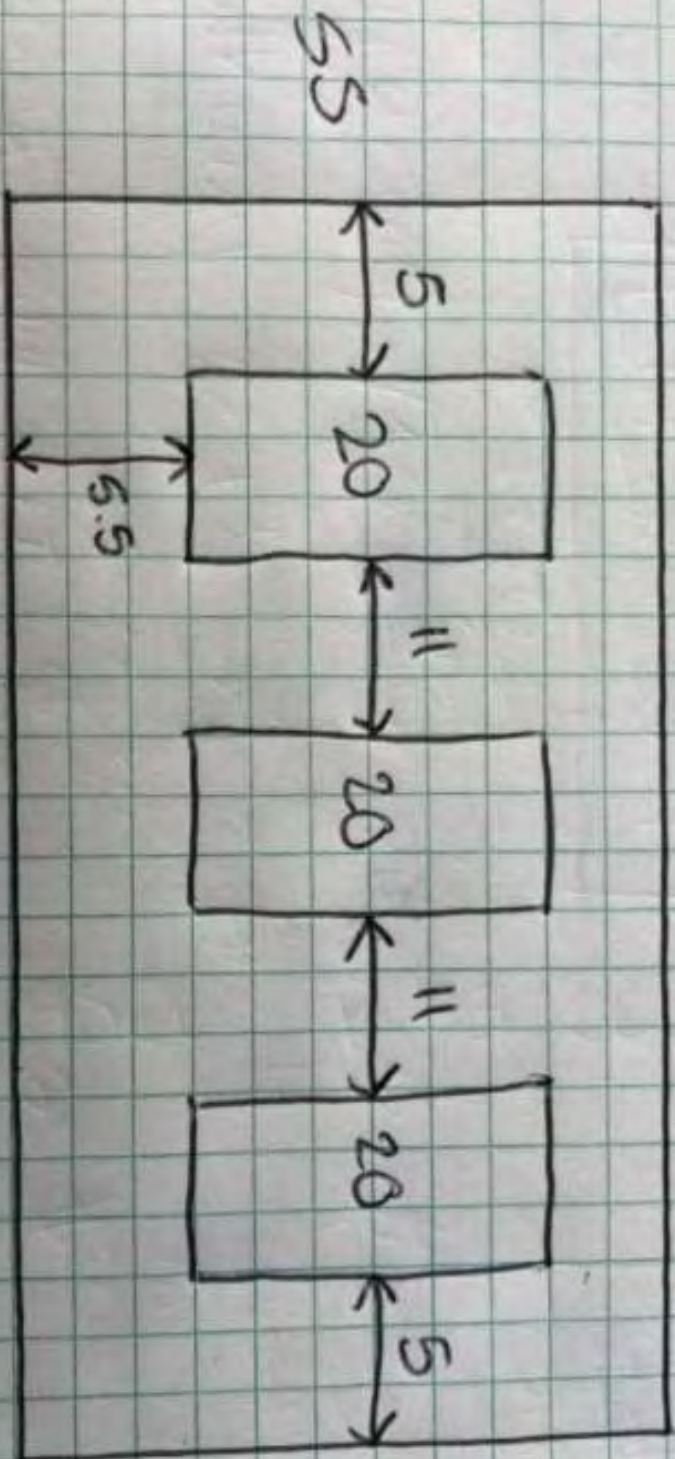
COMPANY: New force construction LLC

By: New force construction LLC

Title: Owner & Contractor

Signature: _____

q2



Welch Tennis Courts

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

ALL-WEATHER (ASPHALT) PICKLEBALL COURT CONSTRUCTION PROPOSAL

Welch Tennis Courts (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to construct two (2) All-Weather Pickleball Courts at Meadow Pointe III Clubhouse (hereinafter referred to as the "Owner") in Wesley Chapel, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the work is referred to in this proposal as the "Project."

1. CONSTRUCTION REQUIREMENTS: The Owner shall be responsible for assuring that the work described in this proposal complies with all applicable zoning requirements and deed restrictions including, but not limited to, all applicable set-back requirements. The Owner shall be solely responsible for the suitability of the project site and the constructability of the Project upon the property.

This proposal includes an allowance for permits, fees, engineering costs and related acquisition costs; costs more than this allowance shall be reimbursed by the Owner to the Contractor. The Owner shall be responsible for providing the Contractor with an onsite dumpster during the Project.

The Contractor shall provide the required contractor licensing to complete the Project, along with general liability and workers' compensation insurance. If the Owner requires insurance more than the limits of liability coverage usually carried by Contractor, such additional coverage will be provided to the Owner at the Contractor's cost.

2. COURT CONSTRUCTION: The Contractor shall construct two (2) all-weather pickleball courts, in a battery measuring 68 feet by 64 feet.

- a. **Removal:** The Contractor shall remove the existing asphalt surface (up to one and a half (1.5") inch thick) including the curb and dispose of off-site. Removal of the trees and bushes by Owner.
- b. **Base:** The base shall consist of six (6) inches of base material topped with one and one-half (1½) inches of compacted asphalt hot mix. **Welch Tennis Courts cannot guarantee that the asphalt hot mix and/or base material will be free of all impurities (iron, clay balls, wood bits and deleterious material). These materials can be present in the materials received from our suppliers. The presence of such deleterious materials can result in discoloration of the surface and/or raised bumps in the court surface.**
- c. **Surface:** After the asphalt has properly cured, a fiberglass membrane shall be installed to extend the life of the courts. Two (2) filler coats of Deco Acrylic Resurfacer material shall be applied to the entire court surface, followed by two (2) full coats of Deco Color MP. The courts shall be the Owner's choice of standard colors. No "birdbath" deeper than 1/16 of an inch shall exist after flooding the courts and allowing one hour of time to elapse at a temperature of at least at 70 degrees Fahrenheit (21 degrees Celsius) in sunlight.
- d. **Court Completion:** Regulation playing lines shall be striped using masking tape and white line paint. Permanent external-wind net posts with WTC pickleball nets shall be installed.

3. **FENCING:** The Contractor shall provide and install approximately 264 lineal feet of eight-foot-high and approximately 59 lineal feet of four-foot-high black vinyl fencing.

- a. All terminal posts shall be 3-inch and all line posts will be 2½-inch PC-40 Ameristar Permacoat pipe and top rail will be 1⅝-inch PC-20 Ameristar Permacoat pipe.
- b. All Ameristar Permacoat posts and top rail are high tensile steel, galvanized inside and out with pure zinc. The pipe is then electrostatically powder coated with polyester to provide a superior color coat finish. All fittings are PVC coated.
- c. Fence fabric will be 2-inch #8-gauge vinyl mesh.
- d. Bottom tension wire will be installed on all fencing.
- e. Two (2) walk gates will be provided.

4. **COURT EQUIPMENT:** The Contractor shall provide two (2) Aluminum Court Number Signs and one (1) Court Sponge Units.

5. **CONTRACT PRICE:** The Contractor shall complete the Project described above for the following contract prices:

| | |
|---|---------------------------|
| PICKLEBALL COURTS (2) | \$92,880.00 |
| COURT EQUIPMENT | \$ 235.00 |
| <u>ALLOWANCE FOR PERMITS/FEES/ENGINEERING</u> | <u>\$ 2,700.00</u> |
| <u>TOTAL</u> | <u>\$95,815.00</u> |

OPTION 1: WINDSCREEN CURTAINS: The Contractor shall provide and install six-foot-high open mesh polyester windscreen curtains (WTC Premium) on all eight-foot-high fencing.

Add+\$3,850.00_____Initials

OPTION 2: WINDSCREEN LOGO:(4' x 6' Single Color)\$590.00/ea. # of logos____ Initials

OPTION 3: LED LIGHTING SYSTEM: The Contractor shall provide and install LED court lighting onto the two (2) courts. This would include two (2) powder-coated light poles and four (4) LSI Zone Medium LED light fixtures. **NOTE:** The Owner shall be responsible for providing wiring and adequate electric supply to the base of each pole, including contactors, switches, breaker, timer, and hookup.

Add+\$14,570.00_____Initials

OPTION 4: CONCRETE CURB: The Contractor shall provide and install 264 lineal feet of 6-inch concrete curb around the perimeter of the courts.

Add+\$26,3950.00_____Initials

6. **PAYMENT TERMS:** Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. A 25% deposit will be due upon execution of this agreement. **NOTE:** Payment of Contractor's invoices is due upon receipt of the invoice by the Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts reserves the right to stop work in the event of non-payment.

7. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the prices specified herein shall be adjusted by written change order modifying this agreement.

8. **BUILDING REQUIREMENTS.** **The Owner shall provide access to the court and site for tractor-trailers and other vehicles with a weight more than twenty tons;** provide staked corners for the courts; provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (e.g., damage to sod, landscaping, sprinkler lines, sidewalks, pavement, etc.).

The Owner shall notify, locate, and mark for the Contractor, prior to commencement of the Project, any water, sewer, electrical or other conduits, which are located at the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the Project.

The Owner shall provide an onsite dumpster for the Contractor's use during the Project. In the event the Owner is unable to or would like the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

The Owner is responsible for the removal and installation of all shrubs, bushes, trees, curbs, benches, pavers, sidewalk and sodding around the perimeter of the Courts (or other suitable provisions for preventing erosion) If sod is used, it should be placed approximately one inch below the surface level of the Courts to allow for adequate courts drainage.

9. **WARRANTY:** Welch Tennis Courts shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable). **Cracking in court surface is not warranted.**

10. **BINDING CONTRACT:** This agreement and all its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, and successors, and assigns of either party.

11. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** If a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. If any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balances due and owing by the Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

12. TIME FOR ACCEPTANCE OF PROPOSAL: This proposal and the prices set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

13. ENTIRE AGREEMENT/CHANGES TO AGREEMENT: This proposal, once accepted by the Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by the Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

SALES REPRESENTATIVE:

Chris Hagman (813.520.8320)

ACCEPTED BY:

_____(OWNER)

DATE:_____

Type/Print Name & Title

Accepted and approved by:

WELCH TENNIS COURTS:

George Todd, Jr., President

DATE:_____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact: _____ Accts Payable Contact: _____

Name: _____ Name: _____

Phone Number: _____ Phone Number: _____

Email Address: _____ Email Address: _____

| Color Selection: | Green | Black | N/A | Other |
|------------------|--------------------------|--------------------------|--------------------------|--------------------------------|
| Lighting | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Cabana Frames | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Cabana Canvas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> _____ |
| Net Posts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Windscreens | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> _____ |

Hard Court Contracts Only

Deco Colors:

Exterior Color

- ☐ Light Blue
- ☐ Dark Blue
- ☐ Light Green
- ☐ Medium Green
- ☐ Dark Green
- ☐ Gray
- ☐ Red
- ☐ Adobe Tan*
- ☐ Tour Purple*

Interior Color

- ☐ Light Blue
- ☐ Dark Blue
- ☐ Light Green
- ☐ Medium Green
- ☐ Dark Green
- ☐ Gray
- ☐ Red
- ☐ Adobe Tan*
- ☐ Tour Purple*

Pickleball Line Color

- ☐ Black
- ☐ Blue
- ☐ Green
- ☐ Orange
- ☐ Red
- ☐ White
- ☐ Yellow

*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)

Tab 11



Rizzetta & Company

Meadow Pointe III Community Development District

**Financial Statements
(Unaudited)**

June 30, 2025

Prepared by: Rizzetta & Company, Inc.

**meadowpointe3.org
rizzetta.com**

Meadow Pointe III Community Development District

Balance Sheet
As of 06/30/2025
(In Whole Numbers)

| | General Fund | Reserve Fund | Debt Service Fund | Total Gvmnt Fund | Fixed Assets Group | Long-Term Debt |
|--|------------------|------------------|-------------------|------------------|--------------------|------------------|
| Assets | | | | | | |
| Cash In Bank | 1,232,095 | 0 | 7,624 | 1,239,719 | 0 | 0 |
| Investments | 1,024,563 | 2,035,225 | 625,547 | 3,685,334 | 0 | 0 |
| Accounts Receivable | 517,059 | 0 | 0 | 517,059 | 0 | 0 |
| Prepaid Expenses | 4,202 | 0 | 0 | 4,202 | 0 | 0 |
| Refundable Deposits | 26,712 | 0 | 0 | 26,712 | 0 | 0 |
| Fixed Assets | 0 | 0 | 0 | 0 | 11,070,208 | 0 |
| Amount Available in Debt Service | 0 | 0 | 0 | 0 | 0 | 633,171 |
| Amount To Be Provided Debt Service | 0 | 0 | 0 | 0 | 0 | 5,881,829 |
| Total Assets | 2,804,631 | 2,035,225 | 633,171 | 5,473,026 | 11,070,208 | 6,515,000 |
| Liabilities | | | | | | |
| Accounts Payable | 67,659 | 0 | 0 | 67,659 | 0 | 0 |
| Deferred Revenue | 461,359 | 0 | 0 | 461,359 | 0 | 0 |
| Accrued Expenses | 7,582 | 91,783 | 0 | 99,365 | 0 | 0 |
| Other Current Liabilities | 351 | 0 | 0 | 352 | 0 | 0 |
| Revenue Bonds Payable-Long Term | 0 | 0 | 0 | 0 | 0 | 6,515,000 |
| Deposits Payable | 750 | 0 | 0 | 750 | 0 | 0 |
| Total Liabilities | 537,701 | 91,783 | 0 | 629,485 | 0 | 6,515,000 |
| Fund Equity & Other Credits | | | | | | |
| Beginning Fund Balance | 1,907,016 | 1,143,784 | 585,118 | 3,635,918 | 0 | 0 |
| Investment In General Fixed Assets | | | | | | |
| Investment In General Fixed Assets | 0 | 0 | 0 | 0 | 11,070,208 | 0 |
| Total Investment In General Fixed Assets | 0 | 0 | 0 | 0 | 11,070,208 | 0 |
| Net Change in Fund Balance | 359,914 | 799,658 | 48,053 | 1,207,624 | 0 | 0 |
| Total Fund Equity & Other Credits | 2,266,930 | 1,943,442 | 633,171 | 4,843,542 | 11,070,208 | 0 |
| Total Liabilities & Fund Equity | 2,804,631 | 2,035,225 | 633,171 | 5,473,026 | 11,070,208 | 6,515,000 |

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

| | Year Ending 09/30/2025 Annual Budget | Through 06/30/2025 YTD Budget | Year To Date 06/30/2025 YTD Actual | YTD Variance |
|---|--|-------------------------------------|--|-----------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 29,022 | 29,022 |
| Special Assessments | | | | |
| Tax Roll | 2,124,406 | 2,124,406 | 2,147,336 | 22,930 |
| Other Misc. Revenues | | | | |
| Cell Tower Lease | 28,262 | 21,197 | 30,373 | 9,177 |
| Community Activity Revenue | 0 | 0 | 955 | 954 |
| Key/Access/Transponder Revenue | 0 | 0 | 2,757 | 2,757 |
| Miscellaneous Revenue | 0 | 0 | 2,915 | 2,915 |
| Non-Resident Annual Fees | 0 | 0 | 140 | 140 |
| Remotes | 2,000 | 1,500 | 4,289 | 2,790 |
| Room Rentals | 0 | 0 | 4,393 | 4,392 |
| Vending Machine Revenue | 200 | 150 | 0 | (150) |
| Total Revenues | 2,154,868 | 2,147,253 | 2,222,180 | 74,927 |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 13,000 | 9,750 | 10,000 | (250) |
| Total Legislative | 13,000 | 9,750 | 10,000 | (250) |
| Financial & Administrative | | | | |
| Accounting Services | 21,630 | 16,223 | 16,223 | 0 |
| Administrative Services | 5,974 | 4,480 | 4,480 | 0 |
| Arbitrage Rebate Calculation | 1,500 | 1,500 | 500 | 1,000 |
| Assessment Roll | 5,150 | 5,150 | 5,150 | 0 |
| Auditing Services | 3,400 | 3,400 | 3,500 | (100) |
| Bank Fees | 830 | 623 | 610 | 13 |
| Disclosure Report | 2,000 | 1,500 | 1,500 | 0 |
| District Engineer | 20,000 | 15,000 | 16,802 | (1,802) |
| District Management | 33,475 | 25,106 | 25,107 | 0 |
| Dues, Licenses & Fees | 450 | 338 | 600 | (263) |
| Financial & Revenue Collections | 5,150 | 3,862 | 3,862 | 0 |
| Legal Advertising | 1,000 | 750 | 267 | 484 |
| Miscellaneous Mailings | 1,800 | 1,350 | 0 | 1,350 |
| Public Officials Liability Insurance | 3,985 | 3,985 | 3,877 | 108 |
| Tax Collector/Property Appraiser Fees | 150 | 150 | 2,552 | (2,403) |
| Trustees Fees | 11,000 | 11,000 | 11,152 | (152) |
| Website Hosting, Maintenance, Backup & E | 2,738 | 2,438 | 2,438 | 0 |
| Total Financial & Administrative | 120,232 | 96,855 | 98,620 | (1,765) |
| Legal Counsel | | | | |
| District Counsel | 28,000 | 21,000 | 31,633 | (10,633) |
| Total Legal Counsel | 28,000 | 21,000 | 31,633 | (10,633) |
| Law Enforcement | | | | |
| Off Duty Deputy | 143,141 | 107,356 | 107,356 | 0 |
| Total Law Enforcement | 143,141 | 107,356 | 107,356 | 0 |

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

| | Year Ending 09/30/2025 | Through 06/30/2025 | Year To Date 06/30/2025 | |
|--|---------------------------|-----------------------|----------------------------|--------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Electric Utility Services | | | | |
| Utility - Street Lights | 138,000 | 103,500 | 99,661 | 3,838 |
| Utility Services | 34,850 | 26,137 | 23,979 | 2,159 |
| Total Electric Utility Services | 172,850 | 129,637 | 123,640 | 5,997 |
| Garbage/Solid Waste Control Services | | | | |
| Garbage - Recreation Facility | 2,178 | 1,634 | 1,989 | (355) |
| Garbage - Residential | 290,712 | 218,034 | 193,808 | 24,226 |
| Solid Waste Assessment | 1,500 | 1,125 | 1,538 | (413) |
| Total Garbage/Solid Waste Control Services | 294,390 | 220,793 | 197,335 | 23,458 |
| Water-Sewer Combination Services | | | | |
| Utility - Recreation Facilities | 12,700 | 9,525 | 15,281 | (5,756) |
| Total Water-Sewer Combination Services | 12,700 | 9,525 | 15,281 | (5,756) |
| Stormwater Control | | | | |
| Aquatic Maintenance | 66,534 | 49,900 | 55,254 | (5,354) |
| Aquatic Plant Replacement | 3,750 | 2,813 | 0 | 2,813 |
| Mitigation Area Monitoring & Maintenance | 3,600 | 2,700 | 0 | 2,700 |
| Stormwater Assessments | 4,012 | 3,009 | 2,178 | 831 |
| Stormwater System Maintenance | 7,000 | 5,250 | 1,584 | 3,666 |
| Total Stormwater Control | 84,896 | 63,672 | 59,016 | 4,656 |
| Other Physical Environment | | | | |
| Entry & Walls Maintenance & Repair | 5,000 | 3,750 | 20,691 | (16,941) |
| General Liability Insurance | 8,513 | 8,513 | 6,884 | 1,629 |
| Holiday Decorations | 21,000 | 21,000 | 8,500 | 12,500 |
| Irrigation Maintenance & Repair | 17,500 | 13,125 | 37,421 | (24,296) |
| Landscape - Annuals/Flowers | 18,000 | 13,500 | 3,221 | 10,279 |
| Landscape - Miscellaneous | 8,835 | 6,626 | 2,869 | 3,757 |
| Landscape - Mulch | 31,500 | 23,625 | 49,316 | (25,691) |
| Landscape - Pest Control | 2,000 | 1,500 | 0 | 1,500 |
| Landscape Inspection Services | 9,000 | 6,750 | 6,750 | 0 |
| Landscape Maintenance | 329,712 | 247,284 | 217,484 | 29,801 |
| Landscape Replacement Plants, Shrubs, Tr | 30,000 | 22,500 | 3,263 | 19,237 |
| Lift Station Maintenance | 4,050 | 3,038 | 864 | 2,172 |
| Property Insurance | 18,803 | 18,803 | 18,132 | 671 |
| Street Light Deposit Bond | 760 | 570 | 566 | 5 |
| Tree Trimming Services | 16,000 | 12,000 | 5,400 | 6,600 |
| Well Maintenance | 3,000 | 2,250 | 235 | 2,015 |
| Total Other Physical Environment | 523,673 | 404,834 | 381,596 | 23,238 |
| Road & Street Facilities | | | | |
| Gate Maintenance & Repair | 45,000 | 33,750 | 27,018 | 6,732 |
| Gate Phone | 18,800 | 14,100 | 10,368 | 3,732 |
| Parking Lot Repair & Maintenance | 2,500 | 1,875 | 450 | 1,425 |
| Roadway Repair & Maintenance | 5,000 | 3,750 | 0 | 3,750 |
| Sidewalk Maintenance & Repair | 11,500 | 8,625 | 17,350 | (8,725) |
| Street Sign Repair & Replacement | 4,000 | 3,000 | 10,428 | (7,428) |

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

| | Year Ending 09/30/2025 Annual Budget | Through 06/30/2025 YTD Budget | Year To Date 06/30/2025 YTD Actual | YTD Variance |
|---|--|-------------------------------------|--|--------------|
| Total Road & Street Facilities | 86,800 | 65,100 | 65,614 | (514) |
| Parks & Recreation | | | | |
| Cable & Internet | 575 | 431 | 1,107 | (675) |
| Clubhouse Maintenance & Repair | 12,000 | 9,000 | 18,180 | (9,180) |
| Computer Support, Maintenance & Repair | 1,000 | 751 | 1,232 | (482) |
| Dog Waste Station Supplies & Maintenance | 1,900 | 1,425 | 240 | 1,185 |
| Employee - Reimbursements | 2,000 | 1,500 | 1,032 | 468 |
| Facility A/C & Heating Maintenance & Rep | 1,000 | 750 | 977 | (227) |
| Fitness Equipment Maintenance & Repair | 10,000 | 7,500 | 824 | 6,675 |
| Management Contract | 443,172 | 332,379 | 290,636 | 41,744 |
| Operating Supplies | 22,500 | 16,875 | 1,986 | 14,889 |
| Pest Control | 750 | 562 | 990 | (427) |
| Playground Equipment & Maintenance | 3,400 | 2,550 | 2,275 | 275 |
| Pool Maintenance | 40,650 | 30,488 | 39,954 | (9,467) |
| Pool/Water Park/Fountain Maintenance | 24,000 | 18,000 | 1,281 | 16,719 |
| Security System Monitoring Services & Ma | 13,000 | 9,750 | 2,404 | 7,346 |
| Tennis/Athletic Court/Park Maintenance | 5,000 | 3,750 | 46 | 3,704 |
| Vehicle Maintenance | 3,650 | 2,737 | 2,928 | (190) |
| Total Parks & Recreation | 584,597 | 438,448 | 366,092 | 72,357 |
| Special Events | | | | |
| Special Events | 22,500 | 16,875 | 21,872 | (4,997) |
| Total Special Events | 22,500 | 16,875 | 21,872 | (4,997) |
| Contingency | | | | |
| Capital Outlay | 68,089 | 51,067 | 15,150 | 35,917 |
| Total Contingency | 68,089 | 51,067 | 15,150 | 35,917 |
| Total Expenditures | 2,154,868 | 1,634,912 | 1,493,205 | 141,708 |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 512,341 | 728,975 | 216,635 |
| Total Other Financing Sources(Uses) | | | | |
| Interfund Transfer (Expense) | | | | |
| Interfund Transfer | 0 | 0 | (369,061) | (369,062) |
| Total Other Financing Sources(Uses) | 0 | 0 | (369,061) | (369,062) |
| Fund Balance, Beginning of Period | 0 | 0 | 1,907,016 | 1,907,016 |
| Total Fund Balance, End of Period | 0 | 512,341 | 2,266,930 | 1,754,589 |

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

| | Year Ending 09/30/2025 Annual Budget | Through 06/30/2025 YTD Budget | Year To Date 06/30/2025 YTD Actual | YTD Variance |
|---|--|-------------------------------------|--|------------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 54,799 | 54,799 |
| Special Assessments | | | | |
| Tax Roll | 480,973 | 480,973 | 480,970 | (3) |
| Total Revenues | 480,973 | 480,973 | 535,769 | 54,796 |
| Expenditures | | | | |
| Contingency | | | | |
| Capital Reserve - Asset Replacement | 363,412 | 363,412 | 105,174 | 258,238 |
| Capital Reserve - Road | 117,561 | 117,561 | 0 | 117,561 |
| Total Contingency | 480,973 | 480,973 | 105,174 | 375,799 |
| Total Expenditures | 480,973 | 480,973 | 105,174 | 375,799 |
| Total Excess of Revenues Over(Under) Ex- | 0 | 0 | 430,595 | 430,595 |
| penditures | | | | |
| Total Other Financing Sources(Uses) | | | | |
| Interfund Transfer (Revenue) | | | | |
| Interfund Transfer | 0 | 0 | 369,062 | 369,062 |
| Total Other Financing Sources(Uses) | 0 | 0 | 369,062 | 369,062 |
| Fund Balance, Beginning of Period | 0 | 0 | 1,143,785 | 1,143,785 |
| Total Fund Balance, End of Period | 0 | 0 | 1,943,442 | 1,943,442 |

Meadow Pointe III Community Development District

720 Debt Service Fund S2013 & S2015 Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

| | Year Ending 09/30/2025 Annual Budget | Through 06/30/2025 YTD Budget | Year To Date 06/30/2025 YTD Actual | YTD Variance |
|---|--|-------------------------------------|--|----------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 23,945 | 23,945 |
| Special Assessments | | | | |
| Tax Roll | 587,460 | 587,460 | 592,630 | 5,170 |
| Total Revenues | <u>587,460</u> | <u>587,460</u> | <u>616,575</u> | <u>29,115</u> |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 217,460 | 217,460 | 204,441 | 13,019 |
| Principal | 370,000 | 370,000 | 370,000 | 0 |
| Total Debt Service | <u>587,460</u> | <u>587,460</u> | <u>574,441</u> | <u>13,019</u> |
| Total Expenditures | <u>587,460</u> | <u>587,460</u> | <u>574,441</u> | <u>13,019</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>42,134</u> | <u>42,134</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>516,712</u> | <u>516,712</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>558,846</u> | <u>558,846</u> |

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

| | Year Ending 09/30/2025 Annual Budget | Through 06/30/2025 YTD Budget | Year To Date 06/30/2025 YTD Actual | YTD Variance |
|---|--|-------------------------------------|--|----------------|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 5,812 | 5,812 |
| Special Assessments | | | | |
| Tax Roll | 297,410 | 297,410 | 300,027 | 2,617 |
| Total Revenues | <u>297,410</u> | <u>297,410</u> | <u>305,839</u> | <u>8,429</u> |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 46,410 | 46,410 | 48,920 | (2,510) |
| Principal | 251,000 | 251,000 | 251,000 | 0 |
| Total Debt Service | <u>297,410</u> | <u>297,410</u> | <u>299,920</u> | <u>(2,510)</u> |
| Total Expenditures | <u>297,410</u> | <u>297,410</u> | <u>299,920</u> | <u>(2,510)</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>5,919</u> | <u>5,919</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>68,406</u> | <u>68,406</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>74,325</u> | <u>74,325</u> |

Meadow Pointe III CDD
Investment Summary
June 30, 2025

| <u>Account</u> | <u>Investment</u> | <u>Balance as of</u> <u>June 30, 2025</u> |
|--|--|--|
| Valley National Operating | Governmental Checking/ICS | \$ 410,043 |
| FLCLASS Operating | Average Monthly Yield 4.3616% | 614,520 |
| Total General Fund Investments | | \$ 1,024,563 |
| FLCLASS Asset Replacement | Average Monthly Yield 4.3616% | \$ 801,299 |
| FLCLASS Road Reserve | Average Monthly Yield 4.3616% | 528,051 |
| Subtotal | | 1,329,350 |
| Valley National Asset Replacement Reserve | Governmental Checking/ICS | \$ 670,350 |
| Subtotal | | 670,350 |
| Valley National Road Reserve | Governmental Checking | \$ 35,525 |
| Subtotal | | 35,525 |
| Total Reserve Fund Investments | | \$ 2,035,225 |
| US Bank Series 2013 Revenue | First American Funds Inc SHS-Z Treasury Obligation Fund 3678 | \$ 141,134 |
| US Bank Series 2013 Reserve | First American Funds Inc SHS-Z Treasury Obligation Fund 3678 | 173,383 |
| US Bank Series 2013 Interest | First American Funds Inc SHS-Z Treasury Obligation Fund 3678 | 18,301 |
| US Bank Series 2013 Prepayment | First American Funds Inc SHS-Z Treasury Obligation Fund 3678 | 581 |
| US Bank Series 2015A Revenue | US Bank GCTS 0490 Money Market | 107,615 |
| US Bank Series 2015A1 Reserve | US Bank GCTS 0490 Money Market | 94,180 |
| US Bank Series 2015A2 Reserve | US Bank GCTS 0490 Money Market | 18,591 |
| US Bank Series 2021 Revenue | First American Funds Inc SHS-Y Treasury Obligation Fund 3801 | 71,762 |
| Total Debt Service Fund Investments | | \$ 625,547 |

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 III Community Development District
Summary A/P Ledger
From 06/01/2025 to 06/30/2025

| | Fund Name | GL posting date | Vendor name | Document number | Description | Balance Due |
|--------------------------|------------------|-----------------|--|-------------------------------|---|------------------|
| 720, 2670 | | | | | | |
| | 720 General Fund | 06/27/2025 | All Florida Mechanical Services, Inc | i38787 | Quarterly Preventative Maintenance 06/25 | 193.12 |
| | 720 General Fund | 06/04/2025 | Frontier Florida, LLC | 239-188-0915-091913 | Phone Summary 06/25 | 155.54 |
| | 720 General Fund | 06/19/2025 | Jose Refugio Uribe Tello | -5 06/25 ACH 01018 | Sidewalk Removal & Disposal 06/25 | 3,600.00 |
| | 720 General Fund | 06/30/2025 | OLM, Inc. | 45401 | Monthly Landscape Inspection 06/25 | 750.00 |
| | 720 General Fund | 06/23/2025 | Pasco County Utilities | 22587981 ACH | 0509200 01034858 1500 Meadow Pointe Blvd 05/25 | 2,007.33 |
| | 720 General Fund | 06/30/2025 | Pasco Sheriffs Office | ARJUN25 MPIII | Deputy Services 06/25 | 11,928.41 |
| | 720 General Fund | 06/28/2025 | Romaner Graphics | 22756 | Hillcrest Monument Column Cap 06/25 | 1,750.00 |
| | 720 General Fund | 06/17/2025 | Southern Automated Access Services, LLC | 16504 | Cell Phone Usage: 813-482-2049 Whitlock, 813-435-0748 Wrencrest 06/25 | 103.90 |
| | 720 General Fund | 06/16/2025 | Southern Automated Access Services, LLC | 16500 | Service Call - Sheringham 06/25 | 181.50 |
| | 720 General Fund | 06/30/2025 | Southern Automated Access Services, LLC | 16562 | Service Call - en-Larkheath 06/25 | 115.00 |
| | 720 General Fund | 06/24/2025 | Southern Automated Access Services, LLC | 16557 | Service Call - Larkheath 06/25 | 1,002.50 |
| | 720 General Fund | 06/30/2025 | TECO | Monthly Summary 06/25 ACH 720 | Electric Services 06/25 | 9,516.59 |
| | 720 General Fund | 06/30/2025 | TECO | Monthly Summary 06/25 ACH 720 | Electric Services 06/25 | 2,411.86 |
| | 720 General Fund | 06/01/2025 | Valley National Bank | CC053125-720 ACH | Credit Card Expenses 05/25 | 34.01 |
| | 720 General Fund | 06/01/2025 | Valley National Bank | CC053125-720 ACH | Credit Card Expenses 05/25 | 35.29 |
| | 720 General Fund | 06/01/2025 | Valley National Bank | CC053125-720 ACH | Credit Card Expenses 05/25 | 539.88 |
| | 720 General Fund | 11/20/2023 | Waste Connections of Florida | 1530432W426-Rev | Waste Disposal Services 11/23 | (150.02) |
| | 720 General Fund | 06/23/2025 | Withlacoochee River Electric Cooperative, Inc. | 1353910 06/25 ACH | Streetlights 06/25 | 1,628.54 |
| | 720 General Fund | 06/03/2025 | Yellowstone Landscape | 926750 | Poolside Re-grade / Rock Install 06/25 | 6,100.00 |
| | 720 General Fund | 06/01/2025 | Yellowstone Landscape | 923025 | Monthly Landscape Maintenance 06/25 | 24,855.23 |
| | 720 General Fund | 06/20/2025 | Yellowstone Landscape | 937520 | Fallen Down Tree Cleanup at Pond 06/25 | 900.00 |
| Sum for 720, 2670 | | | | | | 67,658.68 |
| Sum for 720 | | | | | | 67,658.68 |
| Sum Total | | | | | | 67,658.68 |

Meadow Pointe III Community Development District
Notes to Unaudited Financial Statements
June 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 06/30/2025.
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.



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 17, 2025, at 6:30pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager's Report

August 20

2025

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District Manager Updates

| <u>FINANCIAL SUMMARY</u> | | <u>6/30/2025</u> |
|--|--|--------------------|
| General Fund Cash & Investment Balance: | | \$2,256,658 |
| Reserve Fund Cash & Investment Balance: | | \$2,035,225 |
| Debt Service Fund & Investment Balance: | | <u>\$633,171</u> |
| Total Cash and Investment Balances: | | \$4,925,054 |
| General Fund Expense | | Under |
| Variance: \$141,708 | | Budget |

Tab 12



Quarterly Compliance Audit Report

Meadow Pointe III

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

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

Audit results

| | |
|--|---|
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Helpful information:

| | |
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| Web Accessibility Glossary | 11 |

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

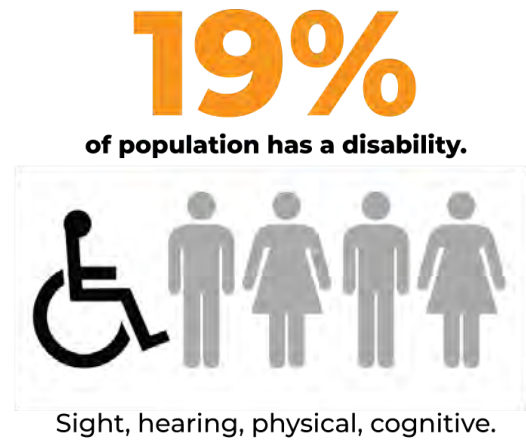
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 13

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 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.

**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Meadow Pointe III Community Development District Board of Supervisors was held on **Wednesday, July 16, 2025, at 6:30 p.m.** The meeting was conducted at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

| | |
|----------------|--|
| Paul Carlucci | Board Supervisor, Chairman |
| Michael Hall | Board Supervisor, Vice Chairman |
| John Johnson | Board Supervisor, Assistant Secretary |
| Michael Torres | Board Supervisor, Assistant Secretary |
| Glen Aleo | Board Supervisor, Assistant Secretary |

Also, present were:

| | |
|--------------------|---|
| Darryl Adams | District Manager, Rizzetta & Company |
| Jason Diogo | Solitude Lake Management |
| Cari Allen Webster | District Counsel, Straley Robin Vericker |
| Justin Lawrence | Clubhouse Manager |
| Scarlett Spongberg | Clubhouse Assistant Manager |
| Tyson Wang | Project Engineer, Stantec |
| Carlos Garcia | Account Manager, Yellowstone Landscape |
| Corey White | Solitude Lake Management |

| | |
|----------|----------------|
| Audience | Present |
|----------|----------------|

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams called the meeting to order and performed a roll call to confirm a quorum, noting that audience members were in attendance.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard comments and questions from the audience regarding the installation of the pickleball court.

FOURTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Discussion of FY 2025-2026

Mr. Adams provided an overview of the Budget process to the Board.

B. Discussion of Meeting Times

The Board agreed with the meeting dates and time.

C. Consideration of Revised Aquatic Services Agreement

On a motion by Mr. Torres, seconded by Mr. Carlucci, and with all in favor, the Board of Supervisors approved the Revised Aquatic Services Agreement, for the Meadow Pointe III Community Development District.

D. Discussion of Audit for FY 23-24

The Board tabled this item.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. Community Deputy Update

No report was provided.

B. District Engineer

1. Update on Erosion

The District Engineer discussed the updates on the Pond Erosion.

2. Update on Street Light Project

The Board requested additional proposals for solar street lighting.

C. Aquatics Maintenance

1. Presentation of Waterway Inspection Report

Mr. Diogo presented his report and informed the Board that Corey White will be taking over next month.

The Board requested Mr. Diogo and Mr. White to provide aquatic plant proposals.

D. Landscape Maintenance

1. Presentation of OLM Inspection Report

Mr. Garcia reviewed his report.

The Board requested a proposal for tree removal in the conservation area at 31850 Turkey Hill Drive.

The Board requested a proposal to inspect and remove a hazardous tree at 30702 Iverson Drive.

E. Yellowstone Inspection Report

1. Presentation of Yellowstone Inspection Report

No report was provided.

2. Presentation of Yellowstone Site Audit

Mr. Garcia reviewed his report.

3. Consideration of Yellowstone Proposals

On a motion by Mr. Hall, seconded by Mr. Carlucci, and with all in favor, the Board of Supervisors approved the Yellowstone Dead Pine Tree Beardsley and Big Tree Behind House by pond proposal, in the amount of \$5,000, for the Meadow Pointe III Community Development District.

On a motion by Mr. Hall, seconded by Mr. Torres, and with all in favor, the Board of Supervisors approved the Yellowstone Dead Tree behind the wall on Turkey Hill Drive proposal in the amount of \$850, for the Meadow Pointe III Community Development District.

On a motion by Mr. Torres, seconded by Mr. Johnson, and with all in favor, the Board of Supervisors approved the Yellowstone Hurricane Preparation 2025 proposal in the amount of \$12,168, subject to District Counsel's review and approval, for the Meadow Pointe III Community Development District.

On a motion by Mr. Hall, seconded by Mr. Carlucci, and with all in favor, the Board of Supervisors approved the Yellowstone Wrencrest Dead Tree Removal and Beardsley Tree Cleanup proposal in the amount of \$3,300, for the Meadow Pointe III Community Development District.

F. Amenity Management

1. Presentation of Amenities Report

Mr. Lawrence reviewed his report.

The Board requested the District Counsel and District Engineer to investigate 31116 Wrencrest to see if they cut into the conservation area.

The Board requested the Cutback Maps.

On a motion by Mr. Carlucci, seconded by Mr. Torres, and with all in favor, the Board of Supervisors approved the Romaner Graphics Curb Replacement Proposal in the amount of \$6,750, for the Meadow Pointe III Community Development District.

G. Community Deputy Update

No update was provided.

H. District Counsel

1. Update Regarding Cell Tower

District Counsel updated the Board on the Cell Tower vendor. The vendor will trim the bushes around the lights and replace the existing lights.

On a motion by Mr. Hall, seconded by Mr. Torres, and with all in favor, the Board of Supervisors approved District Counsel to send a termination notice to Meadow Pointe II CDD, for the Meadow Pointe III Community Development District.

I. District Manager

1. Review of the District Manager's Report & Monthly Financials

Mr. Adams reviewed the District Manager's report and financials with the Board.

SIXTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on June 18, 2025

On a motion from Mr. Hall, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved the Regular Meeting held on June 18, 2025, as presented, for the Meadow Pointe III Community Development District.

B. Consideration of Operations & Maintenance Expenditures for June 2025

On a motion from Mr. Johnson, seconded by Mr. Torres, with all in favor, the Board approved the Operation and Maintenance Expenditures for June 2025 (\$198,325.13), for the Meadow Pointe III Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

The Board has requested proposals for the Pickleball court, including the installation of two cart gates at the court entrances.

Additionally, the Board requested a cost estimate to gate all amenities for the District Engineer.

A resident mentioned that the modification was made prior to purchasing their home.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Hall, seconded by Mr. Johnson, with all in favor, the Board agreed to adjourn the meeting at 8:34 p.m. for the Meadow Pointe III Community Development District.

Tab 14



**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT**

3434 Colwell Ave, Suite 200, Tampa, FL 33614 - 813-994-1001
Meadowpointe3cdd.org

**Operations and Maintenance Expenditures
July 2025
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$275,953.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|--|--------------|---------------------------------|---|----------------|
| All Florida Mechanical Services, Inc | 300191 | i38787 | Quarterly Preventative Maintenance 06/25 | \$ 193.12 |
| American Illuminations & Decor | 300224 | 105 Deposit | Holiday Lighting Deposit 07/25 | \$ 8,500.00 |
| Coastal Equipment Sales & Service, LLC | 300194 | JB1266492 | Bobcat UV34 - Clubhouse Utility Vehicle 07/25 | \$ 20,202.64 |
| Cooper Pools Inc. | 300204 | 2025-750 | Pool Maintenance 07/25 | \$ 3,415.00 |
| DCSI, Inc. | 300205 | 33847 | Equipment Installation 07/25 | \$ 2,798.00 |
| Fitness Logic, Inc. | 300200 | 124927 | Quarterly General Maintenance 07/25 | \$ 120.00 |
| Florida Department of Revenue | 071825-06 | 61-8015577967-4 06/25 ACH | 61-8015577967-4 Sales & Use Tax 06/25 | \$ 351.83 |
| Frontier Florida, LLC | 070225-01 | 239-188-0915-091913-5 06/25 ACH | Phone Summary 06/25 | \$ 155.54 |
| Frontier Florida, LLC | 072925-2 | 239-188-0915-091913-5 07/25 ACH | Phone Summary 07/25 | \$ 154.70 |
| Glen Richard Aleo | 071825-04 | GA071625 ACH | Board of Supervisors Meeting 07/16/25 | \$ 200.00 |

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|-----------------------------------|--------------|----------------|---|----------------|
| John A. Johnson | 071825-03 | JJ071625 ACH | Board of Supervisors Meeting 07/16/25 | \$ 200.00 |
| Jose Refugio Uribe Tello | 300195 | 01018 | Sidewalk Removal & Disposal 06/25 | \$ 3,600.00 |
| McNatt Plumbing Company, Inc. | 300206 | 38623644 | Repair Leak Under Slab 07/25 | \$ 2,195.00 |
| McNatt Plumbing Company, Inc. | 300206 | 38699789 | Service Call 07/25 | \$ 390.00 |
| Michael J Hall | 071825-02 | MH071625 ACH | Board of Supervisors Meeting 07/16/25 | \$ 200.00 |
| Michael Torres | 071825-05 | MT071625 ACH | Board of Supervisors Meeting 07/16/25 | \$ 200.00 |
| Mr. Electric of Land O' Lakes | 300225 | 2503027 | Service Call 07/25 | \$ 735.41 |
| OLM, Inc. | 300207 | 45401 | Monthly Landscape Inspection 06/25 | \$ 750.00 |
| Outsmart Pest Management, Inc. | 300208 | 45212 | Monthly Pest Control Services 07/25 | \$ 60.00 |
| Pasco County Utilities | 071425-01 | 22587981 ACH | 0509200 01034858 1500 Meadow Pointe Blvd 05/25 | \$ 2,007.33 |
| Pasco Sheriff's Office | 300196 | ARJUN25 MPIII | Deputy Services 06/25 | \$ 11,928.41 |

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|--|--------------|------------------|--|----------------|
| Paul Carlucci | 071825-01 | PC071625 ACH | Board of Supervisors Meeting 07/16/25 | \$ 200.00 |
| Renato Fichman | 300197 | INV-20250729-003 | Music Entertainment 07/25 | \$ 300.00 |
| Rizzetta & Company, Inc. | 300189 | INV0000100542 | District Management Fees 07/25 | \$ 5,785.75 |
| Rizzetta & Company, Inc. | 300193 | INV0000100572 | Personnel Reimbursement, Amenity Management & Oversight 07/25 | \$ 16,944.24 |
| Rizzetta & Company, Inc. | 300202 | INV0000100634 | Cell Phone 06/25 | \$ 150.00 |
| Rizzetta & Company, Inc. | 300203 | INV0000100677 | Mass Mailing - Budget Notice 07/25 | \$ 2,296.48 |
| Rizzetta & Company, Inc. | 300201 | INV0000100688 | Personnel Reimbursement 07/25 | \$ 14,698.52 |
| Romaner Graphics | 300198 | 22756 | Hillcrest Monument Column Cap 06/25 | \$ 1,750.00 |
| Skyway Supply, Inc. | 300226 | 67893 | Janitorial Supplies 07/25 | \$ 55.96 |
| Solitude Lake Management, LLC | 300209 | PSI184171 | Lake & Pond Management Services 07/25 | \$ 6,240.38 |
| Southern Automated Access Services, LLC | 300190 | 16500 | Service Call - Sheringham 06/25 | \$ 181.50 |

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|--------------|-------------------------------|---|----------------|
| Southern Automated Access Services, LLC | 300190 | 16504 | Cell Phone Usage: 813-482-2049 Whitlock, 813-435-0748 Wrencrest | \$ 103.90 |
| Southern Automated Access Services, LLC | 300190 | 16557 | Service Call - Larkenheath 06/25 | \$ 1,002.50 |
| Southern Automated Access Services, LLC | 300192 | 16562 | Service Call - Larkenheath 06/25 | \$ 115.00 |
| Southern Automated Access Services, LLC | 300210 | 16633 | Service Call - Larkenheath 07/25 | \$ 115.00 |
| Southern Automated Access Services, LLC | 300210 | 16645 | Service Call - Sheringham 07/25 | \$ 211.90 |
| Southern Automated Access Services, LLC | 300210 | 16655 | Cell Phone Usage: 813-482-2049 Whitlock, 813-435-0748 Wrencrest | \$ 103.90 |
| Southern Automated Access Services, LLC | 300227 | 16699 | Stinger Transmitter - Remotes 07/25 | \$ 800.00 |
| Southern Automated Access Services, LLC | 300229 | 16707 | Service Call - Larkenheath 07/25 | \$ 115.00 |
| Southern Automated Access Services, LLC | 300199 | Monthly Summary 07/25 720 | CAPXL Cloud - Summary 07/25 | \$ 1,320.00 |
| Spectrum | 072925-1 | 8337 13 062 0042426 07/25 ACH | 1500 Meadow Pointe Blvd Wesley Chapel 07/25 | \$ 22.99 |
| Stantec Consulting Services, Inc. | 300211 | 2420783 | Engineering Services 06/25 | \$ 1,615.00 |

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|--|--------------|----------------------------------|---|----------------|
| TECO | 072325-01 | Monthly Summary 06/25 ACH 720 | Electric Services 06/25 | \$ 11,928.45 |
| The Observer Group, Inc. | 300228 | 25-01462P | Legal Advertising 07/25 | \$ 179.38 |
| The Observer Group, Inc. | 300230 | 25-01539P | Legal Advertising 07/25 | \$ 76.56 |
| U.S. Water Services Corporation | 300212 | SI121234 | Monthly Lift Inspection 07/25 | \$ 99.61 |
| Valley National Bank | 071025-01 | CC053125-720 ACH | Credit Card Expenses 05/25 | \$ 609.18 |
| Waste Connections of Florida | 072325-02 | 1967788W426 ACH | Account# 6426-016054 Waste Disposal Service 08/25 | \$ 233.58 |
| Welch Tennis Courts, Inc. | 300213 | 81551 | Clean Court Baskets 07/25 | \$ 2.36 |
| Withlacoochee River Electric Cooperative, Inc. | 070325-01 | 1353910 06/25 ACH | Streetlights 06/25 | \$ 1,628.54 |
| Withlacoochee River Electric Cooperative, Inc. | 072525-01 | Monthly Summary 06/25 ACH 720 | Electric Services 06/25 | \$ 216.94 |
| Yellowstone Landscape | 072225-01 | 830438 | Storm Related Tree Removal 01/25 | \$ 50,686.30 |
| Yellowstone Landscape | 072225-01 | 830439 | Tree Removals at Clubhouse & Courts 01/25 | \$ 41,097.00 |

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------|---------------------|-----------------------|--|-----------------------------|
| Yellowstone Landscape | 070225-1 | 923025 | Monthly Landscape Maintenance 06/25 | \$ 24,855.23 |
| Yellowstone Landscape | 070225-1 | 926750 | Poolside Re-grade / Rock Install 06/25 | \$ 6,100.00 |
| Yellowstone Landscape | 072225-01 | 937520 | Fallen Down Tree Clenup at Pond 06/25 | \$ 900.00 |
| Yellowstone Landscape | 073125-01 | 938459 | Monthly Landscape Maintenance 07/25 | <u>\$ 24,855.23</u> |
| Total Report | | | | <u>\$ 275,953.36</u> |

All Florida Mechanical Services, LLC
P.O. Box 5497
Plant City, FL 33563



Phone: (813) 994-6055
Fax: (813) 441-4059
service@allfloridamechanical.com

License #CMC1249737



Bill to
Meadow Pointe III CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Service Address
Meadow Pointe III
1500 Meadow Pointe Blvd.
Wesley Chapel, FL 33543

Work Order #: 37452

Transaction Date: 6/27/2025

Terms: Net 30

Invoice #: i38787

Customer PO #: JUNE 2025 PM

| Item | Description | Quantity | Price | Amount |
|-------------------|---|----------|----------|----------|
| Quarterly PM | June 2025 Quarterly PM - filters included. | 1 | \$193.12 | \$193.12 |
| Notes to Customer | 6/26/25 Edgar Arrived on site ,signed in with management & started pm . Cleaned evap coils on both A/h units,cleared electrical compartments,vacuumed drain pan & drain line clogged with debris,added pan tabs & changed dirty filters . For both condenser coils ,rinsed with water extensivly& washed out panels on units . Both units are running & cooling at this time . | 1 | \$0.00 | \$0.00 |

Subtotal: \$193.12

Tax: \$0.00

Total: \$193.12

Balance Due: \$193.12



Acceptance

All Florida Mechanical Services, Inc. has
completed the work stated above to my
satisfaction. I understand the prices on above
work order will be adjusted at time of billing.



American Illuminations

Meadow Pointe III CDD

(813) 928-9099
Darryla@rizzetta.com

| | |
|---------------|-------------------|
| INVOICE | #105 |
| PAYMENT TERMS | On date |
| DUE DATE | Jul 18, 2025 |
| DEPOSIT DUE | \$8,500.00 |

CONTACT US

1560 Jutland Drive
Trinity, FL 34655

(757) 572-3732
william@american-powerwashing.com

INVOICE

| Services | qty | unit price | amount |
|---------------------------------|-----|-------------|-------------|
| 3-Year Premium Holiday Lighting | 1.0 | \$17,000.00 | \$17,000.00 |

Clubhouse

Warm White C9 Lights for the Clubhouse Roofline

4- Palm Trees wrapped w/ Warm White Mini Lights (11 strands per tree)

4- Columns decorated w/ 24" Nylon Bows (Red w/ gold accents)

Claridge Place Entrance

Entrance sign decorated w/ TWO 24" Pre-lit wreaths w/ bows and ONE 36" Pre-lit wreath w/ bow

Entrance sign decorated w/ Warm White C9 Lights

Sheringham Nesslewood Entrance

Entrance sign decorated w/ 24" Pre-lit wreath w/ bow

Entrance sign decorated w/ Warm White C9 Lights

Exit sign decorated w/ 24" Pre-lit wreath w/ bow

Exit sign decorated w/ Warm White C9 Lights

2- Ligustrum tree trunks wrapped w/ Warm White Mini Lights (5 strands per tree)

2- Ligustrum tree canopies wrapped w/ Green Mini Lights (14 strands per tree)

Heatherstone Entrance

Entrance sign decorated w/ FOUR 24" Pre-lit wreaths w/ bows (2 per side)

Entrance sign decorated w/ Warm White C9 Lights

Beaconsfield Entrance

Entrance sign decorated w/ Warm White C9 Lights

Entrance sign decorated w/ SIX 24" Pre-lit wreaths w/ bows

2- Palm trees decorated w/ Warm White Mini Lights (10 strands per tree)

Chatterly Entrance

Entrance sign decorated w/ TWO 36" Pre-lit wreaths w/ bows

2- Palm trees decorated w/ Warm White Mini Lights (3 strands per tree)

Larkenheath Entrance

Entrance sign decorated w/ Warm White C9 Lights

Entrance sign decorated w/ FOUR 24" Pre-lit wreaths w/ bows and TWO 36" Pre-lit wreaths w/ bows

2- Green trees (on either side of Entrance sign) decorated w/ Green Mini Lights (4 strands per tree)

Wrencrest Entrance

Entrance sign decorated w/ Warm White C9 Lights

Entrance sign decorated w/ TWO 36" Pre-lit wreaths w/ bows

3- Oak trees decorated w/ Warm White Mini Lights (7 strands per tree)

Alchester Place Entrance

Entrance sign decorated w/ Warm White C9 Lights

Entrance sign decorated w/ SIX 24" Pre-lit wreaths w/ bows

2- Palm trees decorated w/ Warm White Mini Lights (6 strands per tree)

Whitlock Entrance

Entrance sign decorated w/ Warm White C9 Lights

Entrance sign decorated w/ FOUR 24" Pre-lit wreaths w/ bows

1- Oak tree decorated w/ Warm White Mini Lights (8 strands)

Broughton Place Entrance

Entrance sign decorated w/ Warm White C9 Lights

Entrance sign decorated w/ TWO 36" Pre-lit wreaths w/ bows

3- Palm trees decorated w/ Warm White Mini Lights (6 strands per tree)

Ammanford Entrance

Entrance sign decorated w/ Warm White C9 Lights

Entrance sign decorated w/ THREE 24" Pre-lit wreaths w/ bows

3- Palm trees decorated w/ Warm White Mini Lights (7 strands per tree)

Hillcrest Crossing Entrance

Entrance sign decorated w/ Warm White C9 Lights

Entrance sign decorated w/ TWO 36" Pre-lit wreaths w/ bows

1- Oak tree decorated w/ Warm White Mini Lights (10 strands)

| | |
|----------|-------------|
| Subtotal | \$17,000.00 |
|----------|-------------|

720-001 53900-4680

| | |
|------------------|--------------------|
| Job Total | \$17,000.00 |
|------------------|--------------------|

| | |
|--------------------|-------------------|
| Deposit Due | \$8,500.00 |
|--------------------|-------------------|

See our [Terms & Conditions](#)



MPIII COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

JB1266492

Amount: \$ 20,202.64

RECEIVED
07-08-2025

Date: 7/8/25

Payable to: Coastal Equipment Sales

Address: 8822 US-19 Port Richey, FL 34668

Reason: New Clubhouse Gas Utility Vehicle
(Bobcat UV34)

Requester: Justin Lawrence

Directions for check:

Check is to be mailed:

Same address
above



Quotation Number: **JB1266492**
Quote Sent Date: **Jun 24, 2025**
Expiration Date: **Jul 24, 2025**
Prepared By: **Joe Bonzo**
Phone: +16142071095
Email: bonzo@coastalequipmentsales.com

Customer
Meadow Pointe 3
Phone: 9197109058

Contact
Scarlett Sponberg
Phone: 9197109058
Email: ssponberg@rizzetta.com

Dealer
Coastal Equipment, Port Richey, FL
8822 US-19
PORT RICHEY, FL, 34668

| Item Name | Item Number | Quantity | Price Each | Total |
|---|----------------------|----------|------------------|------------------|
| UV34 Gas Utility Vehicle | M1503 | 1 | 18,705.58 | 18,705.58 |
| Serial number: B53650306 | | | | |
| Standard Equipment: | | | | |
| Engine | | | | |
| Liquid Cooled Engine | | | | |
| 40 HP Gas EFI Engine | | | | |
| Pressurized Oiling System with Spin On Filter | | | | |
| Engine Protection Oil Pressure & Water Temp | | | | |
| High Capacity Air Filter | | | | |
| 49 State Emission Compliant | | | | |
| Drive System | | | | |
| CVT (Continuous Variable Transmission) | | | | |
| Sealed CVT Cover w/remote intake & exhaust | | | | |
| Four Wheel Drive 3 Drive Modes | | | | |
| Forward Travel, Two Range (H/L) | | | | |
| Integrated In-Transmission Park (P) | | | | |
| Brakes - 4 Wheel, Hydraulic Disc with Dual-Bore | | | | |
| Front Calipers | | | | |
| CV Guard, Front | | | | |
| Shaft Drive with CV Joints | | | | |
| Suspension & Steering | | | | |
| Front - Independent, Dual A Arm | | | | |
| Rear - Independent, Dual A Arm | | | | |
| Adjustable Front and Rear Coil Over Shocks | | | | |
| Rack & Pinion | | | | |
| Electric Power Steering Assist | | | | |
| Tilt Steering Column | | | | |
| Operator Compartment | | | | |
| Beverage Holder (4) | | | | |
| 60/40 Split Bench Seats (3 Occupants) | | | | |
| Under Seat, Upper & Lower Dash Storage | | | | |
| Sealed Glove Box Storage | | | | |
| 3 Seat Belts with 3 Point Restraint | | | | |
| Tires | | | | |
| All Terrain Industrial (8 ply) | | | | |
| Front/Rear, 26x10 12 | | | | |
| UV34 Gas EPS Base Package | M1503-P01-C02 | 1 | 0.00 | 0.00 |
| Roof - Sport Std | 7340676 | 1 | 510.06 | 510.06 |
| Utility - Integrated Winch | 7498373 | 1 | 1,487.00 | 1,487.00 |

Wheels
Front/Rear, 12x6 Orange Steel Rim

Electrical
LED Headlights, High & Low Beams
LED Tail & Brake Lights
6 Outlet Accessory Pwr Bar
75 Amp/900W Stator
575 CCA Battery

Instrumentation Panel
Indicator Lights: Glow Plug (Diesel Only), Seat Belt
Reminder, High Beam On, Engine Oil Pressure
(Diesel only), Engine Temp High, Service Power Steering and
Service Engine.
LCD Display: Speedo, Engine Temp, Engine RPM, Volt,
Trip and Hour Meter, Tachometer, Fuel Level, Clock, Drive
Mode, Odometer, Service Reminder and Gear Position.

Cargo Box and Frame
Composite Cargo Box w/ Cylinder Lift Assist
Quick Latch Tailgate w/ Single Latch
Integrated Box Accessory System
Rear Receiver Hitch - 2 in.
Full Chassis Skid Plates
ROPS (Roller Over Protective Structure)

Warranty
1 year/1000 hours



IMPORTANT: you as the "Customer / Guarantor" acknowledge and agree that you have carefully reviewed, fully understand, and agree to all of the terms and conditions set forth on the front and reverse side of this sales agreement, that you have received complete and legible copy of this sales agreement, and that you PERSONALLY GUARANTEE the payment and performance of all obligations of the Customer arising hereunder and/or in connection herewith. This is a legally binding contract, important terms and conditions appear on this page 1 and on the terms and conditions of purchase (reverse side or page 2) hereof.



In Lieu of Financing Rebate: US Mar-Jun 2025 (Expires: Jun 30, 2025)

1

500.00

- 500.00

Total for UV34 Gas Utility Vehicle

20,202.64

Quote Total - USD

20,202.64

Sales total before Taxes

20,202.64

Taxes

0.00

Quote Total - USD

20,202.64

Customer acceptance:

Quotation Number:: JB1266492

Purchase Order: _____

Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____ Tax Exempt: Y ☐ / N ☐



IMPORTANT: you as the "Customer / Guarantor" acknowledge and agree that you have carefully reviewed , fully understand, and agree to all of the terms and conditions set forth on the front and reverse side of this sales agreement, that you have received complete and legible copy of this sales agreement, and that you PERSONALLY GUARANTEE the payment and performance of all obligations of the Customer arising hereunder and/or in connection herewith. This is a legally binding contract, important terms and conditions appear on this page 1 and on the terms and conditions of purchase (reverse side or page 2) hereof.



INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Meadow Point III

Bill to
Meadow Point III
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Meadow Point III
1500 Meadow Point Blvd
Wesley Chapel, FL 33543

Invoice details
Invoice no.: 2025-750
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------------|--------------------------------|--|-----|------------|------------|
| 1. | 06/04/2025 | Scum Gutter Grate | Scum Gutter Grate | 2 | \$15.00 | \$30.00 |
| 2. | | Monthly Commercial Maintenance | Monthly Commercial Maintenance July 2025 | 1 | \$3,385.00 | \$3,385.00 |

Total \$3,415.00

Ways to pay



View and pay

RECEIVED
07-01-2025



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
+9496500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Meadow Pointe III CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

SHIP TO

Meadow Pointe III CDD
3434 Colwell Ave Suite 200
Tampa, FL 33614

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|-----------|------------|------------|------------|--------|----------|
| 33847 | 07/16/2025 | \$2,798.00 | 07/31/2025 | Net 15 | |

SALES REP
DC

ACCT#/LOT/BLK
Larkinheath LPR

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------|--|-----|----------|----------|
| | This invoice is for installing an OCR license plate reader on an aluminum post and transmitting it to a new hybrid NVR behind the wall. Included: Camera installation (1) IP5BVA- 5MP 2.8-12MM License Plate reader with Optical Character Recognition technology. (1) MD8- 4K Hybrid recorder with full AI technology (1) 4TB surveillance Hard drive (1) 48" Aluminum post (1) 12X10X5 Fiberglass locking NEMA enclosure (1) PTP wireless bridge (1) Power Surge strip Installation, Wire, and Networking Included. *Electrician must install 120V out in NEMA enclosure NOT INCLUDED. | 1 | 2,399.00 | 2,399.00 |
| | EWO This EWO portion was to hire an electrician to install the outlet in the NEMA enclosure: (1) 15amp 120v weatherproof outlet (1) Single gang electrical box with wire clamp 14/2 outdoor electric wire re-wire electrical photocell for lights to allow outlet 24/7 power Labor Included. | 1 | 399.00 | 399.00 |

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

SUBTOTAL 2,798.00
TAX (8.5%) 0.00
TOTAL 2,798.00
BALANCE DUE

\$2,798.00

RECEIVED
07-16-2025



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

Invoice

| Date | Invoice # |
|----------|-----------|
| 7/2/2025 | 124927 |

| |
|--|
| Bill To |
| Meadow Pointe III Meadow Pointe III CDD 5844 Old Pasco Rd. Wesley Chapel, FL 33544 |

| |
|--|
| Location/Contact/Phone |
| Meadow Pointe III 1500 Meadow Ponte Blvd Wesley Chapel, FL 33544 813-383-6676 |

| P.O. Number | Terms | Rep | Work Order # | Completed |
|-------------|--------|-----|--------------|-----------|
| | Net 10 | SC | 15500 | 7/1/2025 |

| Item Code | Description | Quantity | Price Each | Amount |
|-------------|--|----------|------------|--------|
| Maintenance | Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during July . | 1 | 120.00 | 120.00 |

RECEIVED
07-02-2025

| | | |
|--|------------------|-----------------|
| Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month | Subtotal | \$120.00 |
| | Sales Tax (7.0%) | \$0.00 |
| | Total | \$120.00 |



State of Florida
Department of Revenue

[DOR Home](#)[e-Services Home](#)[Print Page](#)[Contacts](#)[Logout](#)Sales Tax - [Click for Help](#) NODE: 4

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 61-8015577967-4**Confirmation Number: 250717393394**

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

61-8015577967-4**06/2025****07/17/2025 10:22:25 AM ET****Location Address**

1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876

MEADOW POINTE III COMMUNITY
DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Contact Information

| | |
|-------|------------------------------|
| Name | Eric Kanjirathingal |
| Phone | (813) 533 - 2950 |
| Email | ekanjirathingal@rizzetta.com |

Debit Date: 7/18/2025
Amount for Check: \$351.83
Bank Routing Number:
Bank Account Number:
Bank Account Type: Checking
Corporate/Personal: Corporate
Name on Bank Account: MEADOW POINTE III
COMMUNITY
DEVELOPMENT

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature: Eric Kanjirathingal
Phone Number: 813-533-2950
Email Address: ekanjirathingal@rizzetta.com

1. Gross Sales
(Do not include tax) 5071.97
2. Exempt Sales
(Include these in Gross Sales, Line 1) 0.00
3. Taxable Sales/Purchases
(Include Internet/Out-of-State Purchases) 5071.97

| Discretionary Sales Surtax Information | | |
|--|----|-------|
| Taxable Sales and | | |
| A. Purchases Not Subject to | \$ | 0.00 |
| Discretionary Sales | | |
| Surtax | | |
| B. Total Discretionary | \$ | 50.72 |
| Sales Surtax Due | | |

4. Total Tax Due
(Include Discretionary Sales Surtax from Line B) \$ 351.83
5. Less Lawful Deductions \$ 0.00
6. Less DOR Credit Memo \$ 0.00
7. Net Tax Due \$ 351.83
8. a. **Less (-)** Collection Allowance; or if \$
Late, 0.00
8. b. **Plus (+)** Penalty and Interest \$ 0.00
9. Amount Due With Return \$ 351.83

You have chosen not to donate your collection allowance to education.

Payment you have authorized

351.83



MEADOW POINTE III CDD Account Number:
239-188-0915-091913-5

Billing Date:
Jun 04, 2025

Billing Period:
Jun 04 - Jul 03, 2025

Hi MEADOW POINTE III CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

| | |
|---------------------------------------|-----------|
| Previous balance | \$155.54 |
| Payment received by Jun 04, thank you | -\$155.54 |

Service summary

| | Previous month | Current month |
|----------------|----------------|---------------|
| Phone | \$128.74 | \$128.74 |
| Taxes and Fees | \$26.80 | \$26.80 |

Total services **\$155.54**

Total balance **\$155.54**

Total balance

\$155.54

Auto Pay is scheduled
Jun 30

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.

RECEIVED
06-09-2025



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

6790 0107 NO RP 04 06052025 NNNNNNNN 01 001330 0005

MEADOW POINTE III 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.





MEADOW POINTE III CDD Account Number:
239-188-0915-091913-5

Billing Date:
Jun 04, 2025

Billing Period:
Jun 04 – Jul 03, 2025



WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



MEADOW POINTE III CDD Account Number:
239-188-0915-091913-5

Billing Date:
Jun 04, 2025
Billing Period:
Jun 04 - Jul 03, 2025

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

| Master Summary Activity | | |
|------------------------------------|---|----------|
| Summary of charges by Account | | |
| Phone Number | | Amount |
| 239-188-0915 | 0 | \$0.00 |
| 813-907-0937 | 0 | \$77.77 |
| 813-994-5419 | 0 | \$77.77 |
| Total current month charges | | \$155.54 |
| Account Payments | | |
| Payment received from 239-188-0915 | | \$155.54 |

Next-Generation
Business
Communications

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

business.frontier.com/unified-communications



| | | |
|----------------------------|------------------------------|------------------------------|
| MEADOW POINTE III CDD | Account Number: | Billing Date: |
| 5844 OLD PASCO RD | 239-188-0915-091913-5 | Jun 04, 2025 |
| STE 100 | | Billing Period: |
| WESLEY CHAPEL FL 335444010 | | Jun 04 - Jul 03, 2025 |

Total current month charges

\$0.00



MEADOW POINTE III CDD Account Number:
 31307 CLARIDGE PL **813-907-0937-122706-5**
 WESLEY CHAPEL FL 33543

Billing Date:
Jun 04, 2025
 Billing Period:
Jun 04 - Jul 03, 2025

Phone

Monthly Charges

| | | |
|--------------------|--|----------------|
| 06.04-07.03 | Business Line - 2 Yr Term | \$47.95 |
| | Frontier Roadwork Recovery Surcharge | \$4.00 |
| | Multi-Line Federal Subscriber Line Charge | \$9.20 |
| | Access Recovery Charge Multi-Line Business | \$3.22 |
| Phone Total | | \$64.37 |

Taxes and Fees

| | |
|--------------------------------------|---------------|
| Federal USF Recovery Charge | \$4.55 |
| Federal Excise Tax | \$1.94 |
| Federal Taxes | \$6.49 |
| FL State Communications Services Tax | \$3.40 |
| County Communications Services Tax | \$1.69 |
| FL State Gross Receipts Tax | \$1.23 |
| Pasco County 911 Surcharge | \$0.40 |
| FL State Gross Receipts Tax | \$0.11 |
| FL Telecommunications Relay Service | \$0.08 |
| State Taxes | \$6.91 |

Taxes and Fees Total **\$13.40**

Total current month charges **\$77.77**

Amount Transferred to 239-188-0915 \$77.77



MEADOW POINTE III CDD Account Number:
 1123 BROUGHTON PL **813-994-5419-070804-5**
 WESLEY CHAPEL FL 33543

Billing Date:
Jun 04, 2025
 Billing Period:
Jun 04 - Jul 03, 2025

Phone

Monthly Charges

| | | |
|-------------|--|---------|
| 06.04-07.03 | Business Line - 2 Yr Term | \$47.95 |
| | Frontier Roadwork Recovery Surcharge | \$4.00 |
| | Multi-Line Federal Subscriber Line Charge | \$9.20 |
| | Access Recovery Charge Multi-Line Business | \$3.22 |

Phone Total **\$64.37**

Taxes and Fees

| | |
|-----------------------------|--------|
| Federal USF Recovery Charge | \$4.55 |
| Federal Excise Tax | \$1.94 |

Federal Taxes **\$6.49**

| | |
|--------------------------------------|--------|
| FL State Communications Services Tax | \$3.40 |
| County Communications Services Tax | \$1.69 |
| FL State Gross Receipts Tax | \$1.23 |
| Pasco County 911 Surcharge | \$0.40 |
| FL State Gross Receipts Tax | \$0.11 |
| FL Telecommunications Relay Service | \$0.08 |

State Taxes **\$6.91**

Taxes and Fees Total **\$13.40**

Total current month charges **\$77.77**

| | |
|------------------------------------|---------|
| Amount Transferred to 239-188-0915 | \$77.77 |
|------------------------------------|---------|



MEADOW POINTE III CDD Account Number:
239-188-0915-091913-5

Billing Date:
Jul 04, 2025

Billing Period:
Jul 04 – Aug 03, 2025

Hi MEADOW POINTE III CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

| | |
|---------------------------------------|-----------|
| Previous balance | \$155.54 |
| Payment received by Jul 04, thank you | -\$155.54 |

Service summary

| | Previous month | Current month |
|----------------|----------------|---------------|
| Phone | \$128.74 | ↓\$128.30 |
| Taxes and Fees | \$26.80 | ↓\$26.40 |

Total services **\$154.70**

Total balance **\$154.70**

Total balance

\$154.70

Auto Pay is scheduled
Jul 28

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.

RECEIVED
07-10-2025



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

6790 0107 NO RP 04 07072025 NNNNNNNN 01 001597 0010

MEADOW POINTE III 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.





MEADOW POINTE III CDD Account Number:
239-188-0915-091913-5

Billing Date:
Jul 04, 2025

Billing Period:
Jul 04 – Aug 03, 2025



WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



MEADOW POINTE III CDD Account Number:
239-188-0915-091913-5

Billing Date:
Jul 04, 2025
Billing Period:
Jul 04 - Aug 03, 2025

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

| Master Summary Activity | | |
|------------------------------------|---|----------|
| Summary of charges by Account | | |
| Phone Number | | Amount |
| 239-188-0915 | 0 | \$0.00 |
| 813-907-0937 | 0 | \$77.35 |
| 813-994-5419 | 0 | \$77.35 |
| Total current month charges | | \$154.70 |
| Account Payments | | |
| Payment received from 239-188-0915 | | \$155.54 |

Next-Generation
Business
Communications

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

business.frontier.com/unified-communications



| | | |
|----------------------------|------------------------------|------------------------------|
| MEADOW POINTE III CDD | Account Number: | Billing Date: |
| 5844 OLD PASCO RD | 239-188-0915-091913-5 | Jul 04, 2025 |
| STE 100 | | Billing Period: |
| WESLEY CHAPEL FL 335444010 | | Jul 04 - Aug 03, 2025 |

Total current month charges

\$0.00



MEADOW POINTE III CDD Account Number:
 31307 CLARIDGE PL **813-907-0937-122706-5**
 WESLEY CHAPEL FL 33543

Billing Date:
Jul 04, 2025
 Billing Period:
Jul 04 - Aug 03, 2025

Phone

Monthly Charges

| | | |
|--------------------|--|----------------|
| 07.04-08.03 | Business Line - 2 Yr Term | \$47.95 |
| | Frontier Roadwork Recovery Surcharge | \$4.00 |
| | Multi-Line Federal Subscriber Line Charge | \$9.20 |
| | Access Recovery Charge Multi-Line Business | \$3.00 |
| Phone Total | | \$64.15 |

Taxes and Fees

| | |
|--------------------------------------|---------------|
| Federal USF Recovery Charge | \$4.39 |
| Federal Excise Tax | \$1.93 |
| Federal Taxes | \$6.32 |
| FL State Communications Services Tax | \$3.38 |
| County Communications Services Tax | \$1.68 |
| FL State Gross Receipts Tax | \$1.23 |
| Pasco County 911 Surcharge | \$0.40 |
| FL State Gross Receipts Tax | \$0.11 |
| FL Telecommunications Relay Service | \$0.08 |
| State Taxes | \$6.88 |

Taxes and Fees Total **\$13.20**

Total current month charges **\$77.35**

Amount Transferred to 239-188-0915 \$77.35



MEADOW POINTE III CDD Account Number:
 1123 BROUGHTON PL **813-994-5419-070804-5**
 WESLEY CHAPEL FL 33543

Billing Date:
Jul 04, 2025
 Billing Period:
Jul 04 - Aug 03, 2025

Phone

Monthly Charges

| | | |
|--------------------|--|----------------|
| 07.04-08.03 | Business Line - 2 Yr Term | \$47.95 |
| | Frontier Roadwork Recovery Surcharge | \$4.00 |
| | Multi-Line Federal Subscriber Line Charge | \$9.20 |
| | Access Recovery Charge Multi-Line Business | \$3.00 |
| Phone Total | | \$64.15 |

Taxes and Fees

| | |
|--------------------------------------|---------------|
| Federal USF Recovery Charge | \$4.39 |
| Federal Excise Tax | \$1.93 |
| Federal Taxes | \$6.32 |
| FL State Communications Services Tax | \$3.38 |
| County Communications Services Tax | \$1.68 |
| FL State Gross Receipts Tax | \$1.23 |
| Pasco County 911 Surcharge | \$0.40 |
| FL State Gross Receipts Tax | \$0.11 |
| FL Telecommunications Relay Service | \$0.08 |
| State Taxes | \$6.88 |

Taxes and Fees Total **\$13.20**

Total current month charges **\$77.35**

Amount Transferred to 239-188-0915 \$77.35



MEADOW POINTE III CDD Account Number:
239-188-0915-091913-5

Billing Date:
Jul 04, 2025

Billing Period:
Jul 04 - Aug 03, 2025

Starting in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges.



MEADOW POINTE III CDD Account Number:
239-188-0915-091913-5

Billing Date:
Jul 04, 2025

Billing Period:
Jul 04 - Aug 03, 2025

Meadow Pointe III CDD
BOS Meeting
Meeting Date: July 16, 2025

SUPERVISOR PAY REQUEST
DIRECT DEPOSIT

RECEIVED
07-16-2025

| <u>Name of Board Supervisor</u> | <u>Check if paid</u> |
|---------------------------------|----------------------|
| Michael Hall | Yes |
| Paul Carlucci | Yes |
| John Johnson | Yes |
| Glen Aleo | Yes |
| Michael Torres | Yes |

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

| | |
|---------------------|--------|
| Meeting Start Time: | 6:30pm |
| Meeting End Time: | 8:30 |
| 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: 

Ignite Handy Solutions
9088 SW 61st Lane
Bushnell, Florida 33513
352-457-8883 (phone)
352-603-5098 (mobile)

| | | |
|--|-------------------|-----------------------|
| MPIII Community Development District C/o | Invoice # | 01018 |
| Rizzetta & Company 3434 Colwell Ave, Suite 200 | Invoice Date | 06/19/2025 |
| Tampa, FL 33614 | Due Date | 06/27/2025 |
| Justin Lawrence | Amount Due | \$3,600.00 USD |
| 1500 Meadow Pointe Blvd | | |
| Wesley Chapel, 33543 | | |

| Description | Unit Cost | Quantity | Line Total |
|--|------------|----------|------------|
| Removal of old sidewalk and disposal. Please see notes | \$3,600.00 | 1 | \$3,600.00 |
| Install slab To keep fate secure | \$0.00 | 1 | \$0.00 |

| | |
|-------------------|-------------------|
| Amount Due | \$3,600.00 |
|-------------------|-------------------|

Removal of old sidewalk and disposal.



Install 4 new sections of concrete 3000 psi.

Install slab with hole in ground to keep gate from sliding open.

All Invoices are due Net 15. All Past due amounts are subject to interest at 1.5% per month (\$10.00 minimum) plus costs of collection including attorney fees if incurred. Accounts over 30 days past due will be subject to credit hold and services may be suspended.



McNatt Plumbing Company, LLC
5800 E. Broadway Ave.
Tampa, FL 33619
813-971-6100
CFC045185

Invoice 38623644
Invoice Date 7/11/2025
Completed Date 7/11/2025
Customer PO
Payment Term Due Upon Receipt

Billing Address

Meadow Pointe III Clubhouse
1500 Meadow Pointe Boulevard
Wesley Chapel, FL 33543 USA

Job Address

Meadow Pointe III Clubhouse
1500 Meadow Pointe Boulevard
Wesley Chapel, FL 33543 USA

Description of work

Found leak under slab, broke slab and dug up pipe. Did repair on 1" pipe using copper, pvc and propress fittings. Going to return to backfill and pour slab.

Returned 7/8/25 and had to pump hole down of rain water and filled hole back in. Set 2x4's for new concrete slab and topped off with sand. Ground is too wet and like quick sand. Have to let ground settle before concrete slab can be completed for backflow.

Returned 7/11/25 at 8am and framed 2x4's for square form for backflow. Mixed and poured concrete into form for slab. Spoke with maintenance about concrete slab for backflow and they inspected work completed.

| Task # | Description | Quantity | Price | Total |
|-----------|----------------------------------|----------|----------|------------|
| PLUMB2018 | 5-hrs-2-men. | 5.00 | \$265.00 | \$1,325.00 |
| PLUMB2018 | Material for repair on Backflow. | 1.00 | \$210.00 | \$210.00 |
| PLUMB2018 | 4-hrs-labor-1-man. | 4.00 | \$165.00 | \$660.00 |

| | |
|--------------------------|------------|
| Potential Savings | \$0.00 |
| Sub-Total | \$2,195.00 |
| Tax | \$0.00 |
| Total Due | \$2,195.00 |
| Payment | \$0.00 |
| Balance Due | \$2,195.00 |

RECEIVED
07-14-2025

Thank you for your business!

I authorize McNatt Plumbing Company, Inc. to proceed with the work specified above for a total of \$2,195.00

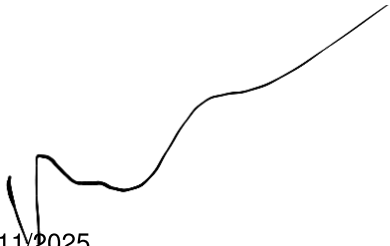

Darryl Adams

7-14-25

7/11/2025

I acknowledge that I have examined the finished work and authorized its completion.

7/11/2025





McNatt Plumbing Company, LLC
5800 E. Broadway Ave.
Tampa, FL 33619
813-971-6100
CFC045185

Invoice 38699789
Invoice Date 7/11/2025
Completed Date 7/11/2025
Customer PO
Payment Term Due Upon Receipt

Billing Address

Meadow Pointe III Clubhouse
1500 Meadow Pointe Boulevard
Wesley Chapel, FL 33543 USA

Job Address

Meadow Pointe III Clubhouse
1500 Meadow Pointe Boulevard
Wesley Chapel, FL 33543 USA

Description of work

Responded to call for outside pool unisex bathroom on the right is leaking from wax ring and angle stop does not shut off. Shut water to bathroom and replaced angle stop. Turned water back on and checked for leaks. Toilet angle stop can now be shut off to toilet. Removed toilet and found wax ring partially missing and leaking. Replaced closet bolts and added new wax ring. Reinstalled toilet and checked for leaks. Right poolside unisex bathroom toilet is now working properly with no leaks. Spoke with maintenance thru out repair about my findings while getting his signature.

| Task # | Description | Quantity | Price | Total |
|-----------|------------------------------|----------|----------|----------|
| PLUMB2018 | 1-hr-labor. | 1.00 | \$165.00 | \$165.00 |
| PLUMB2018 | Remove and reinstall toilet. | 1.00 | \$225.00 | \$225.00 |

| | |
|--------------------------|----------|
| Potential Savings | \$0.00 |
| Sub-Total | \$390.00 |
| Tax | \$0.00 |
| Total Due | \$390.00 |
| Payment | \$0.00 |
| Balance Due | \$390.00 |

RECEIVED
07-14-2025

Thank you for your business!

I authorize McNatt Plumbing Company, Inc. to proceed with the work specified above for a total of \$390.00

7/11/2025

I acknowledge that I have examined the finished work and authorized its completion.

7/11/2025







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

BILL TO

Meadow Pointe III CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

INVOICE
2503027

INVOICE DATE
Jul 07, 2025

JOB ADDRESS

Meadow Pointe III CDD (Justin)
1500 Meadow Pointe Boulevard
Wesley Chapel, FL 33543 USA

Completed Date: 7/7/2025

Technician: Seth

Payment Term: Due Upon Receipt

Due Date: 7/7/2025

DESCRIPTION OF WORK

REASON FOR CALL:

Men's restroom exhaust fan not working, unable to remove motor from housing.

New replacement motor is to be installed in the existing motor housing. We need to utilize the existing motor housing and install new motor as these exact replacement parts for the housing are not available through the manufacturer.

WORK COMPLETED:

Today we arrived to reinstall the men's restroom exhaust fan. We recently removed this as a courtesy for Justin and maintenance techs, a new exhaust fan motor was purchased by Meadow Pointe and was installed in the fan housing, however maintenance techs were unable to reinstall as the electrical connector does not match the original motor and existing electrical connection.

The mismatch wire connections were cut and removed from both the existing wiring in motor housing, and connector was removed from new motor.

New wire splices were made in place of the connectors which were removed.

New motor removed from housing and reinstalled as this was not correct for the existing vent and wire configuration.

After motor was reinstalled in housing. New motor was installed in the existing exhaust fan location.

All bracketing has been adjusted and tightened to ensure exhaust fan seats correctly to venting.

Tested and verified correct operation and rotation of new exhaust fan. Air is sucked in and blown out as needed.

Thank you for continuing to choose Mr. Electric for your electrical needs.

Your electrician,
Seth

| TASK | DESCRIPTION | QTY | PRICE | TOTAL |
|------|--|------|----------|----------|
| 1 | Exhaust Fan Upgrade/Rebuild (includes new motor and cover) | 1.00 | \$735.41 | \$735.41 |

SUB-TOTAL \$735.41

TAX \$0.00

TOTAL DUE \$735.41

BALANCE DUE \$735.41

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

This estimate is valid for thirty days


CUSTOMER AUTHORIZATION

RECEIVED
07-18-2025

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$735.41

Thank You

Sign here



Date 7/7/2025

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$735.41

Thank You

Sign here



Date 7/7/2025

TERMS AND CONDITIONS, It is agreed that Mr. Electric® is not responsible for the following: 1. Damage caused to the customer's property as a result of obtaining access to and exposing wiring and electrical systems. 2.

Additional electrical work beyond that specifically mentioned in this estimate and proposal including, but not limited to, that which may be required because of pre-existing electrical code violations or additional work revealed to be necessary as a result of performing the specified work. 3. Any repairs, installation, removal or replacement of non-electrical items or activities including but not limited to: concrete, paving, asphalt, slabs, sidewalks, driveways, patios, pools, shrubbery, grass lawns, fences, plumbing and fixtures, painting, decorations, plastering, sheetrock and other wall coverings, glass, carpentry, millwork, cabinets, floors, carpeting, floor surfaces and preparation, roofing, flashing, sheet metal gutters, downspouts, brick, stonework, extension walls, steel and other framework. Customer accepts full responsibility for the prompt payment of all costs of this agreement even though customer may intend to obtain reimbursement from others such as landlords, tenants, insurance companies and tortfeasors. This proposal and said specifications shall not be altered or modified except by written agreement between the parties hereto and verbal understandings and agreements with representatives shall not be binding unless set forth herein.

LIMITED SERVICE WARRANTY Mr. Electric warrants, to the extent stated herein, electrical service or repair furnished by it. The stated period of warranty commences upon installation or repair of wiring or electrical system. Purchaser understands that Mr. Electric's liability under this warranty is limited to repair, replacement, or refund of purchaser's money, and does not extend to property damage resulting from overload or misuse of electrical system which fails during the agreed upon warranty period. This warranty gives you specific legal rights. You may also have other rights, which vary from state to state.

NOTICE TO OWNER This contractor is registered to do business in the state in which this work is performed. (See registration number on the front side of this contract.) Where required, this contractor has posted with the State all necessary bonds or cash deposits for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This bond or cash deposit may not be sufficient to cover a claim which might arise from the work done under your contract. If any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor or subcontractor on your job, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with original "lien release" documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the licensing board in your state. Each State's requirements for terms and conditions may vary for service or installation work as it pertains to limited warranties, notice to owner regarding liens, etc. Inquire with your contractor for any state specific conditions

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUBSUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.



OLM, Inc.
PO Box 440725
Kennesaw, GA 30160
+17704200900
mlimbaugh@olminc.com
www.olminc.com

BILL TO

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

INVOICE 45401

DATE 06/30/2025 **TERMS** Net 30

DUE DATE 07/30/2025

| DATE | ACTIVITY | DESCRIPTION | AMOUNT |
|------------|------------|---|--------|
| 06/23/2025 | Inspection | monthly landscape inspection conducted at Meadow Pointe III CDD by Paul Woods | 750.00 |

Please include invoice number on all payments.

TOTAL DUE

\$750.00

RECEIVED
06-30-2025



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

Service Slip/Invoice

INVOICE: 45212
DATE: 07/01/2025
ORDER: 45212

Bill To: [1323]
Meadow Point 3 C.D.D.
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

Work Location: [1323] 813-383-6676
Meadow Point 3 C.D.D.
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543-6876

| Work Date | Time | Target Pest | Technician | Time In |
|----------------|----------|--------------|------------|----------|
| 07/01/2025 | 02:42 PM | | | |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | NET 30 | 07/01/2025 | | |

| Service | Description | Price |
|--------------|----------------------|---------------------------|
| MONTHLY PEST | Monthly Pest Control | \$60.00 |
| | | SUBTOTAL \$60.00 |
| | | TAX \$0.00 |
| | | AMT. PAID \$0.00 |
| | | TOTAL \$60.00 |
| | | PRIOR BAL \$0.00 |
| | | AMOUNT DUE \$60.00 |

RECEIVED
07-01-2025

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

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

PLEASE PAY FROM THIS INVOICE



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

LAND O' LAKES (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
17-96930

MEADOW POINT III CDD

Service Address: **1500 MEADOW POINTE BOULEVARD**

Bill Number: 22587981

Billing Date: 6/23/2025

Billing Period: 5/8/2025 to 6/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

| Account # | Customer # |
|---|------------|
| 0509200 | 01034858 |
| Please use the 15-digit number below when making a payment through your bank | |
| 050920001034858 | |

| Service | Meter # | Previous | | Current | | # of Days | Consumption in thousands |
|---------|----------|----------|------|----------|------|-----------|-----------------------------|
| | | Date | Read | Date | Read | | |
| Water | 08070428 | 5/8/2025 | 5432 | 6/6/2025 | 5565 | 29 | 133 |

Usage History

| | |
|----------------|-------|
| | Water |
| June 2025 | 133 |
| May 2025 | 131 |
| April 2025 | 85 |
| March 2025 | 134 |
| February 2025 | 104 |
| January 2025 | 98 |
| December 2024 | 119 |
| November 2024 | 111 |
| October 2024 | 80 |
| September 2024 | 82 |
| August 2024 | 77 |
| July 2024 | 108 |

Transactions

| | |
|--|-------------------|
| Previous Bill | 734.16 |
| Payment 06/09/25 | -734.16 CR |
| Balance Forward | 0.00 |
| Current Transactions | |
| Water | |
| Water Base Charge | 21.56 |
| Water Tier 1 13.0 Thousand Gals X \$2.10 | 27.30 |
| Water Tier 2 12.0 Thousand Gals X \$3.34 | 40.08 |
| Water Tier 3 13.0 Thousand Gals X \$6.69 | 86.97 |
| Water Tier 4 95.0 Thousand Gals X \$9.02 | 856.90 |
| Sewer | |
| Sewer Base Charge | 51.50 |
| Sewer Charges 133.0 Thousand Gals X \$6.94 | 923.02 |
| Total Current Transactions | 2,007.33 |
| TOTAL BALANCE DUE | \$2,007.33 |

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

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06-25-2025



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 # 0509200
Customer # 01034858
Balance Forward 0.00
Current Transactions 2,007.33

Total Balance Due \$2,007.33
Due Date 7/10/2025

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

**The Total Due will be electronically
transferred on 07/10/2025.**

MEADOW POINT III CDD
3434 COLWELL AVENUE Ste200
TAMPA FL 33614-8390

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



Pasco Sheriff's Office

INVOICE

Customer Number: C00279
Invoice Number: ARJUN25 MEADOW PT III #9
Invoice Date: 7/2/2025
Terms: DUE UPON RECEIPT

To: MEADOW PT III
3434 COLWEL AVE
SUITE 200
TAMPA FL 33614

| Date | Description | Amount |
|----------|--|-------------|
| 7/2/2025 | 0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR JUN25 #9 | \$11,928.41 |
| | Total Due | \$11,928.41 |

RECEIVED
07-07-2025

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00279
Invoice Number: ARJUN25 MEADOW PT III #9
Invoice Date: 7/2/2025
Total Amount Due \$ 11,928.41



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

Total Payment \$ _____

| | | |
|--------------|---------------------|--------------------------|
| Cust: C00279 | 0001-0000-369-07-00 | DUE FROM OTHER ENTITIES |
| 2024-2025 | MEADOW PT III | <u>INVOICE #</u> |
| ORG. BUDGET | 143,141.00 | |
| BILLING | 143,141.00 | |
| INS. ADJ. | (10,000.00) | |
| | 133,141.00 | |
| | | |
| OCT24 #1 | 11,928.42 | AROCT24 MEADOW PT III #1 |
| NOV24 #2 | 11,928.42 | ARNOV24 MEADOW PT III #2 |
| DEC24 #3 | 11,928.42 | ARDEC24 MEADOW PT III #3 |
| JAN25 #4 | 11,928.42 | ARJAN25 MEADOW PT III #4 |
| FEB25 #5 | 11,928.42 | ARFEB25 MEADOW PT III #5 |
| MAR25 #6 | 11,928.42 | ARMAR25 MEADOW PT III #6 |
| APR25 #7 | 11,928.42 | ARAPR25 MEADOW PT III #7 |
| MAY25 #8 | 11,928.42 | ARMAY25 MEADOW PT III #8 |
| JUN25 #9 | 11,928.41 | ARJUN25 MEADOW PT III #9 |
| JUL25 #10 | 11,928.41 | |
| AUG25#11 | 11,928.41 | |
| SEP25 #12 | 11,928.41 | |
| | | |
| | | |
| TOTAL: | 143,141.00 | |

**Meadow Point III
Law Enforcement Budget
Fiscal Year 2024-2025**

Personal Services:

| <i>Salary:</i> | <i>Rates</i> | <i># Hours</i> | <i>Line Item Total</i> | <i>Category Total</i> |
|-----------------------------|------------------|--------------------|------------------------|-----------------------|
| Base Salary (Grade C01) | 33.99 | 2,210.00 | 75,129 | |
| Stipend | 0.00 | | 0 | |
| OT as a % of Base Salary | 0% | | 0 | |
| Total Salary: | | | 75,129 | |
| <i>Benefits:</i> | <i>Rates</i> | <i># Hours</i> | | |
| Holiday Pay | 33.99 | 102.00 | 3,467 | |
| FICA | 7.65% | | 6,013 | |
| Retirement | 32.79% | | 25,772 | |
| Group Health/Life Insurance | 10,000 | | 10,000 | |
| Total Benefits: | | | 45,252 | |

| | |
|---------------------------------|----------------|
| Total Personal Services: | 120,380 |
|---------------------------------|----------------|

Operating Expenses:

| | |
|---|-------|
| Office Supply/furniture Estimate | 0 |
| Communication (cell/air card) | 1,020 |
| Software Maintenance | 378 |
| Vehicle Equipment incl. extra keys/remotes | 0 |
| Vehicle printer/inverter | 0 |
| Vehicle Expenses Estimate (gas/repairs/maint) | 4,210 |
| Radio Maintenance Estimate | 180 |
| Hiring Costs - Psyc/Poly/Drug/Credit | 550 |
| Vehicle Insurance | 815 |
| Professional Liability Insurance | 1,225 |
| Uniform and Equip replacement | 500 |
| Ammo Estimate | 1,320 |
| Glock/Shotgun/Carbine w/accessories | 450 |
| Axon License/Maintenance - BWC/Taser w/battery pack, cartridges, warranty | 3,100 |
| Laptop | 530 |
| Mobile Radio for Vehicle | 741 |
| Hand Held Radio/Enhanced Charger/Battery | 960 |

| | |
|----------------------------------|---------------|
| Total Operating Expenses: | 15,979 |
|----------------------------------|---------------|

Capital:

| | |
|---|-------|
| Patrol vehicle (\$35,910 less residual value of \$2,000/5 years) Year 3 | 6,782 |
|---|-------|

| | |
|-----------------------|--------------|
| Total Capital: | 6,782 |
|-----------------------|--------------|

| | |
|---|----------------|
| Total Estimate Sheriff's Office Costs - CONTRACT TOTAL | 143,141 |
|---|----------------|



INVOICE

Invoice Number: INV-20250729-003

Date: 07/26/2025

Due Date: 07/26/2025

Bill To:

Meadow Pointe III
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543

From:

Renato Fichmann
29242 Picana Ln
Wesley Chapel, FL 33543
fichmann@gmail.com

Items Billed:

| Item Description | Quantity | Rate (per hour) | Amount |
|-----------------------------|----------|-----------------|-----------------|
| Music July 26 2025 - 11-2pm | 3 | \$100.00 | \$300.00 |
| | | | |
| Total Amount Due | | | \$300.00 |

Payment Instructions:

Payment Method: Checks payable to:

Renato Fichmann
29242 Picana Ln
Wesley Chapel, FL 33543

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07-08-2025

Thank you for your business!

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 7/2/2025 | INV0000100542 |

Bill To:

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

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| July | Upon Receipt | 00720 |

| Description | Qty | Rate | Amount |
|---------------------------------|------|------------|------------|
| Accounting Services | 1.00 | \$1,802.50 | \$1,802.50 |
| Administrative Services | 1.00 | \$497.83 | \$497.83 |
| Dissemination Services | 1.00 | \$166.67 | \$166.67 |
| Financial & Revenue Collections | 1.00 | \$429.17 | \$429.17 |
| Management Services | 1.00 | \$2,789.58 | \$2,789.58 |
| Website Compliance & Management | 1.00 | \$100.00 | \$100.00 |
| Subtotal | | | \$5,785.75 |
| Total | | | \$5,785.75 |

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06-27-2025

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 7/3/2025 | INV0000100572 |

Bill To:

Meadow Point III CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| July | Upon Receipt | 00010 |

[illegible]

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 7/1/2025 | INV0000100634 |

Bill To:

Meadow Point III CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| June | Upon Receipt | 00010 |

[illegible]

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

Invoice

| Date | Invoice # |
|-----------|---------------|
| 7/16/2025 | INV0000100677 |

Bill To:

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

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| July | Upon Receipt | 00720 |

| Description | Qty | Rate | Amount |
|------------------------------|------|------------|------------|
| Mass Mailing - Budget Notice | 1.00 | \$2,296.48 | \$2,296.48 |
| Subtotal | | | \$2,296.48 |
| Total | | | \$2,296.48 |

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07-16-2025

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

Invoice

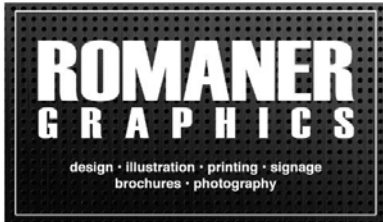
| Date | Invoice # |
|-----------|---------------|
| 7/18/2025 | INV0000100688 |

Bill To:

Meadow Point III CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| July | Upon Receipt | 00010 |

[illegible]



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 22756

TO: Meadow Pointe III
COMPANY NAME: _____
DATE: 6/28/25

Hillcrest Monument Column Cap

Remove foam filler, reinforce gaps with chicken
wire, seal with Bondo, skim coat with thinsset, spray
texture and paint.

Total: \$1,750.00

RECEIVED
07-02-2025

ROMANER
GRAPHICS
Thank You,



Invoice

| Date | Invoice Number |
|----------|----------------|
| 7/7/2025 | 67893 |

Bill To

Meadow Pointe III CDD
Accounts Payable
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship To

Meadow Pointe III CDD
CLUBHOUSE / Justin Lawrence
1500 Meadow Pointe Blvd.
Wesley Chapel, FL 33543

| P.O. Number | Terms | Due Date | Rep | Ship Date | Via |
|-------------|--------------------|--|-------------------------|-----------|-----|
| Justin | Net 30 | 8/6/2025 | BK | 7/7/2025 | |
| Quantity | Item Code | Description | Price Each | Amount | |
| 1 | VBCP2609 CP Towels | Premium Center Pull Paper Towels, White 600 feet 6 rolls/ case (16lbs 25X17X9") | 42.95 | 42.95 | |
| 1 | FedEx Service | Fed Ex Freight Charge FedEx Package 1 Tracking #: 390743555855 | 13.01 | 13.01 | |
| | | | Subtotal | \$55.96 | |
| | | | Total | \$55.96 | |
| | | | Payments/Credits | \$0.00 | |
| | | | Balance Due | \$55.96 | |

RECEIVED
07-07-2025



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI184171
Invoice Date: 7/1/2025

Bill
To: Meadow Pointe III CDD
C/O Rizzetta & Company
3434 Colwell
Suite 200
Tampa, FL 33614

Ship
To: Meadow Pointe III CDD
C/O Rizzetta & Company
3434 Colwell
Suite 200
Tampa, FL 33614

Ship Via
Ship Date 7/1/2025
Due Date 7/31/2025
Terms Net 30

Customer ID 8080
P.O. Number
P.O. Date 7/1/2025
Our Order No.

| Item/Description | Unit | Order Qty | Quantity | Unit Price | Total Price |
|--|------|-----------|----------|------------|-------------|
| Annual Maintenance July Billing 7/1/2025 - 7/31/2025 Meadow Pointe Iii Cdd-Lake-ALL | | 1 | 1 | 6,240.38 | 6,240.38 |

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 6,240.38

RECEIVED
07-01-2025

Subtotal: 6,240.38
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 6,240.38



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|-----------|-----------|
| 6/16/2025 | 16500 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|------------|----------------|
| SHERINGHAM | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|---|--------|----------|--------|
| | Report that the entrance has a broken belt and bad battery back up. Determined the curbside operator belt was broken. Replaced with new belt. Determined the battery was depleted in the island side operator. Replaced it as well. Tightened loose output shaft. All performing properly at this time. | | | |
| 1 | Hourly Tech Charge | 115.00 | | 115.00 |
| 1 | 12 Volt 7 AH battery | 46.50 | | 46.50 |
| 1 | V Belt | 20.00 | | 20.00 |

RECEIVED
06/16/2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$181.50

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.

Payments/Credits \$0.00

Balance Due \$181.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|-----------|-----------|
| 6/17/2025 | 16504 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| | | | Job Name | Terms |
|---|---------------------------------------|-------|-------------------------|----------------|
| | | | CELL USAGE | Due on receipt |
| Quantity | Description | Rate | Serviced | Amount |
| | Phone number 813 482 2049 - WHITLOCK | 45.95 | | 45.95 |
| | Phone Number 813 435 0748 - WRENCREST | 57.95 | | 57.95 |
| Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days | | | Total | \$103.90 |
| 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. | | | Payments/Credits | \$0.00 |
| | | | Balance Due | \$103.90 |

RECEIVED
06-17-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|-----------|-----------|
| 6/24/2025 | 16557 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|-------------|----------------|
| LARKENHEATH | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|--|--------|----------|--------|
| | Report that the call box continues to power down. Determined the low voltage wiring from the call box to the back of the center island wall were grounding out causing voltage drops in the call box and cellular internet modem. Ran power directly to the unit via an extension chord and discovered the main board is bad. I was able to have the manufacturer warrant the part. Returned and installed the main board. Powered the unit with the extension chord and successfully set up the unit with the new board. Had to run low voltage from the call box to the CCTV box for power that others are providing. Once the power is installed in the CCTV box, the call box transformers can be plugged in and the call box should boot up. | | | |
| 1 | CAPXL CPU Control Board Sent in for warranty evaluation. The manufacturer advanced us a new one. | 0.00 | | 0.00 |
| | Miscellaneous materials. | 140.00 | | 140.00 |
| 7.5 | Hourly Tech Charge | 115.00 | | 862.50 |

RECEIVED
06-26-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$1,002.50

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.

Payments/Credits \$0.00

Balance Due \$1,002.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|-----------|-----------|
| 6/30/2025 | 16562 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|-------------|----------------|
| LARKENHEATH | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|--|--------|----------|--------|
| 1 | <p>Returned to plug the call box into the outlet and test system. Maintenance reported that the entrance gate was opening repeatedly. Exit gate was stuck open as well. The entrance and exit wires are in the same sheath as the low voltage power wires that were grounding out. I was able to utilize two spare wires for the exit gate relay. I removed the entrance relay wires and re installed them and the gate resumed normal operation. Tested many cycles, all performing properly at this time.</p> <p>If problem re occurs, we will either have to install a wireless relay bridge or attempt to pull new wire, which is usually impossible with conduit this age. A directional bore would be the only other option.</p> <p>Hourly Tech Charge</p> | 115.00 | | 115.00 |

RECEIVED
06-30-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$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.

Payments/Credits \$0.00

Balance Due \$115.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|-----------|-----------|
| 7/12/2025 | 16633 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|-------------|----------------|
| LARKENHEATH | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|---|--------|----------|--------|
| 1 | Hourly Tech Charge Report that the call box was offline. Discovered the modem was off network. Rebooted the modem and it rejoined the network. | 115.00 | | 115.00 |

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07-12-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$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.

Payments/Credits \$0.00

Balance Due \$115.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|-----------|-----------|
| 7/16/2025 | 16645 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|------------|----------------|
| SHERINGHAM | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|---|--------|----------|--------|
| | Report that the gate only half opened. Determined the entrance curbside motor capacitor is bad. Replace with new, all performing properly at this time. | | | |
| 1 | Hourly Tech Charge | 115.00 | | 115.00 |
| 1 | CAPACITOR CSW200UL | 96.90 | | 96.90 |

RECEIVED
07-16-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$211.90

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.

Payments/Credits \$0.00

Balance Due \$211.90



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|-----------|-----------|
| 7/17/2025 | 16655 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| | | | Job Name | Terms |
|---|---------------------------------------|-------|--------------------------------|----------------|
| | | | CELL USAGE | Due on receipt |
| Quantity | Description | Rate | Serviced | Amount |
| | Phone number 813 482 2049 - WHITLOCK | 45.95 | | 45.95 |
| | Phone Number 813 435 0748 - WRENCREST | 57.95 | | 57.95 |
| Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days | | | Total \$103.90 | |
| <p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p> | | | Payments/Credits \$0.00 | |
| | | | Balance Due \$103.90 | |

RECEIVED
07-17-2025



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|-----------|-----------|
| 7/18/2025 | 16699 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|----------|----------------|
| REMOTES | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|---------------------|-------|----------|--------|
| 40 | Stinger Transmitter | 20.00 | | 800.00 |

RECEIVED
07-18-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$800.00

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.

Payments/Credits \$0.00

Balance Due \$800.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|-----------|-----------|
| 7/23/2025 | 16707 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|-------------|----------------|
| LARKENHEATH | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|--|--------|----------|--------|
| 1 | Report that the call box is offline. Rebooted modem, call box is back online. Hourly Tech Charge | 115.00 | | 115.00 |

RECEIVED
07-23-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$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.

Payments/Credits \$0.00

Balance Due \$115.00

| Southern Automated Access Services | | | | | | |
|---|-------------------|------------------|-----------------|--------------|----------------|--------------------|
| for Meadow Pointe III CDD | | | | | | |
| Summary Gate Phones 07/25 | | | | | | |
| | | | | | | |
| Inv # | Amount | Bill Date | Location | Phone | GL Code | Object Code |
| 16567 | \$165.00 | 07/01/25 | Alchester | 0 | 54100 | 4102 |
| 16568 | \$165.00 | 07/01/25 | Ammanford | 0 | 54100 | 4102 |
| 16570 | \$165.00 | 07/01/25 | Beaconsfield | 0 | 54100 | 4102 |
| 16580 | \$165.00 | 07/01/25 | Heatherstone | 0 | 54100 | 4102 |
| 16581 | \$165.00 | 07/01/25 | Hillhurst | 0 | 54100 | 4102 |
| 16590 | \$165.00 | 07/01/25 | Larkenheath | 0 | 54100 | 4102 |
| 16596 | \$165.00 | 07/01/25 | Sheringham | 0 | 54100 | 4102 |
| 16605 | \$165.00 | 07/01/25 | Wrencrest | 0 | 54100 | 4102 |
| | | | | | | |
| Total | \$1,320.00 | | | | | |

Grand Total \$1,320.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|----------|-----------|
| 7/1/2025 | 16567 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|-----------|----------------|
| ALCHESTER | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|--|--------|----------|--------|
| | JULY This fee is for the CAPXL cloud, VOIP and cellular internet. | 165.00 | | 165.00 |

RECEIVED
07-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$165.00

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 personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|----------|-----------|
| 7/1/2025 | 16568 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|-----------|----------------|
| AMMANFORD | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|--|--------|----------|--------|
| | JULY This fee is for the CAPXL cloud, VOIP and cellular internet. | 165.00 | | 165.00 |

RECEIVED
07-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$165.00

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 personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|----------|-----------|
| 7/1/2025 | 16570 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|--------------|----------------|
| BEACONSFIELD | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|--|--------|----------|--------|
| | JULY This fee is for the CAPXL cloud, VOIP and cellular internet. | 165.00 | | 165.00 |

RECEIVED
07-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$165.00

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 personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|----------|-----------|
| 7/1/2025 | 16580 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|--------------|----------------|
| HEATHERSTONE | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|--|--------|----------|--------|
| | JULY This fee is for the CAPXL cloud, VOIP and cellular internet. | 165.00 | | 165.00 |

RECEIVED
07-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$165.00

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Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|----------|-----------|
| 7/1/2025 | 16581 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|-----------|----------------|
| HILLHURST | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|--|--------|----------|--------|
| | JULY This fee is for the CAPXL cloud, VOIP and cellular internet. | 165.00 | | 165.00 |

RECEIVED
07-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$165.00

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Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
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Payments/Credits \$0.00

Balance Due \$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|----------|-----------|
| 7/1/2025 | 16590 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|-------------|----------------|
| LARKENHEATH | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|--|--------|----------|--------|
| | JULY This fee is for the CAPXL cloud, VOIP and cellular internet. | 165.00 | | 165.00 |

RECEIVED
07-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$165.00

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Payments/Credits \$0.00

Balance Due \$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|----------|-----------|
| 7/1/2025 | 16596 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|------------|----------------|
| SHERINGHAM | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|--|--------|----------|--------|
| | JULY This fee is for the CAPXL cloud, VOIP and cellular internet. | 165.00 | | 165.00 |

RECEIVED
07-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$165.00

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Payments/Credits \$0.00

Balance Due \$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|----------|-----------|
| 7/1/2025 | 16605 |

Bill To

Meadow Pointe III CDD
3434 Colwell Ave,
Suite 200
Tampa, FL 336

| Job Name | Terms |
|-----------|----------------|
| WRENCREST | Due on receipt |

| Quantity | Description | Rate | Serviced | Amount |
|----------|--|--------|----------|--------|
| | JULY This fee is for the CAPXL cloud, VOIP and cellular internet. | 165.00 | | 165.00 |

RECEIVED
07-01-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$165.00

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.
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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.

Payments/Credits \$0.00

Balance Due \$165.00



ACCOUNT NUMBER
8337 13 062 0042426

STATEMENT DATE
Jul 11, 2025

SERVICE ADDRESS
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543

PAGE
1 of 6

Hi, Pointe III!

Thank you for being a valued customer since 2016.

| | |
|----------------|-----------------|
| Amount Due | Due by |
| \$22.99 | Auto Pay |

| | |
|----------------|------------------------------|
| How It Adds Up | Service from Jul 11 - Aug 10 |
|----------------|------------------------------|

| | |
|--------------------------|---------------|
| Previous Balance | \$22.99 |
| Payments Received | -\$22.99 |
| Remaining Balance | \$0.00 |

| | |
|-------------------------|----------------|
| Current Activity | \$22.99 |
| Spectrum TV® | \$0.00 |
| Spectrum Internet® | \$0.00 |
| Spectrum Voice® | \$25.00 |
| Credits & Charges | -\$2.01 |

| | |
|--|----------------|
| Auto Pay Amount | \$22.99 |
| YOUR AUTO PAY WILL BE PROCESSED 07/28/25 | |

Thank you for choosing Spectrum.

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 account the day after your transaction is scheduled to be processed by your bank.

IMPORTANT NEWS

NOTE

Taxes, Fees and Charges listed in the Summary only apply to Spectrum TV and Spectrum Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Voice are detailed in the Billing Information section.

Enrolled in Auto Pay

Your Auto Pay payment will be deducted on your due date.

RECEIVED
07-14-2025

Detach the included payment stub and enclose it with a check made payable to Spectrum. If you have questions about your account, call us at (855) 757-7328.



DO NOT SEND PAYMENTS TO THIS ADDRESS
4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652

8337 1300 DY RP 11 07122025 NNNNNNNN 01 989710

MEADOW POINT III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

| | |
|------------|----------------|
| Amount Due | \$22.99 |
|------------|----------------|

| | |
|--------|-----------------|
| Due by | Auto Pay |
|--------|-----------------|

| | |
|----------------|----------------------------|
| Account Number | 8337 13 062 0042426 |
|----------------|----------------------------|

Please send payment to:

SPECTRUM
PO BOX 7186
PASADENA CA 91109-7186



ACCOUNT NUMBER
8337 13 062 0042426

STATEMENT DATE
Jul 11, 2025

SERVICE ADDRESS
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543

PAGE
2 of 6

8337 1300 DY RP 11 07122025 NNNNNNNN 01 989710

Your Bill Details Service from Jul 11 - Aug 10

Thank you for being a valued customer since 2016.

| | | |
|--------------------------|-------|---------------|
| Previous Balance | | \$22.99 |
| EFT Payment | 06/28 | -\$22.99 |
| Remaining Balance | | \$0.00 |

Current Activity

Spectrum TV®

| | |
|---|--------|
| Spectrum TV Select Package | \$0.00 |
| Spectrum TV Select | \$0.00 |
| Includes over \$45 worth of streaming services for FREE | |
| Disney+ Basic | FREE |
| Peacock Premium with Ads | FREE |
| Paramount+ Essential | FREE |
| Max Basic with Ads | FREE |
| AMC+ with Ads | FREE |
| ViX Premium with Ads | FREE |
| Spectrum Receivers | \$0.00 |
| 2 Receivers at 0.00 each | |

Spectrum TV® Total \$0.00

Spectrum Internet®

| | |
|-------------------|--------|
| Spectrum Internet | \$0.00 |
| WiFi Service | \$0.00 |

Spectrum Internet® Total \$0.00

Spectrum Voice®

Phone number 813-383-6676

| | |
|---|---------|
| Unlimited Long Distance | \$25.00 |
| PKG Includes: Phone Line, Modem, Up to 23 Calling Features, Calling Within U.S., Canada, Mexico, Puerto Rico, Guam & The Virgin Islands | |

For additional call details, please visit [Spectrum.net/account](https://spectrum.net/account)

Spectrum Voice® Total \$25.00

Credits & Charges

| | | |
|-------------------------|-------|---------|
| Unlimited Long Distance | 07/10 | -\$2.01 |
|-------------------------|-------|---------|

Credits & Charges Total -\$2.01

Channel Lineup and Rate Card:

To obtain the current channel lineup available in your area, please go to [Spectrum.com/channels](https://spectrum.com/channels) or contact us at **1-855-707-7328** to request a paper copy be mailed to your home. For a complete listing of services and rates visit www.spectrum.com/ratecard.

NOTICE:

Braille or large print billing statements are available by request and can be provided within 30 days of Spectrum's receipt of the request. To request these statement options, contact Spectrum's Customer Care Billing Department at **1-855-707-7328**.

Telecommunications Relay Service (TRS).

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial **711** to be connected to a TRS Center.

Ways to Pay



Auto Pay: Visit [Spectrum.net/AutoPay](https://spectrum.net/AutoPay). Auto Pay is the easiest way to pay your bill on time every month.



App: Pay your bill through the My Spectrum App.



Online: Pay your bill online at [Spectrum.net](https://spectrum.net).
Want to go paperless? Visit [Spectrum.net/billing](https://spectrum.net/billing).



Phone: Call the automated payment service at **(833) 267-6097**.



Store

Your Spectrum Stores are located at:

3302 Redeemer Way
New Port Richey, FL 34655
Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit [Spectrum.com/stores](https://spectrum.com/stores) for additional locations and hours.



ACCOUNT NUMBER
8337 13 062 0042426

STATEMENT DATE
Jul 11, 2025

SERVICE ADDRESS
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543

PAGE
3 of 6

8337 1300 DY RP 11 07122025 NNNNNNNN 01989710

Your Bill Details Service from Jul 11 - Aug 10

Auto Pay Amount

\$22.99

IMPORTANT BILLING UPDATE

At Spectrum, we are committed to continuously improving our service to ensure you receive the best experience. Unfortunately, costs are continuing to increase, and our prices have been impacted.

Effective with your next statement, the follow pricing will change:

- Spectrum TV Select will increase by \$5 per month
- Spectrum Internet will increase by \$2 per month each

To learn about how these changes benefit your services now and in the future, visit Spectrum.net/Enhancements.

BEWARE OF PAYMENT SCAMS!

Spectrum is dedicated to keeping you and your family safe online. Visit Spectrum.net/securitycenter for tools and solutions to keep your personal information secure.

| | |
|-----------------|--------------|
| Invoice Number | 2420783 |
| Invoice Date | July 3, 2025 |
| Purchase Order | 238202089 |
| Customer Number | 83270 |
| Project Number | 238202089 |

Bill To

Meadow Pointe III Community
Development District
Accounts Payable
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

| | | | | |
|----------------|------------------------------|------------------|--|-----------------------------------|
| Project | Meadow Pointe III CDD | | | |
| | Project Manager | Stewart, Tonja L | Contract Upset | 16,179.00 |
| | Current Invoice Total (USD) | 1,615.00 | Contract Billed to Date For Period Ending | 16,138.06 June 27, 2025 |

Top Task 2025 2025 FY General Cons**Professional Services**

| Billing Level | | Current Hours | Rate | Current Amount |
|---------------------------------------|-----------------------|------------------|--------|-------------------|
| Level 10 | Waag, R Tyson (Tyson) | 8.50 | 190.00 | 1,615.00 |
| Subtotal Professional Services | | <u>8.50</u> | | <u>1,615.00</u> |

| | | |
|-------------------|----------------------|----------|
| Top Task Subtotal | 2025 FY General Cons | 1,615.00 |
|-------------------|----------------------|----------|

| | |
|---------------------------------------|-----------------|
| Total Fees & Disbursements | 1,615.00 |
| INVOICE TOTAL (USD) | 1,615.00 |

RECEIVED
07-11-2025

Net Due in 30 Days 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**

Billing Backup

| Date | Project | Task | Expnd Type | Employee/Supplier | Quantity | Bill Rate | Bill Amount | Comment | AP Ref. # |
|--------------------------------|-----------|------|------------------|-----------------------|-------------|-----------|-------------------|--|-----------|
| 2025-05-12 | 238202089 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 1.00 | 190.00 | 190.00 | ASSIST VENDORS WITH QUESTIONS REGARDING OUTSTANDING RFP. | |
| 2025-05-16 | 238202089 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.25 | 190.00 | 47.50 | SPEAK WITH CLS AND EMAIL CORRESPONDENCE WITH DM REGARDING SIGNED POND 10 REPAIR AGREEMENT. | |
| 2025-05-21 | 238202089 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 5.00 | 190.00 | 950.00 | EMAIL CORRESPONDENCE WITH VENDOR REGARDING REPAIR PROPOSAL. EMAIL/CALL WITH DM REGARDING PROPOSALS, SIGNED CLS, INC. AGREEMENT, AND MEETING ATTENDANCE IN-PERSON. MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE (IN-PERSON REQUESTED BY DM) | |
| 2025-06-02 | 238202089 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.25 | 190.00 | 47.50 | EMAIL DM REGARDING POND REPAIR AGREEMENT/PROPOSAL. | |
| 2025-06-06 | 238202089 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.25 | 190.00 | 47.50 | EMAIL CORRESPONDENCE WITH VENDOR, DM, AND DC REGARDING POND REPAIR AGREEMENT. | |
| 2025-06-09 | 238202089 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.25 | 190.00 | 47.50 | CORRESPONDENCE WITH VENDOR REGARDING SIGNED AGREEMENT. | |
| 2025-06-10 | 238202089 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.50 | 190.00 | 95.00 | CORRESPONDENCE WITH DM REGARDING EXECUTED PROPOSAL FOR CLS. SEND CLS REPAIR SIGNED AGREEMENT. | |
| 2025-06-11 | 238202089 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.25 | 190.00 | 47.50 | CORRESPONDENCE WITH DM AND VENDOR. | |
| 2025-06-12 | 238202089 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.50 | 190.00 | 95.00 | CORRESPONDENCE WITH DM AND VENDOR. SEND SIGNED AGREEMENT TO VENDOR. ASSIST WITH SCHEDULING WORK. | |
| 2025-06-17 | 238202089 | 2025 | Direct - Regular | WAAG, R TYSON (TYSON) | 0.25 | 190.00 | 47.50 | EMAIL CORRESPONDENCE WITH DM. | |
| Total Project 238202089 | | | | | 8.50 | | \$1,615.00 | | |

TECO
for Meadow Pointe III CDD
Service Period: 05/22/25-06/20/25

| Account # | Invoice Date | Amount | Due Date | Service Address | GL Code | Object Code |
|---------------|--------------|-----------|-----------|----------------------------|---------|-------------|
| *211014020187 | 7/1/2025 | \$ - | 7/21/2025 | 30730 Beardsley Dr | 53100 | 4307 |
| *211014502689 | 7/1/2025 | \$ 487.87 | 7/21/2025 | MP, PH1U | 53100 | 4307 |
| *211014027679 | 7/1/2025 | \$ 471.97 | 7/21/2025 | WC LKS PH2 U1B | 53100 | 4307 |
| *211014027422 | 7/1/2025 | \$ 709.96 | 7/21/2025 | PM Parcel PP QQ | 53100 | 4307 |
| *211014027190 | 7/1/2025 | \$ 930.25 | 7/21/2025 | MP/ Beardsley | 53100 | 4307 |
| *211014026929 | 7/1/2025 | \$ 313.87 | 7/21/2025 | Mansfield/ Beardsley | 53100 | 4307 |
| *211014026697 | 7/1/2025 | \$ 527.48 | 7/21/2025 | MP Parcel TT | 53100 | 4307 |
| *211014026457 | 7/1/2025 | \$ 360.92 | 7/21/2025 | MP Parcel VV | 53100 | 4307 |
| *211014026192 | 7/1/2025 | \$ 499.73 | 7/21/2025 | MP P1 U 1E | 53100 | 4307 |
| *211014025996 | 7/1/2025 | \$ 499.73 | 7/21/2025 | MP P-1 UID | 53100 | 4307 |
| *211014025715 | 7/1/2025 | \$ 583.00 | 7/21/2025 | MP Parcel EE | 53100 | 4307 |
| *211014025491 | 7/1/2025 | \$ 421.64 | 7/21/2025 | Beardsley / Whitlock | 53100 | 4307 |
| *211014025285 | 7/1/2025 | \$ 305.39 | 7/21/2025 | WC Lakes PH 12A | 53100 | 4307 |
| *211014024973 | 7/1/2025 | \$ 388.67 | 7/21/2025 | WC Phase 1 C | 53100 | 4307 |
| *211014024759 | 7/1/2025 | \$ 527.48 | 7/21/2025 | WC PH1 | 53100 | 4307 |
| *211014024478 | 7/1/2025 | \$ 219.98 | 7/21/2025 | Beardsley Dr FRM Whitlock | 53100 | 4307 |
| *211014024304 | 7/1/2025 | \$ 888.40 | 7/21/2025 | MP Parcel FF | 53100 | 4307 |
| *211014024056 | 7/1/2025 | \$ 555.26 | 7/21/2025 | MP Parcel SS | 53100 | 4307 |
| *211014023785 | 7/1/2025 | \$ 353.02 | 7/21/2025 | MP Clubhouse | 53100 | 4307 |
| *211014023603 | 7/1/2025 | \$ 46.75 | 7/21/2025 | 1226 HillHurst Dr Ext | 53100 | 4301 |
| *211014023348 | 7/1/2025 | \$ 471.97 | 7/21/2025 | MP Par UU | 53100 | 4307 |
| *211014023165 | 7/1/2025 | \$ - | 7/21/2025 | 1121 HillHurst Dr | 53100 | 4301 |
| *211014022878 | 7/1/2025 | \$ 28.25 | 7/21/2025 | 31551 Chatterly Dr | 53100 | 4301 |
| *211014022654 | 7/1/2025 | \$ 53.41 | 7/21/2025 | 31534 Heatherstone Dr | 53100 | 4301 |
| *211014022449 | 7/1/2025 | \$ 62.39 | 7/21/2025 | 1901 Beaconsfield Dr | 53100 | 4301 |
| *211014022233 | 7/1/2025 | \$ 47.82 | 7/21/2025 | 31751 Larken Heath Dr Gate | 53100 | 4301 |
| *211014022043 | 7/1/2025 | \$ 40.19 | 7/21/2025 | 31302 Alchester Dr Gate | 53100 | 4301 |
| *211014021839 | 7/1/2025 | \$ 205.67 | 7/21/2025 | 1549 Meadow Pointe BL 1 | 53100 | 4301 |
| *211014021607 | 7/1/2025 | \$ 724.36 | 7/21/2025 | 1500 Meadow Pointe Blvd B | 53100 | 4301 |
| *211014021375 | 7/1/2025 | \$ 21.25 | 7/21/2025 | 1500 Meadow Pointe Blvd | 53100 | 4301 |
| *211014021102 | 7/1/2025 | \$ 62.43 | 7/21/2025 | 1500 Meadow Pointe Blvd | 53100 | 4301 |
| *211014020864 | 7/1/2025 | \$ 707.04 | 7/21/2025 | 1500 Meadow Pointe Blvd | 53100 | 4301 |
| *211014020591 | 7/1/2025 | \$ 42.22 | 7/21/2025 | 1236 Ammanford PL | 53100 | 4301 |
| *211014020351 | 7/1/2025 | \$ 40.36 | 7/21/2025 | 1123 Broughton PL | 53100 | 4301 |
| *211014020187 | 7/1/2025 | \$ 245.75 | 7/21/2025 | 30730 Beardsley Dr | 53100 | 4301 |
| *211013949949 | 7/1/2025 | \$ 43.47 | 7/21/2025 | 1122 Thackery Way MP | 53100 | 4301 |
| *211013949733 | 7/1/2025 | \$ 40.50 | 7/21/2025 | 31220 Whitlock Dr MP | 53100 | 4301 |

| | |
|--------------------|---------------------|
| Grand Total | \$ 11,928.45 |
|--------------------|---------------------|

| | | | | |
|-----|-------|------|---------------|--------------------|
| 001 | 53100 | 4301 | Utilities | \$2,411.86 |
| 001 | 53100 | 4307 | Street Lights | \$9,516.59 |
| | | | | <u>\$11,928.45</u> |



MEADOW POINT III CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Statement Date: July 07, 2025

Amount Due: \$11,928.45

Due Date: July 21, 2025

Account #: 311000030198

DO NOT PAY. Your account will be drafted on July 21, 2025

Account Summary

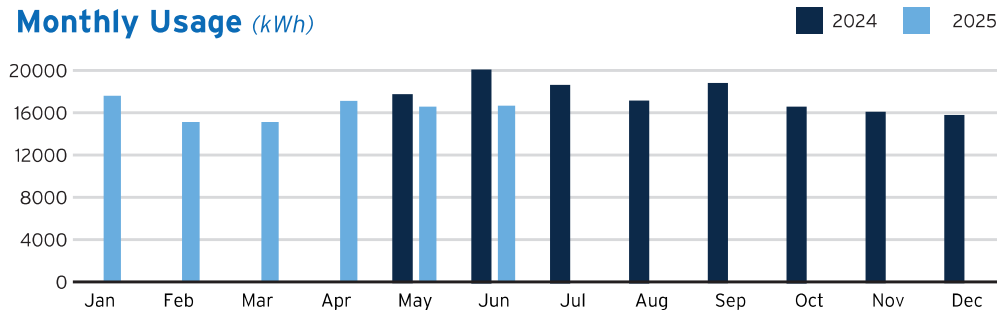
| | |
|---|--------------------|
| Previous Amount Due | \$11,782.14 |
| Payment(s) Received Since Last Statement | -\$11,782.14 |
| Credit Balance After Payments and Credits | \$0.00 |
| Current Month's Charges | \$11,928.45 |

Amount Due by July 21, 2025 \$11,928.45

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

RECEIVED
07-10-2025

Monthly Usage (kWh)



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



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

Account #: 311000030198

Due Date: July 21, 2025



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.

Amount Due: \$11,928.45

Payment Amount: \$ _____

700625003456

Your account will be
drafted on July 21, 2025

MEADOW POINT III 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.

Your Locations With The Highest Usage



1500 MEADOW
POINTE BLVD, B,
WESLEY CHAPEL, FL
33543-6876

**7,672
KWH**



1500 MEADOW
POINTE BLVD,
WESLEY CHAPEL, FL
33543-6876

**4,426
KWH**



Scan here to interact
with your bill online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit TampaElectric.com/Safety
for more safety tips.

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month



Increased



Same



Decreased

Service Address: MEADOW POINTE, PH 1U, WESLEY CHAPEL, FL 33544-0000

Sub-Account Number: 211014502689

Amount: \$487.87

Service Address: WESLEY CHAPEL LKS PH2 UN 1B, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014027679

Amount: \$471.97

Service Address: MEADOW POINTE PARCEL PP QQ, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014027422

Amount: \$709.96

Service Address: MEADOW POINTE/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014027190

Amount: \$930.25

Service Address: MANSFIELD/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014026929

Amount: \$313.87

Service Address: MEADOW POINT PARCEL TT, WESLEY CHAPEL, FL 33544-0000

Sub-Account Number: 211014026697

Amount: \$527.48

Service Address: MEADOW POINTE PARCEL VV, WESLEY CHAPEL, FL 33544-0000

Sub-Account Number: 211014026457

Amount: \$360.92

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month

 Increased  Same  Decreased

| | | |
|--|----------------------------------|------------------|
| Service Address: MEADOW POINTE P1 U 1E, WESLEY CHAPEL, FL 33543-0000 | Sub-Account Number: 211014026192 | Amount: \$499.73 |
| Service Address: MEADOW POINTE P-1 UID, WESLEY CHAPEL, FL 33543-0000 | Sub-Account Number: 211014025996 | Amount: \$499.73 |
| Service Address: MEADOW POINTE PARCEL EE, WESLEY CHAPEL, FL 33543-0000 | Sub-Account Number: 211014025715 | Amount: \$583.00 |
| Service Address: BEARDSLEY/WHITLOCK, WESLEY CHAPEL, FL 33543-0000 | Sub-Account Number: 211014025491 | Amount: \$421.64 |
| Service Address: WESLEY CHAPEL LAKES, PH 12A, WESLEY CHAPEL, FL 33543-0000 | Sub-Account Number: 211014025285 | Amount: \$305.39 |
| Service Address: WESLEY CHAPEL PHASE I C, WESLEY CHAPEL, FL 33543-0000 | Sub-Account Number: 211014024973 | Amount: \$388.67 |
| Service Address: WESLEY CHAPEL, PH 1, WESLEY CHAPEL, FL 33543-0000 | Sub-Account Number: 211014024759 | Amount: \$527.48 |
| Service Address: BEARDSLEY DR FRM WHITLOCK, WESLEY CHAPEL, FL 33543-0000 | Sub-Account Number: 211014024478 | Amount: \$219.98 |
| Service Address: MEADOW POINT PARCEL FF, WESLEY CHAPEL, FL 33543-0000 | Sub-Account Number: 211014024304 | Amount: \$888.40 |
| Service Address: MEADOW POINTE PARCEL SS, WESLEY CHAPEL, FL 33543-0000 | Sub-Account Number: 211014024056 | Amount: \$555.26 |
| Service Address: MEADOW POINTE CLUBHOUSE, WESLEY CHAPEL, FL 33543-0000 | Sub-Account Number: 211014023785 | Amount: \$353.02 |

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month



Increased



Same



Decreased

Service Address: 1226 HILLHURST DR ENT, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014023603

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------------|
| 1000097945 | 06/14/2025 | 15,305 | | 15,133 | | 172 kWh | 1 | 31 Days | \$46.75 |
| | | | | | | | | | 0.0% |

Service Address: MEADOW POINTE PAR UU, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014023348

Amount: \$471.97

Service Address: 31551 CHATTERLY DR, WESLEY CHAPEL, FL 33543-6807

Sub-Account Number: 211014022878

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------------|
| 1000125768 | 06/13/2025 | 9,549 | | 9,492 | | 57 kWh | 1 | 30 Days | \$28.25 |
| | | | | | | | | | 8.1% |

Service Address: 31534 HEATHERSTONE DR, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014022654

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------------|
| 1000123133 | 06/13/2025 | 15,686 | | 15,467 | | 219 kWh | 1 | 30 Days | \$53.41 |
| | | | | | | | | | 0.9% |

Service Address: 1901 BEACONSFIELD DR, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014022449

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------------|
| 1000127032 | 06/13/2025 | 26,594 | | 26,313 | | 281 kWh | 1 | 29 Days | \$62.39 |
| | | | | | | | | | 11.6% |

Service Address: 31751 LARKEN HEATH DR GATE, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014022233

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------------|
| 1000103850 | 06/13/2025 | 16,832 | | 16,649 | | 183 kWh | 1 | 30 Days | \$47.82 |
| | | | | | | | | | 2.1% |

Service Address: 31302 ALCHESTER DR GATE, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014022043

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|----------------|
| 1000101280 | 06/13/2025 | 12,322 | | 12,188 | | 134 kWh | 1 | 30 Days | \$40.19 |
| | | | | | | | | | 2.2% |

Continued on next page →

Summary of Charges by Service Address


Account Number: 311000030198

Energy Usage From Last Month

 Increased  Same  Decreased


Service Address: 1549 MEADOW POINTE BL I, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014021839

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|--|
| 1000967413 | 06/13/2025 | 2,294 | | 1,095 | | 1,199 kWh | 1 | 30 Days | \$205.67 |
| | | | | | | | | |  9.5% |


Service Address: 1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876

Sub-Account Number: 211014021607

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|--|
| 1000760922 | 06/13/2025 | 5,649 | | 97,977 | | 7,672 kWh | 1 | 30 Days | \$724.36 |
| 1000760922 | 06/13/2025 | 11.58 | | 0 | | 11.58 kW | 1 | 30 Days |  6.2% |


Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

Sub-Account Number: 211014021375

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---|
| 1000760919 | 06/13/2025 | 789 | | 777 | | 12 kWh | 1 | 30 Days | \$21.25 |
| 1000760919 | 06/13/2025 | 0.37 | | 0 | | 0.37 kW | 1 | 30 Days |  33.3% |


Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

Sub-Account Number: 211014021102

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|--|
| 1000142218 | 06/13/2025 | 57,490 | | 57,213 | | 277 kWh | 1 | 30 Days | \$62.43 |
| | | | | | | | | |  0.7% |


Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

Sub-Account Number: 211014020864

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|---|
| 1000760920 | 06/13/2025 | 56,737 | | 52,311 | | 4,426 kWh | 1 | 30 Days | \$707.04 |
| | | | | | | | | |  21.8% |


Service Address: 1236 AMMANFORD PL, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014020591

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|--|
| 1000114901 | 06/13/2025 | 14,783 | | 14,636 | | 147 kWh | 1 | 30 Days | \$42.22 |
| | | | | | | | | |  2.6% |

Service Address: 1123 BROUGHTON PL, WESLEY CHAPEL, FL 33543-0000

Sub-Account Number: 211014020351

| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
|------------|------------|---------|---|----------|---|------------|------------|----------------|--|
| 1000142239 | 06/13/2025 | 14,395 | | 14,260 | | 135 kWh | 1 | 30 Days | \$40.36 |
| | | | | | | | | |  2.2% |

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month

Increased Same Decreased

| | | | | | | | | | |
|--|------------|---------|---|----------|---|----------------------------------|------------|----------------|--|
| Service Address: 30730 BEARDSLEY DR, WESLEY CHAPEL, FL 33543-0000 | | | | | | Sub-Account Number: 211014020187 | | | |
| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
| 1000760998 | 06/13/2025 | 94,634 | | 93,177 | | 1,457 kWh | 1 | 30 Days | \$245.75 |
| | | | | | | | | | <div><div></div><div>13.4%</div></div> |
| Service Address: 1122 THACKERY WAY, MP, WESLEY CHAPEL, FL 33543-6835 | | | | | | Sub-Account Number: 211013949949 | | | |
| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
| 1000115610 | 06/13/2025 | 12,539 | | 12,384 | | 155 kWh | 1 | 30 Days | \$43.47 |
| | | | | | | | | | <div><div></div><div>7.6%</div></div> |
| Service Address: 31220 WHITLOCK DR, MP, WESLEY CHAPEL, FL 33543-3945 | | | | | | Sub-Account Number: 211013949733 | | | |
| Meter | Read Date | Current | - | Previous | = | Total Used | Multiplier | Billing Period | Amount |
| 1000098994 | 06/13/2025 | 11,842 | | 11,706 | | 136 kWh | 1 | 30 Days | \$40.50 |
| | | | | | | | | | <div><div></div><div>2.9%</div></div> |

Total Current Month's Charges

\$11,928.45




Sub-Account #: 211014502689
Statement Date: 07/01/2025

Service Address: MEADOW POINTE, PH 1U, WESLEY CHAPEL, FL 33544-0000

Service Period: 05/22/2025 - 06/20/2025 Rate Schedule: Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 272 kWh @ \$0.03412/kWh | \$9.28 |
| Fixture & Maintenance Charge | 17 Fixtures | \$159.46 |
| Lighting Pole / Wire | 17 Poles | \$304.39 |
| Lighting Fuel Charge | 272 kWh @ \$0.03363/kWh | \$9.15 |
| Storm Protection Charge | 272 kWh @ \$0.00559/kWh | \$1.52 |
| Clean Energy Transition Mechanism | 272 kWh @ \$0.00043/kWh | \$0.12 |
| Storm Surcharge | 272 kWh @ \$0.01230/kWh | \$3.35 |
| Florida Gross Receipt Tax | | \$0.60 |
| Lighting Charges | | \$487.87 |

Current Month's Electric Charges \$487.87

Billing information continues on next page →




Sub-Account #: 211014027679
Statement Date: 07/01/2025

Service Address: WESLEY CHAPEL LKS PH2 UN 1B, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 272 kWh @ \$0.03412/kWh | \$9.28 |
| Fixture & Maintenance Charge | 17 Fixtures | \$159.46 |
| Lighting Pole / Wire | 17 Poles | \$288.49 |
| Lighting Fuel Charge | 272 kWh @ \$0.03363/kWh | \$9.15 |
| Storm Protection Charge | 272 kWh @ \$0.00559/kWh | \$1.52 |
| Clean Energy Transition Mechanism | 272 kWh @ \$0.00043/kWh | \$0.12 |
| Storm Surcharge | 272 kWh @ \$0.01230/kWh | \$3.35 |
| Florida Gross Receipt Tax | | \$0.60 |
| Lighting Charges | | \$471.97 |

Current Month's Electric Charges \$471.97

Billing information continues on next page →




Sub-Account #: 211014027422
Statement Date: 07/01/2025

Service Address: MEADOW POINTE PARCEL PP QQ, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 400 kWh @ \$0.03412/kWh | \$13.65 |
| Fixture & Maintenance Charge | 25 Fixtures | \$234.50 |
| Lighting Pole / Wire | 25 Poles | \$440.15 |
| Lighting Fuel Charge | 400 kWh @ \$0.03363/kWh | \$13.45 |
| Storm Protection Charge | 400 kWh @ \$0.00559/kWh | \$2.24 |
| Clean Energy Transition Mechanism | 400 kWh @ \$0.00043/kWh | \$0.17 |
| Storm Surcharge | 400 kWh @ \$0.01230/kWh | \$4.92 |
| Florida Gross Receipt Tax | | \$0.88 |
| Lighting Charges | | \$709.96 |

Current Month's Electric Charges **\$709.96**

Billing information continues on next page →




Sub-Account #: 211014027190
Statement Date: 07/01/2025

Service Address: MEADOW POINTE/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|--------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 1275 kWh @ \$0.03412/kWh | \$43.50 |
| Fixture & Maintenance Charge | 25 Fixtures | \$345.75 |
| Lighting Pole / Wire | 25 Poles | \$471.95 |
| Lighting Fuel Charge | 1275 kWh @ \$0.03363/kWh | \$42.88 |
| Storm Protection Charge | 1275 kWh @ \$0.00559/kWh | \$7.13 |
| Clean Energy Transition Mechanism | 1275 kWh @ \$0.00043/kWh | \$0.55 |
| Storm Surcharge | 1275 kWh @ \$0.01230/kWh | \$15.68 |
| Florida Gross Receipt Tax | | \$2.81 |
| Lighting Charges | | \$930.25 |

Current Month's Electric Charges **\$930.25**

Billing information continues on next page →




Sub-Account #: 211014026929
Statement Date: 07/01/2025

Service Address: MANSFIELD/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 Rate Schedule: Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 306 kWh @ \$0.03412/kWh | \$10.44 |
| Fixture & Maintenance Charge | 6 Fixtures | \$82.98 |
| Lighting Pole / Wire | 6 Poles | \$203.88 |
| Lighting Fuel Charge | 306 kWh @ \$0.03363/kWh | \$10.29 |
| Storm Protection Charge | 306 kWh @ \$0.00559/kWh | \$1.71 |
| Clean Energy Transition Mechanism | 306 kWh @ \$0.00043/kWh | \$0.13 |
| Storm Surcharge | 306 kWh @ \$0.01230/kWh | \$3.76 |
| Florida Gross Receipt Tax | | \$0.68 |
| Lighting Charges | | \$313.87 |

Current Month's Electric Charges \$313.87

Billing information continues on next page →




Sub-Account #: 211014026697
Statement Date: 07/01/2025

Service Address: MEADOW POINT PARCEL TT, WESLEY CHAPEL, FL 33544-0000

Service Period: 05/22/2025 - 06/20/2025 Rate Schedule: Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 304 kWh @ \$0.03412/kWh | \$10.37 |
| Fixture & Maintenance Charge | 19 Fixtures | \$178.22 |
| Lighting Pole / Wire | 19 Poles | \$322.43 |
| Lighting Fuel Charge | 304 kWh @ \$0.03363/kWh | \$10.22 |
| Storm Protection Charge | 304 kWh @ \$0.00559/kWh | \$1.70 |
| Clean Energy Transition Mechanism | 304 kWh @ \$0.00043/kWh | \$0.13 |
| Storm Surcharge | 304 kWh @ \$0.01230/kWh | \$3.74 |
| Florida Gross Receipt Tax | | \$0.67 |
| Lighting Charges | | \$527.48 |

Current Month's Electric Charges **\$527.48**

Billing information continues on next page →




Sub-Account #: 211014026457
Statement Date: 07/01/2025

Service Address: MEADOW POINTE PARCEL VV, WESLEY CHAPEL, FL 33544-0000

Service Period: 05/22/2025 - 06/20/2025 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 208 kWh @ \$0.03412/kWh | \$7.10 |
| Fixture & Maintenance Charge | 13 Fixtures | \$121.94 |
| Lighting Pole / Wire | 13 Poles | \$220.61 |
| Lighting Fuel Charge | 208 kWh @ \$0.03363/kWh | \$7.00 |
| Storm Protection Charge | 208 kWh @ \$0.00559/kWh | \$1.16 |
| Clean Energy Transition Mechanism | 208 kWh @ \$0.00043/kWh | \$0.09 |
| Storm Surcharge | 208 kWh @ \$0.01230/kWh | \$2.56 |
| Florida Gross Receipt Tax | | \$0.46 |
| Lighting Charges | | \$360.92 |

Current Month's Electric Charges **\$360.92**

Billing information continues on next page →




Sub-Account #: 211014026192
Statement Date: 07/01/2025

Service Address: MEADOW POINTE P1 U 1E, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 **Rate Schedule:** Lighting Service

Charge Details



Electric Charges

| Lighting Service Items LS-1 (Bright Choices) for 30 days | | | |
|--|-------------------------|--|----------|
| Lighting Energy Charge | 288 kWh @ \$0.03412/kWh | | \$9.83 |
| Fixture & Maintenance Charge | 18 Fixtures | | \$168.84 |
| Lighting Pole / Wire | 18 Poles | | \$305.46 |
| Lighting Fuel Charge | 288 kWh @ \$0.03363/kWh | | \$9.69 |
| Storm Protection Charge | 288 kWh @ \$0.00559/kWh | | \$1.61 |
| Clean Energy Transition Mechanism | 288 kWh @ \$0.00043/kWh | | \$0.12 |
| Storm Surcharge | 288 kWh @ \$0.01230/kWh | | \$3.54 |
| Florida Gross Receipt Tax | | | \$0.64 |
| Lighting Charges | | | \$499.73 |

Current Month's Electric Charges **\$499.73**

Billing information continues on next page →




Sub-Account #: 211014025996
Statement Date: 07/01/2025

Service Address: MEADOW POINTE P-1 UID, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 Rate Schedule: Lighting Service

Charge Details



Electric Charges

| Lighting Service Items LS-1 (Bright Choices) for 30 days | | | |
|--|-------------------------|--|----------|
| Lighting Energy Charge | 288 kWh @ \$0.03412/kWh | | \$9.83 |
| Fixture & Maintenance Charge | 18 Fixtures | | \$168.84 |
| Lighting Pole / Wire | 18 Poles | | \$305.46 |
| Lighting Fuel Charge | 288 kWh @ \$0.03363/kWh | | \$9.69 |
| Storm Protection Charge | 288 kWh @ \$0.00559/kWh | | \$1.61 |
| Clean Energy Transition Mechanism | 288 kWh @ \$0.00043/kWh | | \$0.12 |
| Storm Surcharge | 288 kWh @ \$0.01230/kWh | | \$3.54 |
| Florida Gross Receipt Tax | | | \$0.64 |
| Lighting Charges | | | \$499.73 |

Current Month's Electric Charges **\$499.73**

Billing information continues on next page →




Sub-Account #: 211014025715
Statement Date: 07/01/2025

Service Address: MEADOW POINTE PARCEL EE, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 336 kWh @ \$0.03412/kWh | \$11.46 |
| Fixture & Maintenance Charge | 21 Fixtures | \$196.98 |
| Lighting Pole / Wire | 21 Poles | \$356.37 |
| Lighting Fuel Charge | 336 kWh @ \$0.03363/kWh | \$11.30 |
| Storm Protection Charge | 336 kWh @ \$0.00559/kWh | \$1.88 |
| Clean Energy Transition Mechanism | 336 kWh @ \$0.00043/kWh | \$0.14 |
| Storm Surcharge | 336 kWh @ \$0.01230/kWh | \$4.13 |
| Florida Gross Receipt Tax | | \$0.74 |
| Lighting Charges | | \$583.00 |

Current Month's Electric Charges \$583.00

Billing information continues on next page →



Sub-Account #: 211014025491
Statement Date: 07/01/2025

Service Address: BEARDSLEY/WHITLOCK, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 Rate Schedule: Lighting Service

Charge Details

| | | |
|---|--------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 1173 kWh @ \$0.03412/kWh | \$40.02 |
| Fixture & Maintenance Charge | 23 Fixtures | \$318.09 |
| Lighting Fuel Charge | 1173 kWh @ \$0.03363/kWh | \$39.45 |
| Storm Protection Charge | 1173 kWh @ \$0.00559/kWh | \$6.56 |
| Clean Energy Transition Mechanism | 1173 kWh @ \$0.00043/kWh | \$0.50 |
| Storm Surcharge | 1173 kWh @ \$0.01230/kWh | \$14.43 |
| Florida Gross Receipt Tax | | \$2.59 |
| Lighting Charges | | \$421.64 |

Current Month's Electric Charges \$421.64

Billing information continues on next page →




Sub-Account #: 211014025285
Statement Date: 07/01/2025

Service Address: WESLEY CHAPEL LAKES, PH 12A, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 176 kWh @ \$0.03412/kWh | \$6.01 |
| Fixture & Maintenance Charge | 11 Fixtures | \$103.18 |
| Lighting Pole / Wire | 11 Poles | \$186.67 |
| Lighting Fuel Charge | 176 kWh @ \$0.03363/kWh | \$5.92 |
| Storm Protection Charge | 176 kWh @ \$0.00559/kWh | \$0.98 |
| Clean Energy Transition Mechanism | 176 kWh @ \$0.00043/kWh | \$0.08 |
| Storm Surcharge | 176 kWh @ \$0.01230/kWh | \$2.16 |
| Florida Gross Receipt Tax | | \$0.39 |
| Lighting Charges | | \$305.39 |

Current Month's Electric Charges **\$305.39**

Billing information continues on next page →




Sub-Account #: 211014024973
Statement Date: 07/01/2025

Service Address: WESLEY CHAPEL PHASE I C, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 Rate Schedule: Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 224 kWh @ \$0.03412/kWh | \$7.64 |
| Fixture & Maintenance Charge | 14 Fixtures | \$131.32 |
| Lighting Pole / Wire | 14 Poles | \$237.58 |
| Lighting Fuel Charge | 224 kWh @ \$0.03363/kWh | \$7.53 |
| Storm Protection Charge | 224 kWh @ \$0.00559/kWh | \$1.25 |
| Clean Energy Transition Mechanism | 224 kWh @ \$0.00043/kWh | \$0.10 |
| Storm Surcharge | 224 kWh @ \$0.01230/kWh | \$2.76 |
| Florida Gross Receipt Tax | | \$0.49 |
| Lighting Charges | | \$388.67 |

Current Month's Electric Charges \$388.67

Billing information continues on next page →




Sub-Account #: 211014024759
Statement Date: 07/01/2025

Service Address: WESLEY CHAPEL, PH 1, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 Rate Schedule: Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 304 kWh @ \$0.03412/kWh | \$10.37 |
| Fixture & Maintenance Charge | 19 Fixtures | \$178.22 |
| Lighting Pole / Wire | 19 Poles | \$322.43 |
| Lighting Fuel Charge | 304 kWh @ \$0.03363/kWh | \$10.22 |
| Storm Protection Charge | 304 kWh @ \$0.00559/kWh | \$1.70 |
| Clean Energy Transition Mechanism | 304 kWh @ \$0.00043/kWh | \$0.13 |
| Storm Surcharge | 304 kWh @ \$0.01230/kWh | \$3.74 |
| Florida Gross Receipt Tax | | \$0.67 |
| Lighting Charges | | \$527.48 |

Current Month's Electric Charges \$527.48

Billing information continues on next page →




Sub-Account #: 211014024478
Statement Date: 07/01/2025

Service Address: BEARDSLEY DR FRM WHITLOCK, WESLEY CHAPEL, FL
33543-0000

Service Period: 05/22/2025 - 06/20/2025 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 612 kWh @ \$0.03412/kWh | \$20.88 |
| Fixture & Maintenance Charge | 12 Fixtures | \$165.96 |
| Lighting Fuel Charge | 612 kWh @ \$0.03363/kWh | \$20.58 |
| Storm Protection Charge | 612 kWh @ \$0.00559/kWh | \$3.42 |
| Clean Energy Transition Mechanism | 612 kWh @ \$0.00043/kWh | \$0.26 |
| Storm Surcharge | 612 kWh @ \$0.01230/kWh | \$7.53 |
| Florida Gross Receipt Tax | | \$1.35 |
| Lighting Charges | | \$219.98 |

| | |
|---|-----------------|
| Current Month's Electric Charges | \$219.98 |
|---|-----------------|

Billing information continues on next page →




Sub-Account #: 211014024304
Statement Date: 07/01/2025

Service Address: MEADOW POINT PARCEL FF, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 512 kWh @ \$0.03412/kWh | \$17.47 |
| Fixture & Maintenance Charge | 32 Fixtures | \$300.16 |
| Lighting Pole / Wire | 32 Poles | \$543.04 |
| Lighting Fuel Charge | 512 kWh @ \$0.03363/kWh | \$17.22 |
| Storm Protection Charge | 512 kWh @ \$0.00559/kWh | \$2.86 |
| Clean Energy Transition Mechanism | 512 kWh @ \$0.00043/kWh | \$0.22 |
| Storm Surcharge | 512 kWh @ \$0.01230/kWh | \$6.30 |
| Florida Gross Receipt Tax | | \$1.13 |
| Lighting Charges | | \$888.40 |

Current Month's Electric Charges \$888.40

Billing information continues on next page →




Sub-Account #: 211014024056
Statement Date: 07/01/2025

Service Address: MEADOW POINTE PARCEL SS, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 320 kWh @ \$0.03412/kWh | \$10.92 |
| Fixture & Maintenance Charge | 20 Fixtures | \$187.60 |
| Lighting Pole / Wire | 20 Poles | \$339.40 |
| Lighting Fuel Charge | 320 kWh @ \$0.03363/kWh | \$10.76 |
| Storm Protection Charge | 320 kWh @ \$0.00559/kWh | \$1.79 |
| Clean Energy Transition Mechanism | 320 kWh @ \$0.00043/kWh | \$0.14 |
| Storm Surcharge | 320 kWh @ \$0.01230/kWh | \$3.94 |
| Florida Gross Receipt Tax | | \$0.71 |
| Lighting Charges | | \$555.26 |

Current Month's Electric Charges **\$555.26**

Billing information continues on next page →




Sub-Account #: 211014023785
Statement Date: 07/01/2025

Service Address: MEADOW POINTE CLUBHOUSE, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/22/2025 - 06/20/2025 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 510 kWh @ \$0.03412/kWh | \$17.40 |
| Fixture & Maintenance Charge | 10 Fixtures | \$138.30 |
| Lighting Pole / Wire | 10 Poles | \$169.70 |
| Lighting Fuel Charge | 510 kWh @ \$0.03363/kWh | \$17.15 |
| Storm Protection Charge | 510 kWh @ \$0.00559/kWh | \$2.85 |
| Clean Energy Transition Mechanism | 510 kWh @ \$0.00043/kWh | \$0.22 |
| Storm Surcharge | 510 kWh @ \$0.01230/kWh | \$6.27 |
| Florida Gross Receipt Tax | | \$1.13 |
| Lighting Charges | | \$353.02 |

Current Month's Electric Charges **\$353.02**

Billing information continues on next page →



Sub-Account #: 211014023603
Statement Date: 07/01/2025


Service Address: 1226 HILLHURST DR ENT, WESLEY CHAPEL, FL 33543-0000

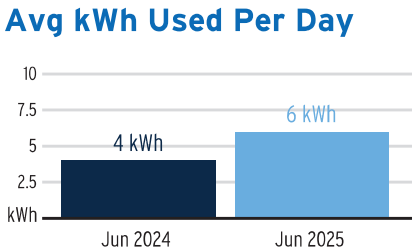
Meter Read

Service Period: 05/15/2025 - 06/14/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000097945 | 06/14/2025 | 15,305 | | 15,133 | | 172 kWh | 1 | 31 Days |

Charge Details

| | | | |
|---|-------------------------|--|----------------|
|  Electric Charges | | | |
| Daily Basic Service Charge | 31 days @ \$0.63000 | | \$19.53 |
| Energy Charge | 172 kWh @ \$0.08641/kWh | | \$14.86 |
| Fuel Charge | 172 kWh @ \$0.03391/kWh | | \$5.83 |
| Storm Protection Charge | 172 kWh @ \$0.00577/kWh | | \$0.99 |
| Clean Energy Transition Mechanism | 172 kWh @ \$0.00418/kWh | | \$0.72 |
| Storm Surcharge | 172 kWh @ \$0.02121/kWh | | \$3.65 |
| Florida Gross Receipt Tax | | | \$1.17 |
| Electric Service Cost | | | \$46.75 |



Current Month's Electric Charges **\$46.75**

Billing information continues on next page →




Sub-Account #: 211014023348
Statement Date: 07/01/2025

Service Address: MEADOW POINTE PAR UU, WESLEY CHAPEL, FL 33543-0000

Service Period: 05/15/2025 - 06/13/2025 **Rate Schedule:** Lighting Service

Charge Details

| | | |
|---|-------------------------|-----------------|
|  Electric Charges | | |
| Lighting Service Items LS-1 (Bright Choices) for 30 days | | |
| Lighting Energy Charge | 272 kWh @ \$0.03412/kWh | \$9.28 |
| Fixture & Maintenance Charge | 17 Fixtures | \$159.46 |
| Lighting Pole / Wire | 17 Poles | \$288.49 |
| Lighting Fuel Charge | 272 kWh @ \$0.03363/kWh | \$9.15 |
| Storm Protection Charge | 272 kWh @ \$0.00559/kWh | \$1.52 |
| Clean Energy Transition Mechanism | 272 kWh @ \$0.00043/kWh | \$0.12 |
| Storm Surcharge | 272 kWh @ \$0.01230/kWh | \$3.35 |
| Florida Gross Receipt Tax | | \$0.60 |
| Lighting Charges | | \$471.97 |

Current Month's Electric Charges **\$471.97**

Billing information continues on next page →



Sub-Account #: 211014022878
Statement Date: 07/01/2025

Service Address: 31551 CHATTERLY DR, WESLEY CHAPEL, FL 33543-6807

Meter Read


Meter Location: Gate

Service Period: 05/15/2025 - 06/13/2025

Rate Schedule: General Service - Non Demand

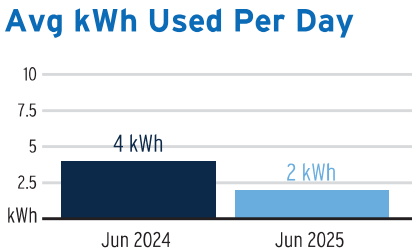
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000125768 | 06/13/2025 | 9,549 | | 9,492 | | 57 kWh | 1 | 30 Days |

Charge Details



Electric Charges

| | | |
|-----------------------------------|------------------------|----------------|
| Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| Energy Charge | 57 kWh @ \$0.08641/kWh | \$4.93 |
| Fuel Charge | 57 kWh @ \$0.03391/kWh | \$1.93 |
| Storm Protection Charge | 57 kWh @ \$0.00577/kWh | \$0.33 |
| Clean Energy Transition Mechanism | 57 kWh @ \$0.00418/kWh | \$0.24 |
| Storm Surcharge | 57 kWh @ \$0.02121/kWh | \$1.21 |
| Florida Gross Receipt Tax | | \$0.71 |
| Electric Service Cost | | \$28.25 |



Current Month's Electric Charges \$28.25

Billing information continues on next page →



Sub-Account #: 211014022654
Statement Date: 07/01/2025


Service Address: 31534 HEATHERSTONE DR, WESLEY CHAPEL, FL 33543-0000

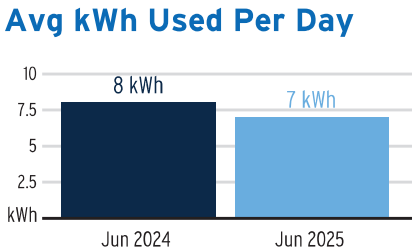
Meter Read

Service Period: 05/15/2025 - 06/13/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000123133 | 06/13/2025 | 15,686 | | 15,467 | | 219 kWh | 1 | 30 Days |

Charge Details

| | | |
|---|-------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| Energy Charge | 219 kWh @ \$0.08641/kWh | \$18.92 |
| Fuel Charge | 219 kWh @ \$0.03391/kWh | \$7.43 |
| Storm Protection Charge | 219 kWh @ \$0.00577/kWh | \$1.26 |
| Clean Energy Transition Mechanism | 219 kWh @ \$0.00418/kWh | \$0.92 |
| Storm Surcharge | 219 kWh @ \$0.02121/kWh | \$4.64 |
| Florida Gross Receipt Tax | | \$1.34 |
| Electric Service Cost | | \$53.41 |



Current Month's Electric Charges **\$53.41**

Billing information continues on next page →



Sub-Account #: 211014022449
Statement Date: 07/01/2025


Service Address: 1901 BEACONSFIELD DR, WESLEY CHAPEL, FL 33543-0000

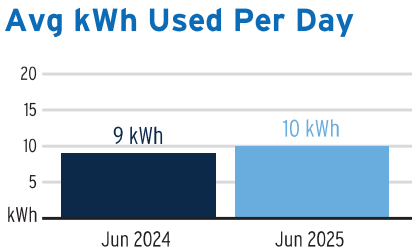
Meter Read

Service Period: 05/16/2025 - 06/13/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000127032 | 06/13/2025 | 26,594 | | 26,313 | | 281 kWh | 1 | 29 Days |

Charge Details

| | | |
|---|-------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 29 days @ \$0.63000 | \$18.27 |
| Energy Charge | 281 kWh @ \$0.08641/kWh | \$24.28 |
| Fuel Charge | 281 kWh @ \$0.03391/kWh | \$9.53 |
| Storm Protection Charge | 281 kWh @ \$0.00577/kWh | \$1.62 |
| Clean Energy Transition Mechanism | 281 kWh @ \$0.00418/kWh | \$1.17 |
| Storm Surcharge | 281 kWh @ \$0.02121/kWh | \$5.96 |
| Florida Gross Receipt Tax | | \$1.56 |
| Electric Service Cost | | \$62.39 |



Current Month's Electric Charges \$62.39

Billing information continues on next page →



Sub-Account #: 211014022233
Statement Date: 07/01/2025


Service Address: 31751 LARKEN HEATH DR GATE, WESLEY CHAPEL, FL 33543-0000

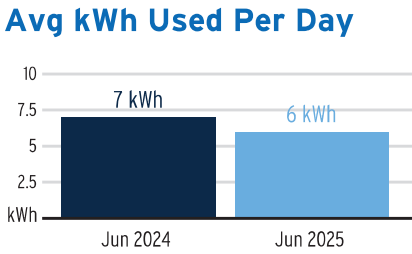
Meter Read

Service Period: 05/15/2025 - 06/13/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000103850 | 06/13/2025 | 16,832 | | 16,649 | | 183 kWh | 1 | 30 Days |

Charge Details

| | | |
|---|-------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| Energy Charge | 183 kWh @ \$0.08641/kWh | \$15.81 |
| Fuel Charge | 183 kWh @ \$0.03391/kWh | \$6.21 |
| Storm Protection Charge | 183 kWh @ \$0.00577/kWh | \$1.06 |
| Clean Energy Transition Mechanism | 183 kWh @ \$0.00418/kWh | \$0.76 |
| Storm Surcharge | 183 kWh @ \$0.02121/kWh | \$3.88 |
| Florida Gross Receipt Tax | | \$1.20 |
| Electric Service Cost | | \$47.82 |



Current Month's Electric Charges **\$47.82**

Billing information continues on next page →



Sub-Account #: 211014022043
Statement Date: 07/01/2025


Service Address: 31302 ALCHESTER DR GATE, WESLEY CHAPEL, FL 33543-0000

Meter Read

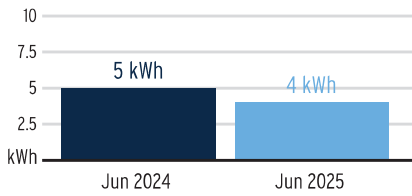
Service Period: 05/15/2025 - 06/13/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000101280 | 06/13/2025 | 12,322 | | 12,188 | | 134 kWh | 1 | 30 Days |

Charge Details

| | | |
|---|-------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| Energy Charge | 134 kWh @ \$0.08641/kWh | \$11.58 |
| Fuel Charge | 134 kWh @ \$0.03391/kWh | \$4.54 |
| Storm Protection Charge | 134 kWh @ \$0.00577/kWh | \$0.77 |
| Clean Energy Transition Mechanism | 134 kWh @ \$0.00418/kWh | \$0.56 |
| Storm Surcharge | 134 kWh @ \$0.02121/kWh | \$2.84 |
| Florida Gross Receipt Tax | | \$1.00 |
| Electric Service Cost | | \$40.19 |

Avg kWh Used Per Day



Current Month's Electric Charges **\$40.19**

Billing information continues on next page →



Sub-Account #: 211014021839
Statement Date: 07/01/2025


Service Address: 1549 MEADOW POINTE BL I, WESLEY CHAPEL, FL 33543-0000

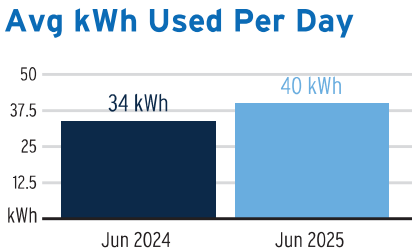
Meter Read

Meter Location: PUMP/LIFT STATION
Service Period: 05/15/2025 - 06/13/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000967413 | 06/13/2025 | 2,294 | | 1,095 | | 1,199 kWh | 1 | 30 Days |

Charge Details

| | | | |
|---|-----------------------------------|---------------------------|-----------------|
|  | Electric Charges | | |
| | Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| | Energy Charge | 1,199 kWh @ \$0.08641/kWh | \$103.61 |
| | Fuel Charge | 1,199 kWh @ \$0.03391/kWh | \$40.66 |
| | Storm Protection Charge | 1,199 kWh @ \$0.00577/kWh | \$6.92 |
| | Clean Energy Transition Mechanism | 1,199 kWh @ \$0.00418/kWh | \$5.01 |
| | Storm Surcharge | 1,199 kWh @ \$0.02121/kWh | \$25.43 |
| | Florida Gross Receipt Tax | | \$5.14 |
| | Electric Service Cost | | \$205.67 |



Current Month's Electric Charges **\$205.67**

Billing information continues on next page →



Sub-Account #: 211014021607
Statement Date: 07/01/2025


Service Address: 1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876

Meter Read

Service Period: 05/15/2025 - 06/13/2025 Rate Schedule: General Service Demand - Standard

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000760922 | 06/13/2025 | 5,649 | | 97,977 | | 7,672 kWh | 1 | 30 Days |
| 1000760922 | 06/13/2025 | 11.58 | | 0 | | 11.58 kW | 1 | 30 Days |

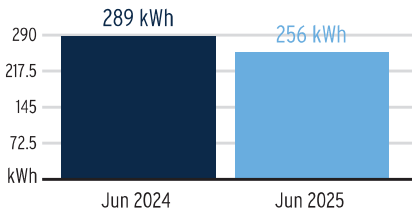
Charge Details

| | | | |
|---|---------------------------|--|-----------------|
|  | Electric Charges | | |
| Daily Basic Service Charge | 30 days @ \$1.06000 | | \$31.80 |
| Billing Demand Charge | 12 kW @ \$18.07000/kW | | \$216.84 |
| Energy Charge | 7,672 kWh @ \$0.00773/kWh | | \$59.30 |
| Fuel Charge | 7,672 kWh @ \$0.03391/kWh | | \$260.16 |
| Capacity Charge | 12 kW @ \$0.30000/kW | | \$3.60 |
| Storm Protection Charge | 12 kW @ \$2.08000/kW | | \$24.96 |
| Energy Conservation Charge | 12 kW @ \$0.93000/kW | | \$11.16 |
| Environmental Cost Recovery | 7,672 kWh @ \$0.00068/kWh | | \$5.22 |
| Clean Energy Transition Mechanism | 12 kW @ \$1.15000/kW | | \$13.80 |
| Storm Surcharge | 7,672 kWh @ \$0.01035/kWh | | \$79.41 |
| Florida Gross Receipt Tax | | | \$18.11 |
| Electric Service Cost | | | \$724.36 |

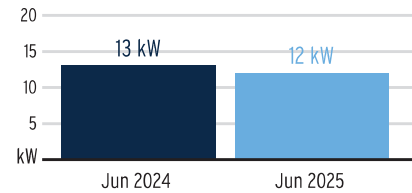
Current Month's Electric Charges \$724.36

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.



Sub-Account #: 211014021375
Statement Date: 07/01/2025


Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

Meter Read

Meter Location: Lift
Service Period: 05/15/2025 - 06/13/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000760919 | 06/13/2025 | 789 | | 777 | | 12 kWh | 1 | 30 Days |
| 1000760919 | 06/13/2025 | 0.37 | | 0 | | 0.37 kW | 1 | 30 Days |

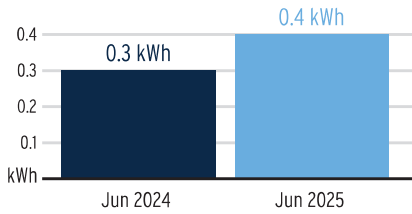
Charge Details

| | | |
|---|------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| Energy Charge | 12 kWh @ \$0.08641/kWh | \$1.04 |
| Fuel Charge | 12 kWh @ \$0.03391/kWh | \$0.41 |
| Storm Protection Charge | 12 kWh @ \$0.00577/kWh | \$0.07 |
| Clean Energy Transition Mechanism | 12 kWh @ \$0.00418/kWh | \$0.05 |
| Storm Surcharge | 12 kWh @ \$0.02121/kWh | \$0.25 |
| Florida Gross Receipt Tax | | \$0.53 |
| Electric Service Cost | | \$21.25 |

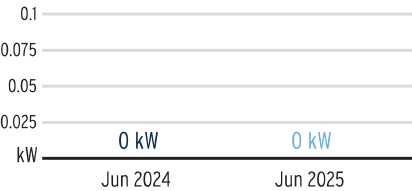
Current Month's Electric Charges **\$21.25**

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.



Sub-Account #: 211014021102
Statement Date: 07/01/2025


Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

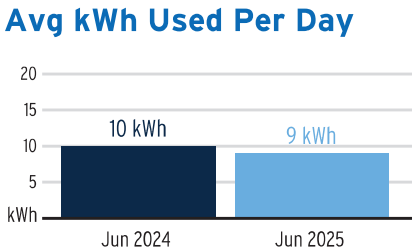
Meter Read

Service Period: 05/15/2025 - 06/13/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000142218 | 06/13/2025 | 57,490 | | 57,213 | | 277 kWh | 1 | 30 Days |

Charge Details

| | | |
|---|-------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| Energy Charge | 277 kWh @ \$0.08641/kWh | \$23.94 |
| Fuel Charge | 277 kWh @ \$0.03391/kWh | \$9.39 |
| Storm Protection Charge | 277 kWh @ \$0.00577/kWh | \$1.60 |
| Clean Energy Transition Mechanism | 277 kWh @ \$0.00418/kWh | \$1.16 |
| Storm Surcharge | 277 kWh @ \$0.02121/kWh | \$5.88 |
| Florida Gross Receipt Tax | | \$1.56 |
| Electric Service Cost | | \$62.43 |



Current Month's Electric Charges **\$62.43**

Billing information continues on next page →



Sub-Account #: 211014020864
Statement Date: 07/01/2025


Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

Meter Read

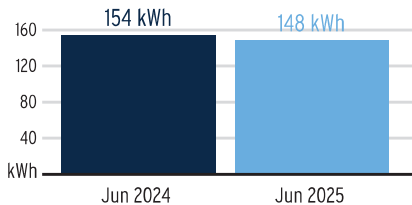
Service Period: 05/15/2025 - 06/13/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000760920 | 06/13/2025 | 56,737 | | 52,311 | | 4,426 kWh | 1 | 30 Days |

Charge Details

| | | |
|---|---------------------------|-----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| Energy Charge | 4,426 kWh @ \$0.08641/kWh | \$382.45 |
| Fuel Charge | 4,426 kWh @ \$0.03391/kWh | \$150.09 |
| Storm Protection Charge | 4,426 kWh @ \$0.00577/kWh | \$25.54 |
| Clean Energy Transition Mechanism | 4,426 kWh @ \$0.00418/kWh | \$18.50 |
| Storm Surcharge | 4,426 kWh @ \$0.02121/kWh | \$93.88 |
| Florida Gross Receipt Tax | | \$17.68 |
| Electric Service Cost | | \$707.04 |

Avg kWh Used Per Day



Current Month's Electric Charges **\$707.04**

Billing information continues on next page →



Sub-Account #: 211014020591
Statement Date: 07/01/2025

Service Address: 1236 AMMANFORD PL, WESLEY CHAPEL, FL 33543-0000

Meter Read


Meter Location: GATE

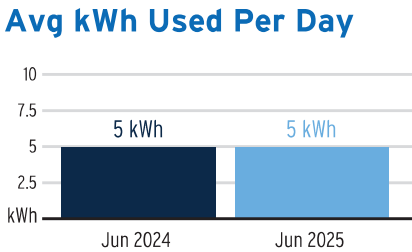
Service Period: 05/15/2025 - 06/13/2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000114901 | 06/13/2025 | 14,783 | | 14,636 | | 147 kWh | 1 | 30 Days |

Charge Details

| | | | |
|---|-----------------------------------|-------------------------|----------------|
|  | Electric Charges | | |
| | Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| | Energy Charge | 147 kWh @ \$0.08641/kWh | \$12.70 |
| | Fuel Charge | 147 kWh @ \$0.03391/kWh | \$4.98 |
| | Storm Protection Charge | 147 kWh @ \$0.00577/kWh | \$0.85 |
| | Clean Energy Transition Mechanism | 147 kWh @ \$0.00418/kWh | \$0.61 |
| | Storm Surcharge | 147 kWh @ \$0.02121/kWh | \$3.12 |
| | Florida Gross Receipt Tax | | \$1.06 |
| | Electric Service Cost | | \$42.22 |



Current Month's Electric Charges \$42.22

Billing information continues on next page →



Sub-Account #: 211014020351
Statement Date: 07/01/2025

Service Address: 1123 BROUGHTON PL, WESLEY CHAPEL, FL 33543-0000

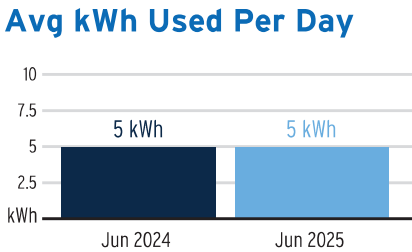
Meter Read

Meter Location: Gate
Service Period: 05/15/2025 - 06/13/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000142239 | 06/13/2025 | 14,395 | | 14,260 | | 135 kWh | 1 | 30 Days |

Charge Details

| | | | |
|--|-----------------------------------|-------------------------|----------------|
| | Electric Charges | | |
| | Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| | Energy Charge | 135 kWh @ \$0.08641/kWh | \$11.67 |
| | Fuel Charge | 135 kWh @ \$0.03391/kWh | \$4.58 |
| | Storm Protection Charge | 135 kWh @ \$0.00577/kWh | \$0.78 |
| | Clean Energy Transition Mechanism | 135 kWh @ \$0.00418/kWh | \$0.56 |
| | Storm Surcharge | 135 kWh @ \$0.02121/kWh | \$2.86 |
| | Florida Gross Receipt Tax | | \$1.01 |
| | Electric Service Cost | | \$40.36 |



Current Month's Electric Charges \$40.36

Billing information continues on next page →



Sub-Account #: 211014020187
Statement Date: 07/01/2025

Service Address: 30730 BEARDSLEY DR, WESLEY CHAPEL, FL 33543-0000

Meter Read

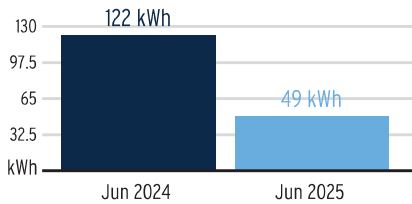
Meter Location: Behind wall look left
Service Period: 05/15/2025 - 06/13/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000760998 | 06/13/2025 | 94,634 | | 93,177 | | 1,457 kWh | 1 | 30 Days |

Charge Details

| | | | |
|--|-----------------------------------|---------------------------|-----------------|
| | Electric Charges | | |
| | Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| | Energy Charge | 1,457 kWh @ \$0.08641/kWh | \$125.90 |
| | Fuel Charge | 1,457 kWh @ \$0.03391/kWh | \$49.41 |
| | Storm Protection Charge | 1,457 kWh @ \$0.00577/kWh | \$8.41 |
| | Clean Energy Transition Mechanism | 1,457 kWh @ \$0.00418/kWh | \$6.09 |
| | Storm Surcharge | 1,457 kWh @ \$0.02121/kWh | \$30.90 |
| | Florida Gross Receipt Tax | | \$6.14 |
| | Electric Service Cost | | \$245.75 |

Avg kWh Used Per Day



Current Month's Electric Charges **\$245.75**

Billing information continues on next page →



Sub-Account #: 211013949949
Statement Date: 07/01/2025


Service Address: 1122 THACKERY WAY, MP, WESLEY CHAPEL, FL 33543-6835

Meter Read

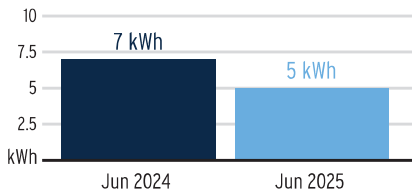
Service Period: 05/15/2025 - 06/13/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000115610 | 06/13/2025 | 12,539 | | 12,384 | | 155 kWh | 1 | 30 Days |

Charge Details

| | | |
|---|-------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| Energy Charge | 155 kWh @ \$0.08641/kWh | \$13.39 |
| Fuel Charge | 155 kWh @ \$0.03391/kWh | \$5.26 |
| Storm Protection Charge | 155 kWh @ \$0.00577/kWh | \$0.89 |
| Clean Energy Transition Mechanism | 155 kWh @ \$0.00418/kWh | \$0.65 |
| Storm Surcharge | 155 kWh @ \$0.02121/kWh | \$3.29 |
| Florida Gross Receipt Tax | | \$1.09 |
| Electric Service Cost | | \$43.47 |

Avg kWh Used Per Day



Current Month's Electric Charges **\$43.47**

Billing information continues on next page →



Sub-Account #: 211013949733
Statement Date: 07/01/2025


Service Address: 31220 WHITLOCK DR, MP, WESLEY CHAPEL, FL 33543-3945

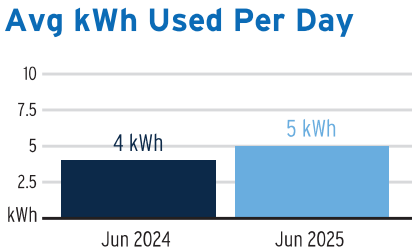
Meter Read

Service Period: 05/15/2025 - 06/13/2025 Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000098994 | 06/13/2025 | 11,842 | | 11,706 | | 136 kWh | 1 | 30 Days |

Charge Details

| | | |
|---|-------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| Energy Charge | 136 kWh @ \$0.08641/kWh | \$11.75 |
| Fuel Charge | 136 kWh @ \$0.03391/kWh | \$4.61 |
| Storm Protection Charge | 136 kWh @ \$0.00577/kWh | \$0.78 |
| Clean Energy Transition Mechanism | 136 kWh @ \$0.00418/kWh | \$0.57 |
| Storm Surcharge | 136 kWh @ \$0.02121/kWh | \$2.88 |
| Florida Gross Receipt Tax | | \$1.01 |
| Electric Service Cost | | \$40.50 |



Current Month's Electric Charges \$40.50

Total Current Month's Charges \$11,928.45

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01462P

Date 07/18/2025

Attn:
Meadow Pointe III CDD Rizzetta
RIZZETTA IS 3434 COLWELL AVE,
SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01462P

\$179.38

Public Board Meetings

RE: Meadow Pointe III Board of Supervisors Meeting on August 20, 2025

Published: 7/18/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$179.38

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
07-17-2025

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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NOTICE

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Serial Number
25-01462P



Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Cyndi Gustafson who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Public Board Meetings

in the matter of Meadow Pointe III Board of Supervisors Meeting on August 20, 2025

in the Court, was published in said newspaper by print in the

See Attached

issues of 7/18/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

A handwritten signature in black ink, appearing to read "Cyndi Gustafson", is written over a horizontal line.

Cyndi Gustafson

Sworn to and subscribed, and personally appeared by physical presence before me,

18th day of July, 2025 A.D.

by Cyndi Gustafson who is personally known to me.

**Notice of Public Hearing and Board of Supervisors Meeting of the Meadow
Pointe III Community Development District**

The Board of Supervisors (the "**Board**") of the Meadow Pointe III Community Development District (the "**District**") will hold a public hearing and a meeting on Wednesday August 20, 2025, at 6:30 p.m. at Meadow Pointe III Clubhouse, 1500 Meadow Pointe Blvd., Wesley Chapel, Florida 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <http://www.meadowpointe3.org>, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The proposed O&M Assessment for each of the 1,788 units in the District is \$1,591.68. This is preliminary and subject to change at the meeting and in any future year.

The O&M Assessments (in addition to debt assessments or other District assessments, if any) will appear on November 2025 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.

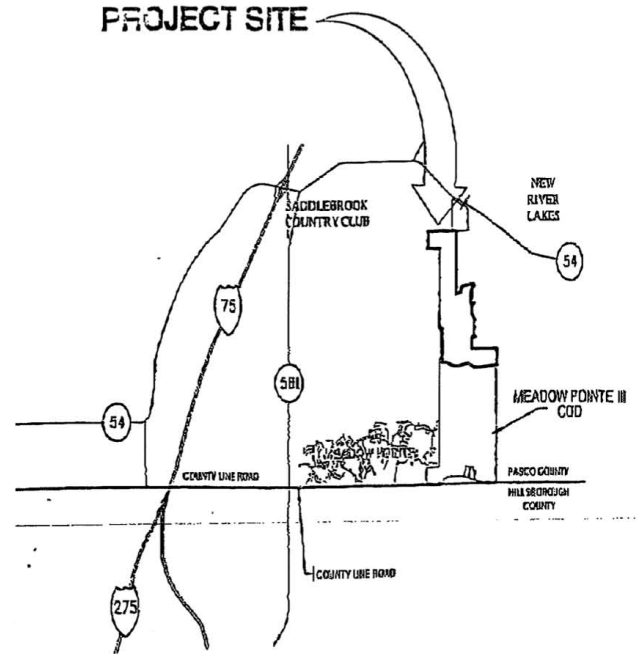
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that 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.

Darryl Adams
District Manager



July 18, 2025

25-01462P

A handwritten signature in cursive script, likely belonging to Darryl Adams, the District Manager.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01539P

Date 07/25/2025

Attn:
Meadow Pointe III CDD Rizzetta
RIZZETTA IS 3434 COLWELL AVE,
SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01539P

\$76.56

Notice of Public Hearing

RE: Meadow Pointe III Board of Supervisors Meeting on August 20, 2025

Published: 7/25/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$76.56

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
07-28-2025

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe III Community Development District

The Board of Supervisors (the “**Board**”) of the Meadow Pointe III Community Development District (the “**District**”) will hold a public hearing and a meeting on August 20, 2025, at 6:30 p.m. at the Meadow Pointe III Clubhouse located at 1500 Meadow Pointe Boulevard, Wesley Chapel, FL 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.meadowpointe3.org, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that 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.

Daryl Adams, District Manager
July 25, 2025

25-01539P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Serial Number
25-01539P

Business Observer

RECEIVED

JUL 23 2025

Published Weekly
New Port Richey, Pasco County, Florida

BY:

Notice of Public Hearing and Board of Supervisors Meeting of the
Meadow Pointe III Community Development District

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meadow Pointe III Board of Supervisors Meeting on August 20, 2025

in the Court, was published in said newspaper by print in the

issues of 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

The Board of Supervisors (the "Board") of the Meadow Pointe III Community Development District (the "District") will hold a public hearing and a meeting on August 20, 2025, at 6:30 p.m. at the Meadow Pointe III Clubhouse located at 1600 Meadow Pointe Boulevard, Wesley Chapel, FL 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.meadowpointe3.org, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 994-1001.


The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that 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.

Darryl Adams, District Manager
July 25, 2025

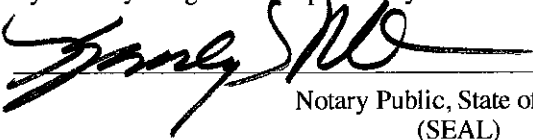
25-01539P

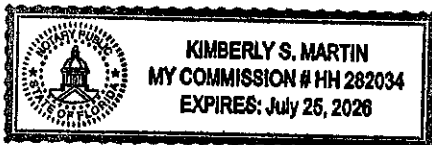

Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)





U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652

INVOICE

Page: 1

Invoice Number: SI121234
Invoice Date: 7/1/2025
Due Date: 7/31/2025

All pricing anticipates payment by check or ACH. Due to additional cost incurred, services paid by credit card will require an additional 5% processing fee.

Bill To: Meadow Pointe III, CDD
3434 Colwell Ave., Ste 200
Tampa, FL 33614

Job Number: J02197
Job Description: Meadow Pointe III, CDD

Customer ID C00588
P.O. Number
WA:

| Date | Item/Description | Task Number | Qty. | Unit | Unit Price | Total Price |
|----------|---------------------------------|-------------|------|------|------------|-------------|
| 7/1/2025 | Monthly Lift Station Inspection | 2001 | 1 | EA | 99.61 | 99.61 |

Phone: (727) 848-8292 Ext. 219
Toll Free: (866) 753-8292 Ext. 219
Email: ar@uswatercorp.net

RECEIVED
07-02-2025

Subtotal: 99.61
Total Sales Tax: 0.00
Total USD: 99.61
Adjustments: 0.00
Amount Due: 99.61

U.S. Water[®]

Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe 3 DATE: 6-12-25

MODEL OF PUMPS: _____ HP: 2

POWER: AC VOLTS: 230 PHASE: 1

| | | | | | | | |
|-------------|----|----|-------------|----|-------------|----|----------|
| PUMPS AMPS: | #1 | L1 | <u>10.7</u> | L2 | <u>19.4</u> | L3 | <u>0</u> |
| | #2 | L1 | <u>18.7</u> | L2 | <u>19.5</u> | L3 | <u>0</u> |

| | | | | | | | |
|-------------|----|---------|----------|---------|----------|---------|----------|
| RESISTANCE: | #1 | L1 & L2 | <u>0</u> | L2 & L3 | <u>0</u> | L1 & L3 | <u>0</u> |
| | #2 | L1 & L2 | <u>0</u> | L2 & L3 | <u>0</u> | L1 & L3 | <u>0</u> |

PUMP GROUND: #1 ETMS 428.5 #2 ETMS 296.0

CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL:

ALTERNATION OK
ALARM HORN OK
ALARM LIGHT OK

FLOAT SYSTEM

#1 OK
#2 OK
#3 OK
#4 OK

CONDITION OF PANEL BOX:

PAINT OK
HASP OK
HINGES OK
STAND OK
LOCK OK

OTHER PANEL PROBLEMS

WET WELL:

SIZE PIPING 2in
TYPE PVC
COND. PIPE OK
GREASE ON WALL Min
GREASE FLOATING Med
HATCH COVER OK
HINGES OK

DRY WELL:

SIZE PIPING 2in
TYPE PVC
COND. PIPE OK
GREASE ON WALL none
GREASE FLOATING none
HATCH COVER OK
HINGES OK

CONDITION AROUND LIFT STATION: (WEEDS, TRASH, OTHER) Good

WORK THAT NEEDS TO BE DONE: _____

CC: OWNER

Signature & Date



4939 Cross Bayou Boulevard New Port Richey, FL 34652

Phone: 727.848.2707 Fax: 727.848.7701 Toll Free: 866.753.0707



RECEIVED
JUN - 9 2025

CC063025-720

00

BY:

ACCOUNT SUMMARY

| | |
|---------------------------|---------------|
| Credit Limit | \$10,000.00 |
| Credit Available | \$9,390.00 |
| Statement Closing Date | May 31, 2025 |
| Days in Billing Cycle | 11 |
| Previous Balance | \$0.00 |
| Payments & Credits | \$0.00 |
| Purchases & Other Charges | \$609.18 |
| Balance Transfer | \$0.00 |
| FEES CHARGED | \$0.00 |
| INTEREST CHARGED | \$0.00 |
| New Balance | \$609.18 |

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 | \$609.18 |
| Minimum Payment Due | \$609.18 |
| Payment Due Date | June 25, 2025 |

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

| Tran Date | Post Date | Reference Number | Transaction Description | Amount |
|-----------|-----------|-------------------|--|----------|
| | | MICHELLE WHITE | | \$0.00 |
| | | JUSTIN LAWRENCE | | \$609.18 |
| 05/21 | 05/21 | 05416014D43AAM2YR | SAMSClub #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP: | 34.94 |
| 05/26 | 05/26 | 55432864J61A9K49X | AMAZON.COM*NZ2DG3UG0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP: | 6.68 |
| 05/27 | 05/27 | 55432864K61KLZDHB | AMAZON MKTPL*NN7CS3NF1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP: | 119.03 |
| 05/27 | 05/27 | 22303794K04KE9F4Q | 76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: | 34.01 |
| 05/27 | 05/27 | 02305374L00GYHEWK | PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544 | 35.29 |
| 05/29 | 05/29 | 55432864M62ASGH6N | AMAZON MKTPL*NN33W0HQ1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP: | 17.98 |

Transactions continued on next page

1080 0001 TVH

001 7 31 250531 0

PAGE 1 of 2

10 1515 0000 BASE

532

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Deposit Operations
350 Madison Ave 4th floor
New York NY 10017

PAYMENT INFORMATION

| | |
|---------------------|---------------|
| Payment Due Date | June 25, 2025 |
| New Balance | \$609.18 |
| Minimum Payment Due | \$609.18 |
| Past Due Amount | \$0.00 |

Make Check
Payable to:

Amount Enclosed: \$

0 0

MEADOW POINTE III CDD
3434 COLWELL AVE SUITE 200
TAMPA FL 33614



532

Valley Bank
Deposit Operations
350 Madison Ave 4th floor
New York NY 10017



INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988.

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

TRANSACTIONS (continued)

| Tran Date | Post Date | Reference Number | Transaction Description | Amount |
|-----------|-----------|-------------------|--|--------|
| 05/30 | 05/30 | 55432864N82M91N9X | AMAZON.COM*N614N11J2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP; | 59.81 |
| 05/30 | 05/30 | 25120104P06JWMGGF | LAPELS DRY CLEANING TAMPA FL MCC: 7216 MERCHANT ZIP; | 301.44 |

REWARDS SUMMARY

| | | |
|--------------------------------|----------|---------------------------------------|
| Previous Cashback Balance | \$0.00 | THE MORE YOU SPEND, THE MORE YOU EARN |
| Cashback Earned this Statement | \$1.52 | \$0-\$500,000 = 0.25% |
| New Cashback Balance | \$1.52 | \$500,001-\$1,500,000 = 0.60% |
| Your cashback will be award on | May 2026 | \$1,500,001-\$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 | 11 | \$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 III CDD**Closing Date** May 31, 2025**Payment Date** June 25, 2025*All Expenditures must be supported by receipts in order to be eligible for reimbursement.**Attach all receipts to this form.*

| | | | | Parks & Rec | Parks & Rec | Parks & Rec | Parks & Rec | Special Events |
|----------|---------------------|-----------------------------------|-----------|--------------------------------------|--------------------|---------------------|---|----------------|
| | | | | Clubhouse Maintenance & Repair | Operating Supplies | Vehicle Maintenance | Fitness Equipment Maintenance & Repair | Special Events |
| Date | Vendor Name | Description | Amount | 57200-4705 | 57200-4738 | 57200-4660 | 57200-4914 | 57400-4775 |
| 5/1/2025 | | Beginning Balance | \$ - | | | | | |
| | | | | | | | | |
| 05/21/25 | Sams Club | CDD Meeting Snacks & Drinks | \$ 34.94 | \$ 34.94 | | | | |
| 05/26/25 | Amazon | Clubhouse Plastic Forks | \$ 6.68 | \$ 6.68 | | | | |
| 05/27/25 | Amazon | Misc Clubhouse & Maint. Supplies | \$ 119.03 | \$ 119.03 | | | | |
| 05/27/25 | 76 - Day Breka | Gas for Truck | \$ 34.01 | | | \$ 34.01 | | |
| 05/27/25 | Publix | CPW Items | \$ 35.29 | | \$ 35.29 | | | |
| 05/29/25 | Amazon | Pinesol | \$ 17.98 | \$ 17.98 | | | | |
| 05/30/25 | Amazon | Spray Paint | \$ 59.81 | \$ 59.81 | | | | |
| 05/30/25 | Lapels Dry Cleaning | Dry Cleaned All Chair Seat Covers | \$ 301.44 | \$ 301.44 | | | | |
| | | | | | | | | |
| 05/31/25 | TOTAL | | \$ 609.18 | \$ 539.88 | \$ 35.29 | \$ 34.01 | \$ - | \$ - |
| | | | | 57200-4705 | 57200-4738 | 57200-4660 | 57200-4914 | 57400-4775 |

Manager



sam's club

813-929-7010

05/21/25 16:00 4191 04852 096 9096

Scarlett 101-***-***-*** *024 8

980223293 COCA-COLA F 16.98 0

1.0 @ 7.48

980096769 18CT COOKIEF 7.48 0

990007756 HMSHMERPL8 10.48 0

SUBTOTAL 34.94

TOTAL 34.94

MCARD TEND 34.94

CHANGE DUE 0.00

MASTERCARD- 2746 I 1 APPR#021898

34.94 TOTAL PURCHASE

REF # 514127041915

AID A0000000041010

TERMINAL # 53501751

*No Signature Required

05/21/25 16:00:39

ITEMS SOLD 3

TC# 0033 1450 0541 9594 7556



Yay! You earned \$0.70 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

Manager

Details for Order #111-9096304-3921860

[Print this page for your records.](#)

Order Placed: May 23, 2025
Amazon.com order number: 111-9096304-3921860
Order Total: \$6.68

Not Yet Shipped

Items Ordered

1 of: Amazon Basics Disposable Clear Plastic Forks, Premium Quality, 100 Count, Large Pack
Sold by: Amazon.com Services, Inc
Supplied by: Other

Price
\$7.43

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Mastercard ending in 2746

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

| | |
|--------------------------------|---------------|
| Item(s) Subtotal: | \$7.43 |
| Shipping & Handling: | \$0.00 |
| 10% off on any 4: | -\$0.75 |
| | ----- |
| Total before tax: | \$6.68 |
| Estimated tax to be collected: | \$0.00 |
| | ----- |
| Grand Total: | \$6.68 |

To view the status of your order, return to [Order Summary](#).

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5/23/25

English

United States

Help

- **Order Placed:** May 23, 2025
Amazon.com order number: 111-5367242-3552230
Order Total: \$119.03

Not Yet Shipped**Items Ordered**

| | Price |
|---|---------|
| 1 of: <i>Pro Grade - Chip Brush - Paint Brush Set - 24 Pack - Natural China Bristle Paintbrush Set for Art, Craft, Epoxy, Varnish, Resin, Stain, Glue, Gesso, Primer, Acrylic and Oil Paint</i> Sold by: Pro-Grade Supplies (seller profile) Supplied by: Other Condition: New | \$9.95 |
| 1 of: <i>Rust-Oleum 287722 Chalked Ultra Matte Interior Paint, 30 oz, Matte Clear Topcoat</i> Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New | \$23.99 |
| 1 of: <i>Amazon Brand - Happy Belly Powdered Non Dairy French Vanilla Coffee Creamer, 15 ounce (Pack of 1)</i> Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New | \$3.49 |
| 1 of: <i>GroTheory Yellow Caution Tape 2 Pack, 3" x1000ft Safty Tape Caution Tape Roll, Construction Tape for Danger/Hazard Areas/Crime Scene Halloween Party Decorations</i> Sold by: Grotheory US (seller profile) Supplied by: Other Condition: New | \$17.99 |
| 1 of: <i>Roundup Dual Action 365 Weed & Grass Killer Plus 12 Month Preventer with Pump 'N Go 2 Sprayer, 1.33 gal.</i> Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New | \$44.99 |
| 1 of: <i>Domino Sugar Packets , 200 Count</i> Sold by: ChronosDistribution (seller profile) Supplied by: Other Condition: New | \$8.49 |
| 2 of: <i>Amazon Basics Everyday Paper Plates, 8.62 Inch, Disposable, 100 Count</i> Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New | \$5.82 |

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Mastercard ending in 2746

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

| | |
|--------------------------------|-----------------|
| Item(s) Subtotal: | \$120.54 |
| Shipping & Handling: | \$0.00 |
| 10% off on any 4: | -\$1.51 |
| | ----- |
| Total before tax: | \$119.03 |
| Estimated tax to be collected: | \$0.00 |
| | ----- |
| Grand Total: | \$119.03 |

To view the status of your order, return to [Order Summary](#).

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5/23/25

English

United States

Help

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Manager
Publix

Shoppes of New Tampa
1920 County Road 581
Wesley Chapel, FL 33544
Store Manager: Mike Barton
813-994-4566



0006 5SQ 065 362

| | | |
|--------------------|------|---|
| GW VRTY MIN MUFFIN | 6.49 | F |
| 14CT CALYPSO BITE | 5.29 | F |
| 6CT LEMON SOURCRM | 3.89 | F |
| BL RASP LINZER TRT | 5.29 | F |
| 13CT CARROT COOKIE | 6.99 | F |
| PUB PURIFIED WATER | | |
| 1 @ 3 FOR 11.00 | 3.67 | F |
| You Saved | 0.92 | |
| PUB PURIFIED WATER | | |
| 1 @ 3 FOR 11.00 | 3.67 | F |
| You Saved | 0.92 | |

| | | |
|-------------|---------|-------|
| Order Total | 35.29 | |
| Sales Tax | 0.00 | |
| Grand Total | 35.29 | |
| Credit | Payment | 35.29 |
| Change | 0.00 | |

Savings Summary

| | |
|----------------------------|------|
| Special Price Savings | 1.84 |
| ***** | |
| * Your Savings at Publix * | |
| * 1.84 * | |
| ***** | |

Receipt ID: 0006 5SQ 065 362

PRESTO!

Trace #: 061686

Reference #: 0970843114

Acct #: XXXXXXXXXXXX2746

Purchase Mastercard

Amount: \$35.29

Auth #: 027930

Manager
71497
Gas for Truck

WELCOME
Daybreak Market and
3182 Hueland Pond
Wesley Chapel FL
33543

DATE 5/27/25 13:44
TRAN# 9243388
PUMP# 24
SERVICE LEVEL: SELF
PRODUCT: REGULAR
GALLONS: 11.340
PRICE/G: \$2.999
FUEL SALE \$34.01
CREDIT \$34.01

ENTRY: Insert
MASTERCARD Acct: 2746
Term ID: 21
AUTH: 00-027969
Batch: 02
Seq: 037
INVOICE: 134244
EMV STAN#: 030917712
09
APP NAME: Mastercard
AID: A0000000041010
APP CRYPTOGRAM:
ARQC B95FB075F63439B
1

Save up to
30 cents/gal* on
your first fill-up
and 15 cents/gal*
everyday discount
using the
Fuel Forward App
Good thru 6/30/25
*For more info see

my76card.com
2979

Tell us about
your visit for a
chance to win
a fuel gift card!
gasfeedback.com

THANK YOU
HAVE A NICE DAY

5/27/25

Manager

Details for Order #111-6287544-3665047

[Print this page for your records.](#)

Order Placed: May 29, 2025
Amazon.com order number: 111-6287544-3665047
Order Total: \$17.98

Not Yet Shipped

| Items Ordered | Price |
|--|---------|
| 1 of: Pine-Sol All Purpose Cleaner, Original Pine, 40 Ounce Bottles (Pack of 2) (Packaging May Vary) | \$17.98 |
| Sold by: HeidelbergCommonwealth (seller profile) | |
| Supplied by: Other | |
| Condition: New | |

Shipping Address:
Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:
Local Express Shipping

Payment information

Payment Method:
Mastercard ending in 2746

Billing address
Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

| | |
|--------------------------------|---------|
| Item(s) Subtotal: | \$17.98 |
| Shipping & Handling: | \$0.00 |
| ----- | |
| Total before tax: | \$17.98 |
| Estimated tax to be collected: | \$0.00 |
| ----- | |
| Grand Total: | \$17.98 |

To view the status of your order, return to [Order Summary](#).

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5/29/25

English United States Help

Manager

Details for Order #111-8603743-9573000

[Print this page for your records.](#)

Order Placed: May 29, 2025
Amazon.com order number: 111-8603743-9573000
Order Total: \$59.81

Not Yet Shipped

| Items Ordered | Price |
|---|---------|
| 1 of: Rust-Oleum 249122-6PK Painter's Touch 2X Ultra Cover Spray Paint, 12 oz, Gloss Black, 6 Pack Sold by: Amazon.com Services, Inc Supplied by: Other | \$35.85 |
| Condition: New | |
| 4 of: Rust-Oleum 334039 Painter's Touch 2X Ultra Cover Spray Paint, 12 oz, Gloss Meadow Green Part 1 of 1 - Rust-Oleum 249100 Painter's Touch 2X Ultra Cover Spray Paint, 12 oz, Gloss Meadow Green (Pack of 2) Sold by: Amazon.com Services, Inc Supplied by: Other | \$5.99 |
| Condition: New | |

Shipping Address:
Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:
FREE Prime Delivery

Payment information

| | |
|--|---|
| Payment Method: Mastercard ending in 2746 | Item(s) Subtotal: \$59.81 Shipping & Handling: \$0.00 ----- Total before tax: \$59.81 Estimated tax to be collected: \$0.00 ----- Grand Total: \$59.81 |
| Billing address Justin Lawrence 1500 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-6876 United States | |

To view the status of your order, return to [Order Summary](#).

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5/29/25

English United States [Help](#)

Manager

Receipt - Customer Copy

Rewards Points Balance:

Friday May 30, 2025 4:55 PM

Lapels Dry Cleaning - Tampa #2

6431 E County Line Road
New Tampa, FL 33647
813-907-8555

Spongberg, Scarlett
(919) 710-9058

| <u>Invoice#</u> | <u>Price</u> |
|-----------------|--------------|
| 05-020523 | \$37.68 |
| 05-020621 | \$37.68 |
| 05-020622 | \$37.68 |
| 05-020623 | \$37.68 |
| 05-020624 | \$37.68 |
| 05-020625 | \$37.68 |
| 05-020626 | \$37.68 |
| 05-020627 | \$37.68 |

Total Due: \$301.44

Amount Tendered: \$301.44 Credit Card
Change: \$0.00

Credit Card Information:

5/30/25

Name: Spongberg, Scarlett

MC: *****2746

Auth #: 030866

Amount: \$301.44 Sale

Thank You!



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665
DISTRICT NO. 6426

PAGE 1

ACCOUNT NO. 6426-016054
INVOICE NO. 1967788W426
STATEMENT DATE 07/20/25
DUE DATE 07/26/25
BILLING PERIOD //--//

MEADOW POINT III 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: #02882 | |
| | Service Location | |
| | Acct #016054-0001 | |
| | MEADOW POINT III CDD | |
| | 1500 MEADOW POINT BLVD WESLEY CH | |
| 07/20/25 | FUEL SURCHARGE | 1.00 SC70355254 \$ 38.04 |
| 07/20/25 | ENVIRONMENTAL SURCHARGE | 1.00 SC70355253 \$ 17.78 |
| 07/20/25 | BASIC SERVICE CHARGE | 1.00 6.00YD \$ 177.76 |
| | 8/1/2025-8/31/2025 | |
| | Invoice Total | \$ 233.58 |
| | Account Balance | \$ 233.58 |

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.



****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665

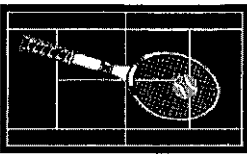
ACCOUNT NO. 6426-016054
INVOICE NO. 1967788W426
STATEMENT DATE 07/20/25
DUE DATE 07/26/25
PAY THIS AMOUNT 233.58

WRITE
AMOUNT
PAID \$

MEADOW POINT III CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH, PA 15253-5233

6426 00000000000000000000X0160541 0000002335800000000000001967788 7



revised

Invoice

Welch Tennis Courts, Inc.
Welch Sport Surfaces
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787

| Date | Invoice # |
|----------|-----------|
| 7/7/2025 | 81551 |

RECEIVED
JUL 10 2025

| Bill To |
|---|
| Meadow Pointe III 3434 Colwell Avenue Tampa FL 33614 United States |

| Ship To |
|---|
| Meadow Pointe III 1500 Meadow Pointe Blvd. Wesley Chapel FL 33543 |

| Terms | PO # | Due Date |
|-------------------|-----------------|-----------|
| Net 30 | Justin Lawrence | 8/6/2025 |
| Sales Rep | Ship Via | Ship Date |
| Kimberly Valencia | FedEx Ground | 7/7/2025 |

| Notes |
|-------|
|-------|

| Quantity | Units | Description | Options | Unit Price | Amount |
|----------|-------|-----------------------|---------|------------|--------|
| 1 | | Clean Court Tray -GRN | | 35.95 | 35.95 |

| | | |
|------------------------------|------------------------------|--------------------|
| Thank you for your business. | Subtotal | 35.95 |
| | Shipping Cost (FedEx Ground) | 5.39 |
| | Total | \$41.34 |

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

RECEIVED
07-14-2025

There was a credit on
the account of \$38.98
that was applied to
this invoice. The balance
due is - \$2.36

Thank you!
Kimberly



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1353910** Cycle **15**
Meter Number
Customer Number 10213579
Customer Name **MEADOW POINTE III CDD**

Bill Date **06/23/2025**
Amount Due **1,628.54**
Current Charges Due **07/15/2025**

District Office Serving You
One Pasco Center

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

See Reverse Side For More Information

ELECTRIC SERVICE

| From | To | | | | | | |
|------|---------|------|---------|------------|--------------|-----------|----------|
| Date | Reading | Date | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |

Comparative Usage Information

Average kWh

| Period | Days | Per Day |
|--------|------|---------|
|--------|------|---------|

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 1 3 5 7 9

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 **1,628.54**
Payment **1,628.54CR**
Balance Forward **0.00**

| | |
|------------------------------------|--------|
| Light Energy Charge | 135.12 |
| Light Support Charge | 115.26 |
| Light Maintenance Charge | 213.36 |
| Light Fixture Charge | 254.13 |
| Light Fuel Adj 4,749 KWH @ 0.04400 | 208.95 |
| Poles (QTY 114) | 570.00 |
| FL Gross Receipts Tax | 11.78 |
| State Tax | 104.85 |
| Pasco County Tax | 15.09 |

Total Current Charges **1,628.54**
Total Due **E.F.T. 1,628.54**

RECEIVED
06-24-2025

| Lights/Poles | Type/Qty | Type/Qty | Type/Qty |
|--------------|----------|----------|----------|
| | 105 93 | 205 21 | 910 114 |

DO NOT PAY

Total amount will be electronically transferred on or after 07/03/2025.



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: 06/23/2025

District: OP15

Use above space for address change ONLY.

1353910 **OP15**
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

| | |
|---------------------------------------|-------------------|
| Electronic Funds Transfer on or after | 07/03/2025 |
| TOTAL CHARGES DUE | 1,628.54 |
| DO NOT PAY | |

000135391000016285400016285409

Withlacoochee River Electric Cooperative, Inc.
for Meadow Pointe III CDD
Electric Summary 06/25 AutoPay
Service Dates: 06/05/25-07/07/25

| Account # | Invoice Date | Amount | Due Date | Service Address | GL Code | Object Code |
|-----------|--------------|-----------------|----------|-------------------------|---------|-------------|
| 1353911 | 07/10/25 | \$76.22 | 8/1/2025 | 2219 Meadow Pointe Blvd | 53100 | 4301 |
| 1353912 | 07/10/25 | \$72.51 | 8/1/2025 | 31404 Sheringham Way | 53100 | 4301 |
| 1353913 | 07/10/25 | \$68.21 | 8/1/2025 | 31307 Claridge PL | 53100 | 4301 |
| Total | | <u>\$216.94</u> | | | | |

| | | | | | | |
|-------------|--|-----------------|--|--|--|--|
| Grand Total | | <u>\$216.94</u> | | | | |
|-------------|--|-----------------|--|--|--|--|



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1353911** Cycle **06**
Meter Number **50446983**
Customer Number **10213579**
Customer Name **MEADOW POINTE III CDD**

Bill Date **07/10/2025**
Amount Due **76.22**
Current Charges Due **08/01/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 2219 MEADOW POINTE BLVD
Service Description IRR
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

| Period | Days | Per Day |
|----------|------|---------|
| Ju1 2025 | 32 | 9 |
| Jun 2025 | 30 | 1 |
| Ju1 2024 | 29 | 22 |

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 1 3 5 7 9

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.

| ELECTRIC SERVICE | | | | | | | |
|------------------|---------|-------|---------|------------|--------------|-----------|----------|
| From | To | | | | | | |
| Date | Reading | Date | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
| 06/05 | 86822 | 07/07 | 87105 | | | | 283 |

Previous Balance 45.56
Payment 45.56CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 283 KWH @ 0.06090 17.23
Fuel Adjustment 283 KWH @ 0.04400 12.45
FL Gross Receipts Tax 1.76
State Tax 4.91
Pasco County Tax 0.71

Total Current Charges 76.22
Total Due E.F.T. 76.22

RECEIVED
07-11-2025

DO NOT PAY
Total amount will be electronically transferred on or after 07/25/2025.



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: 07/10/2025

District: OP06

Use above space for address change ONLY.

1353911 OP06
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

| | |
|---------------------------------------|------------|
| Electronic Funds Transfer on or after | 07/25/2025 |
| TOTAL CHARGES DUE | 76.22 |
| DO NOT PAY | |

000135391100000762200000762208



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1353912** Cycle **06**
Meter Number **40524268**
Customer Number **10213579**
Customer Name **MEADOW POINTE III CDD**

Bill Date **07/10/2025**
Amount Due **72.51**
Current Charges Due **08/01/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31404 SHERINGHAM WAY
Service Description ENTRANCE
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

| Period | Days | Per Day |
|----------|------|---------|
| Jul 2025 | 32 | 8 |
| Jun 2025 | 30 | 9 |
| Jul 2024 | 29 | 14 |

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 1 3 5 7 9

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.

| ELECTRIC SERVICE | | | | | | | |
|------------------|-------|-------|---------|------------|--------------|-----------|----------|
| From | To | Date | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
| 06/05 | 07/07 | 06/05 | 92253 | | | | 251 |

Previous Balance 75.88
Payment 75.88CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 251 KWH @ 0.06090 15.29
Fuel Adjustment 251 KWH @ 0.04400 11.04
FL Gross Receipts Tax 1.68
State Tax 4.67
Pasco County Tax 0.67

Total Current Charges 72.51
Total Due E.F.T. 72.51

RECEIVED
07-11-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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: 07/10/2025

District: OP06

Use above space for address change ONLY.

1353912 OP06
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

| | |
|--|-------|
| Electronic Funds Transfer on or after 07/25/2025 | |
| TOTAL CHARGES DUE | 72.51 |
| DO NOT PAY | |

000135391200000725100000725102



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1353913** Cycle **06**
Meter Number 38049624
Customer Number 10213579
Customer Name MEADOW POINTE III CDD

Bill Date **07/10/2025**
Amount Due **68.21**
Current Charges Due **08/01/2025**

District Office Serving You
One Pasco Center

Service Address 31307 CLARIDGE PL
Service Description GATE
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

| From | To | | | | | | |
|-------|---------|-------|---------|------------|--------------|-----------|----------|
| Date | Reading | Date | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
| 06/05 | 45418 | 07/07 | 45632 | | | | 214 |

Comparative Usage Information
Average kWh

| Period | Days | Per Day |
|----------|------|---------|
| Jul 2025 | 32 | 7 |
| Jun 2025 | 30 | 7 |
| Jul 2024 | 29 | 6 |

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 2 1 3 5 7 9

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Previous Balance 67.15
Payment 67.15CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 214 KWH @ 0.06090 13.03
Fuel Adjustment 214 KWH @ 0.04400 9.42
FL Gross Receipts Tax 1.58
State Tax 4.39
Pasco County Tax 0.63

Total Current Charges 68.21
Total Due **E.F.T.** 68.21

RECEIVED
07-11-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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: 07/10/2025

District: OP06

Use above space for address change ONLY.

1353913 OP06
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

| |
|---|
| Electronic Funds Transfer on or after 07/25/2025 |
| TOTAL CHARGES DUE 68.21 |
| DO NOT PAY |

000135391300000682100000682108

**Bill To:**

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Name: Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543**INVOICE**

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 830438 | 1/6/2025 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: February 5, 2025**Invoice Amount:** \$50,686.30

| Description | Current Amount |
|-------------|----------------|
|-------------|----------------|

Storm related tree removals with stump grinding

Arbor

\$50,686.30

Invoice Total**\$50,686.30**

RECEIVED
01-06-2025

720-005 57900-6600 per Darryl 07/14/25

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

**Bill To:**

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Name: Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543**INVOICE**

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 830439 | 1/6/2025 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: February 5, 2025**Invoice Amount:** \$41,097.00

| Description | Current Amount |
|-------------|----------------|
|-------------|----------------|

Tree Removals at the clubhouse & courts

Arbor

\$41,097.00

Invoice Total**\$41,097.00**

RECEIVED
01-06-2025

720-005 57900-6600 per Darryl 07/14/25

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

**Bill To:**

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Name: Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543**INVOICE**

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 923025 | 6/1/2025 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2025**Invoice Amount:** \$24,855.23

| Description | Current Amount |
|---|----------------|
| Monthly Landscape Maintenance June 2025 | \$24,855.23 |

Invoice Total **\$24,855.23**

Excellence

RECEIVED
06-01-2025

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

**Bill To:**

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Name: Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543**INVOICE**

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 926750 | 6/3/2025 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2025**Invoice Amount:** \$6,100.00

| Description | Current Amount |
|----------------------------------|----------------|
| Poolside Re-grade / Rock Install | |
| Poolside Re-grade & Rock Install | \$6,100.00 |

Invoice Total \$6,100.00**RECEIVED**
06-03-2025**EXCELLENCE**
IN COMMERCIAL LANDSCAPING**Should you have any questions or inquiries please call (386) 437-6211.**

**Bill To:**

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Name: Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543**INVOICE**

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 937520 | 6/20/2025 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 20, 2025**Invoice Amount:** \$900.00

| Description | Current Amount |
|----------------------------------|----------------|
| Pond 58 fallen down tree cleanup | |
| Landscape Enhancement | \$900.00 |

Invoice Total \$900.00**RECEIVED**
06-20-2025**IN COMMERCIAL LANDSCAPING****Should you have any questions or inquiries please call (386) 437-6211.**

**Bill To:**

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Name: Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543**INVOICE**

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 938459 | 7/1/2025 |
| TERMS | PO NUMBER |
| Net 30 | |

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2025**Invoice Amount:** \$24,855.23

| Description | Current Amount |
|---|----------------|
| Monthly Landscape Maintenance July 2025 | \$24,855.23 |

Invoice Total **\$24,855.23**

Excellence

RECEIVED
06-24-2025

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.