



Rizzetta & Company

# **Meadow Pointe III Community Development District**

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**Board of Supervisors'  
Regular Meeting  
November 19, 2025**

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

**[www.meadowpointe3cdd.org](http://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.

<b>District Board of Supervisors</b>	Paul Carlucci Michael Hall John Johnson Glen Aleo Michael Torres	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Attorney</b>	Cari Allen Webster	Straley, Robin, & Vericker
<b>District Engineer</b>	Tyson Waag	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](http://meadowpointe3CDD.org)

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

November 12, 2025

## **Final 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, November 19, 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. Discussion on Homeowner Painted Driveways Notice
  - B. Discussion on District Traffic Safety
  - C. Discussion on Bulk Pick-Up
  - D. Consideration of Grau & Associates Award Letter ..... Tab 1
  - E. Ratification of SAAS Gate Repairs Proposals ..... Tab 2
- 5. STAFF REPORTS**
  - A. Community Deputy Update
  - B. District Engineer
    1. Update on Street Light Project
    2. Consideration of SWFWMD Inspection Certifications..... Tab 3
  - C. Aquatics Maintenance
    1. Presentation of Waterway Inspection Report ..... Tab 4
  - D. Landscape Maintenance
    1. Presentation of OLM Inspection Report ..... Tab 5
  - E. Yellowstone Inspection Report
    1. Consideration of Yellowstone Enhancements and Proposals..... Tab 6
  - F. Amenity Management Report ..... Tab 7
  - G. District Counsel
  - H. District Manager
    1. Review of the District Manager's Report & Monthly Financials..... Tab 8
    2. Review of the 3<sup>rd</sup> Quarter Website Audit ..... Tab 9
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on October 15, 2025 ..... Tab 10
  - B. Consideration of Operations & Maintenance Expenditures for September 2025 .....Tab 11
- 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](mailto:darryla@rizzetta.com),

Sincerely,  
*Daryl Adams*  
Daryl Adams  
District Manager

## **Tab 1**



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

August 11, 2025

To Board of Supervisors  
Meadow Point III Community Development District  
12750 Citrus Park Lane, Suite 115  
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide Meadow Point III Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Meadow Point III Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,600 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Meadow Point III Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



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Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Meadow Point III Community Development District.

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

Title: \_\_\_\_\_

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





**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

## **Tab 2**



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Estimate

Date	Estimate#
10/14/2025	2296

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

Description	Qty	Cost	Total
WRENCREST CHATTERLY  PULL DOWN GATES, BRING BACK TO SHOP LEFT LEAF FABRICATE NEW LEFT SIDE GATE - 17 1/8" X 91 1/2" ADD COMPOUND ARCH 2 HEAVY DUTY HINGES POWDER COAT  RIGHT LEAF REPAIR 6 BENT OR BROKEN PICKETS REPAIR 2 HORIZONTALS - CRACKED  2 HEAVY DUTY HINGES TOUCH UP PAINT  OPTION : ADD \$3018.75 TO SANDBLAST AND REPOWDERCOAT RIGHT LEAF		9,832.50	9,832.50
Estimate valid for 30 days.		<b>Total</b>	\$9,832.50

Please sign and return if acceptable

Signature

Phone #
813-714-1430

E-mail
saasgates@gmail.com

## **Tab 3**

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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Instructions: Submit this form to the Agency within 30 days of completion of the inspection, or after any failure of a stormwater management system or deviation from the permit. This form will be used to document inspections required under Section 12.5 of Applicant's Handbook Volume I.

Permit No.: 21274.1 Application No.: 44943 Date Issued: 5/31/2001

Identification or Name of Stormwater Management System: Wesley Chapel Lakes - Phase 1

Phase of Stormwater Management System (if applicable): n/a

Inspection Date: 12/26/2024

Included Documentation: (check all that are attached)

- ☐ Form 62-330.311(X) "Inspection Checklist" (Required for permitted inspection frequency)
- ☐ Updated O&M cost estimate
- ☐ Updated O&M Plan
- ☐ Monitoring Reports

Inspection results: (check all that apply)

- ☒ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.
- ☐ The following maintenance was conducted since the last inspection (attach additional pages if needed):

- ☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected this surface water management system and the system does not appear to be functioning in substantial conformance with the permit. I am aware that maintenance or alteration is required to bring the system into substantial compliance with the terms and conditions of the permit. As appropriate, I have informed the owner of the following:
  - a) The system does not appear to be functioning properly;
  - b) That maintenance or repair is required to bring the system into compliance; and
  - c) If maintenance or repair measures are not adequate to bring the system into compliance, the system may have to be replaced or an alternative design constructed subsequent to approval by the agency below.

The following components of the system do not appear to be functioning properly (attach additional pages if needed):

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**Any components of the constructed system that are not in substantial conformance with the permitted system shall require a written request to modify the permit in accordance with the provisions of Rule 62-330.315, F.A.C. If such modification request is not approved by the agency below, the components of the system that are not in conformance with the permit are subject to enforcement action under Sections 373.119, 373.129, 373.136, and 373.430, F.S.**

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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Name of Inspector: **R Tyson Waag** Florida Registration Number  
Or Qualified Inspector Number: **PE# 99480**

Entity providing Inspector Training: **n/a**

Date of completion of Inspector Training: **n/a**

Inspector's Company Name: **Stantec Consulting Services, Inc.**

Mailing Address: **777 S. Harbour Island Blvd, Suite 600**

City: **Tampa** State: **FL** Zip Code: **33602**

Phone: **(813) 223-9500** Fax: **n/a** Email: **tyson.waag@stantec.com**

Signature of Inspector \_\_\_\_\_ Date \_\_\_\_\_

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## Report Reviewed by Permittee:

Name of Permittee: **Meadow Pointe III CDD**

Signature of Permittee \_\_\_\_\_ Date \_\_\_\_\_

Title (if any) \_\_\_\_\_



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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Instructions: Submit this form to the Agency within 30 days of completion of the inspection, or after any failure of a stormwater management system or deviation from the permit. This form will be used to document inspections required under Section 12.5 of Applicant's Handbook Volume I.

Permit No.: 21274.3 Application No.: 44945 Date Issued: 9/4/2001

Identification or Name of Stormwater Management System: Wesley Chapel Lakes - Phase 1, Unit 2

Phase of Stormwater Management System (if applicable): n/a

Inspection Date: 12/26/2024

Included Documentation: (check all that are attached)

- ☐ Form 62-330.311(X) "Inspection Checklist" (Required for permitted inspection frequency)
- ☐ Updated O&M cost estimate
- ☐ Updated O&M Plan
- ☐ Monitoring Reports

Inspection results: (check all that apply)

- ☒ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.
- ☐ The following maintenance was conducted since the last inspection (attach additional pages if needed):

- ☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected this surface water management system and the system does not appear to be functioning in substantial conformance with the permit. I am aware that maintenance or alteration is required to bring the system into substantial compliance with the terms and conditions of the permit. As appropriate, I have informed the owner of the following:
  - a) The system does not appear to be functioning properly;
  - b) That maintenance or repair is required to bring the system into compliance; and
  - c) If maintenance or repair measures are not adequate to bring the system into compliance, the system may have to be replaced or an alternative design constructed subsequent to approval by the agency below.

The following components of the system do not appear to be functioning properly (attach additional pages if needed):

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**Any components of the constructed system that are not in substantial conformance with the permitted system shall require a written request to modify the permit in accordance with the provisions of Rule 62-330.315, F.A.C. If such modification request is not approved by the agency below, the components of the system that are not in conformance with the permit are subject to enforcement action under Sections 373.119, 373.129, 373.136, and 373.430, F.S.**

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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

---

Name of Inspector: **R Tyson Waag** Florida Registration Number  
Or Qualified Inspector Number: **PE# 99480**

Entity providing Inspector Training: **n/a**

Date of completion of Inspector Training: **n/a**

Inspector's Company Name: **Stantec Consulting Services, Inc.**

Mailing Address: **777 S. Harbour Island Blvd, Suite 600**

City: **Tampa** State: **FL** Zip Code: **33602**

Phone: **(813) 223-9500** Fax: **n/a** Email: **tyson.waag@stantec.com**

Signature of Inspector \_\_\_\_\_ Date \_\_\_\_\_

---

## Report Reviewed by Permittee:

Name of Permittee: **Meadow Pointe III CDD**

Signature of Permittee \_\_\_\_\_ Date \_\_\_\_\_

Title (if any) \_\_\_\_\_

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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

---

Instructions: Submit this form to the Agency within 30 days of completion of the inspection, or after any failure of a stormwater management system or deviation from the permit. This form will be used to document inspections required under Section 12.5 of Applicant's Handbook Volume I.

Permit No.: 21274.4 Application No.: 44946 Date Issued: 11/27/2001

Identification or Name of Stormwater Management System: Wesley Chapel Lakes - Beardsley Drive, 1st Ext

Phase of Stormwater Management System (if applicable): n/a

Inspection Date: 12/26/2024

Included Documentation: (check all that are attached)

- ☐ Form 62-330.311(X) "Inspection Checklist" (Required for permitted inspection frequency)
- ☐ Updated O&M cost estimate
- ☐ Updated O&M Plan
- ☐ Monitoring Reports

Inspection results: (check all that apply)

- ☒ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.
- ☐ The following maintenance was conducted since the last inspection (attach additional pages if needed):

- ☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected this surface water management system and the system does not appear to be functioning in substantial conformance with the permit. I am aware that maintenance or alteration is required to bring the system into substantial compliance with the terms and conditions of the permit. As appropriate, I have informed the owner of the following:
  - a) The system does not appear to be functioning properly;
  - b) That maintenance or repair is required to bring the system into compliance; and
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---

# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

---

Name of Inspector: **R Tyson Waag** Florida Registration Number  
Or Qualified Inspector Number: **PE# 99480**

Entity providing Inspector Training: **n/a**

Date of completion of Inspector Training: **n/a**

Inspector's Company Name: **Stantec Consulting Services, Inc.**

Mailing Address: **777 S. Harbour Island Blvd, Suite 600**

City: **Tampa** State: **FL** Zip Code: **33602**

Phone: **(813) 223-9500** Fax: **n/a** Email: **tyson.waag@stantec.com**

Signature of Inspector \_\_\_\_\_ Date \_\_\_\_\_

---

## Report Reviewed by Permittee:

Name of Permittee: **Meadow Pointe III CDD**

Signature of Permittee \_\_\_\_\_ Date \_\_\_\_\_

Title (if any) \_\_\_\_\_

---

# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

---

Instructions: Submit this form to the Agency within 30 days of completion of the inspection, or after any failure of a stormwater management system or deviation from the permit. This form will be used to document inspections required under Section 12.5 of Applicant's Handbook Volume I.

Permit No.: 21274.8 Application No.: 44950 Date Issued: 6/28/2002

Identification or Name of Stormwater Management System: Wesley Chapel Lakes - Parcel TT

Phase of Stormwater Management System (if applicable): n/a

Inspection Date: 12/26/2024

Included Documentation: (check all that are attached)

- ☐ Form 62-330.311(X) "Inspection Checklist" (Required for permitted inspection frequency)
- ☐ Updated O&M cost estimate
- ☐ Updated O&M Plan
- ☐ Monitoring Reports

Inspection results: (check all that apply)

- ☒ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.
- ☐ The following maintenance was conducted since the last inspection (attach additional pages if needed):

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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Name of Inspector: **R Tyson Waag** Florida Registration Number  
Or Qualified Inspector Number: **PE# 99480**

Entity providing Inspector Training: **n/a**

Date of completion of Inspector Training: **n/a**

Inspector's Company Name: **Stantec Consulting Services, Inc.**

Mailing Address: **777 S. Harbour Island Blvd, Suite 600**

City: **Tampa** State: **FL** Zip Code: **33602**

Phone: **(813) 223-9500** Fax: **n/a** Email: **tyson.waag@stantec.com**

Signature of Inspector \_\_\_\_\_ Date \_\_\_\_\_

---

## Report Reviewed by Permittee:

Name of Permittee: **Meadow Pointe III CDD**

Signature of Permittee \_\_\_\_\_ Date \_\_\_\_\_

Title (if any) \_\_\_\_\_



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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Permit No.: 21274.11 Application No.: 44953 Date Issued: 9/23/2003

Identification or Name of Stormwater Management System: Meadow Pointe III/IV - Meadow Pointe Blvd

Phase of Stormwater Management System (if applicable): n/a

Inspection Date: 12/26/2024

Included Documentation: (check all that are attached)

- ☐ Form 62-330.311(X) "Inspection Checklist" (Required for permitted inspection frequency)
- ☐ Updated O&M cost estimate
- ☐ Updated O&M Plan
- ☐ Monitoring Reports

Inspection results: (check all that apply)

- ☒ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.
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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Name of Inspector: **R Tyson Waag** Florida Registration Number  
Or Qualified Inspector Number: **PE# 99480**

Entity providing Inspector Training: **n/a**

Date of completion of Inspector Training: **n/a**

Inspector's Company Name: **Stantec Consulting Services, Inc.**

Mailing Address: **777 S. Harbour Island Blvd, Suite 600**

City: **Tampa** State: **FL** Zip Code: **33602**

Phone: **(813) 223-9500** Fax: **n/a** Email: **tyson.waag@stantec.com**

Signature of Inspector \_\_\_\_\_ Date \_\_\_\_\_

---

## Report Reviewed by Permittee:

Name of Permittee: **Meadow Pointe III CDD**

Signature of Permittee \_\_\_\_\_ Date \_\_\_\_\_

Title (if any) \_\_\_\_\_

---

# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Instructions: Submit this form to the Agency within 30 days of completion of the inspection, or after any failure of a stormwater management system or deviation from the permit. This form will be used to document inspections required under Section 12.5 of Applicant's Handbook Volume I.

Permit No.: 21274.12 Application No.: 44954 Date Issued: 7/1/2003

Identification or Name of Stormwater Management System: Wesley Chapel Lakes-Phase 1 Units 1D/E-CDD PK

Phase of Stormwater Management System (if applicable): n/a

Inspection Date: 12/26/2024

Included Documentation: (check all that are attached)

- ☐ Form 62-330.311(X) "Inspection Checklist" (Required for permitted inspection frequency)
- ☐ Updated O&M cost estimate
- ☐ Updated O&M Plan
- ☐ Monitoring Reports

Inspection results: (check all that apply)

- ☒ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.
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The following components of the system do not appear to be functioning properly (attach additional pages if needed):

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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Name of Inspector: **R Tyson Waag** Florida Registration Number  
Or Qualified Inspector Number: **PE# 99480**

Entity providing Inspector Training: **n/a**

Date of completion of Inspector Training: **n/a**

Inspector's Company Name: **Stantec Consulting Services, Inc.**

Mailing Address: **777 S. Harbour Island Blvd, Suite 600**

City: **Tampa** State: **FL** Zip Code: **33602**

Phone: **(813) 223-9500** Fax: **n/a** Email: **tyson.waag@stantec.com**

Signature of Inspector \_\_\_\_\_ Date \_\_\_\_\_

---

## Report Reviewed by Permittee:

Name of Permittee: **Meadow Pointe III CDD**

Signature of Permittee \_\_\_\_\_ Date \_\_\_\_\_

Title (if any) \_\_\_\_\_

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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Permit No.: 21274.14 Application No.: 44956 Date Issued: 1/26/2004

Identification or Name of Stormwater Management System: Meadow Pointe III - Parcel EE

Phase of Stormwater Management System (if applicable): n/a

Inspection Date: 12/26/2024

Included Documentation: (check all that are attached)

- ☐ Form 62-330.311(X) "Inspection Checklist" (Required for permitted inspection frequency)
- ☐ Updated O&M cost estimate
- ☐ Updated O&M Plan
- ☐ Monitoring Reports

Inspection results: (check all that apply)

- ☒ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.
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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Name of Inspector: **R Tyson Waag** Florida Registration Number  
Or Qualified Inspector Number: **PE# 99480**

Entity providing Inspector Training: **n/a**

Date of completion of Inspector Training: **n/a**

Inspector's Company Name: **Stantec Consulting Services, Inc.**

Mailing Address: **777 S. Harbour Island Blvd, Suite 600**

City: **Tampa** State: **FL** Zip Code: **33602**

Phone: **(813) 223-9500** Fax: **n/a** Email: **tyson.waag@stantec.com**

Signature of Inspector \_\_\_\_\_ Date \_\_\_\_\_

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## Report Reviewed by Permittee:

Name of Permittee: **Meadow Pointe III CDD**

Signature of Permittee \_\_\_\_\_ Date \_\_\_\_\_

Title (if any) \_\_\_\_\_



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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Permit No.: 21274.18 Application No.: 44960 Date Issued: 10/15/2003

Identification or Name of Stormwater Management System: Meadow Pointe III - Parcel SS

Phase of Stormwater Management System (if applicable): n/a

Inspection Date: 12/26/2024

Included Documentation: (check all that are attached)

- ☐ Form 62-330.311(X) "Inspection Checklist" (Required for permitted inspection frequency)
- ☐ Updated O&M cost estimate
- ☐ Updated O&M Plan
- ☐ Monitoring Reports

Inspection results: (check all that apply)

- ☒ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.
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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Name of Inspector: **R Tyson Waag** Florida Registration Number  
Or Qualified Inspector Number: **PE# 99480**

Entity providing Inspector Training: **n/a**

Date of completion of Inspector Training: **n/a**

Inspector's Company Name: **Stantec Consulting Services, Inc.**

Mailing Address: **777 S. Harbour Island Blvd, Suite 600**

City: **Tampa** State: **FL** Zip Code: **33602**

Phone: **(813) 223-9500** Fax: **n/a** Email: **tyson.waag@stantec.com**

Signature of Inspector \_\_\_\_\_ Date \_\_\_\_\_

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## Report Reviewed by Permittee:

Name of Permittee: **Meadow Pointe III CDD**

Signature of Permittee \_\_\_\_\_ Date \_\_\_\_\_

Title (if any) \_\_\_\_\_

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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Permit No.: 21274.19 Application No.: 44961 Date Issued: 1/26/2004

Identification or Name of Stormwater Management System: Meadow Pointe III - Parcels PP/QQ

Phase of Stormwater Management System (if applicable): n/a

Inspection Date: 12/26/2024

Included Documentation: (check all that are attached)

- ☐ Form 62-330.311(X) "Inspection Checklist" (Required for permitted inspection frequency)
- ☐ Updated O&M cost estimate
- ☐ Updated O&M Plan
- ☐ Monitoring Reports

Inspection results: (check all that apply)

- ☒ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.
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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Signature of Inspector \_\_\_\_\_ Date \_\_\_\_\_

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## Report Reviewed by Permittee:

Name of Permittee: **Meadow Pointe III CDD**

Signature of Permittee \_\_\_\_\_ Date \_\_\_\_\_

Title (if any) \_\_\_\_\_

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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Instructions: Submit this form to the Agency within 30 days of completion of the inspection, or after any failure of a stormwater management system or deviation from the permit. This form will be used to document inspections required under Section 12.5 of Applicant's Handbook Volume I.

Permit No.: 21274.25 Application No.: 44967 Date Issued: 1/14/2005

Identification or Name of Stormwater Management System: Meadow Pointe III – Parcel UU

Phase of Stormwater Management System (if applicable): n/a

Inspection Date: 12/26/2024

Included Documentation: (check all that are attached)

- ☐ Form 62-330.311(X) "Inspection Checklist" (Required for permitted inspection frequency)
- ☐ Updated O&M cost estimate
- ☐ Updated O&M Plan
- ☐ Monitoring Reports

Inspection results: (check all that apply)

- ☒ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.
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# OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

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Name of Inspector: **R Tyson Waag** Florida Registration Number  
Or Qualified Inspector Number: **PE# 99480**

Entity providing Inspector Training: **n/a**

Date of completion of Inspector Training: **n/a**

Inspector's Company Name: **Stantec Consulting Services, Inc.**

Mailing Address: **777 S. Harbour Island Blvd, Suite 600**

City: **Tampa** State: **FL** Zip Code: **33602**

Phone: **(813) 223-9500** Fax: **n/a** Email: **tyson.waag@stantec.com**

Signature of Inspector \_\_\_\_\_ Date \_\_\_\_\_

---

## Report Reviewed by Permittee:

Name of Permittee: **Meadow Pointe III CDD**

Signature of Permittee \_\_\_\_\_ Date \_\_\_\_\_

Title (if any) \_\_\_\_\_

## Tab 4

# SOLITUDE

LAKE MANAGEMENT



## Meadow Pointe III CDD Waterway Inspection Report

---

**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2025-11-03

**Prepared for:**

District Manager

**Prepared by:**

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



TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS 32-34 3

PONDS 35-37 4

PONDS 38-40 5

PONDS 41-43 6

PONDS 44-46 7

PONDS 47-49 8

PONDS 50 9

MANAGEMENT/COMMENTS SUMMARY 9, 10

SITE MAP 11

Site: 32

Comments:

Normal growth observed  
No concerns at time of inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November 2025



November 2025

Site: 33

Comments:

Site looks good  
No concerns at time of inspection.

Action Required:

None at this time

Target:

Shoreline weeds



November 2025



November 2025

Site: 34

Comments:

Site looks good  
No concerns at time of inspection.

Action Required:

None at this time

Target:

Shoreline weeds



November 2025



November 2025



**Site: 35****Comments:**

Site looks good

Tree is down and blocking flow structure, it has been discussed already. I believe landscapers are aware.

**Action Required:**

None at this time

**Target:**

Shoreline weeds



November 2025



November 2025

**Site: 36****Comments:**

Site looks good

No concerns at time of inspection.

**Action Required:**

None at this time

**Target:**

Shoreline weeds



November 2025



November 2025

**Site: 37****Comments:**

Normal growth observed

Tall grasses were treated last visit to allow for those beneficials to come back without grasses affecting the growth of them.

**Action Required:**

None at this time

**Target:**

Shoreline weeds



November 2025



November 2025



Site: 38

Comments:

Normal growth observed  
Old growth from last months  
treatment. nothing observed  
during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November 2025



November 2025

Site: 39

Comments:

Site looks good  
No concerns at time of inspection.

Action Required:

None at this time

Target:

Shoreline weeds



November 2025



November 2025

Site: 40

Comments:

Normal growth observed  
No concerns at time of inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November 2025



November 2025



**Site: 41****Comments:**

Site looks good

No concerns at time of inspection.

**Action Required:**

None at this time

**Target:**

Shoreline weeds



November 2025



November 2025

**Site: 42****Comments:**

Site looks good

No concerns at time of inspection.

**Action Required:**

None at this time

**Target:**

Shoreline weeds



November 2025



November 2025

**Site: 43****Comments:**

Site looks good

No concerns at time of inspection.

**Action Required:**

None at this time

**Target:**

Shoreline weeds



November 2025



November 2025



**Site: 44****Comments:**

Site looks good

No concerns at time of inspection.

**Action Required:**

None at this time

**Target:**

Shoreline weeds



November 2025



November 2025

**Site: 45****Comments:**

Normal growth observed

Dead growth from last months visit. no concerns at time of inspection.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



November 2025



November 2025

**Site: 46****Comments:**

Site looks good

No concerns at time of inspection.

**Action Required:**

None at this time

**Target:**

Shoreline weeds



November 2025



November 2025



**Site: 47****Comments:**

Site looks good  
No concerns at time of inspection.

**Action Required:**

None at this time

**Target:**

Shoreline weeds



November 2025



November 2025

**Site: 48****Comments:**

Site looks good  
No concerns at time of inspection.

**Action Required:**

None at this time

**Target:**

Shoreline weeds



November 2025



November 2025

**Site: 49****Comments:**

Normal growth observed  
Submersed debris from last months treatment observed in wind swept cove.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



November 2025



November 2025

**Site:** 50**Comments:**

Site looks good

No concerns at time of inspection.

**Action Required:**

None at this time

**Target:**

Shoreline weeds



November 2025



November 2025

**Management Summary**

November report not much to comment on with the cooler temperatures slowing the growth of algae and shoreline weeds. Site #35 there is tree blocking flow structure I will make sure to bring up in Novembers meeting as a reminder, now that the water is not flowing we have started to drop dye in a few sites with good results and will continue to drop more. With the water levels dropping we usually use this time to collect any unwanted debris that we cant normally reach but also inspect any flow structure for damages.

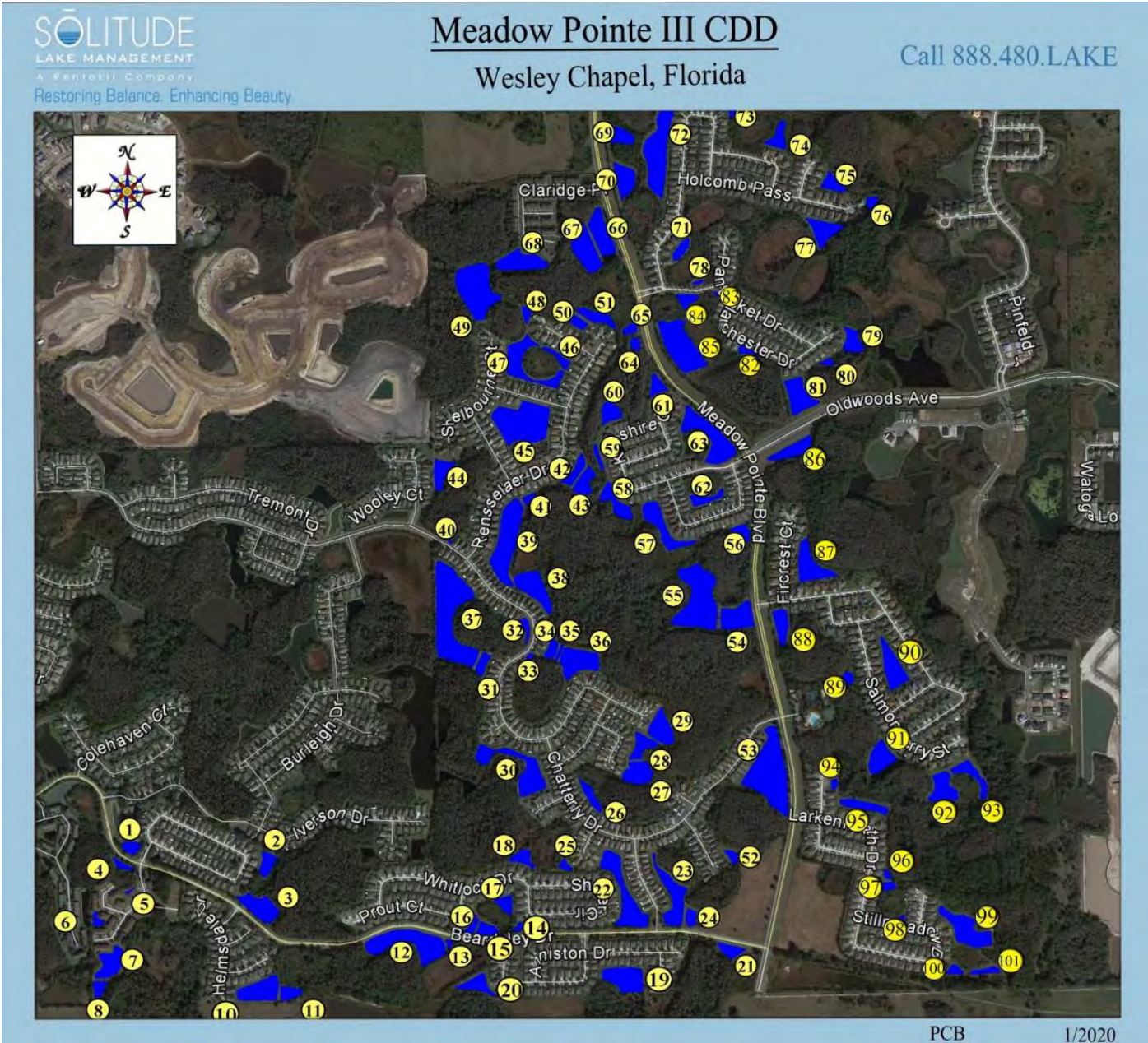
I have been continuing the inspection of the structures throughout the community and they are all looking good with no obstructions or damage noted.

Please reach out if there are any questions or concerns: [corey.white@solitudelake.com](mailto:corey.white@solitudelake.com)

Thanks for choosing Solitude Lake Management!



Site	Comments	Target	Action Required
32	Normal growth observed	Shoreline weeds	Routine maintenance next visit
33	Site looks good	Shoreline weeds	None at this time
34	Site looks good	Shoreline weeds	None at this time
35	Site looks good	Shoreline weeds	None at this time
36	Site looks good	Shoreline weeds	None at this time
37	Normal growth observed	Shoreline weeds	None at this time
38	Normal growth observed	Shoreline weeds	Routine maintenance next visit
39	Site looks good	Shoreline weeds	None at this time
40	Normal growth observed	Shoreline weeds	Routine maintenance next visit
41	Site looks good	Shoreline weeds	None at this time
42	Site looks good	Shoreline weeds	None at this time
43	Site looks good	Shoreline weeds	None at this time
44	Site looks good	Shoreline weeds	None at this time
455	Normal growth observed	Shoreline weeds	Routine maintenance next visit
46	Site looks good	Shoreline weeds	None at this time
47	Site looks good	Shoreline weeds	None at this time
48	Site looks good	Shoreline weeds	None at this time
49	Normal growth observed	Shoreline weeds	Routine maintenance next visit
50	Site looks good	Shoreline weeds	None at this time



## **Tab 5**

# MEADOW POINTE 3 CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-5	Grassy prepost / finish Bahia sod at flagpole.
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-5	ALL FERTILITY DUE
WEED CONTROL – BED AREAS	10	-2	Palm sprout
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-1	Woodline, tree limbs and moss
CLEANLINESS	10	-2	Improve windfall removal
MULCHING	5		Confirm sched
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		Propose perennial at village entries
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		



Date: 10-21-25 Score: 90 % Performance Payment™ 100%

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: 



# MEADOW POINTE III CDD

LANDSCAPE INSPECTION

October 21, 2025

ATTENDING:

JOHN PIZZUTO – MEADOW POINTE 3

CARLOS GARCIA – YELLOWSTONE LANDSCAPE

PAUL WOODS – OLM, INC.

**SCORE: 90%**

**NEXT INSPECTION  
NOVEMBER 25, 2025 AT 1:00 PM**

---

## CATEGORY I: MAINTENANCE CARRYOVER ITEMS from

NONE

## CATEGORY II: MAINTENANCE ITEMS

### CLUBHOUSE

1. Continue to improve vigor and fertility in newly installed turf. Complete installation across from flagpole.
2. Reduce palm sprouts with pre and post emergent under Loropetalum.
3. Across from the front door: Sod approximately 30 feet to close in the bed.
4. Playground: Remove accumulation of pine needles in the fall zone recycle under the pine trees.
5. Maintain uniform soft edging.
6. Play court: Control bed weeds in Elaeagnus.
7. Adjacent to the white fence: Detail wood line overgrowth.
8. Exit side of the Beaconsfield gate: Ground prune the declining Holly and mulch.

### SHERINGHAM

9. **Complete all fertilization.**
10. Gate arm island: Remove all debris.
11. Line trim to pond shores uniformly during mowing operations.
12. Confirm irrigation coverage on the seasonal color bed.

### MEADOW POINTE BOULEVARD COMMONS

13. Near the transformer: Control bed weeds.
14. Across the frontage: Control bed weeds on Pine tree stands.

15. North end of Meadow Pointe Blvd.: Prune low tree branches for visibility and increase light penetration.
16. South shore of Claredge Place pond: Prune back wood line overgrowth obstructing access to mowers.
17. Throughout southbound right of ways: Confirm downward growth in trees do not block speed limit signs or crossing walkway lights.

#### HEATHERSTONE

18. Entrance: Reduce the height of the Podocarpus once established so that the lettering is not obstructed.
19. Remove herbicided weeds.
20. Entrance: Remove Spanish Moss in Crape Myrtles.
21. Complete rejuvenational pruning of Fakahatchee Grass.

#### LARKINHEATH

22. Inbound right of way the entrance: Remove the dead Ligustrum.
23. Still Meadow Drive right of way: Prune back wood line overgrowth exposing the green wooden post.
24. Exit side pond: Control bed weeds in Fakahatchee Grass.

#### WHITLOCK

25. Common areas: Remove Spanish Moss in trees.
26. Along the frontage wall: Improve Gold Mound Duranta and Copperleaf condition repairing under warranty failed plants.
27. Green Space along Beardsley: Prune back wood line overgrowth.

#### HILLHURST

28. Between the well and the west wood line: Maintain mowables.
29. Entrance: Remove the weedy grass with nonselective herbicides on the inside gate island.

#### ALCHESTER PLACE

30. Control bed weed including Elm volunteers in Ilex Schillings.
31. Keypad island: Ground prune the declining Holly trees maintaining Pittosporum.



### **CATEGORY III: IMPROVEMENTS – PRICING**

1. Between Beaconsfield and the clubhouse: Provide a price to remove the dead Pine tree.

### **CATEGORY IV: NOTES TO OWNER**

NONE

### **CATEGORY V: NOTES TO CONTRACTOR**

1. **Contractor is reminded of weekly debris removal to resolve the heavy accumulation of debris at gates and entrances.**

cc: Darryl Adams [darryla@rizzetta.com](mailto:darryla@rizzetta.com)  
Natasha Betancourt [nbetancourt@rizzetta.com](mailto:nbetancourt@rizzetta.com)  
Diana Kronick [dkronick@rizzetta.com](mailto:dkronick@rizzetta.com)  
Michael Rodriguez [mpiiclub@tampabay.rr.com](mailto:mpiiclub@tampabay.rr.com)  
Michael Hall [seat1@meadowpointe3.org](mailto:seat1@meadowpointe3.org)  
Michael Torres [seat2@meadowpointe3.org](mailto:seat2@meadowpointe3.org)  
Glen Aleo [seat3@meadowpointe3.org](mailto:seat3@meadowpointe3.org)  
John Johnson [seat4@meadowpointe3.org](mailto:seat4@meadowpointe3.org)  
Paul Carlucci [seat5@meadowpointe3.org](mailto:seat5@meadowpointe3.org)  
Justin Lawrence [manager@meadowpointe3.com](mailto:manager@meadowpointe3.com)  
Carlos Garcia [cagarcia@yellowstonelandscape.com](mailto:cagarcia@yellowstonelandscape.com)

## **Tab 6**





# Meadow Pointe 3 Enhancement Opportunities

Wednesday, October 15, 2025

12 Observations Identified



Hillhurst Crossing Key  
Pad



Would Want To Remove  
The Firebush & Install Sod  
To The Sign





Fire bushes Are Growing  
Big & Might Block The  
Sign



Want To Fill In Gold  
Duranta Row



Fill In Row Of Gold  
Duranta In Front Of  
Ammanford Sign



Install Row Of Gold  
Duranta In Front Of  
Ammanford Sign





Empty Areas Around  
Tennis Court



Empty Areas Around  
Tennis Court



Empty Areas Around  
Tennis Court



Empty Areas Around  
Tennis Court





Dead Tree At Claridge Place



2nd Dead Tree At  
Claridge Place  
This area is a bus stop for  
kids in the morning

Carlos Garcia  
Yellowstone Landscape



# *Amman F0rd*

*Wesley Chapel, Fl*

*August 2025*

*Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom*



*Existing*

## *Landscape Design Suggestions*

*Gold Mound Duranta*  
*Dwarf Pink Ixora*  
*Asiantic Jasmine*  
*Cocoa Brown Mulch*



*Potential*



# Amman F0rd

Wesley Chapel, Fl

August 2025

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



*Existing*

## Landscape Design Suggestions

*Clusia*  
*Dwarf Pink Ixora*  
*Cocoa Brown Mulch*



*Potential*



# Broughton Place

Wesley Chapel, FL

August 2025

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



*Existing*

## Landscape Design Suggestions

*Orange Bird of Paradise*

*Gold Mound Duranta*

*Dwarf Pink Ixora*

*Asiatic Jasmine*

*(Fill in Lorapetalum where needed)*

*Cocoa Brown Mulch*



*Potential*



# Broughton Place

Wesley Chapel, FL

August 2025

*Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom*



*Existing*

## Landscape Design Suggestions

*Dwarf Pink Ixora  
Perennial Peanut  
Cocoa Brown Mulch*



*Potential*



# *Broughton Place*

*Wesley Chapel, Fl*

*August 2025*

*Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom*



*Existing*

## *Landscape Design Suggestions*

*Dwarf Pink Ixora*  
*Clusia Hedge*  
*Cocoa Brown Mulch*



*Potential*



# Claridge Place

Wesley Chapel, FL

August 2025

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



*Existing*



*Potential*

## Landscape Design Suggestions

Red Sister Ti-Plant  
Firebush  
Orange Bird of Paradise  
Dwarf Pink Ixora  
Asiatic Jasmine  
Gold Mound Duranta  
Plumbago  
Tibouchina  
Cocoa Brown Mulch



# Claridge Place

Wesley Chapel, FL

August 2025

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



*Existing*

## Landscape Design Suggestions

*Red Sister Ti-Plant*  
*Orange Bird of Paradise*  
*Asiatic Jasmine*  
*Plumbago*  
*Tibouchina*  
*Cocoa Brown Mulch*



*Potential*



# *Sheringham Nesslewood*

*Wesley Chapel, FL*

*November 2025*

*Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom*



*Existing*

## *Landscape Design Suggestions*

*Orange Bird of Paradise  
Firebush  
Gold Mound Duranta  
Pink Dwarf Ixora  
Asiatic Jasmine Border  
Cocoa Brown Mulch*



*Potential*



# *Sheringham Nesslewood*

*Wesley Chapel, FL*

*November 2025*

*Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom*



*Existing*

## *Landscape Design Suggestions*

*Orange Bird of Paradise*

*Firebush*

*Gold Mound Duranta*

*Pink Dwarf Ixora*

*Allamanda*

*Asiatic Jasmine Border*

*Fill in Trinette Arbuticola*

*Ground Orchid*

*Hawaiian Ti-Plant*



*Potential*



# *Sheringham Nesslewood*

*Wesley Chapel, Fl*

*November 2025*

*Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom*



*Existing*

## *Landscape Design Suggestions*

*Orange Bird of Paradise*

*Jatropha Std*

*Copperleaf*

*Gold Mound Duranta*

*Pink Dwarf Ixora*

*Asiatic Jasmine Border*

*Cocoa Brown Mulch*



*Potential*



# Wrencrest Rensselaer

Wesley Chapel, FL

October 2025

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



*Existing*

## Landscape Design Suggestions

*Blue Daze*  
*Asiatic Jasmine*  
*Cocoa Brown Mulch*



*Potential*



# Wrencrest Rensselaer

Wesley Chapel, FL

October 2025

*Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom*



*Existing*

## Landscape Design Suggestions

*Copperleaf  
Orange Bird of Paradise  
Gold Mound Duranta  
Asiatic Jasmine  
Cocoa Brown Mulch*



*Potential*



# Wrencrest Rensselaer

Wesley Chapel, FL

October 2025

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



*Existing*

## Landscape Design Suggestions

*Variegated Schefflera*  
*Dwarf Pink Ixora*  
*Asiatic Jasmine*  
*Cocoa Brown Mulch*



*Potential*



# Meadow Pointe III

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*

## Landscape Design Suggestions

*St. Augustine Sod*



*Potential*



# Meadow Pointe III Wesley Chapel, Fl

October 2025

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



*Existing*

## Landscape Design Suggestion

Copperleaf  
Gold Mound Duranta  
Dwarf Ixora  
Asiatic Jasmine  
Variegated Liriope



*Potential*



# Meadow Pointe III Wesley Chapel, Fl

October 2025

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

## Landscape Design Suggestion

Orange Bird of Paradise  
Gold Mound Duranta  
Asiatic Jasmine  
African Iris



Potential



# Meadow Pointe III Wesley Chapel, Fl

*Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom*



*Existing*

## Landscape Design Suggestion

*Copperleaf  
Gold Mound Duranta  
Asiatic Jasmine  
Cocoa Brown Mulch*



*Potential*





**Proposal #: 619753**

Date: 11/12/2025

From: Carlos Garcia

Landscape Enhancement Proposal for  
**Meadow Pointe III CDD**

Justin Lawrence  
Rizzetta & Company  
5844 Old Pasco Rd.  
Unit 100  
Wesley Chapel, FL 33544  
manager@meadowpointe3.com

**LOCATION OF PROPERTY**

1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543

**Hillhurst Crossing Enhancement**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	70	\$70.00	\$4,900.00
Gold Duranta (3 GAL)	50	\$18.00	\$900.00
Birds of Paradise (7 GAL)	4	\$79.00	\$316.00
Copperleaf (3 GAL)	18	\$24.00	\$432.00
Pine Bark Mulch (per bag)	25	\$10.00	\$250.00
Pallet of Bermuda Sod	1	\$900.00	\$900.00
6" Spray Heads	6	\$27.00	\$162.00
Flex Pipe Roll	1	\$125.00	\$125.00
1/2 Fittings	25	\$25.00	\$625.00

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

## Landscape Design Suggestion

Orange Bird of Paradise  
Gold Mound Duranta  
Asiatic Jasmine  
African Iris



Potential

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

## Landscape Design Suggestion

Copperleaf  
Gold Mound Duranta  
Asiatic Jasmine  
Cocoa Brown Mulch



Potential

- Will remove existing plant material in the center key pad area and install new plants/mulch
- At the entrance signs, will rip out the firebush and install birds of paradise on each side of the signs
- Will lay a sod strip going towards the speed limit sign
- We will clean our debris

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Meadow Pointe III CDD

Subtotal	\$8,610.00
Sales Tax	\$0.00
Proposal Total	\$8,610.00

THIS IS NOT AN INVOICE



**Proposal #: 531963**

Date: 11/12/2025

From: Carlos Garcia

Landscape Enhancement Proposal for  
**Meadow Pointe III CDD**

Justin Lawrence  
Rizzetta & Company  
5844 Old Pasco Rd.  
Unit 100  
Wesley Chapel, FL 33544  
manager@meadowpointe3.com

**LOCATION OF PROPERTY**

1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543

**MP3 Clubhouse Regrade**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	150	\$65.00	\$9,750.00
Rotors	5	\$525.00	\$2,625.00
Sod Install	2,500	\$1.72	\$4,300.00

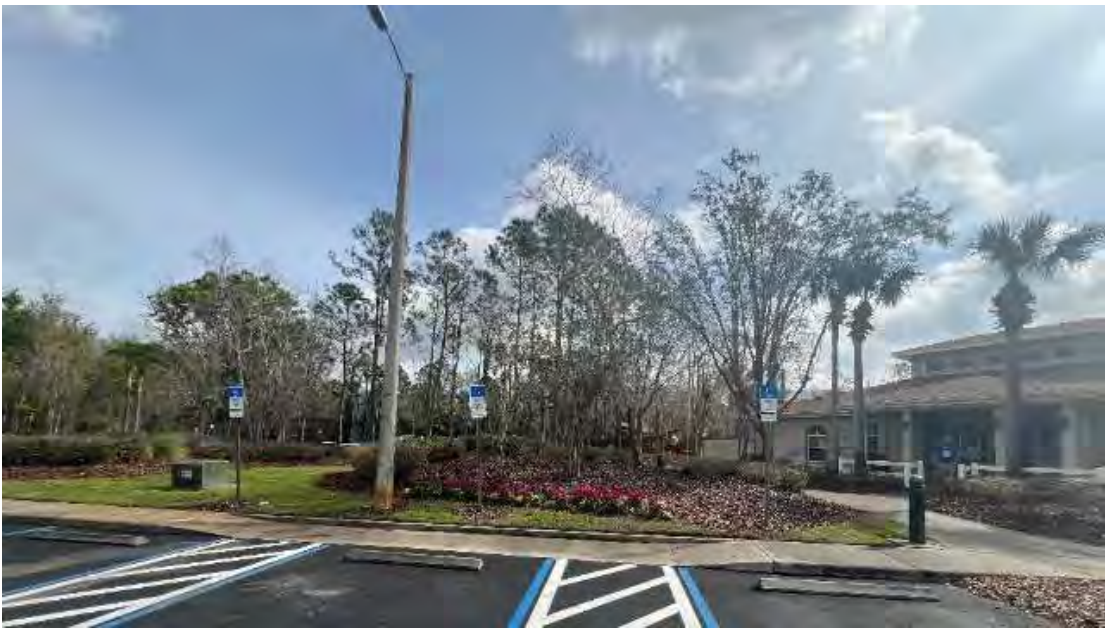
Proposal is to complete the following.

Regrade pre-selected area by removal of all trees and prep for new sod.

Install 2500 sq ft of St Augustine turf.

Price does not include any table or chairs





# Meadow Pointe III

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

St. Augustine Sod





**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Meadow Pointe III CDD

Subtotal	\$16,675.00
Sales Tax	\$0.00
Proposal Total	\$16,675.00

THIS IS NOT AN INVOICE



**Proposal #: 608303**

Date: 10/15/2025

From: Carlos Garcia

**Landscape Enhancement Proposal for  
Meadow Pointe III CDD**

Justin Lawrence  
Rizzetta & Company  
5844 Old Pasco Rd.  
Unit 100  
Wesley Chapel, FL 33544  
manager@meadowpointe3.com

**LOCATION OF PROPERTY**

1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543

**2 Oak Tree by Bus Stop Removal and 2 dying trees  
by Beaconsfield**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
4 Dead Tree Removal	1	\$7,700.00	\$7,700.00





- Crew will cut a total of 4 dead/dying trees
- 2 dead oaks are located at a bus stop at Claridge Place
- 2 dying trees are across the street of Beaconsfield
- Trees will be stump grinded
- We will cut them down to the ground and clean our debris

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone’s control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Meadow Pointe III CDD

Subtotal	\$7,700.00
Sales Tax	\$0.00
Proposal Total	\$7,700.00

**THIS IS NOT AN INVOICE**





**Proposal #: 620615**

Date: 10/16/2025

From: Carlos Garcia

**Landscape Enhancement Proposal for  
Meadow Pointe III CDD**

Justin Lawrence  
Rizzetta & Company  
5844 Old Pasco Rd.  
Unit 100  
Wesley Chapel, FL 33544  
manager@meadowpointe3.com

**LOCATION OF PROPERTY**

1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543

**2025 Additional Mulch (270 Yards)**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Additional 270 Yards of Pine Bark	1	\$16,650.00	\$16,650.00

- Proposal is for an additional 270 yards of Pine Bark Mulch to be installed
- We will clean our debris

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

**Meadow Pointe III CDD**

<b>Subtotal</b>	<b>\$16,650.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$16,650.00</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 608349**

Date: 10/16/2025

From: Carlos Garcia

Landscape Enhancement Proposal for  
**Meadow Pointe III CDD**

Justin Lawrence  
Rizzetta & Company  
5844 Old Pasco Rd.  
Unit 100  
Wesley Chapel, FL 33544  
manager@meadowpointe3.com

**LOCATION OF PROPERTY**

1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543

**2025 Meadow Pointe 3 Community Mulch**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
700 Yards of Pine Bark Mulch	1	\$43,152.00	\$43,152.00

- Will install 700 yards of Pine Bark Mini Nuggets throughout the community
- We will clean our debris

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

**Meadow Pointe III CDD**

<b>Subtotal</b>	<b>\$43,152.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$43,152.00</b>

**THIS IS NOT AN INVOICE**





**Proposal #: 620179**

Date: 11/12/2025

From: Carlos Garcia

Landscape Enhancement Proposal for  
**Meadow Pointe III CDD**

Justin Lawrence  
Rizzetta & Company  
5844 Old Pasco Rd.  
Unit 100  
Wesley Chapel, FL 33544  
manager@meadowpointe3.com

**LOCATION OF PROPERTY**

1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543

**Whitlock Entrance Island Enhancement**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	70	\$70.00	\$4,900.00
Copperleaf (3 GAL)	40	\$24.00	\$960.00
Gold Duranta (3 GAL)	70	\$18.00	\$1,260.00
Dwarf Ixora (3 GAL)	70	\$18.00	\$1,260.00
Variegated Lirope (1 GAL)	80	\$10.00	\$800.00
Asiatic Jasmine (1 GAL)	200	\$9.00	\$1,800.00
Mulch (per bag)	20	\$13.00	\$260.00
6" Spray Heads	6	\$27.00	\$162.00
Flex Pipe Roll	1	\$125.00	\$125.00
1/2 Fittings	25	\$25.00	\$625.00

Conceptual Rendering - Plants are depicted at mature stage in peak season of bloom



Existing

## Landscape Design Suggestion

Copperleaf  
Gold Mound Duranta  
Dwarf Ixora  
Asiatic Jasmine  
Variegated Liriope



Potential

- Will rip out the existing loropetalum and fill in the copper leaf going around the sign
- Will install a jasmine bed going around the sign but stopping at the big oak tree to lay down a Liriope bed
- Will layer the sign with Copperleaf, Gold Duranta and Ixora
- We will clean our debris

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

## AUTHORIZATION TO PERFORM WORK:

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Meadow Pointe III CDD

Subtotal	\$12,152.00
Sales Tax	\$0.00
Proposal Total	\$12,152.00

**THIS IS NOT AN INVOICE**



## **Tab 7**



# MEADOW POINTE III

## Operations Report – November 2025 (October 8<sup>th</sup>- November 11<sup>th</sup>)

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

### Clubhouse Operations, Maintenance & Improvements

- Worked with Yellowstone & Solitude Lake to improve maintenance in & around Pond 1-4,17-20,30-33,41-44,95-99 (Keeping an eye on algae build-up at 3,12,16-17,22-23,46)
- Detailed trash cleanup at pond 19 along with installing “no trespassing or fishing” signs due to high-volume of complaints about fishing & gators – Confirmed FWC request number for “nuisance gator” call
- Detailed trash cleanup at pond 88 along with re-installing 1 “no trespassing & adding 1 additional as well for better sign coverage
- Reported all irrigation issues to Luis & Juan (Yellowstone)
- Reported all irrigation issues/breaks from the construction zone to Yellowstone & the board; Finalized all reimbursement with Interwest Construction for all costs to the district on irrigation repairs
- Working with Cari (SRV Legal) & Daryl (Rizzetta), alongside the master & Larkenheath HOA to finalize the unapproved driveway modifications on Blythewood Way
- Maintenance re-straightened/repared/replaced all needed dog stations
- Repaired loose clubhouse roof panel & had maintenance seal potential leak zones in pool bathroom storage closet; Still monitoring but had strong improvements from first couple initial test repairs
- Working with Cooper Pools on our internal audit of all outside pool storage units & chemical containers; Re-locking all chemical and pump stations along with cleaning-up any loose debris or trash; ensuring everything is in storage or tidy for DOH/Insurance/Rizzetta audits
- Maintenance did clean-up at/around garbage concrete enclosure at clubhouse
- Maintenance lubricated all breaker box locks



- Maintenance repaired kant-slam at tennis courts; also reinforcing entry gate to eliminate hand-triggering the gate release
- Maintenance did some minor PVC fence repairs along Beardsley Drive
- Worked with Romaner Graphics to have new telescoping flag pole installed
- Worked with Romaner Graphics to have all needed wood repaired on pool sun shade structures along with all new shade mesh re-installed
- Maintenance filled pothole (asphalt) nearest 31333 Chatterly Drive
- Maintenance resecured ADA mat with concrete screws nearest Wrencrest (Chatterly)
- Clubhouse staff pulled weeds growing through clubhouse roof edge/gutters
- Repaired/created/Installed rock memorial/monument onto rock-base easel with decorative wood barrier; Yellowstone installed rock & mulch surrounding it at no-charge to the district
- Working with maintenance to check & replace all needed gate signs (safety/warning/camera monitored signs)
- Worked with Carlos (Yellowstone) on removing, planting & maintenance of all needed street trees
- Maintenance continuing to check all village lighting weekly
- Maintenance is documenting/in the process of checking all monument village signs & see if we can handle cleaning/painting/refurbishing or if we will have to use outside vendor for some (Romaner Graphics)
- 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
- Since grades have consistently approved, no longer attending monthly drive-through of the entire community but still involved in inspection recap meeting & sign-off with Carlos (Yellowstone) & Paul Woods (OLM); 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 2/5 (25% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 2/5 (25% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 6 October room rentals
- 2 October Food Truck Wednesdays (5-8pm)
- 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 Alchester, Claridge Place, Heatherstone, Hillhurst Crossing, Larkenheath & Whitlock
- Broughton Place – SAAS replaced the AC motor
- Broughton Place – Breaker box needs a bracket/clasp added so we can lock it – Working with maintenance first to install; If any issues occur, will request SAAS to install
- Claridge Place - Breaker box needs a bracket/clasp added so we can lock it – Working with maintenance first to install; If any issues occur, will request SAAS to install
- Whitlock – Romaner Graphics is going to take the pedestrian exit side gate & repair/reinforce all needed parts
- Wrencrest (Chatterly) – Gate sustained serious damage from an unknown incident between 9/29-9/30 – Repairs were finalized from SAAS & clubhouse management & deputies determined the driver is unknown

### **Field Maintenance**

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (N/A - See November 2025 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also November 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 –November 2025 (October 8<sup>th</sup> – November 11th)

Meadow Pointe III CDD  
1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543  
813-383-6676 / [manager@meadowpointe3.com](mailto: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
8-2024 & 7-2025	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	Board is now considering complete renovation of multi-purpose court to expand to 2 full pickleball courts with gate enclosure & fob access – Will have 3 proposals for the September 2025 CDD meeting	TBD
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; Working with a graphic design vendor to also create matching map with my list; Estimating finalizing in December 2025 but continuing	12-2025



				ongoing efforts for the project with no deadline ever in place	
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	Starting process now; New estimated finishing date sometime in December 2025	12-2025
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	Starting process now; New estimated finishing date sometime in December 2025	12-2025

## 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 <sup>th</sup> , 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 <sup>th</sup> , 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	Doing research to see if our maintenance staff can install nets	Maintenance successfully installed new nets	Completed (1-2023)



		work with Welch tennis to get the nets ordered.	or if it be more efficient/cost-effective to have Welch install		
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	Modified proposals; Added 2 more plumbing options for	Elkay proposal approved in August; System was installed on November 3rd	Completed (11-2023)

		Added best option with installation included in June's agenda	install of purchased Elkay unit; Included in August's agenda		
11-2023	Replace both outside pool restroom mirrors	Will investigate options and prices for replacement	Purchased both mirrors; One accidentally 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)
3-2025			Will be starting detailed maintenance, repair (if-needed) & painting of all village bike racks (Beaconsfield, Heatherstone & Sheringham [Nesslewood]). Will estimate extending replacement to at least 2026	Finalized detailed maintenance, repair (if-needed) & painting of all village bike racks (Beaconsfield, Heatherstone & Sheringham [Nesslewood]). Will estimate extending replacement to at least 2026	Completed (4-2025)
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	Completed (4-2025)
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)
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	Completed (9-2024)
11-2023	Received 3 initial proposals with options of replacing all furniture	Having our original vendor, OFC make presentation for all	Resubmitted 3 total proposals, including OFC with a narrowed scoped for the board to make a	Board approved OFC's final proposal/scope for a full	Completed (11-2024)



	and also doing a vinyl re- strapping	interested options for repairs/upgrades & replacement	final decision during March CDD meeting (Including pool side table options as well)	refurbishing with addition to adding side pool tables as well	
N/A	General update on log; Did full clean-up of formatting; Was incorrect on previous months back. Had a handful of completed projects in the ongoing project section; Also cleaned up numerical date order on completed projects as well				N/A



# MEADOW POINTE III

## Pressure Washing Tracker –November 2025 October 8th-November 11th)

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

### October Zones Started or Completed:

- Start & finalized Beaconsfield monument & entry way
  - Start & finalized Sheringham (Nesslewood) monument & entry way
    - Finalized both pool restroom floors
- Started & finalized exterior PVC fencing of Claridge Place
  - Started & finalized all poolside tables & chairs
- Continued all needed PVC fencing down Beardsley Drive
- Continued all needed concrete walls down Beardsley Drive



Rizzetta & Company



### **November Zones to be Started or Completed:**


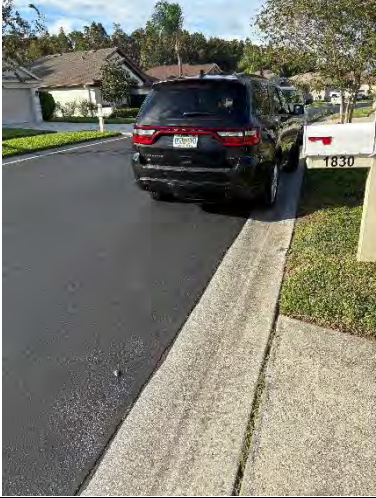

- Start & finalize Larkenheath entry way (No monument p/w while Christmas lights are attached)
- Start & finalize Whitlock entry way (No monument p/w while Christmas lights are attached)
- Start & finalize all needed front clubhouse sidewalks
- Continuing on all needed PVC fencing down Beardsley Drive
- Continuing on all needed concrete walls down Beardsley Drive
- 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

Oct 8<sup>th</sup> – Nov 11<sup>th</sup>

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initials
31227 Chatterly Dr		White Ford Mustang	52E YEV FL	10/9/2025 5:08p			JL
1830 Rensselaer Dr		Black Dodge Durango	05B SHB FL	10/9/2025 5:21p			JL
1830 Rensselaer Dr		Royal Blue Kia Forte	90D TPD	10/9/2025 5:22p			JL



# Parking Violations

Oct 8<sup>th</sup> – Nov 11<sup>th</sup>

1905 Rensselaer Dr		Blue Chevy Trax	JGS L25 FL	10/27/2025 2:32p			JP
2021 Rensselaer Dr		Black Toyota RAV4	DL4 1QD FL	10/27/2025 2:40p			JP
31721 Holcomb Pass		Black Chrysler 300C	N/A No Tag	10/27/2025 3:12p			JP
31820 Blythewood Wy		Gray Honda Civic	PKV G81 FL	10/27/2025 3:28p			JP
1341 Ambridge Dr		Red Lexus ES350	JJC Q61 FL	10/27/2025 3:35p			JP
2044 Rensselaer Dr		Beige Chevy Bolt	FJK HO2 FL	9/23/2025 1:53p	10/28/2025 1:10p		JP

# Parking Violations

Oct 8<sup>th</sup> – Nov 11<sup>th</sup>

31431 Wrencrest Dr		Silver Nissan Altima	DWO 2MR FL	10/28/2025 1:25p			JP
31524 Wrencrest Dr		Red Dodge Charger	37A CWW FL	10/28/2025 1:30p			JP
1412 Greely Ct		Silver Subaru Crosstrek	RRD D45 FL	10/28/2025 1:38p			JP
31246 Chatterly Dr		Black Chevy Suburban	JBK U93 FL	10/28/2025 1:48p			JP
2401 Nesslewood Dr		Gray Toyota Sienna	Y18 ZFH FL	10/28/2025 2:42p			JP
1035 Millebourne Wy		White Chrysler Pacifica	RWK Z90 FL	10/29/2025 3:05p			JP



# Parking Violations

Oct 8<sup>th</sup> – Nov 11<sup>th</sup>

3125 Shaker Cir		Silver Toyota Corolla	25D TSM FL	10/29/2025 3:17p			JP
30842 Prout Ct		Black Hyundai Tucson	53A MQS FL	10/29/2025 3:27p			JP
30930 Prout Ct		Red Dodge Caravan	CL2 7MY FL	10/29/2025 3:38p			JP
2044 Rensselaer Dr		Black Hyundai Sonata	FME X99 FL	10/29/2025 3:49p			JP
31536 Bearded Oak Dr		White Honda Civic	Y76 4ZG FL	11/4/2025 4:17p			JP
30922 Prout Ct		Black Mercedes GLE 63S	33B BMY FL	11/4/2025 4:40p			JP

DATE: 9/27 – 10/3

## CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	I	II	I				
SUNDAY	I	I	II				
MONDAY	III		II	I	I		
TUESDAY	II		I		II		
WEDNESDAY	I			II	I		
THURSDAY	II		I	II			
FRIDAY	II		I				
TOTAL	12	3	8	5	4	0	0



DATE: 10/4 - 10/10

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY		II	I				
SUNDAY	I	II	I	II			
MONDAY	III		I	II	II		
TUESDAY	I			I	I		
WEDNESDAY	II		II		I	I	
THURSDAY	I		I		II	I	
FRIDAY	II		II				
TOTAL	10	4	8	5	6	2	0

DATE: 10/11 – 10/17

## CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	I	I	I				
SUNDAY	I		I				
MONDAY	III			III	I	I	
TUESDAY		I	I		II	I	
WEDNESDAY	I		I	I	I	II	
THURSDAY	II		II	I			
FRIDAY			I		III		
TOTAL	8	2	7	5	7	4	0



DATE: 10/18 – 10/24

## CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	I	I	II				
SUNDAY	I		I				
MONDAY	II					I	
TUESDAY				II	II	I	
WEDNESDAY	I			I	II		
THURSDAY	I			I	I		
FRIDAY	I			I	I		
TOTAL	7	1	3	5	6	2	0

# November 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						<b>1</b>  Comm. Garage Sale (w/ MP4) 8am-2pm
<b>2</b>	<b>3</b>  ABC 9am	<b>4</b>    DRB 6:30pm	<b>5</b>  ABC 9am  CPW 10am-12pm  FTW 5p-8p	<b>6</b>  Romaner Graphics New Flag Pole 9am	<b>7</b>  ABC 9am  Cooper Pools VP Meeting 2pm	<b>8</b>  Greenberg (PR) 10am-2pm  Cintron (PR) 3-7pm
<b>9</b>  Chris Walton PR 10am-2pm (Cancelled)	<b>10</b>  ABC 9am	<b>11</b>  Yellowstone (Rock & Mulch Install) 9am  Cooper Pools VP Meeting 2pm  HOA 6:30pm	<b>12</b>  ABC 9am  CPW 10am-12pm	<b>13</b>	<b>14</b>  ABC 9am	<b>15</b>
<b>16</b>  Hernandez (PR) 10am-2pm	<b>17</b>  ABC 9am	<b>18</b>    Larkenheath HOA 6:30pm	<b>19</b>  ABC 9am  CPW 10am-12pm  CDD 6:30pm	<b>20</b>	<b>21</b>  ABC 9am	<b>22</b>  Garcia (PR) 10am-7pm
<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>  ABC 9am  CPW 10am-12pm	<b>27</b>    Larkenheath FC 6:30pm	<b>28</b>	<b>29</b>
<b>30</b>						

FTW: Food Truck Wednesday // CPW: Coffee Pastry Wednesday

PR: Private Rental ABC: Aqua Belles Club



# Deputy Schedule – November 2025



**MEADOW POINTE III**

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



# Pickleball Court Expansion Project

The board requested a total amount of the entire project & a tighter refinement of all the proposal.

ALL 3 vendors now have a total price + an add-on for lighting.

DCSI is already our chosen/preferred vendor for fob access so If the board SELECTED A VENDOR, the final total would be their price, the add-on for lighting + DCSI's total for just about the exact out the door price for the project not including any additional engineer fees, etc. or unexpected/minor landscaping fees that I cannot currently estimate at this time.

# 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>
<b><u>TOTAL</u></b>	<b><u>\$95,815.00</u></b>

**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)



# PROPOSAL

Jose Uribe

352-457-8883

Juribe285@gmail.com

9088 SW 61st Lane  
Bushnell, FL 33513  
09/09/2025

Project Title and Location: Pickleball courts at Meadow Pointe III 1500 Meadow Pointe Blvd. Wesley Chapel, FL

Project Description: Proposal to remove and dispose of multiple existing sports pads, shrubs, and trees. Prep, level with base to extend the area and install two pickleball courts.

Description	
Provide and install asphalt base for full depth asphalt (1 inch compacted thickness , 1 trip , 2 lifts) 1770 sq ft	
Provide asphalt milling services for 4,950 sq ft	
Provide asphalt milling cap (105' x 64') 1 inch compacted thickness 6720 sq ft.	
Provide and install painted striping for Pickleball courts	
Provide an install a 6 foot black chain-link fence around the entire perimeter of the court complex to provide a secure enclosure, enhanced site aesthetics, and insure player safety.	
Total cost of project	\$94,500.00

Add-on Option : 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-on Total: \$14,500.00

This may change a little once we have approved site plan. We will be providing and overseeing all aspects of the installation of the Pickleball courts; therefore, we will require up to 50% deposit. Proposal is good for 30 days from the date above. Thank you for your business, have a blessed day. - Jose Uribe



## 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
EST0097	10/06/2025	USD \$88,900.00

DESCRIPTION	RATE	QTY	TOTAL
<b>1. Demolition and Disposal of Existing Asphalt (68x64):</b> Carefully demolish and remove all existing asphalt within the 68x64 area, ensuring proper debris handling, loading, and transportation to an approved disposal site while maintaining safety, cleanliness, and minimal disruption to surrounding areas.	\$88,900.00	1	\$88,900.00
<b>2. 6" Base Installation:</b> Prepare and install a compacted 6-inch aggregate base layer to provide a strong, stable foundation for the asphalt surface, ensuring proper grading, uniform compaction, and adherence to project specifications for long-term durability and performance.			
<b>3. Asphalt Installation (4,352 sq ft):</b> Lay and compact new asphalt over the prepared base, achieving a smooth, even finish with correct slopes for drainage. Work includes applying tack coat, precise thickness control, and ensuring long-lasting surface integrity.			
<b>4. Surfacing (2 courts):</b> Apply surfacing using using 2 layers of base, 2 layers of colors and 1 layer for lines			
<b>5. Fencing – 264 Linear Feet (8 ft Height):</b> Install 264 linear feet of 8-foot-high chain-link fencing around the perimeter, including sturdy posts, tension wires, and gates as needed, ensuring secure boundaries, proper alignment, and a clean, professional appearance.			
<b>6. Divider Fence – 59 Linear Feet (4 ft Height):</b> Supply and install 59 linear feet of 4-foot-high divider fencing to separate designated areas within the court space, ensuring stability, safety, and visual consistency with the main fencing system.			
<b>7. Installation of 2 pickleball nets</b>			

- Labor and materials are included on price
- 50% will be paid upfront
- 25% will be paid after surfacing
- 25% remaining will be paid after completion

**TOTAL:** USD \$88,900.00



**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
EST0096	10/06/2025	USD \$37,000.00

DESCRIPTION	RATE	QTY	TOTAL
<b>1. Installation of 4 Light Poles with Dual LED Light Heads:</b>	\$37,000.00	1	\$37,000.00
Supply and install four steel light poles, each equipped with dual high-efficiency LED light heads, ensuring proper electrical connections, secure foundations, optimal positioning, and uniform illumination across the designated sports or recreational area.			

•Labor and materials are included on price  
•Full amount of contract will be upfront to cover purchasing and delivery of light poles along with installation

**TOTAL: USD \$37,000.00**





# CONSTRUCTION CONTRACT

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This construction contract is entered by and between New Force Construction Division of SC Contractors and ("Meadow Pointe") for the repair/rebuild services to be performed on the designated property 1500 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

## **1. PAYMENTS**

- 1.1** Owner agrees to pay 50% of the total contract amount as a deposit upon execution of this agreement.
- 1.2** The remaining balance shall be paid through progress payments as the work advances according to the scope of work.
- 1.3** Contractor will issue invoices reflecting the progress of work completed. Each invoice must be paid within three (3) calendar days from the date the invoice is sent to the Owner.

## **2. CHANGE ORDERS**

- 2.1** Any modifications to the scope of work must be documented in a written Change Order and signed by both parties.
- 2.2** The Contractor will not proceed with changes until the Owner has approved the Change Order.
- 2.3** Administrative Fee: A \$95 fee applies to each Change Order to cover processing and administrative costs.



# CONSTRUCTION CONTRACT

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## 3. WARRANTIES

**3.1** 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.

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

## 4. PERMITS AND APPROVALS

**4.1** The Contractor will secure all required permits and approvals for the work.

**4.2** The Owner will reimburse the Contractor for the cost of any permits unless otherwise specified.

## 5. TERMINATION

**5.1** Either party may terminate this Agreement with \_\_\_\_\_ days written notice.

**5.2** The Owner is responsible for payment of all work completed up to the termination date.



# CONSTRUCTION CONTRACT

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## 6. DISPUTE RESOLUTION

**6.1** All disputes will be resolved through binding arbitration in accordance with the laws of the State of Florida.

**6.2** The prevailing party in any dispute will be entitled to recover reasonable attorney's fees and costs.

## 7. General Terms

**7.1** This Agreement constitutes the entire understanding between the parties.

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

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

## 8. LIEN RIGHTS

**8.1** Pursuant to Chapter 713 of the Florida Statutes, the Contractor has the right to file a claim of lien against the Owner's property if payment for labor, services, or materials provided under this contract is not received in accordance with the terms set forth herein.

**8.2** The Owner acknowledges receipt of this notice and understands that failure to make timely payments may result in a lien being recorded against the property, which could lead to legal action and affect the title to the property.

**8.3** The Contractor shall provide all required notices, including a Notice to Owner (NTO), in accordance with Florida law to preserve its lien rights





# CONSTRUCTION CONTRACT

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**Owner**

**NAME:** \_\_\_\_\_

**signature** \_\_\_\_\_

**Date** \_\_\_\_\_

**COMPANY:** New force construction LLC

**By:** New force construction LLC

**Title:** Owner & Contractor

**Signature:** \_\_\_\_\_



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

## Estimate

**ADDRESS**

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

ESTIMATE #	DATE	EXPIRATION DATE
12375	11/06/2025	01/31/2026

SALES REP  
DC

ACCT#/LOT/BLK  
Pickle Ball Access Control

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>This estimate is for adding access control to the Pickle Ball court gate, this addition will be wired back to the clubhouse to work with the existing Access Control System and credentials. This estimate also has an option to add two cameras at the Pickleball court area that will record/display on the Clubhouse camera system.</p> <p>Included:</p> <p><b>Access System</b></p> <ul style="list-style-type: none"><li>(1) HID Prox reader</li><li>(1) 1200lbs maglock</li><li>(1) Chain-link Gate maglock Mounting Bracket</li><li>(1) TB-400B -Hydraulic Gate Closer</li><li>(1) Outdoor wide-gap contact</li><li>(1) Outdoor Siren</li><li>(1) Request to exit button</li><li>(2) 48" mounting post</li><li>(1) AL600ULACMCB- Power Supply</li><li>(1) UPS with 900AV Surge Protector</li><li>(2) Sidewalk conduit Bores</li></ul> <p>Approx. 200' trenching and conduit from clubhouse to Pickle Ball court gate</p> <p>Wire, Installation, setup, and training included.</p> <p>-----</p> <p><b>Camera installation</b></p> <ul style="list-style-type: none"><li>(2) IP5BF- 5MP Bullet IP cameras with 2.8mm lens, ColorMax night vision technology and AI</li><li>(2) PMB- Pole mount brackets</li><li>(2) BBS- Outdoor junction boxes</li><li>(1) 8 Port PoE+ wall mounted Gigabit switch</li></ul> <p>Underground Wire, Installation, and Programming Included.</p>	1	17,489.00	17,489.00
		1	2,487.50	2,487.50

Thank you for your time and this opportunity to do business with you!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

SUBTOTAL	19,976.50
TAX (6.5%)	0.00
<b>TOTAL</b>	<b>\$19,976.50</b>

Accepted By

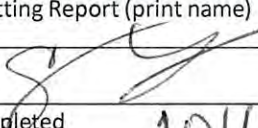
Accepted Date

## Incident Report Form

Use this form to report accidents, injuries, medical situations, or behavior incidents (incidents involving a crime or traffic incident should be reported to Law Enforcement as well). This report must be completed immediately after the incident. Submit completed forms via email to District Manager, Amenity Services Management, Division Director, and CDD Board Chair (if appropriate) and secure master copy on site. If taken, include and attach all witness statements and/or Law Enforcement reports with/to this form.

INFORMATION ABOUT PERSON INVOLVED IN THE INCIDENT			
Full Name	Barbara Flannery		
Home Address	31204 Shaker Circle		
	<input checked="" type="checkbox"/> Resident	<input type="checkbox"/> Visitor	<input type="checkbox"/> Other
Phone Numbers	Home	Cell 561-573-4701	Work

INFORMATION ABOUT THE INCIDENT			
Date of Incident	9/16/25	Time	5:30pm
		Police Notified	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Report Number:	
Location of Incident	Whitlock Exit Gate		
Description of Incident (what happened, how it happened, factors leading to the event, etc.) Be as specific as possible but do not embellish (attached additional sheets if necessary)			
See typed attached form.			
Were there any witnesses to the incident? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, attach separate sheet with names, addresses, and phone numbers.			
Was the individual injured? If so, describe the injury (laceration, sprain, etc.), the part of body injured, and any other information known about the resulting injury(ies).			
No injuries reported.			
Was medical treatment provided? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Refused			
If yes, where was treatment provided: <input type="checkbox"/> on site <input type="checkbox"/> Urgent Care <input type="checkbox"/> Emergency Room <input type="checkbox"/> Other			

REPORTER INFORMATION	
Individual Submitting Report (print name)	Justin Lawrence
Signature	
Date Report Completed	10/6/25

### FOR OFFICE USE ONLY

Report Received by \_\_\_\_\_

Date \_\_\_\_\_



On 9/17 Barbara Flannery called John & let him know the Whitlock gate had closed on her car and created damage. John let her know he would speak with me & do some investigation on the matter. I spoke with her later that day as well & explained we would watch the cameras but if we saw tailgating or her not allowing the gate to properly cycle, there would be a strong chance that the district would not be responsible for any damages. I told her before we checked the cameras if she could email me pictures of any damages as well.

We also received the exact date, time and car description. After a couple days we never received any pictures but John went out to just check the cameras to see if we could at least see a matching vehicle description for that date and time. John came back to me & let me know that he did not see the vehicle at all, but he believe that the exit camera may have been out. I sent another 2 follow-up emails asking for pictures again.

I did not fill out an incident report yet since we really had no evidence of the event even happening. Finally, after a few email and calls a couple weeks later I decided that I would just come out to the resident's house to gather the pictures myself and re-watch the cameras. On Friday 10/3 I went out and gathered pictures and tried to re-watch the cameras. I also confirmed with them that it happened at the exit gate. After checking the cameras, I saw that the exit camera was indeed out and there as no way of us seeing the event. We had checked this camera about only a few weeks prior involving an incident on 8-4 with FHP, so staff was unaware of them being out. I reported it to our vendor that day to please come out and check on the Whitlock camera along with Chatterly

as well since I was having network issues/not able to view the incident from that gate either.

I reported back to Barbara's daughter, Deborah and let her know that I would speak with my district manager, but since there was no footage of the incident there was really nothing I could do at this time. After explaining the situation to Daryl, he recommended I attach this incident report & the pictures for the board to discuss at the next meeting. I let the residents know of the update and recommended them to come to the next board meeting as well.

Daryl asked if staff has a plan in place to check & monitor these cameras & while we do our best every 3 months or so to check them all, staff does not have the time or capability to check them weekly or monthly and I strongly recommended re-activating a contract with DCSI where he comes on sites monthly or quarterly as well to ensure all parts of the cameras and their systems are operating properly.







# GEICO GENERAL INSURANCE COMPANY

Florida

Request a Supplement:

CCC Facility: Use CCC Estimate Share

Non-CCC Facility: partners.geico.com

3535 West Pipkin Road

Lakeland, FL 33811

Claim #:

0606385050000002-01

Workfile ID:

3f7133b9

## Estimate of Record

Written By: MELISSA M. RIEG, 10/30/2025 3:16:57 PM

Adjuster: DUNAWAY, CORY, (813) 886-7411 Business

Insured:	Barbara Flannery	Owner Policy #:	4506633561	Claim #:	0606385050000002-01
Type of Loss:	Collision	Date of Loss:	09/28/2025 05:30 PM	Days to Repair:	15
Point of Impact:	10 Left Front Pillar (Left Side)	Deductible:	500.00		

### Owner (Insured):

Barbara Flannery  
31204 Shaker Cir  
Wesley Chapel, FL 33543-7896  
(561) 573-4701 Evening  
(561) 571-1684 Cellular

### Inspection Location:

Ferman Collision at Cypress  
Creek  
1881 FOGGY RIDGE PKWY  
LUTZ, FL 33559-6798  
Drive-in  
(813) 428-7135 Day

### Appraiser Information:

(813) 395-2302

### Repair Facility:

OWNER'S CHOICE

## VEHICLE

2017 NISS Rogue SV FWD 4D UTV 4-2.5L Gasoline Sequential MPI Magnetic Black

VIN:	KNMAT2MT4HP514920	Production Date:	11/2016	Interior Color:	Charcoal
License:	IH43QR	Odometer:	49347	Exterior Color:	Magnetic Black
State:	FL	Condition:			

### TRANSMISSION

Automatic Transmission

### POWER

Power Steering  
Power Brakes  
Power Windows  
Power Locks  
Power Mirrors  
Heated Mirrors  
Power Driver Seat

### DECOR

Dual Mirrors  
Privacy Glass  
Console/Storage  
Overhead Console

### CONVENIENCE

Intermittent Wipers

Tilt Wheel

Cruise Control

Rear Defogger

Keyless Entry

Alarm

Message Center

Steering Wheel Touch Controls

Rear Window Wiper

Telescopic Wheel

Heated Steering Wheel

Climate Control

Navigation System

Backup Camera

Surround View Camera

Remote Starter

AM Radio

FM Radio

Stereo

Search/Seek

CD Player

Auxiliary Audio Connection

Satellite Radio

### SAFETY

Drivers Side Air Bag

Passenger Air Bag

Anti-Lock Brakes (4)

4 Wheel Disc Brakes

Traction Control

Stability Control

Front Side Impact Air Bags

Head/Curtain Air Bags

Blind Spot Detection

### SEATS

Cloth Seats  
Bucket Seats  
Heated Seats

### WHEELS

Aluminum/Alloy Wheels

### PAINT

Clear Coat Paint  
Metallic Paint

### OTHER

Rear Spoiler  
Signal Integrated Mirrors

### TRUCK

Power Trunk/Liftgate

## Estimate of Record

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2017 NISS Rogue SV FWD 4D UTV 4-2.5L Gasoline Sequential MPI Magnetic Black

Air Conditioning

**RADIO**

Hands Free Device



### Estimate of Record

2017 NISS Rogue SV FWD 4D UTV 4-2.5L Gasoline Sequential MPI Magnetic Black

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		<b>FRONT BUMPER &amp; GRILLE</b>					
2	R&I	R&I bumper cover	620226FL0H			2.1	
3	* <>	Rpr Bumper cover	620226FL0H			<u>1.0</u>	2.6
		NOTE: REPAIR LEFT FRONT CORNER ONLY					
4	#	Refn Basecoat Reduction FRONT BUMPER COVER					-1.3
5		<b>FRONT LAMPS</b>					
6	R&I	LT Headlamp assy	260606FL0A			0.3	
7	R&I	RT Headlamp assy	260106FL0A			0.3	
8		<b>FENDER</b>					
9	*	Rpr LT Fender	631016FL0A			<u>1.0</u>	2.2
10		Overlap Major Non-Adj. Panel					-0.2
11	#	Refn Basecoat Reduction LT FENDER					-0.4
12	*	Rpr RT Fender	631006FL0A			<u>1.0</u>	2.2
13		Overlap Major Non-Adj. Panel					-0.2
14	#	Refn Basecoat Reduction RT FENDER					-0.4
15	R&I	RT Wheel opng mldg	638609TA1A			0.3	
16	R&I	LT Wheel opng mldg	638619TA1A			0.3	
17		<b>FRONT DOOR</b>					
18	R&I	RT Belt molding	808204CL0A			0.2	
19	*	Rpr RT Outer panel (HSS)	801524BA0A			<u>1.5</u>	2.1
		NOTE: FULL REFINISH ALLOWED AS SCRATCHES THROUGHOUT THE LENGTH OF PANEL					
20		Overlap Major Adj. Panel					-0.4
21	*	R&I RT Lower molding w/o Korea built w/o chrome	808766FL0B			<u>0.3</u>	
22	R&I	RT R&I mirror	963015HK0A			0.3	
23	*	R&I LT Mirror cover w/o US built w/heated	963744BA0A			<u>0.1</u>	
24	*	Rpr LT Mirror cover w/o US built w/heated	963744BA0A			<u>0.5</u>	<u>0.2</u>
25		<b>REAR DOOR</b>					
26	R&I	RT Belt molding	828204CL0A			0.2	
27	*	Rpr RT Outer panel (HSS)	821524BA0A			<u>1.5</u>	2.0
		NOTE: FULL REFINISH ALLOWED AS SCRATCHES THROUGHOUT THE LENGTH OF PANEL					
28		Overlap Major Adj. Panel					-0.4
29	*	R&I RT Lower molding w/o chrome	828766FL0B			<u>0.3</u>	
30	R&I	RT Handle, outside w/o chrome	826404KG0A			0.4	
31		<b>QUARTER PANEL</b>					
32	*	Rpr RT Quarter panel	781124BA0A			<u>2.0</u>	2.7
33		Overlap Major Adj. Panel					-0.4
34	#	Refn Basecoat Reduction RT QUARTER					-0.5
35	*	Rpr LT Quarter panel	781134BA0A			<u>1.0</u>	2.7

### Estimate of Record

2017 NISS Rogue SV FWD 4D UTV 4-2.5L Gasoline Sequential MPI Magnetic Black

36		Overlap Major Non-Adj. Panel				-0.2
37	#	Refn Basecoat Reduction LT QUARTER				-0.5
38		R&I RT Wheel opng mldg	788604BA0A	0.3		
39		R&I LT Wheel opng mldg	788614BA0A	0.3		
40		<b>REAR LAMPS</b>				
41		R&I RT Tail lamp assy	265506FL0C	0.3		
42		R&I LT Tail lamp assy	265556FL0C	0.3		
43		<b>REAR BUMPER</b>				
44		R&I R&I bumper cover	850226FL0H	1.3		
45	* <>	Rpr Bumper cover	850226FL0H	<u>1.5</u>		2.8
		NOTE: REPAIR SMALL SCRATCHES LT AND RT SIDES OF REAR BUMPER				
46		Overlap Major Non-Adj. Panel				-0.2
47		Clear Coat				2.5
48	#	Refn Basecoat Reduction REAR BUMPER				-0.5
49		<b>MISCELLANEOUS OPERATIONS</b>				
50	#	Rpr Cover Car				0.2
51	#	Repl Flex Additive	1	5.00		
52	#	Repl Restore Corrosion Protection	1	10.00	0.2	
53		<b>OTHER CHARGES</b>				
54	#	Hazardous Waste Removal	1	4.00		
<b>SUBTOTALS</b>			<b>19.00</b>	<b>18.8</b>	<b>16.6</b>	

### NOTES

Prior Damage Notes:  
DENT LT REAR DOOR, SCRATCHES VERY CENTER MIDDLE OF BUMPER

### ESTIMATE TOTALS

Category	Basis		Rate	Cost \$
Parts				15.00
Body Labor	18.8 hrs	@	\$ 54.00 /hr	1,015.20
Paint Labor	16.6 hrs	@	\$ 54.00 /hr	896.40
Paint Supplies	16.6 hrs	@	\$ 36.00 /hr	597.60
Other Charges				4.00
Subtotal				2,528.20
Sales Tax	\$ 2,528.20	@	6.0000 %	151.69
County Tax	Tier 1 \$ 2,528.20	@	1.0000 %	25.28
<b>Total Cost of Repairs</b>				<b>2,705.17</b>
Deductible				500.00
<b>Total Adjustments</b>				<b>500.00</b>
<b>Net Cost of Repairs</b>				<b>2,205.17</b>

## Estimate of Record

2017 NISS Rogue SV FWD 4D UTV 4-2.5L Gasoline Sequential MPI Magnetic Black

This is not an authorization to repair.

All GEICO customers have the right to have their vehicle repaired in the shop of their choice.

No Supplement will be honored unless authorized by GEICO.

NOTICE: Vehicles constructed of special metals may require the use of specialized welding and bonding equipment. Proper measuring and structural repair systems are required on today's vehicle to accurately accomplish vehicle repairs. Make sure your shop has the proper equipment to repair your vehicle.

### ALTERNATE PARTS DISCLAIMER:

IF A QUALITY REPLACEMENT PART (A/M, LKQ, RECOND OR OPT OEM) APPEARS ON THIS ESTIMATE, IT INDICATES THAT THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF ONE OR MORE CRASH PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. GUARANTEES, IF ANY, APPLICABLE TO THESE REPLACEMENT CRASH PARTS ARE PROVIDED BY THE PART MANUFACTURER OR DISTRIBUTOR RATHER THAN BY THE MANUFACTURER OF YOUR VEHICLE.

\*\*\*IN ADDITION TO ANY SUCH GUARANTEES, GEICO PROVIDES THE FOLLOWING:

\*\*\*\*OWNER LIMITED GUARANTEE\*\*\*\* WE GUARANTEE THAT ALL QUALITY REPLACEMENT BODY PARTS (PARTS NOT MANUFACTURED BY THE MANUFACTURER) IDENTIFIED ON YOUR ESTIMATE, ARE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP AND MEET GENERALLY ACCEPTED INDUSTRY STANDARDS. THIS PARTS AND LABOR GUARANTEE WILL BE IN EFFECT FOR AS LONG AS YOU OWN THE VEHICLE DESCRIBED IN THE ESTIMATE. THIS GUARANTEE COVERS THE COST OF THE PART, LABOR TO INSTALL, AND INCIDENTALS SUCH AS PAINT AND MATERIALS AND IS SPECIFICALLY LIMITED TO THOSE ITEMS. THIS GUARANTEE DOES NOT COVER LOSS OR DAMAGE THAT IS UNRELATED TO DEFECTS IN THE QUALITY REPLACEMENT PARTS. THIS IS NOT TRANSFERABLE. IF ANY QUALITY REPLACEMENT PARTS ARE DEFECTIVE IN EITHER MATERIAL OR WORKMANSHIP, CONTACT YOUR LOCAL GEICO REPRESENTATIVE.

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE (FLORIDA STATUTES TITLE XLVI, CHAPTER 817.234). FAILURE TO USE THE INSURANCE PROCEEDS IN ACCORDANCE WITH THE SECURITY AGREEMENT, IF ANY, COULD BE A VIOLATION OF S. 812.014, FLORIDA STATUTES. IF YOU HAVE ANY QUESTIONS, CONTACT YOUR LENDING INSTITUTION. IF A CHARGE FOR SHOP SUPPLIES OR HAZARDOUS OR OTHER WASTE REMOVAL IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: "THIS CHARGE REPRESENTS COSTS AND PROFITS TO THE MOTOR VEHICLE REPAIR FACILITY FOR MISCELLANEOUS SHOP SUPPLIES OR WASTE DISPOSAL." IF A CHARGE FOR NEW TIRES OR A NEW OR REMANUFACTURED LEAD-ACID BATTERY IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: A \$1.00 FEE FOR EACH NEW MOTOR VEHICLE TIRE SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW MOTOR VEHICLE TIRES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX CHAPTER 403.718. A \$1.50 FEE FOR EACH NEW OR REMANUFACTURED LEAD-ACID BATTERY SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW OR REMANUFACTURED LEAD-ACID BATTERIES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX 403.7185.



## Estimate of Record

2017 NISS Rogue SV FWD 4D UTV 4-2.5L Gasoline Sequential MPI Magnetic Black

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARF3650, CCC Data Date 10/17/2025, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (\*) or Double Asterisk (\*\*) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

### SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category.  
X=Miscellaneous Non-Taxed charge category.

### SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category.  
M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

### OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel.  
CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber.  
D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part.  
O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet.  
UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

**Estimate of Record**

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2017 NISS Rogue SV FWD 4D UTV 4-2.5L Gasoline Sequential MPI Magnetic Black

**Diagnostic, Scanning and Repair Calibration**

**All estimate lines listing pricing secured through asTech are marked up and can be obtained by contacting asTech directly**

**Website: [asTech.com/geico](https://asTech.com/geico)**

**Phone: 1-888-486-1166**

**Email: [geico@repairify.com](mailto:geico@repairify.com)**

Hi Justin,

Thank you again for taking the time to connect with me earlier regarding the cell tower lease at Meadow Pointe. As we discussed, my firm, TowerPoint, has an interest in presenting a telecom proposal to your board.

To prepare an offer for your upcoming board meeting, I will need a copy of the existing lease agreement. I understand everything must go through your attorney, so if you could kindly forward my information along, I'd greatly appreciate it.

In the meantime, I reviewed the public records you pointed me to on the Meadow Pointe website. Based on the annual rental revenue reflected there, our preliminary analysis indicates a lump sum cash buyout north of \$700,000, along with a 50% revenue share on any additional tenants we are able to bring onto the tower through our asset management services. Reviewing the existing lease agreement will allow me to finalize a tailored valuation and proposal.

Thank you again for your help in connecting me, and I look forward to discussing this opportunity further.

Best Regards,

Madison Carlson  
Director of Acquisitions

ph 678-987-4969  
f 678-735-6521  
[madison.carlson@towerpoint.com](mailto:madison.carlson@towerpoint.com)



T O W E R P O I N T



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**Your car has been picked up!**

If you have any questions, please let me know. We repaired the entire bedside, including some scratches and damage that weren't related to the accident — I hope you'll be happy with the results. Have a great day!

**Best regards,**

**CALIBER**

Grygorii Pylypenko

Service Advisor

27358 Centerline Drive | Wesley Chapel, FL 33544

**p 813 522 3017 | f 813 522 3025**

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## Finalized Monument Alterations/Addition off MPII Blvd



I'd like to have 2 items placed on the Agenda for the upcoming meeting on Nov 19. Larkenheath will be represented at the meeting.

1. Notices sent to homeowners regarding painted driveways. Clarification needed.
2. Safety issues in our village due to increased traffic and speeding on MP Blvd, making crossing dangerous; we need to have the flashing lights on our crosswalk sign.  
Also need for speed limit signs in our community, so we can enforce. Pasco County has been contacted and has advised that these issues are related to non-county roads and thus not in their purview.

Please let me know if you need further details before the meeting.

Alberta E. Hultman, President  
Larkenheath HOA



Good morning Justin,

I wanted to find out if there is anyway I can get anything from the CDD waiving responsibility for me and my property regarding a permanently poured landscaping boarder that my neighbor installed around the mailbox on the CDD side which is just a little bit larger than what's allowed without a separate architectural request from the CDD. My address is [REDACTED] and their address is [REDACTED]

I guess want a hold harmless? I wasn't asked by them if I wanted it, they installed it because they were doing the same to their flowerbeds and left me with zero say. Since it's larger than the standard, about 1/4 of an inch (maybe slightly less than that) wider than what MP3 allows, and it's on the CDD section that is entirely in front of my property, I want some assurance that I will now be sanctioned, fined, or made to be responsible for something I don't install, but was placed on land/grass/etc I am required to maintain due to its location in proximity to my property. Larkenheath HOA doesn't hold me responsible for it, however it's not on property owned by Larkenheath so I am seeking additional assurance from MP3.

If you are able to do this, wonderful. If you aren't, can you either forward this to whomever is and copy me or provide me with their contact information so I can reach out to them?

I truly appreciate everything you do for not only MP3 but Larkenheath. This isn't an easy community (found this out quick when I was elected to the board) but you still manage to address members with a level of respect they don't always deserve. So for that, thank you.

Sincerely,

[REDACTED]





Justin,

My name is Hipolito (Henry) Gonzalez and my property address is 1407 Salmonberry Street. I have lived at this residence since 2012, in those 13 years I have noticed ground erosion taking place around the pond. The concrete slab is now over 3 feet away from the edge of the pond. The pond is not retaining water as it once did, usually it fills during the rainy season and the levels start to fall around December, it was 3 feet below the banks by the first week in October this year just like last year. Each year it becomes lower earlier. The slab is unsightly and looks unstable. Also, erosion is occurring all around the pond and is now encroaching onto my neighbors yard. Erosion is also occurring in the neighboring pond which feed pond 92, at this rate the 2 ponds will become 1 in a few years. Pictures are listed below. Please coordinate with the CDD and apprise them of this issue. My phone number is (XXX) XXX-XXXX, please feel free to pass on my number if anyone has any questions. Thank you for your help in this matter. HG







## **Tab 8**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

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

## District Manager's Report

November 19

# 2025

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#### District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>9/30/2025</u>
General Fund Cash & Investment Balance:		\$1,774,158
Reserve Fund Cash & Investment Balance:		\$1,881,180
Debt Service Fund & Investment Balance:		<u>\$639,813</u>
<b>Total Cash and Investment Balances:</b>		<b>\$4,295,151</b>
<b>General Fund Expense</b>		<b>Under</b>
<b>Variance: \$159,034</b>		<b>Budget</b>



Rizzetta & Company

# **Meadow Pointe III Community Development District**

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**Financial Statements  
(Unaudited)**

**September 30, 2025**

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

**meadowpointe3.org  
rizzetta.com**



**Meadow Pointe III Community Development District**

Balance Sheet  
As of 09/30/2025  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	121,012	0	0	121,012	0	0
Investments	1,653,146	1,881,180	639,813	4,174,139	0	0
Accounts Receivable	517,059	0	0	517,059	0	0
Prepaid Expenses	16,334	0	0	16,333	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	639,813
Amount To Be Provided Debt Service	0	0	0	0	0	5,875,187
<b>Total Assets</b>	<b>2,334,263</b>	<b>1,881,180</b>	<b>639,813</b>	<b>4,855,255</b>	<b>11,070,208</b>	<b>6,515,000</b>
<b>Liabilities</b>						
Accounts Payable	64,943	0	0	64,943	0	0
Deferred Revenue	461,359	0	0	461,359	0	0
Accrued Expenses	5,781	0	0	5,781	0	0
Other Current Liabilities	368	0	0	368	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	6,515,000
Deposits Payable	950	0	0	950	0	0
<b>Total Liabilities</b>	<b>533,401</b>	<b>0</b>	<b>0</b>	<b>533,401</b>	<b>0</b>	<b>6,515,000</b>
<b>Fund Equity &amp; Other Credits</b>						
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	(106,154)	737,396	54,695	685,936	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,800,862</b>	<b>1,881,180</b>	<b>639,813</b>	<b>4,321,854</b>	<b>11,070,208</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>2,334,263</b>	<b>1,881,180</b>	<b>639,813</b>	<b>4,855,255</b>	<b>11,070,208</b>	<b>6,515,000</b>

**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	46,572	46,572
Special Assessments				
Tax Roll	2,124,406	2,124,406	2,147,336	22,930
Other Misc. Revenues				
Cell Tower Lease	28,262	28,262	40,497	12,235
Community Activity Revenue	0	0	954	954
Key/Access/Transponder Revenue	0	0	4,112	4,112
Miscellaneous Revenue	0	0	6,636	6,636
Non-Resident Annual Fees	0	0	140	140
Remotes	2,000	2,000	6,701	4,701
Room Rentals	0	0	5,794	5,794
Vending Machine Revenue	200	200	0	(200)
<b>Total Revenues</b>	<b>2,154,868</b>	<b>2,154,868</b>	<b>2,258,742</b>	<b>103,874</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	13,000	13,000	0
<b>Total Legislative</b>	<b>13,000</b>	<b>13,000</b>	<b>13,000</b>	<b>0</b>
Financial & Administrative				
Accounting Services	21,630	21,630	21,630	0
Administrative Services	5,974	5,974	5,974	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	830	899	(69)
Disclosure Report	2,000	2,000	2,000	0
District Engineer	20,000	20,000	28,816	(8,816)
District Management	33,475	33,475	33,475	0
Dues, Licenses & Fees	450	450	600	(150)
Financial & Revenue Collections	5,150	5,150	5,150	0
Legal Advertising	1,000	1,000	658	342
Miscellaneous Mailings	1,800	1,800	2,297	(497)
Public Officials Liability Insurance	3,985	3,985	3,877	108
Tax Collector/Property Appraiser Fees	150	150	2,552	(2,402)
Trustees Fees	11,000	11,000	12,068	(1,068)
Website Hosting, Maintenance, Backup & E	2,738	2,738	2,738	0
<b>Total Financial &amp; Administrative</b>	<b>120,232</b>	<b>120,232</b>	<b>131,884</b>	<b>(11,652)</b>
Legal Counsel				
District Counsel	28,000	28,000	39,884	(11,884)
<b>Total Legal Counsel</b>	<b>28,000</b>	<b>28,000</b>	<b>39,884</b>	<b>(11,884)</b>
Law Enforcement				
Off Duty Deputy	143,141	143,141	143,141	0
<b>Total Law Enforcement</b>	<b>143,141</b>	<b>143,141</b>	<b>143,141</b>	<b>0</b>

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Electric Utility Services				
Utility - Street Lights	138,000	138,000	133,114	4,886
Utility Services	34,850	34,850	31,682	3,168
Total Electric Utility Services	172,850	172,850	164,796	8,054
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	2,178	2,178	2,690	(512)
Garbage - Residential	290,712	290,712	266,486	24,226
Solid Waste Assessment	1,500	1,500	1,539	(39)
Total Garbage/Solid Waste Control Services	294,390	294,390	270,715	23,675
Water-Sewer Combination Services				
Utility - Recreation Facilities	12,700	12,700	20,584	(7,884)
Total Water-Sewer Combination Services	12,700	12,700	20,584	(7,884)
Stormwater Control				
Aquatic Maintenance	66,534	66,534	73,976	(7,442)
Aquatic Plant Replacement	3,750	3,750	3,665	85
Mitigation Area Monitoring & Maintenance	3,600	3,600	3,324	276
Stormwater Assessments	4,012	4,012	2,179	1,833
Stormwater System Maintenance	7,000	7,000	3,167	3,833
Total Stormwater Control	84,896	84,896	86,311	(1,415)
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	5,000	24,391	(19,391)
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	17,500	44,370	(26,870)
Landscape - Annuals/Flowers	18,000	18,000	6,443	11,557
Landscape - Miscellaneous	8,835	8,835	2,868	5,967
Landscape - Mulch	31,500	31,500	49,317	(17,817)
Landscape - Pest Control	2,000	2,000	0	2,000
Landscape Inspection Services	9,000	9,000	9,000	0
Landscape Maintenance	329,712	329,712	293,002	36,710
Landscape Replacement Plants, Shrubs, Tr	30,000	30,000	25,873	4,127
Lift Station Maintenance	4,050	4,050	1,164	2,886
Property Insurance	18,803	18,803	18,132	671
Street Light Deposit Bond	760	760	566	194
Tree Trimming Services	16,000	16,000	5,400	10,600
Well Maintenance	3,000	3,000	235	2,765
Total Other Physical Environment	523,673	523,673	496,145	27,528
Road & Street Facilities				
Gate Maintenance & Repair	45,000	45,000	43,206	1,794
Gate Phone	18,800	18,800	15,271	3,529
Parking Lot Repair & Maintenance	2,500	2,500	450	2,050
Roadway Repair & Maintenance	5,000	5,000	0	5,000
Sidewalk Maintenance & Repair	11,500	11,500	17,350	(5,850)
Street Sign Repair & Replacement	4,000	4,000	10,428	(6,428)

See Notes to Unaudited Financial Statements



**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Total Road & Street Facilities	86,800	86,800	86,705	95
Parks & Recreation				
Cable & Internet	575	575	1,180	(605)
Clubhouse Maintenance & Repair	12,000	12,000	25,164	(13,164)
Computer Support, Maintenance & Repair	1,000	1,000	2,252	(1,252)
Dog Waste Station Supplies & Maintenance	1,900	1,900	550	1,350
Employee - Reimbursements	2,000	2,000	1,409	591
Facility A/C & Heating Maintenance & Rep	1,000	1,000	1,170	(170)
Fitness Equipment Maintenance & Repair	10,000	10,000	1,065	8,935
Management Contract	443,172	443,172	401,105	42,067
Operating Supplies	22,500	22,500	2,861	19,639
Pest Control	750	750	1,425	(675)
Playground Equipment & Maintenance	3,400	3,400	2,275	1,125
Pool Maintenance	40,650	40,650	51,554	(10,904)
Pool/Water Park/Fountain Maintenance	24,000	24,000	1,611	22,389
Security System Monitoring Services & Ma	13,000	13,000	6,182	6,818
Tennis/Athletic Court/Park Maintenance	5,000	5,000	48	4,952
Vehicle Maintenance	3,650	3,650	3,674	(24)
Total Parks & Recreation	584,597	584,597	503,525	81,072
Special Events				
Special Events	22,500	22,500	23,994	(1,494)
Total Special Events	22,500	22,500	23,994	(1,494)
Contingency				
Capital Outlay	68,089	68,089	15,150	52,939
Total Contingency	68,089	68,089	15,150	52,939
Total Expenditures	2,154,868	2,154,868	1,995,834	159,034
Total Excess of Revenues Over(Under) Expenditures	0	0	262,908	262,908
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
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	1,907,016	1,907,016
Total Fund Balance, End of Period	0	0	1,800,862	1,800,862

**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	75,556	75,556
Special Assessments				
Tax Roll	480,973	480,973	480,970	(3)
Total Revenues	<u>480,973</u>	<u>480,973</u>	<u>556,526</u>	<u>75,553</u>
Expenditures				
Contingency				
Capital Reserve - Asset Replacement	363,412	363,412	188,192	175,220
Capital Reserve - Road	117,561	117,561	0	117,561
Total Contingency	<u>480,973</u>	<u>480,973</u>	<u>188,192</u>	<u>292,781</u>
Total Expenditures	<u>480,973</u>	<u>480,973</u>	<u>188,192</u>	<u>292,781</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>368,334</u>	<u>368,334</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	369,062	369,062
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>369,062</u>	<u>369,062</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,143,784</u>	<u>1,143,784</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,881,180</u>	<u>1,881,180</u>

**Meadow Pointe III Community Development District**

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

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	29,862	29,862
Special Assessments				
Tax Roll	587,460	587,460	592,630	5,170
Total Revenues	<u>587,460</u>	<u>587,460</u>	<u>622,492</u>	<u>35,032</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>48,051</u>	<u>48,051</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>516,711</u>	<u>516,711</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>564,762</u>	<u>564,762</u>

See Notes to Unaudited Financial Statements



**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	6,537	6,537
Special Assessments				
Tax Roll	297,410	297,410	300,027	2,617
<b>Total Revenues</b>	<u>297,410</u>	<u>297,410</u>	<u>306,564</u>	<u>9,154</u>
<b>Expenditures</b>				
Debt Service				
Interest	46,410	46,410	48,920	(2,510)
Principal	251,000	251,000	251,000	0
Total Debt Service	297,410	297,410	299,920	(2,510)
<b>Total Expenditures</b>	<u>297,410</u>	<u>297,410</u>	<u>299,920</u>	<u>(2,510)</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>0</u>	<u>6,644</u>	<u>6,644</u>
<b>penditures</b>				
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>68,406</u>	<u>68,406</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>75,050</u>	<u>75,050</u>

**Meadow Pointe III CDD**  
**Investment Summary**  
**September 30, 2025**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Balance as of September 30, 2025</b></u>
Valley National Operating	Governmental Checking/ICS	\$ 414,179
FLCLASS Operating	Average Monthly Yield 4.2990%	1,238,967
<b>Total General Fund Investments</b>		<b>\$ 1,653,146</b>
FLCLASS Asset Replacement	Average Monthly Yield 4.2990%	\$ 634,337
FLCLASS Road Reserve	Average Monthly Yield 4.2990%	533,847
Subtotal		1,168,184
Valley National Asset Replacement Reserve	Governmental Checking/ICS	\$ 677,113
Subtotal		677,113
Valley National Road Reserve	Governmental Checking	\$ 35,883
Subtotal		35,883
<b>Total Reserve Fund Investments</b>		<b>\$ 1,881,180</b>
US Bank Series 2013 Revenue	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	\$ 147,608
US Bank Series 2013 Reserve	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	173,180
US Bank Series 2013 Interest	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	18,494
US Bank Series 2013 Prepayment	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	790
US Bank Series 2015A Revenue	US Bank GCTS 0490 Money Market	111,920
US Bank Series 2015A1 Reserve	US Bank GCTS 0490 Money Market	93,875
US Bank Series 2015A2 Reserve	US Bank GCTS 0490 Money Market	18,591
US Bank Series 2015 Prepayment	US Bank GCTS 0490 Money Market	305
US Bank Series 2021 Revenue	First American Funds Inc SHS-Y Treasury Obligation Fund 3801	75,050
<b>Total Debt Service Fund Investments</b>		<b>\$ 639,813</b>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Meadow Pointe III Community Development District**  
**Summary A/P Ledger**  
**From 09/01/2025 to 09/30/2025**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>720, 2670</b>						
	720 General Fund	09/26/2025	Fitness Logic, Inc.	126391	Quarterly General Maintenance 09/25	120.00
	720 General Fund	09/30/2025	OLM, Inc.	45922	Monthly Landscape Inspection 09/25	750.00
	720 General Fund	09/19/2025	Pasco County Utilities	23079159 ACH	0509200 01034858 1500 Meadow Pointe Blvd 08/25	1,560.45
	720 General Fund	09/26/2025	Rizzetta & Company, Inc.	INV0000103514	Personnel Reimbursement 09/25	14,635.41
	720 General Fund	09/24/2025	Romaner Graphics	22841	Pedestrian Gate Repair 09/25	1,600.00
	720 General Fund	09/24/2025	Skyway Supply, Inc.	68766	Dog Waste Station 09/25	309.95
	720 General Fund	09/25/2025	Skyway Supply, Inc.	68775	Janitorial Supplies 09/25	98.94
	720 General Fund	09/30/2025	Solitude Lake Management, LLC	PSI205178 Balance	Balance - 2025 Planting Installation 09/25	1,832.50
	720 General Fund	09/26/2025	Stantec Consulting Services, Inc.	2460093	Engineering Services 09/25	12,014.25
	720 General Fund	09/26/2025	Straley Robin Vericker	27171	Legal Services 08/25	2,839.05
	720 General Fund	09/30/2025	TECO	Monthly Summary 09/25 ACH	Electric Services 09/25	9,533.55
	720 General Fund	09/30/2025	TECO	Monthly Summary 09/25 ACH	Electric Services 09/25	2,284.44
	720 General Fund	11/20/2023	Waste Connections of Florida	1530432W426-Rev	Waste Disposal Services 11/23	(150.02)
	720 General Fund	09/23/2025	Withlacoochee River Electric Cooperative, Inc.	1353910 09/25 ACH	Streetlights 09/25	1,628.54
	720 General Fund	09/26/2025	Yellowstone Landscape	999740	Landscape Maintenance 09/25	953.56
	720 General Fund	09/19/2025	Yellowstone Landscape	997032	Dead Tree Removal 09/25	7,000.00
	720 General Fund	09/30/2025	Yellowstone Landscape	1011367	Landscape Maintenance 09/25	5,000.00
	720 General Fund	09/30/2025	Yellowstone Landscape	1011366	Irrigation Repair 09/25	2,099.88
	720 General Fund	09/24/2025	Yellowstone Landscape	998458	Irrigation Repair 09/25	832.79
<b>Sum for 720, 2670</b>						<b>64,943.29</b>
<b>Sum for 720</b>						<b>64,943.29</b>
<b>Sum Total</b>						<b>64,943.29</b>



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

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/2025.
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.

## Tab 9



# Quarterly Compliance Audit Report

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## Meadow Pointe III

**Date:** October 2025 - 3rd 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

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## **Compliance Audit**

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

## **Audit results**

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

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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





# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

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

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



# Florida F.S. 189.069 Requirements

Result: **PASSED**

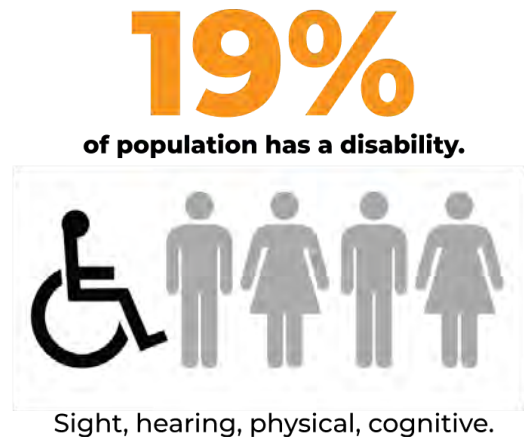
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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





# ADA Compliance Categories

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



## Contrast and colors

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

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



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

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



## Ability to navigate with the keyboard

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

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

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



## Easy to navigate and find information

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

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



## Properly formatting tables

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

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



## **Making PDFs accessible**

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

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



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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





## Feedback for users

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



## Other related requirements

### ***No flashing***

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

### ***Timers***

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

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

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

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

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

# Web Accessibility Glossary

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

## **Tab 10**



**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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, October 15, 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	<b>Board Supervisor, Chairman</b>
Michael Hall	<b>Board Supervisor, Vice Chairman</b> <i>(via phone)</i>
John Johnson	<b>Board Supervisor, Assistant Secretary</b>
Michael Torres	<b>Board Supervisor, Assistant Secretary</b>
Glen Aleo	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Darryl Adams	<b>District Manager, Rizzetta &amp; Company</b>
Angela Savinon	<b>Asst. District Manager, Rizzetta &amp; Company</b>
Vivek Barbar	<b>District Counsel, Straley Robin Vericker</b>
Jon Rizzuto	<b>Assistant Manager</b>
Tyson Wang	<b>Project Engineer, Stantec</b> <i>(via phone)</i>
Carlos Garcia	<b>Account Manager, Yellowstone Landscape</b>
Corey Viles	<b>Solitude Lake Management</b>
Jeromy Griffin	<b>Amenities Service Coordinator, CLS</b> <i>(via phone)</i>
Pasco County Deputy	

Audience	<b>Present</b>
----------	----------------

**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**

There were no audience comments put forward.

#### **FOURTH ORDER OF BUSINESS**

#### **BUSINESS ITEMS**

##### **A. Consideration of Fourth Addendum to Amenity Services Agreement**

On a motion by Mr. Johson, seconded by Mr. Torres, and with all in favor, the Board of Supervisors approved the fourth addendum to the Amenity Services Agreement with Rizzetta & Co. Inc., for the Meadow Pointe III Community Development District.

#### **FIFTH ORDER OF BUSINESS**

#### **STAFF REPORTS**

##### **A. Community Deputy Update**

Deputy Francis presented his report.

##### **B. District Engineer**

###### **1. Update on Street Light Project**

Mr. Wang spoke regarding the number of lights and costs for regular, LED, and solar lights. A discussion was held, with no Board action was taken.

##### **C. Aquatics Maintenance**

###### **1. Presentation of Waterway Inspection Report**

Mr. Viles presented his report, stating that the aquatic plants have been planted.

##### **D. Landscape Maintenance**

###### **1. Presentation of OLM Inspection Report**

Mr. Garcia reviewed the OLM report.

##### **E. Yellowstone Inspection Report**

###### **1. Presentation of Yellowstone Inspection Report & Proposals**

The Board tabled action on the proposals pending the results of the water test.

##### **F. Amenity Management**

###### **1. Presentation of Amenities Report**

Mr. Rizzuto reviewed the report, and a brief discussion was held regarding the pickleball court, holding a floral design class, and maintenance that needs to be completed in the pool restroom.

The Board asked that the maintenance in the pool restroom be repaired

On a motion from Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved a floral design class at the clubhouse, pending execution of the required agreement, for the Meadow Pointe III Community Development District.

##### **G. District Counsel**

Mr. Barbar informed the Board that the residents requesting an apron agreement had requested more time and the Hillhurst fence matter is still ongoing. The Board is allowing the residents to have more time.

Counsel is working on the letter of authorization for MP II, and he a sent a notice (service work) to all the HOAs regarding the Meadow Pointe III logo.

**H. 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. He reminded the Board that the next meeting is scheduled for November 19, 2025, at 6:30 p.m.

**SIXTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on September 27, 2025**

On a motion from Mr. Carlucci, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved the Regular Meeting held on September 27, 2025, as amended, for the Meadow Pointe III Community Development District.

**B. Consideration of Operations & Maintenance Expenditures for September 2025**

Tabled.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

Audience comments were entertained regarding bulk surveys and street parking that isn't being removed.

Mr. Torres requested that a discussion regarding bulk pickup be added to the next agenda.

On a motion from Mr. Carlucci, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved scheduling a bilk pick up, for the Meadow Pointe III Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Torres, seconded by Mr. Carlucci, with all in favor, the Board agreed to adjourn the meeting at 8:02 p.m. for the Meadow Pointe III Community Development District.

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

\_\_\_\_\_  
Chairman/Vice Chairman



## **Tab 11**



**MEADOW POINTE III  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$168,178.12**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	300271	1164136221	Account# 17452420 Security Services 10/01/25-12/31/25	\$ 208.92
All Florida Mechanical Services, Inc	300272	i40614	Quarterly Preventative Maintenance 09/25	\$ 193.12
Coastal Waste & Recycling, Inc.	300259	SW0001097087	Waste Disposal Services 09/25	\$ 24,226.02
Cooper Pools Inc.	300273	2025-1112	After Hours Service Call 08/25	\$ 225.00
Cooper Pools Inc.	300273	2025-1159	Pool Maintenance 09/25	\$ 3,385.00
DCSI, Inc.	300265	34094	Service Call 08/25	\$ 145.00
DCSI, Inc.	300265	34100	Service Call 08/25	\$ 145.00
DCSI, Inc.	300265	34101	Service Call 08/25	\$ 165.00
Florida Department of Revenue	091825-01	61-8015577967-4 08/25 ACH	61-8015577967-4 Sales & Use Tax 08/25	\$ 383.24
Frontier Florida, LLC	093025-01	239-188-0915-091913-5 09/25 ACH	Phone Summary 09/25	\$ 155.84



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Glen Richard Aleo	090325-04	GA082025 ACH	Board of Supervisors Meeting 08/20/25	\$ 200.00
Glen Richard Aleo	091925-05	GA091725 ACH	Board of Supervisors Meeting 09/17/25	\$ 200.00
Jerry Richardson Trapper	300260	2063	Dead Animal Removal 08/25	\$ 255.00
John A. Johnson	090325-05	JJ082025 ACH	Board of Supervisors Meeting 08/20/25	\$ 200.00
John A. Johnson	091925-02	JJ091725 ACH	Board of Supervisors Meeting 09/17/25	\$ 200.00
Michael J Hall	090325-03	MH082025 ACH	Board of Supervisors Meeting 08/20/25	\$ 200.00
Michael J Hall	091925-03	MH091725 ACH	Board of Supervisors Meeting 09/17/25	\$ 200.00
Michael Torres	090325-02	MT082025 ACH	Board of Supervisors Meeting 08/20/25	\$ 200.00
Michael Torres	091925-04	MT091725 ACH	Board of Supervisors Meeting 09/17/25	\$ 200.00
OLM, Inc.	300274	45762	Monthly Landscape Inspection 08/25	\$ 750.00
Outsmart Pest Management, Inc.	300275	45801	Monthly Pest Control Services 09/25	\$ 60.00

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	091025-01	22929757 ACH	0509200 01034858 1500 Meadow Pointe Blvd 07/25	\$ 1,592.37
Pasco Sheriff's Office	300266	ARAUG25 MPIII	Deputy Services 08/25	\$ 11,928.41
Pasco Sheriff's Office	300266	ARSEP25 MPIII	Deputy Services 09/25	\$ 11,928.41
Paul Carlucci	090325-01	PC082025 ACH	Board of Supervisors Meeting 08/20/25	\$ 200.00
Paul Carlucci	091925-01	PC091725 ACH	Board of Supervisors Meeting 09/17/25	\$ 200.00
PC Consultants	300261	108776	Domain / Email Storage 2 Year 09/25	\$ 354.00
PC Consultants	300261	108779	Service Call 08/25	\$ 45.00
PC Consultants	300261	108780	Computer Repair Labor 08/25	\$ 327.95
PC Consultants	300261	108782	Computer Repair Labor 08/25	\$ 52.50
PC Consultants	300267	108795	Computer Maintenance 09/25	\$ 239.95
Rizzetta & Company, Inc.	300263	INV0000102315	District Management Fees 09/25	\$ 5,785.75

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300264	INV0000102346	Personnel Reimbursement 08/25	\$ 13,908.97
Rizzetta & Company, Inc.	300262	INV0000102388	EE Recruiting, Cell Phone and Auto Mileage & Travel 08/25	\$ 227.13
Rizzetta & Company, Inc.	300280	INV0000102413	Personnel Reimbursement, Amenity Management & Oversight 09/25	\$ 17,469.18
Skyway Supply, Inc.	300276	68467	Janitorial Supplies 08/25	\$ 481.76
Skyway Supply, Inc.	300276	68505	Janitorial Supplies 09/25	\$ 136.95
Skyway Supply, Inc.	300276	68713	Janitorial Supplies 09/25	\$ 329.85
Solitude Lake Management, LLC	300277	PSI200586	Lake & Pond Management Services 09/25	\$ 6,240.38
Solitude Lake Management, LLC	300268	WO-00877076 Deposit	Deposit - 2025 Planting Installation 08/25	\$ 1,832.50
Southern Automated Access Services, LLC	300278	16903	CAPXL Cloud, VOIP and Cellular Internet - Hillhurst 09/25	\$ 165.00
Southern Automated Access Services, LLC	300269	16935	Stinger Transmitter - Remotes 09/25	\$ 800.00
Southern Automated Access Services, LLC	300269	16945	Service Call - Heatherstone 09/25	\$ 155.00

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300269	16954	Service Call - Claridge 09/25	\$ 115.00
Southern Automated Access Services, LLC	300269	16955	Gate Maintenance 09/25	\$ 4,171.00
Southern Automated Access Services, LLC	300278	16963	Gate Repair - Alchester 09/25	\$ 4,637.00
Southern Automated Access Services, LLC	300278	16968	Cell Phone Usage: 813-482-2049 Whitlock, 813-435-0748 Wrencrest	\$ 103.90
Southern Automated Access Services, LLC	300281	17023	Service Call - Whitlock 09/25	\$ 255.00
Southern Automated Access Services, LLC	300269	Monthly Summary 09/25 720	CAPXL Cloud - Summary 09/25	\$ 1,320.00
Spectrum	090225-01	8337 13 062 0042426 08/25 ACH	1500 Meadow Pointe Blvd Wesley Chapel 08/25	\$ 25.00
Spectrum	093025-02	8337 13 062 0042426 09/25 ACH	1500 Meadow Pointe Blvd Wesley Chapel 09/25	\$ 25.00
TECO	092225-01	Monthly Summary 08/25 ACH 720	Electric Services 08/25	\$ 11,761.46
The Observer Group, Inc.	300270	25-01884P	Legal Advertising 09/25	\$ 52.50



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	300270	25-01909P	Legal Advertising 09/25	\$ 83.13
U.S. Water Services Corporation	300279	SI126312	Monthly Lift Inspection 09/25	\$ 99.61
Valley National Bank	092625-02	CC083125-720 ACH	Credit Card Expenses 08/25	\$ 2,636.23
Waste Connections of Florida	092425-01	2008057W426 ACH	Account# 6426-016054 Waste Disposal Service 10/25	\$ 233.90
Withlacoochee River Electric Cooperative, Inc.	090525-01	1353910 08/25 ACH	Streetlights 08/25	\$ 1,628.54
Withlacoochee River Electric Cooperative, Inc.	092625-01	Monthly Summary 08/25 ACH 720	Electric Services 08/25	\$ 254.10
Yellowstone Landscape	092925-01	978731	Dead Tree Removal 08/25	\$ 3,300.00
Yellowstone Landscape	092925-01	978732	Dead Tree Removal 08/25	\$ 850.00
Yellowstone Landscape	092925-01	978733	Dead Tree Removal 08/25	\$ 5,000.00
Yellowstone Landscape	092925-01	980865	Irrigation Repair 08/25	\$ 397.82

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Yellowstone Landscape	092925-01	993177	Monthly Landscape Maintenance 09/25	\$ 24,855.23
Yellowstone Landscape	092925-01	997033	Irrigation Repair 08/25	\$ 75.50
Total Report				\$ 168,178.12

Your account number: Security provided for: Your ADT system is located at:  
Meadow Pointe III Cdd 1500 Meadow Pointe Blvd  
Wesley Chapel FL 33543-6876

Page 1/2



Invoice date: Sep 13, 2025  
Service period: Oct 1 - Dec 31, 2025

SEP 19 2025

Your total due is: Due by:  
**\$208.92** Oct 3, 2025

Your Bill at-a-glance

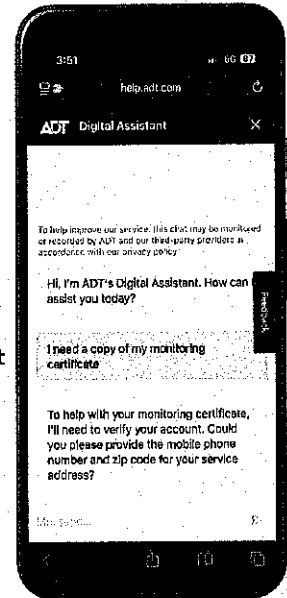
Previous Balance	\$0.00
Payments and Adjustments	\$0.00
<b>Current Charges</b>	<b>\$208.92</b>
<b>Taxes and Fees</b>	<b>\$0.00</b>
<b>Total Due</b>	<b>\$208.92</b>

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

Message from ADT

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

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



ADT  
452 Sable Blvd Unit G  
Aurora, CO 80011

6230 0020 DY RP 13 09132025 NNNNNNNY 01 008840 0025

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



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

Due Date	Oct 3, 2025
Amount Due	\$208.92

Amount Enclosed \$ **208.92**

Please send payment to:

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



Your account number: Security provided for: Your ADT system is located at:  
Meadow Pointe III Cdd 1500 Meadow Pointe Blvd  
Wesley Chapel FL 33543-6876

Page 2/2

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

## Your Account Activity

Previous Balance	\$0.00
Payments and Adjustments	\$0.00
Current Charges	
RECURRING CHARGES	
Services	
Invoice Number 1164136221	Oct 1 - Dec 31, 2025 \$208.92
Total Non-taxable Charges	\$208.92

**Total Due** to be paid by Oct 3, 2025 **\$208.92**

\* Taxable charges

Any balance left from previous billing periods

All payments and adjustments received from you during billing period

About your Services: Alarm Monitoring, Open/Close Services, Quality Service Plan

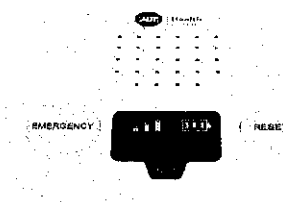
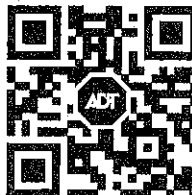
Have questions? Chat with us at [MyADT.com](https://myadtl.com).

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

**Get \$7 OFF monthly monitoring + 75% OFF activation\***

ADT Medical Alert offers fast, reliable 24/7 help when every second counts for you or your loved one—whether at home or on the go.

Scan this QR code below or visit [adtl.com/adtlert](https://adtl.com/adtlert) to learn about special offers.



\*\$7 off Monthly Monitoring & 75% off Activation: Req. month-to-month agreement for Medical Alert Plus Emergency Response System starting at \$32.99/mo. (after discount). First month monitoring and \$24.75(after discount) activation fee due at time of purchase. Excludes taxes. Offer excludes professional installation which may be available upon request for an additional fee. An ADT Medical Alert system is not an intrusion detection system or medical device; ADT is not a '911' emergency medical response service and does not provide medical advice. Fall Detection monitoring service is only available with upgrade Medical Alert Plus and On-The-Go Emergency Response systems. Digital cellular service not available everywhere or at all times. Systems remain property of ADT. Cannot be combined with other offers or discounts and is available for existing ADT Security customers only. Offer available until 12/31/2025. ©2025 ADT LLC. ADT and the ADT logo are registered marks. License information at [www.adtl.com/legal](https://www.adtl.com/legal) or 800.ADT.ASAP. MA 7855C; NC BPN007563P7B, Alarm Systems Licensing Board of the State of North Carolina; NY 12000305615, 12000261120; PA 090797; MS 15019511.



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 #: 39330

Transaction Date: 9/12/2025

Terms: Net 30

**Invoice #: i40614**

Customer PO #: September  
2025 pm

Item	Description	Quantity	Price	Amount
Quarterly PM	September 2025 Quarterly PM - filters included.	1	\$193.12	\$193.12
Notes to Customer	9/12/25 Eugene Preventative Maintenance was performed on 9/12/25. Upon arrival inspected unit visually seen nothing at this time, I changed filters and cleaned drain lines as well. Units are up to standard.	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.



www.coastalwasteinc.com

# INVOICE

Bill To: **MEADOW POINTE III CDD**  
**3434 COLWELL AVE**  
**SUITE 200**  
**TAMPA, FL 33614**

**Invoice** SW0001097087  
**Page** Page 1 of 1  
**Date** 08/31/2025  
**Customer** 21985  
**Site** 0  
**PO Number**  
**Due Date** 09/30/2025

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) <b>MEADOW POINTE III CDD</b> <b>CYPRESS RIDGE BLVD, WESLEY CHAPEL FL</b>  Serv #001 96 GALLON MSW 1,547 - 0YD				
31 - Aug	1547 Units @ \$15.66 (Sep 01/25 - Sep 30/25)		\$24,226.02	1.00	\$24,226.02
<div>RECEIVED 08-26-2025</div>					

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

<b>INVOICE TOTAL</b>	\$24,226.02
----------------------	-------------

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

**Invoice** SW0001097087  
**Page** Page 1 of 1  
**Date** 08/31/2025  
**Customer** 21985  
**Site** 0  
**PO Number**  
**Due Date** 09/30/2025

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

<b>AMOUNT REMITTED</b>	<b>\$24,226.02</b>
------------------------	--------------------

0025756SW0219850000SW000109708700024226028

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 Technician: Noah  
Invoice no.: 2025-1112  
Terms: Net 30  
Invoice date: 08/30/2025  
Due date: 09/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/30/2025	After Hours Service Call (Emergency Call After 5pm)	After Hours Service Call. Light fixture popped out. Technician reinstalled.	1	\$225.00	\$225.00

Total \$225.00

Ways to pay



Note to customer  
Thank you for your business.



View and pay

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.: 2025-1159  
Terms: Net 30  
Invoice date: 09/01/2025  
Due date: 10/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance September 2025	1	\$3,385.00	\$3,385.00

Total \$3,385.00

Ways to pay



View and pay





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
34094	09/06/2025	\$145.00	09/21/2025	Net 15	

P.O. NUMBER  
11225

SALES REP  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/12/2025	<b>Access/ Gate:Service</b> Reason for call: Check tennis court - access lock not locking.  Tech notes: 1. Tested power to lock - OK. 2. Checked gate and reader - OK. System is working properly.	1	145.00	145.00

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 145.00  
TAX (8.5%) 0.00  
TOTAL 145.00  
BALANCE DUE

**\$145.00**

**RECEIVED**  
09-06-2025



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
34100	09/06/2025	\$145.00	09/21/2025	Net 15	

**P.O. NUMBER**  
11230

**SALES REP**  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/18/2025	<b>Camera/DVR Service (C)</b> Reason for call: Check camera software on office computer - system will not load.  Tech Notes: Deleted and reinstalled software - keep getting no database error. Computer needs to be checked for virus.	1	145.00	145.00

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	145.00
TAX (8.5%)	0.00
TOTAL	145.00
BALANCE DUE	<b>\$145.00</b>

**RECEIVED**  
09-06-2025



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
34101	09/06/2025	\$165.00	09/21/2025	Net 15	

P.O. NUMBER  
11231

SALES REP  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/18/2025	<b>Camera/DVR Service (C)</b> Reason for call: 1. Check Whitlock LPR out. 2. Ammanford Exit and LPR not working - please check.  Tech Notes: 1. Whitlock: Tested power to LPR and found it was bad. Replaced power supply and tested camera - OK. 2. Ammanford: Tested cameras - all cameras OK. DVR has bad channels, so I moved cameras to 1, 4, and 7. DVR is going bad and will need to be replaced. System recording now. Set time.	1	145.00	145.00
08/18/2025	<b>Camera/DVR Parts</b> 12V 2 Amp Power Supply	1	20.00	20.00

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 165.00  
TAX (6.5%) 0.00  
TOTAL 165.00  
BALANCE DUE

**\$165.00**

**RECEIVED**  
09-06-2025



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: 250917540484**

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

**61-8015577967-4****08/2025****09/17/2025 2:49:56 PM 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: 9/18/2025  
Amount for Check: \$383.24  
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) 5220.56
2. Exempt Sales  
(Include these in Gross Sales, Line 1) 0.00
3. Taxable Sales/Purchases  
(Include Internet/Out-of-State Purchases) 5220.56

Discretionary Sales Surtax Information			
Taxable Sales and			
A.	Purchases <b>Not</b> Subject to Discretionary Sales Surtax	\$	0.00
B.	Total Discretionary Sales Surtax Due	\$	52.21

4. Total Tax Due  
(Include Discretionary Sales Surtax from Line B) \$ 383.24
5. Less Lawful Deductions \$ 0.00
6. Less DOR Credit Memo \$ 0.00
7. Net Tax Due \$ 383.24
8. a. **Less (-)** Collection Allowance; or if Late, \$ 0.00
8. b. **Plus (+)** Penalty and Interest \$ 0.00
9. Amount Due With Return \$ 383.24

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



**Payment you have authorized**

383.24



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

Billing Date:  
**Sep 04, 2025**

Billing Period:  
**Sep 04 - Oct 03, 2025**

Hi MEADOW POINTE III CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

### Bill history

Previous balance	\$155.84
Payment received by Sep 04, thank you	-\$155.84

### Service summary

	Previous month	Current month
Phone	\$129.30	\$129.30
Taxes and Fees	\$26.54	\$26.54
<b>Total services</b>	<b>\$155.84</b>	<b>\$155.84</b>
<b>Total balance</b>		<b>\$155.84</b>

Total balance

**\$155.84**

Auto Pay is scheduled  
**Sep 29**

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

**RECEIVED**  
 09-09-2025



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

6790 0107 DY RP 04 09052025 NNNNNNNN 01 001258 0006

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





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

Billing Date:  
Sep 04, 2025

Billing Period:  
Sep 04 - Oct 03, 2025

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with  
Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the  
MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://frontier.com/privacy).



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

Billing Date:  
Sep 04, 2025  
Billing Period:  
Sep 04 - Oct 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](http://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	\$77.92
813-994-5419	0	\$77.92
Total current month charges		\$155.84
Account Payments		
Payment received from 239-188-0915		\$155.84

Next-Generation  
Business  
Communications

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

\*Standard package

business.frontier.com/unified-communications





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MEADOW POINTE III CDD	Account Number:	Billing Date:
5844 OLD PASCO RD	<b>239-188-0915-091913-5</b>	<b>Sep 04, 2025</b>
STE 100		Billing Period:
WESLEY CHAPEL FL 335444010		<b>Sep 04 - Oct 03, 2025</b>

---

<b>Total current month charges</b>	<b>\$0.00</b>
------------------------------------	---------------



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

Billing Date:  
**Sep 04, 2025**  
 Billing Period:  
**Sep 04 - Oct 03, 2025**

## Phone

### Monthly Charges

09.04-10.03	Business Line - 2 Yr Term	\$47.95
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
<b>Phone Total</b>		<b>\$64.65</b>

## Taxes and Fees

Federal USF Recovery Charge	\$4.39
Federal Excise Tax	\$1.95
<b>Federal Taxes</b>	<b>\$6.34</b>
FL State Communications Services Tax	\$3.40
County Communications Services Tax	\$1.69
FL State Gross Receipts Tax	\$1.25
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.11
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$6.93</b>

**Taxes and Fees Total** **\$13.27**

**Total current month charges** **\$77.92**

Amount Transferred to 239-188-0915 \$77.92



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

Billing Date:  
**Sep 04, 2025**  
 Billing Period:  
**Sep 04 - Oct 03, 2025**

## Phone

### Monthly Charges

09.04-10.03	Business Line - 2 Yr Term	\$47.95
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
<b>Phone Total</b>		<b>\$64.65</b>

## Taxes and Fees

Federal USF Recovery Charge	\$4.39
Federal Excise Tax	\$1.95
<b>Federal Taxes</b>	<b>\$6.34</b>
FL State Communications Services Tax	\$3.40
County Communications Services Tax	\$1.69
FL State Gross Receipts Tax	\$1.25
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.11
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$6.93</b>

**Taxes and Fees Total** **\$13.27**

**Total current month charges** **\$77.92**

Amount Transferred to 239-188-0915 \$77.92



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

Billing Date:  
**Sep 04, 2025**

Page 7/8

Billing Period:  
**Sep 04 - Oct 03, 2025**

Beginning with your next bill, your Business Line will increase to \$57.95 per month, per line. Questions? Please contact customer service.





**MEADOW POINTE III CDD**

Account Number:

**239-188-0915-091913-5**

Billing Date:

**Sep 04, 2025**

Billing Period:

**Sep 04 - Oct 03, 2025**

**Meadow Pointe III CDD  
BOS Meeting  
Meeting Date: August 20, 2025**

**SUPERVISOR PAY REQUEST  
DIRECT DEPOSIT**

**RECEIVED**  
08-20-2025

<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:	6:30 pm
Meeting End Time:	9:40 pm
Total Meeting Time:	3.10

Time Over (3) Hours:

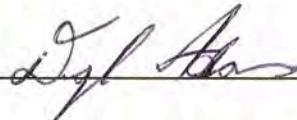
Total at \$175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

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



**Meadow Pointe III CDD  
BOS Meeting**  
Meeting Date: September 17, 2025

**SUPERVISOR PAY REQUEST  
DIRECT DEPOSIT**

**RECEIVED**  
09-17-2025

<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:	9:01pm
Total Meeting Time:	2.31

Time Over (3) Hours:

Total at \$175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

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

*Dayl Adams*

# INVOICE

State Wildlife Trapper  
2103 w rio vista ave  
Tampa, FL 33603

trapperjerry@gmail.com  
+1 (813) 390-9578



## Bill to

Meadow Point III  
3434 Colwell  
Suite 200  
Tampa, Florida 33614  
33543 United States

## Invoice details

Invoice no.: 2063  
Terms: Due on receipt  
Invoice date: 08/22/2025  
Due date: 08/22/2025

#	Date	Product or service	Description	Qty	Amount
1.		Dead Animal	Dead deer removed from property	1	\$255.00

**Total** **\$255.00**

Thank you for doing business with us.

Payment to be made via check to:  
Jerry Richardson, State Wildlife Tracker

**RECEIVED**  
08-25-2025

## Note to customer

Thank you for your business.

Make all checks payable to: Jerry Richardson

A late fee of 15% late fee will be applied if not paid within 10 days from due date.

If you have any questions concerning this invoice, please contact:  
Jerry Richardson  
Phone 813-390-9578  
email - trapperjerry@gmail.com

30-day notice to terminate trapping service in writing; removal fees of \$335.00 applies.





**OLM, Inc.**  
PO Box 440725  
Kennesaw, GA 30160  
7704200900  
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 45762**

**DATE 08/29/2025 TERMS Net 30**

**DUE DATE 09/28/2025**

DATE	ACTIVITY	DESCRIPTION	AMOUNT
08/26/2025	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**  
08-29-2025



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

## Service Slip/Invoice

**INVOICE:** 45801  
**DATE:** 09/03/2025  
**ORDER:** 45801

**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
09/03/2025	12:00 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/03/2025		

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	\$60.00
		<b>SUBTOTAL</b> \$60.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$60.00
		<b>PRIOR BAL</b> \$0.00
		<b>AMOUNT DUE</b> \$60.00

**RECEIVED**  
09-04-2025

\* 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](mailto: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: 22929757

Billing Date: 8/22/2025

Billing Period: 7/8/2025 to 8/6/2025

**Pending Board of County Commissioners approval new rates, fees, and charges  
take effect Oct. 1, 2025.**

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	7/8/2025	5707	8/6/2025	5814	29	107

Usage History

	Water
August 2025	107
July 2025	142
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

Transactions

Previous Bill	2,150.97
Payment 08/11/25	-2,150.97 CR
<b>Balance Forward</b>	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 69.0 Thousand Gals X \$9.02	622.38
Sewer	
Sewer Base Charge	51.50
Sewer Charges 107.0 Thousand Gals X \$6.94	742.58
<b>Total Current Transactions</b>	1,592.37
<b>TOTAL BALANCE DUE</b>	<b>\$1,592.37</b>

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

**RECEIVED**  
08-25-2025

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](https://pascoeasypay.pascocountyfl.net)

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

Account # 0509200  
Customer # 01034858  
Balance Forward 0.00  
Current Transactions 1,592.37

**Total Balance Due \$1,592.37**  
**Due Date 9/8/2025**

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

**The Total Due will be electronically  
transferred on 09/08/2025.**

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:** ARAUG25 MEADOW PT III #11  
**Invoice Date:** 9/4/2025  
**Terms:** DUE UPON RECEIPT

**To:** MEADOW PT III  
C/O RIZZETTA & CO  
3434 COLWEL AVE, SUITE 200  
TAMPA FL 33614

Date	Description	Amount
9/4/2025	0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR AUG25 #11	\$11,928.41
	<b>Total Due</b>	\$11,928.41

**RECEIVED**  
09-04-2025

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

**Please make checks payable to:**

**Customer Number:** C00279  
**Invoice Number:** ARAUG25 MEADOW PT III #11  
**Invoice Date:** 9/4/2025  
**Total Amount Due \$** 11,928.41



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

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





Pasco Sheriff's Office

# INVOICE

**Customer Number:** C00279  
**Invoice Number:** ARSEP25 MEADOW PT III #12  
**Invoice Date:** 9/12/2025  
**Terms:** DUE UPON RECEIPT

**To:** MEADOW PT III  
C/O RIZZETTA & CO  
3434 COLWEL AVE, SUITE 200  
TAMPA FL 33614

Date	Description	Amount
9/12/2025	0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR SEP25 #12	\$11,928.41
	<b>Total Due</b>	\$11,928.41

**RECEIVED**  
09-12-2025

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

Please make checks payable to:

**Customer Number:** C00279  
**Invoice Number:** ARSEP25 MEADOW PT III #12  
**Invoice Date:** 9/12/2025  
**Total Amount Due \$** 11,928.41



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

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

# PC Consultants

4853 Pennecott Way  
Wesley Chapel, FL 33544-1801  
(813)973-3330 Cell (813)390-6344

Invoice

108776

## INVOICE

### Customer

Name *Meadow Pointe III CDD*  
Address *1500 Meadow Pointe Blvd*  
City *Wesley Chapel* State *FL* ZIP *33543*  
Phone *(813)383-6676* Attn: *Justin*

Date *8/21/2025*  
Quote No. *Verbal - Justin*  
Rep *Ken Johnson*  
Setup *Domain/Email*

Qty	Description	Unit Price	TOTAL
2	<i>Domain: MeadowPointe3.Com for 2 Years; \$30 Per Year Renews on 09/07/2025; Expires on 09/07/2027</i>	<i>\$30.00</i>	<i>\$60.00</i>
24	<i>Email: manager@meadowpointe3.com; \$12.25 Per Month Microsoft 365 Email Plus (50GB Storage) Renews on 09/07/2025; Expires on 09/07/2027</i>	<i>\$12.25</i>	<i>\$294.00</i>
<i>Meadow Pointe III Community Tax Exempt Certificate On File: 85-8012667439C-1 Expiration Date: 11/30/2025</i>			

*SubTotal* *\$354.00*

*FL Sales Tax*

**TOTAL** **\$354.00**

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 15 #VALUE!

**RECEIVED**  
08-21-2025

*Thank You For Your Order!*

*"Latest Technologies, Old Fashioned Service!"*

# PC Consultants

4853 Pennecott Way  
Wesley Chapel, FL 33544-1801  
(813)973-3330 Cell (813)390-6344

Invoice

108779

## INVOICE

### Customer

Name *Meadow Pointe III CDD*  
Address *1500 Meadow Pointe Blvd*  
City *Wesley Chapel* State *FL* ZIP *33543*  
Phone *(813)383-6676* Attn: *Justin*

Date *8/22/2025*  
Quote No. *Verbal - Justin*  
Rep *Ken Johnson*  
Setup *Remote*

Qty	Description	Unit Price	TOTAL
0.6	<p><i>Labor: 08/18/25 - Justin called; Can't get the HybixVMS camera system software to load; Getting error message: Out of memory opening database'; Tech for camera also onsite attempting to fix issue; Justin had performed a PC cleanup earlier; Remote in w/ AD: 113571085; Run CC; Purge 4.38GB, fix 1940 registry issues; Update Open Shell 4.4.192 to .196; Run System File Checker; Found/Fixed system file errors; Reboot; Re-run CC; Turn off AVG; Uninstall camera app/folders; Download, install HybixVMS; Run; Still get same error; Looking at PC menu structure there are critical structure errors that exists; There is no file size/date associated with every app installed on PC; DL, Run MalwareBytes; Found 367 spywares; Quarantine all, delete all; Reboot; Try camera app again; Same error; Tell Justin I need PC at my shop to bench, possibly restore Acronis 2019 backup from 08/10 before things went haywire; Justin to bring PC &amp; backup drive to PCC Shop.</i></p> <p><b>Actual PCC Onsite Time: 1:24PM - 2:36PM = 1.2 Hrs</b> <b>Billed Time: .6 Hrs @ \$75 Per Hr</b> (Only billed half the actual time due to ongoing issue)</p> <p><i>PC: Lenovo M710c PC; 8GB DDR4; 512GB SSD</i></p> <p><i>Meadow Pointe III Community</i> <i>Tax Exempt Certificate On File: 85-8012667439C-1</i> <i>Expiration Date: 11/30/2025</i></p>	\$75.00	\$45.00

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 15 #VALUE!

SubTotal \$45.00

FL Sales Tax \$0.00

**TOTAL \$45.00**

**RECEIVED**  
08-25-25

Thank You For Your Business!

"Latest Technologies, Old Fashioned Service!"

# PC Consultants

4853 Pennecott Way  
Wesley Chapel, FL 33544-1801  
(813)973-3330 Cell (813)390-6344

Invoice

108780

## INVOICE

### Customer

Name *Meadow Pointe III CDD*  
Address *1500 Meadow Pointe Blvd*  
City *Wesley Chapel* State *FL* ZIP *33543*  
Phone *(813)383-6676* Attn: *Justin*

Date *8/22/2025*  
Quote No. *Verbal - Justin*  
Rep *Ken Johnson*  
Setup *Remote*

Qty	Description	Unit Price	TOTAL
2	<i>Labor: 08/18/25 - Justin dropped off M710c &amp; backup drive at 5:30PM; Open PC case; Blow out dust in fans,ps,case; Bench; Boot; Run C: Disk Check; No issues; DL, install Lenovo Vantage app; Scan; Updated Realtek Lan driver; PC already has latest Windows 11 Version 24H2; PC will not remember the taskbar shortcuts I created after reboot; Justin decided to go with image recovery from 08/10/25; Boot on restored image to temporary 1 TB SSD; Success; Current BIOS: M2VKT21A (04/17/23); DL, flash BIOS to latest FW Version: M2VKT26A (06/14/24); Perform removal of obsolete programs that are ancient including Gateway apps (19+ of them); Run CC; Purge 3.81GB, fix 1944 registry issues; DL, run MWB; Found/quarantined/delete 367 spywares; Reboot; Perform Acronis 2019 full backup for safekeeping at this point of repair before removing old Office 2007 &amp; installing Office 2021; Remove Office 2007, MS Works 2010, Windows Live Essentials 2011; Run CC; Purge 217MB, fix 560 registry issues; Install Office 2021 ProPlus 64 bit; Activate PK; Create taskbar icons for Word, Excel, One-Note, Publisher, Powerpoint &amp; Outlook Classic; Test open email in Outlook 2021; OK; Pull 8GB DDR4; Replace w/ (2) new matching 8GB DDR4 Timetec modules for 16GB total; Boot; Test memory; Install new Anydesk app ID: 1595138932 (the AD was corrupted too); Delete RiverPoint Writer (2012); Image 1TB temp rebuild SSD to original 512GB SSD; Test boot on 512GB SSD; OK.</i> <b>Actual PCC Shop Time: 5.6 Hrs</b> <b>Billed Time: 2.0 Hrs @ \$75 Per Hr</b>	\$75.00	\$150.00
1	<i>Timetec 16GB KIT(2x8GB) DDR4 2666MHz PC4-21300 Unbuffered Non-ECC 1.2V CL19 1Rx8 Single Rank 288 Pin UDIMM Desktop PC Computer Memory RAM Module (Pull 8GB SK/Hynix for PCC stock &amp; install (2) 8GB</i>	\$76.00	\$76.00
-1	<i>8GB SK/Hynix DDR4 Ram Module (Trade In)</i>	\$38.00	(\$38.00)
1	<i>Microsoft Office 2021 Professional Plus; 1 PC; 1 User</i> <u>Product Key:</u> <i>MNKGV-MY8VR-XYGCM-XTFWY-X4WPX</i>  <i>Meadow Pointe III Community</i> <i>Tax Exempt Certificate On File: 85-8012667439C-1</i> <i>Expiration Date: 11/30/2025</i>  <i>Note: PC to be delivered/setup 08/19 PM by PCC</i>	\$139.95	\$139.95
<b>SubTotal</b>			\$327.95

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 15 #VALUE!

<b>SubTotal</b>	\$327.95
<b>FL Sales Tax</b>	\$0.00
<b>TOTAL</b>	\$327.95

**RECEIVED**  
08-25-2025

Thank You For Your Business!

"Latest Technologies, Old Fashioned Service!"



# PC Consultants

4853 Pennecott Way  
Wesley Chapel, FL 33544-1801  
(813)973-3330 Cell (813)390-6344

Invoice

108782

## INVOICE

### Customer

Name Meadow Pointe III CDD  
Address 1500 Meadow Pointe Blvd  
City Wesley Chapel State FL ZIP 33543  
Phone (813)383-6676 Attn: Justin

Date 8/23/2025  
Quote No. Verbal - Justin  
Rep Ken Johnson  
Setup Service Call

Qty	Description	Unit Price	TOTAL
0.5	Labor: 08/19/25 - Arrive onsite with M710c Lenovo & 1 TB backup drive to setup; Assist Justin setting up PC back on step stool & connecting all cables; Justin has new Cyberpower 650VA UPS in the box; Unbox; Pull out existing surge strip; Plug all power cords into new UPS; Connect UPS power cord to surge strip extension to reach power on far wall; Boot up PC; Test email accounts; OK; Test print to Xerox laser; OK; Test UPS with Self-Test option built into Personal Power app; OK; Cyberpower UPS now connected to PC with USB cable for monitoring. <b>Actual PCC Onsite Time: 3:00PM - 3:30PM = .5 Hrs</b> <b>Billed Time: .5 Hrs @ \$75 Per Hr</b>  Meadow Pointe III Community Tax Exempt Certificate On File: 85-8012667439C-1 Expiration Date: 11/30/2025	\$75.00	\$37.50
1	Service Call: 08/19/2025 (Discounted \$10 per Ken)	\$15.00	\$15.00

SubTotal \$52.50

FL Sales Tax \$0.00

**TOTAL \$52.50**

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 15 #VALUE!

**RECEIVED**  
08-25-2025

Thank You For Your Business!

"Latest Technologies, Old Fashioned Service!"

# PC Consultants

4853 Pennecott Way  
Wesley Chapel, FL 33544-1801  
(813)973-3330 Cell (813)390-6344

Invoice

108795

## INVOICE

### Customer

Name *Meadow Pointe III CDD*  
Address *1500 Meadow Pointe Blvd*  
City *Wesley Chapel* State *FL* ZIP *33543*  
Phone *(813)383-6676* Attn: *Justin*

Date *9/8/2025*  
Quote No. *Verbal - Justin*  
Rep *Ken Johnson*  
Setup *Remote Assist*

Qty	Description	Unit Price	TOTAL
1	Microsoft Office 2021 Professional Plus; 1 PC; Download (Good in perpetuity; Not a subscription) <u>Product Key:</u> BTGDN-39TTW-PDMTV-B2JC8-7FWM9 (For Windows 11 Asus ViviBook per Justin)	\$149.95	\$149.95
1.2	Labor: 09/08/25 - Remote into Asus w/ AD:1993076448; Remove non-working Office 365, OneDrive, Teams, misc. programs; Run CC; Reboot; Download Office 2021 installer; Install Office 2021 PP; Activate PK; Create taskbar icons for Word, Excel, Outlook, Powerpoint, Publisher, OneNote & Access; Test open existing Word/Excel files; Activate AVG Internet Security for 1 yr @ no charge; Update Open Shell Ver 4.4.191 to .196; Reboot; Run CC; Purge 3.01 GB, fix 1022 registry issues; Current Bios Firmware is Ver .314 (06/02/23); DL, flash BIOS FW to Ver. .316 (03/14/24); Cleanup downloaded files no longer needed; Update Speccy to Ver 1.33. <b>Actual PCC Remote Time: 9:54AM - 11:42AM = 1.8 Hrs</b> <b>Billed Time: 1.2 Hrs @ \$75 Per Hr</b>  Meadow Pointe III Community Development District Tax Exempt Certificate On File: 85-8012667439C-1 Expiration Date: 11/30/2025	\$75.00	\$90.00

**RECEIVED**  
09-08-2025

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 15 #VALUE!

SubTotal \$239.95

FL Sales Tax \$0.00

**TOTAL \$239.95**

Thank You For Your Business!

"Latest Technologies, Old Fashioned Service!"

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

# Invoice

Date	Invoice #
9/2/2025	INV0000102315

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
September	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
<div> <div>RECEIVED</div> <div>08-28-2025</div> </div>	Subtotal		\$5,785.75
	Total		\$5,785.75

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

# Invoice

Date	Invoice #
8/29/2025	INV0000102346

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
August	Upon Receipt	00010

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$13,908.97	\$13,908.97
<div>RECEIVED 08-29-2025</div>	Subtotal		\$13,908.97
	Total		\$13,908.97



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

Invoice

Date	Invoice #
9/1/2025	INV0000102388

Bill To:

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

Services for the month of		Terms	Client Number
August		Upon Receipt	00010
Description	Qty	Rate	Amount
EE RECRUITING	67.33	\$1.00	\$67.33
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	9.80	\$1.00	\$9.80
Subtotal			\$227.13
Total			\$227.13

RECEIVED  
09-12-2025

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

# Invoice

Date	Invoice #
9/12/2025	INV0000102413

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
September	Upon Receipt	00010

[illegible]



# Invoice

Date	Invoice Number
8/28/2025	68467

**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	9/27/2025	BK	8/28/2025	
Quantity	Item Code	Description	Price Each	Amount	
1	Xerox C230 BK	Xerox C230/235 (006R04391) OEM Black Hi Yield Toner Cartridge Up to 3K Yield	145.95	145.95	
1	Xerox C230 M	Xerox C230/235 (006R04394) OEM Magenta Hi Yield Toner Cartridge Up to 2.5K Yield	136.95	136.95	
2	VBCP2609 CP Towels	Premium Center Pull Paper Towels, White 600 feet 6 rolls/ case (16lbs 25X17X9")	42.95	85.90	
1	Touch Point 2000	Touchpoint Cleaning Wipes, 2X2000ct rolls (4,000 total) 26 lbs.	99.95	99.95	
1	FedEx Service	Fed Ex Freight Charge (Wipes & Toners shipped at NO CHARGE)	13.01	13.01	
		*** TONERS SHIPPED FROM ANOTHER LOCATION ***			
		FedEx Package 1 Tracking #: 392616074658			
		FedEx Package 1 Tracking #: 392616128114			
			<b>Subtotal</b>	\$481.76	
			<b>Total</b>	\$481.76	
			<b>Payments/Credits</b>	\$0.00	
			<b>Balance Due</b>	\$481.76	

**RECEIVED**  
08-29-2025



# Invoice

Date	Invoice Number
9/2/2025	68505

**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	10/2/2025	BK	9/2/2025	
Quantity	Item Code	Description	Price Each	Amount	
1	Xerox C230 C	Xerox C230/235 (006R04392) OEM Cyan Hi Yield Toner Cartridge Up to 2.5K Yield	136.95	136.95	
1	Free Shipping	Skyway Supply provides FREE FedEx Ground shipping on ink and toner orders over \$50!	0.00	0.00	
			<b>Subtotal</b>	\$136.95	
			<b>Total</b>	\$136.95	
			<b>Payments/Credits</b>	\$0.00	
			<b>Balance Due</b>	\$136.95	

**RECEIVED**  
09-03-2025





# Invoice

Date	Invoice Number
9/18/2025	68713

**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	10/18/2025	BK	9/18/2025	
Quantity	Item Code	Description	Price Each	Amount	
2	HANGING SINGLE PU...	HANGING Single Pull Dog Waste Bags. Case 4 boxes 800 ct (3200 total) 22lbs	119.95	239.90	
1	Blue Nitrile Gloves Large	Blue Nitrile Gloves, Powder Free, Large, case of 1000 (10lbs)	89.95	89.95	
1	Shipping No Charge	SHIPPING: NO CHARGE!  FedEx Package 1 Tracking #: 393341391511	0.00	0.00	
			<b>Subtotal</b>	\$329.85	
			<b>Total</b>	\$329.85	
			<b>Payments/Credits</b>	\$0.00	
			<b>Balance Due</b>	\$329.85	

**RECEIVED**  
09-18-2025



# 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: PSI200586  
Invoice Date: 9/1/2025

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 9/1/2025  
Due Date 10/1/2025  
Terms Net 30

Customer ID 8080  
P.O. Number  
P.O. Date 9/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2025 - 9/30/2025 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  
09-02-2025

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



SERVICE DEPOSIT REQUEST

Invoice Number: WO-00877076

Invoice Date: 8/26/2025

PROPERTY: Meadow Pointe III CDD

Voice: (888) 480-LAKE • Fax: (888) 358-0088

SOLD TO: Meadow Pointe III CDD  
3434 Colwell, Suite 200  
Tampa, FL 33614

Customer ID	Customer PO	Payment Terms
8080		Due Upon Receipt
Sales Rep ID	Additional WO#s	Due Date
Jason Diogo		Due Upon Receipt

Qty	Item Description	Contract Price	Deposit Amount
1	50% Deposit 2025 Planting Installation(sites 7, 68, 86)	\$ 3,665.00	\$1,832.50

PLEASE REMIT PAYMENT TO:  
SOLitude Lake Management, LLC  
1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

RECEIVED  
08-26-2025

Total Invoice \$1,832.50  
Payment Received 0.00

TOTAL	\$1,832.50
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Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/1/2025	16903

**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
	SEPTEMBER This fee is for the CAPXL cloud, VOIP and cellular internet.	165.00		165.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$165.00	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$165.00	

**RECEIVED**  
09-03-2025





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/4/2025	16935

## 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
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$800.00	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$800.00	

RECEIVED  
09-04-2025



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/10/2025	16945

## 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
	Report that the exit gate LED strips were out. I checked the splices inside the gate frame and found no issues. Replaced the transformer. Lights are performing properly at this time.			
	Also found two missing nuts on the bracket that attaches the arm to the gate. Replaced with new nuts. Both of the exit DC2000 battery back ups are bad. I will quote replacement.			
1	Hourly Tech Charge	115.00		115.00
1	12VDC transformer.	35.00		35.00
	Miscellaneous materials.	5.00		5.00

RECEIVED  
09-10-2025

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

**Total** \$155.00

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** \$155.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/11/2025	16954

**Bill To**

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

			Job Name	Terms
			CLARIDGE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Report that the call box display only displayed ACE. Maintenance cycled power for 3 days and it would not reset. I removed the circuit board from the terminal strip and reinserted. the display began to scroll again. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$115.00	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$115.00	

RECEIVED  
09-11-2025



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/11/2025	16955

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
	ENTRANCE PULL DOWN BOTH GATES BRING BACK TO SHOP CUT DOWN GATES TO ACCOMMODATE NEW HINGES CUT OFF EXISTING STUBS AND REPLACE (4) REPAIR CRACK WELD ON MIDDLE HORIZONTAL LET LEAF  4 - NEW HEAVY DUTY HINGES TOUCH UP PAINT	4,171.00		4,171.00

RECEIVED  
09-11-2025

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

**Total** \$4,171.00

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** \$4,171.00





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/15/2025	16963

**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
	ALCHESTER	4,887.00		4,887.00
	ENTRY AND EXIT PULL DOWN (4) GATES, BRING BACK TO SHOP CUT DOWN EXIT GATES TO ACCOMMODATE NEW HINGES 8 NEW HEAVY DUTY HINGES TOUCH UP PAINT LABOR AND INSTALL NOTE: IF ALCHESTER IS DONE AT THE SAME TIME AS WRENCREST THERE WILL BE A DISCOUNT OF \$250 Discount for job combination with Wrencrest	-250.00		-250.00

**RECEIVED**  
09-17-2025

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

**Total** \$4,637.00

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** \$4,637.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/18/2025	16968

## 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

RECEIVED  
09-18-2025

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/25/2025	17023

## Bill To

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

			Job Name	Terms
			WHITLOCK	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Island side operator not closing. Determined the motor capacitor is bad. Replaced capacitor. Also replaced the v belt, which was close to breaking. The DC 2000 battery back up is bad and discovered the curb side operator dc 2000 is missing, Found that the siren sensor microphone is bad. I will quote replacement.			
1	CAPACITOR CSW200UL	120.00		120.00
1	Elite V Belt	20.00		20.00
1	Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$255.00	
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$255.00	

RECEIVED  
09-25-2025

Southern Automated Access Services						
for Meadow Pointe III CDD						
Summary Gate Phones 09/25						
Inv #	Amount	Bill Date	Location	Phone	GL Code	Object Code
16887	\$165.00	09/01/25	Alchester	0	54100	4102
16888	\$165.00	09/01/25	Ammanford	0	54100	4102
16890	\$165.00	09/01/25	Beaconsfield	0	54100	4102
16902	\$165.00	09/01/25	Heatherstone	0	54100	4102
16903	\$165.00	09/01/25	Hillhurst	0	54100	4102
16907	\$165.00	09/01/25	Larkenheath	0	54100	4102
16918	\$165.00	09/01/25	Sheringham	0	54100	4102
16927	\$165.00	09/01/25	Wrencrest	0	54100	4102
<b>Total</b>	<b>\$1,320.00</b>					

RECEIVED  
09-01-2025

Grand Total    \$1,320.00





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/1/2025	16887

## 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
	SEPTEMBER This fee is for the CAPXL cloud, VOIP and cellular internet.	165.00		165.00

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 #
9/1/2025	16888

**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
	SEPTEMBER This fee is for the CAPXL cloud, VOIP and cellular internet.	165.00		165.00

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 #
9/1/2025	16890

**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
	SEPTEMBER This fee is for the CAPXL cloud, VOIP and cellular internet.	165.00		165.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$165.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$165.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/1/2025	16902

**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
	SEPTEMBER This fee is for the CAPXL cloud, VOIP and cellular internet.	165.00		165.00

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 #
9/1/2025	16903

## 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
	SEPTEMBER This fee is for the CAPXL cloud, VOIP and cellular internet.	165.00		165.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$165.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$165.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/1/2025	16907

**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
	SEPTEMBER This fee is for the CAPXL cloud, VOIP and cellular internet.	165.00		165.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$165.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$165.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/1/2025	16918

**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
	SEPTEMBER This fee is for the CAPXL cloud, VOIP and cellular internet.	165.00		165.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$165.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$165.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/1/2025	16927

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
	SEPTEMBER This fee is for the CAPXL cloud, VOIP and cellular internet.	165.00		165.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$165.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$165.00





ACCOUNT NUMBER  
8337 13 062 0042426

STATEMENT DATE  
Aug 11, 2025

SERVICE ADDRESS  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543

PAGE  
1 of 4

Hi, Pointe III!

Thank you for being a valued customer since 2016.

Amount Due	Due by
<b>\$25.00</b>	<b>Auto Pay</b>

How It Adds Up	Service from Aug 11 - Sep 10
----------------	------------------------------

Previous Balance	\$22.99
Payments Received	-\$22.99
<b>Remaining Balance</b>	<b>\$0.00</b>

<b>Current Activity</b>	<b>\$25.00</b>
Spectrum TV®	\$0.00
Spectrum Internet®	\$0.00
Spectrum Voice®	\$25.00

<b>Auto Pay Amount</b>	<b>\$25.00</b>
YOUR AUTO PAY WILL BE PROCESSED 08/28/25	

**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  
10-08-2025

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 08122025 NNNNNNNN 01 997143

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

Amount Due **\$25.00**

Due by **Auto Pay**

Account Number **8337 13 062 0042426**

**Please send payment to:**  
SPECTRUM  
PO BOX 7186  
PASADENA CA 91109-7186

833713062004242600025007



ACCOUNT NUMBER  
8337 13 062 0042426

STATEMENT DATE  
Aug 11, 2025

SERVICE ADDRESS  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543

PAGE  
2 of 4

8337 1300 DY RP 11 08122025 NNNNNNNN 01 997143

## Your Bill Details Service from Aug 11 - Sep 10

Thank you for being a valued customer since 2016.

Previous Balance		\$22.99
EFT Payment	07/28	-\$22.99
<b>Remaining Balance</b>		<b>\$0.00</b>

### Current Activity

#### Spectrum TV®

Spectrum TV Select Package	\$0.00
Spectrum TV Select	\$0.00
Your TV package includes over \$50 in FREE streaming services	
Disney+ Basic	FREE
Peacock Premium with Ads	FREE
Paramount+ Essential	FREE
HBO 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**

**Auto Pay Amount \$25.00**

### IMPORTANT PHONE UPDATE

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at [Spectrum.net](https://spectrum.net).

- To block less spam calls, change the Call Guard level of protection setting to Medium or Low.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers



### BEWARE OF PAYMENT SCAMS!

Spectrum is dedicated to keeping you and your family safe online. Visit [Spectrum.net/securitycenter](https://spectrum.net/securitycenter) for tools and solutions to keep your personal information secure.

### Devices on Your Account

You currently have the following Spectrum equipment on your account (5 of 5 shown):

Modem - \*\*\*\*\*01622  
Modem - \*\*\*\*98531  
Router - \*\*\*\*\*44E4A  
Receiver - \*\*\*\*\*02973  
Receiver - \*\*\*\*\*07085

## 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  
Sep 11, 2025

SERVICE ADDRESS  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543

PAGE  
1 of 4

## Hi, Pointe III!

Thank you for being a valued customer since 2016.

Amount Due	Due by
<b>\$25</b>	<b>Auto Pay</b>

How It Adds Up	Service from Sep 11 - Oct 10
----------------	------------------------------

Previous Balance	\$25
Payments Received	-\$25
<b>Remaining Balance</b>	<b>\$0</b>

<b>Current Activity</b>	<b>\$25</b>
Spectrum TV®	\$0
Spectrum Internet®	\$0
Spectrum Voice®	\$25

<b>Auto Pay Amount</b>	<b>\$25</b>
YOUR AUTO PAY WILL BE PROCESSED 09/28/25	

**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.

### BEWARE OF PAYMENT SCAMS!

Spectrum is dedicated to keeping you and your family safe online. Visit

[Spectrum.net/securitycenter](https://spectrum.net/securitycenter) for tools and solutions to keep your personal information secure.

RECEIVED  
10-08-2025

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 09122025 NNNNNNNN 01 997178

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

Amount Due **\$25**

Due by **Auto Pay**

Account Number **8337 13 062 0042426**

**Please send payment to:**

SPECTRUM  
PO BOX 7186  
PASADENA CA 91109-7186

833713062004242600025007



ACCOUNT NUMBER  
8337 13 062 0042426

STATEMENT DATE  
Sep 11, 2025

SERVICE ADDRESS  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543

PAGE  
2 of 4

8337 1300 DY RP 11 09122025 NNNNNNNN 01 997178

## Your Bill Details Service from Sep 11 - Oct 10

Thank you for being a valued customer since 2016.

Previous Balance		\$25
EFT Payment	08/28	-\$25
<b>Remaining Balance</b>		<b>\$0</b>

### Current Activity

#### Spectrum TV®

Spectrum TV Select Package	\$0
Spectrum TV Select	\$0
Your TV package includes over \$50 in FREE streaming services	
Disney+, Hulu Bundle	FREE
HBO Max Basic with Ads	FREE
Paramount+ Essential	FREE
Peacock Premium	FREE
ESPN Unlimited	FREE
FOX One and more	FREE

Spectrum Receivers	\$0
2 Receivers at 0 each	

**Spectrum TV® Total \$0**

#### Spectrum Internet®

Spectrum Internet	\$0
WiFi Service	\$0

**Spectrum Internet® Total \$0**

#### Spectrum Voice®

##### Phone number 813-383-6676

Unlimited Long Distance	\$25
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**

**Auto Pay Amount \$25**

### Devices on Your Account

You currently have the following Spectrum equipment on your account (5 of 5 shown):

Modem - \*\*\*\*\*01622

Modem - \*\*\*\*98531

Router - \*\*\*\*\*44E4A

Receiver - \*\*\*\*\*02973

Receiver - \*\*\*\*\*07085



## 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).



**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.





**TECO**  
for Meadow Pointe III CDD  
Service Period: 07/23/25-08/20/25

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
*211014020187	9/4/2025	\$ -	9/18/2025	30730 Beardsley Dr	53100	4307
*211014502689	9/4/2025	\$ 487.87	9/18/2025	MP, PH1U	53100	4307
*211014027679	9/4/2025	\$ 471.97	9/18/2025	WC LKS PH2 U1B	53100	4307
*211014027422	9/4/2025	\$ 709.96	9/18/2025	PM Parcel PP QQ	53100	4307
*211014027190	9/4/2025	\$ 930.25	9/18/2025	MP/ Beardsley	53100	4307
*211014026929	9/4/2025	\$ 313.87	9/18/2025	Mansfield/ Beardsley	53100	4307
*211014026697	9/4/2025	\$ 527.48	9/18/2025	MP Parcel TT	53100	4307
*211014026457	9/4/2025	\$ 360.92	9/18/2025	MP Parcel VV	53100	4307
*211014026192	9/4/2025	\$ 499.73	9/18/2025	MP P1 U 1E	53100	4307
*211014025996	9/4/2025	\$ 499.73	9/18/2025	MP P-1 UID	53100	4307
*211014025715	9/4/2025	\$ 583.00	9/18/2025	MP Parcel EE	53100	4307
*211014025491	9/4/2025	\$ 421.64	9/18/2025	Beardsley / Whitlock	53100	4307
*211014025285	9/4/2025	\$ 305.39	9/18/2025	WC Lakes PH 12A	53100	4307
*211014024973	9/4/2025	\$ 388.67	9/18/2025	WC Phase 1 C	53100	4307
*211014024759	9/4/2025	\$ 527.48	9/18/2025	WC PH1	53100	4307
*211014024478	9/4/2025	\$ 219.98	9/18/2025	Beardsley Dr FRM Whitlock	53100	4307
*211014024304	9/4/2025	\$ 888.40	9/18/2025	MP Parcel FF	53100	4307
*211014024056	9/4/2025	\$ 555.26	9/18/2025	MP Parcel SS	53100	4307
*211014023785	9/4/2025	\$ 353.02	9/18/2025	MP Clubhouse	53100	4307
*211014023603	9/4/2025	\$ 44.38	9/18/2025	1226 HillHurst Dr Ext	53100	4301
*211014023348	9/4/2025	\$ 471.97	9/18/2025	MP Par UU	53100	4307
*211014023165	9/4/2025	\$ -	9/18/2025	1121 HillHurst Dr	53100	4301
*211014022878	9/4/2025	\$ 27.14	9/18/2025	31551 Chatterly Dr	53100	4301
*211014022654	9/4/2025	\$ 50.11	9/18/2025	31534 Heatherstone Dr	53100	4301
*211014022449	9/4/2025	\$ 55.57	9/18/2025	1901 Beaconsfield Dr	53100	4301
*211014022233	9/4/2025	\$ 61.47	9/18/2025	31751 Larken Heath Dr Gate	53100	4301
*211014022043	9/4/2025	\$ 38.78	9/18/2025	31302 Alchester Dr Gate	53100	4301
*211014021839	9/4/2025	\$ 33.50	9/18/2025	1549 Meadow Pointe BL 1	53100	4301
*211014021607	9/4/2025	\$ 718.99	9/18/2025	1500 Meadow Pointe Blvd B	53100	4301
*211014021375	9/4/2025	\$ 20.29	9/18/2025	1500 Meadow Pointe Blvd	53100	4301
*211014021102	9/4/2025	\$ 59.45	9/18/2025	1500 Meadow Pointe Blvd	53100	4301
*211014020864	9/4/2025	\$ 725.02	9/18/2025	1500 Meadow Pointe Blvd	53100	4301
*211014020591	9/4/2025	\$ 40.03	9/18/2025	1236 Ammanford PL	53100	4301
*211014020351	9/4/2025	\$ 38.93	9/18/2025	1123 Broughton PL	53100	4301
*211014020187	9/4/2025	\$ 252.72	9/18/2025	30730 Beardsley Dr	53100	4301
*211013949949	9/4/2025	\$ 39.71	9/18/2025	1122 Thackery Way MP	53100	4301
*211013949733	9/4/2025	\$ 38.78	9/18/2025	31220 Whitlock Dr MP	53100	4301

<b>Grand Total</b>	<b>\$ 11,761.46</b>
--------------------	---------------------

001	53100	4301	Utilities	\$2,244.87
001	53100	4307	Street Lights	\$9,516.59
				<u>\$11,761.46</u>



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

Statement Date: September 04, 2025

Amount Due: \$11,761.46

Due Date: September 18, 2025

Account #: 311000030198

DO NOT PAY. Your account will be drafted on September 18, 2025

## Account Summary

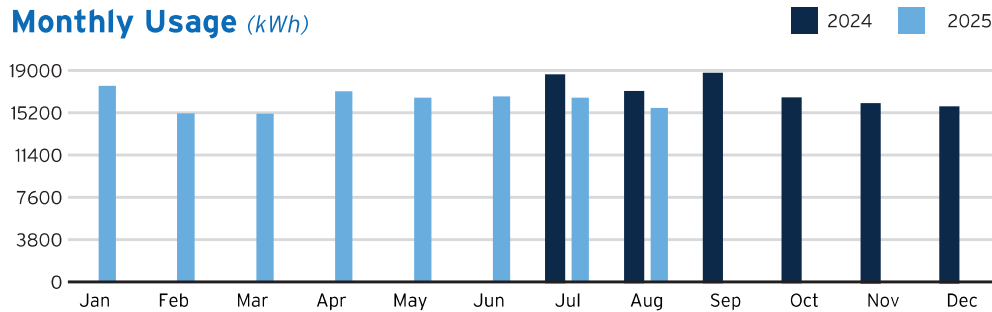
Previous Amount Due	\$11,914.13
Payment(s) Received Since Last Statement	-\$11,914.13
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$11,761.46</b>

**Amount Due by September 18, 2025 \$11,761.46**

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

RECEIVED  
09-09-2025

## Monthly Usage (kWh)



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

## Your Locations With The Highest Usage



1500 MEADOW  
POINTE BLVD, B,  
WESLEY CHAPEL, FL  
33543-6876

**7,593  
KWH**



1500 MEADOW  
POINTE BLVD,  
WESLEY CHAPEL, FL  
33543-6876

**4,546  
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](https://TampaElectric.com/Safety)  
for more safety tips.



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

Account #: 311000030198

Due Date: September 18, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$11,761.46

Payment Amount: \$ \_\_\_\_\_

700750003544

Your account will be  
drafted on September 18, 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.

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](http://TampaElectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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

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	08/13/2025	15,644		15,479		165 kWh	1	29 Days	<b>\$44.38</b>
									 5.2%


**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	08/13/2025	9,662		9,608		54 kWh	1	29 Days	<b>\$27.14</b>
									 8.5%


**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	08/13/2025	16,109		15,907		202 kWh	1	29 Days	<b>\$50.11</b>
									 8.6%


**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	08/13/2025	27,137		26,900		237 kWh	1	29 Days	<b>\$55.57</b>
									 22.5%


**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	08/13/2025	17,310		17,035		275 kWh	1	29 Days	<b>\$61.47</b>
									 35.5%

**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	08/13/2025	12,589		12,460		129 kWh	1	29 Days	<b>\$38.78</b>
									 6.5%

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	08/13/2025	2,937		2,842		95 kWh	1	29 Days	\$33.50
									<div><div></div><div>82.7%</div></div>
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	08/13/2025	21,058		13,465		7,593 kWh	1	29 Days	\$718.99
1000760922	08/13/2025	11.83		0		11.83 kW	1	29 Days	
									<div><div></div><div>2.9%</div></div>
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	08/13/2025	811		801		10 kWh	1	29 Days	\$20.29
1000760919	08/13/2025	0.47		0		0.47 kW	1	29 Days	
									<div><div></div><div>16.7%</div></div>
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	08/13/2025	58,017		57,755		262 kWh	1	29 Days	\$59.45
									<div><div></div><div>1.1%</div></div>
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	08/13/2025	65,926		61,380		4,546 kWh	1	29 Days	\$725.02
									<div><div></div><div>2.1%</div></div>
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	08/13/2025	15,072		14,935		137 kWh	1	29 Days	\$40.03
									<div><div></div><div>9.9%</div></div>
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	08/13/2025	14,672		14,542		130 kWh	1	29 Days	\$38.93
									<div><div></div><div>11.6%</div></div>

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	08/13/2025	97,690		96,184		1,506 kWh	1	29 Days	\$252.72
									<div><div></div><div>2.8%</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	08/13/2025	12,828		12,693		135 kWh	1	29 Days	\$39.71
									<div><div></div><div>12.3%</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	08/13/2025	12,112		11,983		129 kWh	1	29 Days	\$38.78
									<div><div></div><div>8.5%</div></div>

### Total Current Month's Charges

**\$11,761.46**




Sub-Account #: 211014502689  
Statement Date: 08/29/2025

**Service Address:** MEADOW POINTE, PH 1U, WESLEY CHAPEL, FL 33544-0000

**Service Period:** 07/23/2025 - 08/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$487.87</b>

**Current Month's Electric Charges** **\$487.87**

Billing information continues on next page →






Sub-Account #: 211014027679  
Statement Date: 08/29/2025

**Service Address:** WESLEY CHAPEL LKS PH2 UN 1B, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 07/23/2025 - 08/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$471.97</b>

**Current Month's Electric Charges      \$471.97**

Billing information continues on next page →




Sub-Account #: 211014027422  
Statement Date: 08/29/2025

**Service Address:** MEADOW POINTE PARCEL PP QQ, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 07/23/2025 - 08/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$709.96</b>

**Current Month's Electric Charges** **\$709.96**

Billing information continues on next page →



Sub-Account #: 211014027190  
Statement Date: 08/29/2025

**Service Address:** MEADOW POINTE/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 07/23/2025 - 08/20/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 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: 08/29/2025

Service Address: MANSFIELD/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000

Service Period: 07/23/2025 - 08/20/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$313.87</b>

**Current Month's Electric Charges      \$313.87**

Billing information continues on next page →






Sub-Account #: 211014026697  
Statement Date: 08/29/2025

**Service Address:** MEADOW POINT PARCEL TT, WESLEY CHAPEL, FL 33544-0000

**Service Period:** 07/23/2025 - 08/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$527.48</b>

**Current Month's Electric Charges** **\$527.48**

Billing information continues on next page →




Sub-Account #: 211014026457  
Statement Date: 08/29/2025

Service Address: MEADOW POINTE PARCEL VV, WESLEY CHAPEL, FL 33544-0000

Service Period: 07/23/2025 - 08/20/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$360.92</b>

**Current Month's Electric Charges      \$360.92**

Billing information continues on next page →




Sub-Account #: 211014026192  
Statement Date: 08/29/2025

**Service Address:** MEADOW POINTE P1 U 1E, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 07/23/2025 - 08/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$499.73</b>

**Current Month's Electric Charges** **\$499.73**

Billing information continues on next page →




Sub-Account #: 211014025996  
Statement Date: 08/29/2025

**Service Address:** MEADOW POINTE P-1 UID, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 07/23/2025 - 08/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$499.73</b>

**Current Month's Electric Charges** **\$499.73**

Billing information continues on next page →






Sub-Account #: 211014025715  
Statement Date: 08/29/2025

**Service Address:** MEADOW POINTE PARCEL EE, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 07/23/2025 - 08/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$583.00</b>

**Current Month's Electric Charges** **\$583.00**

Billing information continues on next page →




Sub-Account #: 211014025491  
Statement Date: 08/29/2025

Service Address: BEARDSLEY/WHITLOCK, WESLEY CHAPEL, FL 33543-0000

Service Period: 07/23/2025 - 08/20/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$421.64</b>

**Current Month's Electric Charges** **\$421.64**

Billing information continues on next page →



Sub-Account #: 211014025285  
Statement Date: 08/29/2025

**Service Address:** WESLEY CHAPEL LAKES, PH 12A, WESLEY CHAPEL, FL  
33543-0000

**Service Period:** 07/23/2025 - 08/20/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 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: 08/29/2025

**Service Address:** WESLEY CHAPEL PHASE I C, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 07/23/2025 - 08/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$388.67</b>

<b>Current Month's Electric Charges</b>	<b>\$388.67</b>
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Billing information continues on next page →






Sub-Account #: 211014024759  
Statement Date: 08/29/2025

Service Address: WESLEY CHAPEL, PH 1, WESLEY CHAPEL, FL 33543-0000

Service Period: 07/23/2025 - 08/20/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$527.48</b>

**Current Month's Electric Charges** **\$527.48**

Billing information continues on next page →



Sub-Account #: 211014024478  
Statement Date: 08/29/2025

**Service Address:** BEARDSLEY DR FRM WHITLOCK, WESLEY CHAPEL, FL  
33543-0000

**Service Period:** 07/23/2025 - 08/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$219.98</b>

**Current Month's Electric Charges** **\$219.98**

Billing information continues on next page →




Sub-Account #: 211014024304  
Statement Date: 08/29/2025

**Service Address:** MEADOW POINT PARCEL FF, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 07/23/2025 - 08/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$888.40</b>

**Current Month's Electric Charges      \$888.40**

Billing information continues on next page →




Sub-Account #: 211014024056  
Statement Date: 08/29/2025

**Service Address:** MEADOW POINTE PARCEL SS, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 07/23/2025 - 08/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$555.26</b>

<b>Current Month's Electric Charges</b>	<b>\$555.26</b>
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Billing information continues on next page →




Sub-Account #: 211014023785  
Statement Date: 08/29/2025

**Service Address:** MEADOW POINTE CLUBHOUSE, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 07/23/2025 - 08/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$353.02</b>

**Current Month's Electric Charges** **\$353.02**

Billing information continues on next page →





Sub-Account #: 211014023603  
Statement Date: 08/29/2025


Service Address: 1226 HILLHURST DR ENT, WESLEY CHAPEL, FL 33543-0000

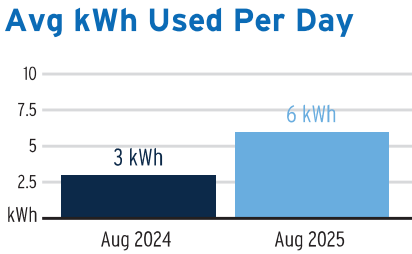
Meter Read

Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000097945	08/13/2025	15,644		15,479		165 kWh	1	29 Days

Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	165 kWh @ \$0.08641/kWh		\$14.26
Fuel Charge	165 kWh @ \$0.03391/kWh		\$5.60
Storm Protection Charge	165 kWh @ \$0.00577/kWh		\$0.95
Clean Energy Transition Mechanism	165 kWh @ \$0.00418/kWh		\$0.69
Storm Surcharge	165 kWh @ \$0.02121/kWh		\$3.50
Florida Gross Receipt Tax			\$1.11
<b>Electric Service Cost</b>			<b>\$44.38</b>



Current Month's Electric Charges      **\$44.38**

Billing information continues on next page →




Sub-Account #: 211014023348  
Statement Date: 08/29/2025

**Service Address:** MEADOW POINTE PAR UU, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 07/16/2025 - 08/13/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$471.97</b>

**Current Month's Electric Charges** **\$471.97**

Billing information continues on next page →



Sub-Account #: 211014022878  
Statement Date: 08/29/2025

Service Address: 31551 CHATTERLY DR, WESLEY CHAPEL, FL 33543-6807

Meter Read

Meter Location: Gate

Service Period: 07/16/2025 - 08/13/2025

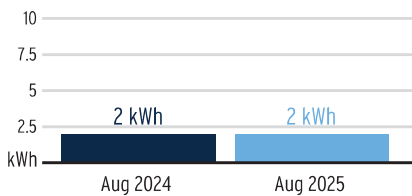
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000125768	08/13/2025	9,662		9,608		54 kWh	1	29 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	54 kWh @ \$0.08641/kWh	\$4.67
	Fuel Charge	54 kWh @ \$0.03391/kWh	\$1.83
	Storm Protection Charge	54 kWh @ \$0.00577/kWh	\$0.31
	Clean Energy Transition Mechanism	54 kWh @ \$0.00418/kWh	\$0.23
	Storm Surcharge	54 kWh @ \$0.02121/kWh	\$1.15
	Florida Gross Receipt Tax		\$0.68
	<b>Electric Service Cost</b>		<b>\$27.14</b>

Avg kWh Used Per Day



Current Month's Electric Charges **\$27.14**

Billing information continues on next page →



Sub-Account #: 211014022654  
Statement Date: 08/29/2025


Service Address: 31534 HEATHERSTONE DR, WESLEY CHAPEL, FL 33543-0000

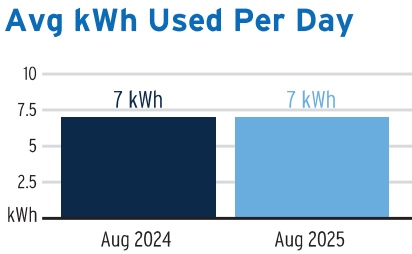
Meter Read

Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123133	08/13/2025	16,109		15,907		202 kWh	1	29 Days

Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	202 kWh @ \$0.08641/kWh		\$17.45
Fuel Charge	202 kWh @ \$0.03391/kWh		\$6.85
Storm Protection Charge	202 kWh @ \$0.00577/kWh		\$1.17
Clean Energy Transition Mechanism	202 kWh @ \$0.00418/kWh		\$0.84
Storm Surcharge	202 kWh @ \$0.02121/kWh		\$4.28
Florida Gross Receipt Tax			\$1.25
<b>Electric Service Cost</b>			<b>\$50.11</b>



Current Month's Electric Charges      \$50.11

Billing information continues on next page →



Sub-Account #: 211014022449  
Statement Date: 08/29/2025


Service Address: 1901 BEACONSFIELD DR, WESLEY CHAPEL, FL 33543-0000

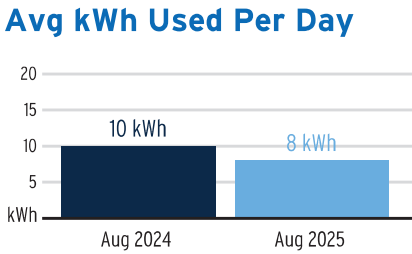
Meter Read

Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000127032	08/13/2025	27,137		26,900		237 kWh	1	29 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	237 kWh @ \$0.08641/kWh	\$20.48
Fuel Charge	237 kWh @ \$0.03391/kWh	\$8.04
Storm Protection Charge	237 kWh @ \$0.00577/kWh	\$1.37
Clean Energy Transition Mechanism	237 kWh @ \$0.00418/kWh	\$0.99
Storm Surcharge	237 kWh @ \$0.02121/kWh	\$5.03
Florida Gross Receipt Tax		\$1.39
<b>Electric Service Cost</b>		<b>\$55.57</b>



Current Month's Electric Charges      **\$55.57**

Billing information continues on next page →





Sub-Account #: 211014022233  
Statement Date: 08/29/2025


Service Address: 31751 LARKEN HEATH DR GATE, WESLEY CHAPEL, FL 33543-0000

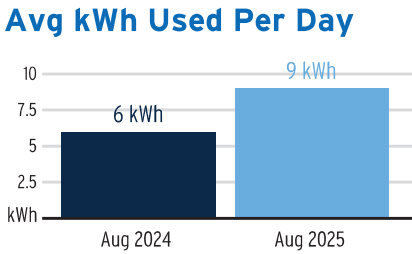
Meter Read

Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000103850	08/13/2025	17,310		17,035		275 kWh	1	29 Days

Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	275 kWh @ \$0.08641/kWh		\$23.76
Fuel Charge	275 kWh @ \$0.03391/kWh		\$9.33
Storm Protection Charge	275 kWh @ \$0.00577/kWh		\$1.59
Clean Energy Transition Mechanism	275 kWh @ \$0.00418/kWh		\$1.15
Storm Surcharge	275 kWh @ \$0.02121/kWh		\$5.83
Florida Gross Receipt Tax			\$1.54
<b>Electric Service Cost</b>			<b>\$61.47</b>



Current Month's Electric Charges      **\$61.47**

Billing information continues on next page →



Sub-Account #: 211014022043  
Statement Date: 08/29/2025


Service Address: 31302 ALCHESTER DR GATE, WESLEY CHAPEL, FL 33543-0000

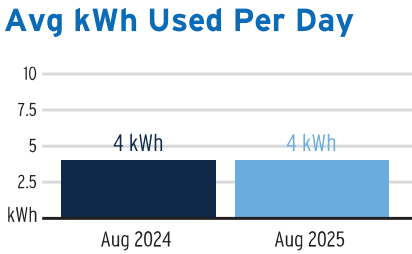
Meter Read

Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000101280	08/13/2025	12,589		12,460		129 kWh	1	29 Days

Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	129 kWh @ \$0.08641/kWh		\$11.15
Fuel Charge	129 kWh @ \$0.03391/kWh		\$4.37
Storm Protection Charge	129 kWh @ \$0.00577/kWh		\$0.74
Clean Energy Transition Mechanism	129 kWh @ \$0.00418/kWh		\$0.54
Storm Surcharge	129 kWh @ \$0.02121/kWh		\$2.74
Florida Gross Receipt Tax			\$0.97
<b>Electric Service Cost</b>			<b>\$38.78</b>



Current Month's Electric Charges      **\$38.78**

Billing information continues on next page →



Sub-Account #: 211014021839  
Statement Date: 08/29/2025

Service Address: 1549 MEADOW POINTE BL I, WESLEY CHAPEL, FL 33543-0000

Meter Read

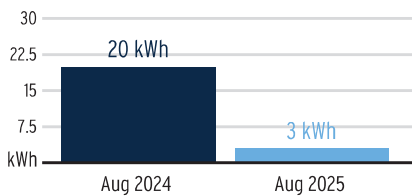
Meter Location: PUMP/LIFT STATION  
Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967413	08/13/2025	2,937		2,842		95 kWh	1	29 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	95 kWh @ \$0.08641/kWh	\$8.21
	Fuel Charge	95 kWh @ \$0.03391/kWh	\$3.22
	Storm Protection Charge	95 kWh @ \$0.00577/kWh	\$0.55
	Clean Energy Transition Mechanism	95 kWh @ \$0.00418/kWh	\$0.40
	Storm Surcharge	95 kWh @ \$0.02121/kWh	\$2.01
	Florida Gross Receipt Tax		\$0.84
	<b>Electric Service Cost</b>		<b>\$33.50</b>

Avg kWh Used Per Day



Current Month's Electric Charges      **\$33.50**

Billing information continues on next page →



Sub-Account #: 211014021607  
Statement Date: 08/29/2025

Service Address: 1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876

Meter Read

Service Period: 07/16/2025 - 08/13/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760922	08/13/2025	21,058		13,465		7,593 kWh	1	29 Days
1000760922	08/13/2025	11.83		0		11.83 kW	1	29 Days

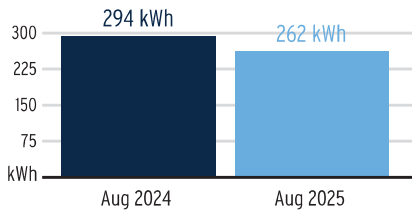
Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$1.06000		\$30.74
Billing Demand Charge	12 kW @ \$18.07000/kW		\$216.84
Energy Charge	7,593 kWh @ \$0.00773/kWh		\$58.69
Fuel Charge	7,593 kWh @ \$0.03391/kWh		\$257.48
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	7,593 kWh @ \$0.00068/kWh		\$5.16
Clean Energy Transition Mechanism	12 kW @ \$1.15000/kW		\$13.80
Storm Surcharge	7,593 kWh @ \$0.01035/kWh		\$78.59
Florida Gross Receipt Tax			\$17.97
<b>Electric Service Cost</b>			<b>\$718.99</b>

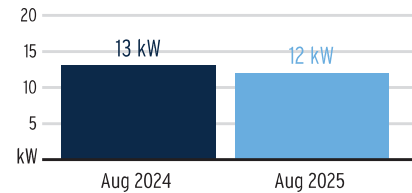
Current Month's Electric Charges \$718.99

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: 08/29/2025

Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

Meter Read

Meter Location: Lift  
Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760919	08/13/2025	811		801		10 kWh	1	29 Days
1000760919	08/13/2025	0.47		0		0.47 kW	1	29 Days

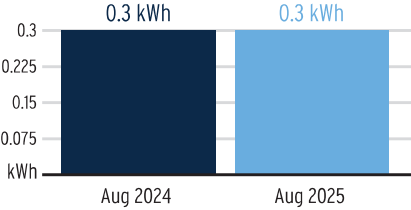
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	10 kWh @ \$0.08641/kWh	\$0.86
Fuel Charge	10 kWh @ \$0.03391/kWh	\$0.34
Storm Protection Charge	10 kWh @ \$0.00577/kWh	\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh	\$0.21
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.29

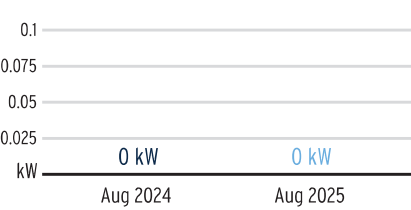
Current Month's Electric Charges      \$20.29

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: 08/29/2025


Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

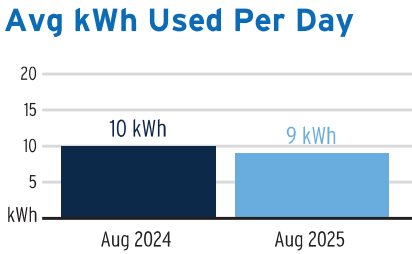
Meter Read

Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142218	08/13/2025	58,017		57,755		262 kWh	1	29 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	262 kWh @ \$0.08641/kWh	\$22.64
Fuel Charge	262 kWh @ \$0.03391/kWh	\$8.88
Storm Protection Charge	262 kWh @ \$0.00577/kWh	\$1.51
Clean Energy Transition Mechanism	262 kWh @ \$0.00418/kWh	\$1.10
Storm Surcharge	262 kWh @ \$0.02121/kWh	\$5.56
Florida Gross Receipt Tax		\$1.49
<b>Electric Service Cost</b>		<b>\$59.45</b>



Current Month's Electric Charges      **\$59.45**

Billing information continues on next page →



Sub-Account #: 211014020864  
Statement Date: 08/29/2025


Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

Meter Read

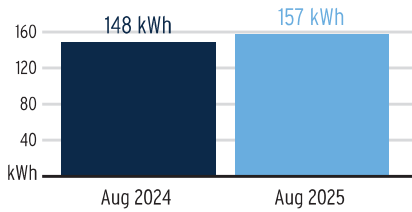
Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760920	08/13/2025	65,926		61,380		4,546 kWh	1	29 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	4,546 kWh @ \$0.08641/kWh	\$392.82
Fuel Charge	4,546 kWh @ \$0.03391/kWh	\$154.15
Storm Protection Charge	4,546 kWh @ \$0.00577/kWh	\$26.23
Clean Energy Transition Mechanism	4,546 kWh @ \$0.00418/kWh	\$19.00
Storm Surcharge	4,546 kWh @ \$0.02121/kWh	\$96.42
Florida Gross Receipt Tax		\$18.13
<b>Electric Service Cost</b>		<b>\$725.02</b>

Avg kWh Used Per Day



Current Month's Electric Charges      **\$725.02**

Billing information continues on next page →



Sub-Account #: 211014020591  
Statement Date: 08/29/2025

Service Address: 1236 AMMANFORD PL, WESLEY CHAPEL, FL 33543-0000

Meter Read

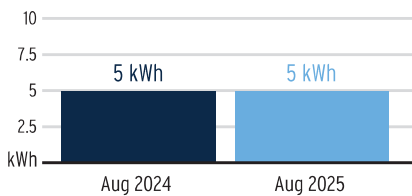
Meter Location: GATE  
Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114901	08/13/2025	15,072		14,935		137 kWh	1	29 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	137 kWh @ \$0.08641/kWh	\$11.84
	Fuel Charge	137 kWh @ \$0.03391/kWh	\$4.65
	Storm Protection Charge	137 kWh @ \$0.00577/kWh	\$0.79
	Clean Energy Transition Mechanism	137 kWh @ \$0.00418/kWh	\$0.57
	Storm Surcharge	137 kWh @ \$0.02121/kWh	\$2.91
	Florida Gross Receipt Tax		\$1.00
	<b>Electric Service Cost</b>		<b>\$40.03</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$40.03

Billing information continues on next page →



Sub-Account #: 211014020351  
Statement Date: 08/29/2025


Service Address: 1123 BROUGHTON PL, WESLEY CHAPEL, FL 33543-0000

Meter Read

Meter Location: Gate  
Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

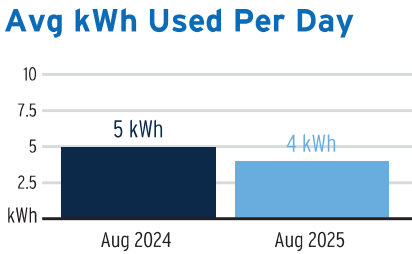
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142239	08/13/2025	14,672		14,542		130 kWh	1	29 Days

Charge Details



## Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	130 kWh @ \$0.08641/kWh	\$11.23
Fuel Charge	130 kWh @ \$0.03391/kWh	\$4.41
Storm Protection Charge	130 kWh @ \$0.00577/kWh	\$0.75
Clean Energy Transition Mechanism	130 kWh @ \$0.00418/kWh	\$0.54
Storm Surcharge	130 kWh @ \$0.02121/kWh	\$2.76
Florida Gross Receipt Tax		\$0.97
<b>Electric Service Cost</b>		<b>\$38.93</b>



Current Month's Electric Charges      **\$38.93**

Billing information continues on next page →



Sub-Account #: 211014020187  
Statement Date: 08/29/2025

Service Address: 30730 BEARDSLEY DR, WESLEY CHAPEL, FL 33543-0000

Meter Read

Meter Location: Behind wall look left

Service Period: 07/16/2025 - 08/13/2025

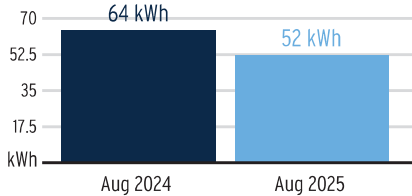
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760998	08/13/2025	97,690		96,184		1,506 kWh	1	29 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	1,506 kWh @ \$0.08641/kWh	\$130.13
	Fuel Charge	1,506 kWh @ \$0.03391/kWh	\$51.07
	Storm Protection Charge	1,506 kWh @ \$0.00577/kWh	\$8.69
	Clean Energy Transition Mechanism	1,506 kWh @ \$0.00418/kWh	\$6.30
	Storm Surcharge	1,506 kWh @ \$0.02121/kWh	\$31.94
	Florida Gross Receipt Tax		\$6.32
	<b>Electric Service Cost</b>		<b>\$252.72</b>

Avg kWh Used Per Day



Current Month's Electric Charges \$252.72

Billing information continues on next page →





Sub-Account #: 211013949949  
Statement Date: 08/29/2025


Service Address: 1122 THACKERY WAY, MP, WESLEY CHAPEL, FL 33543-6835

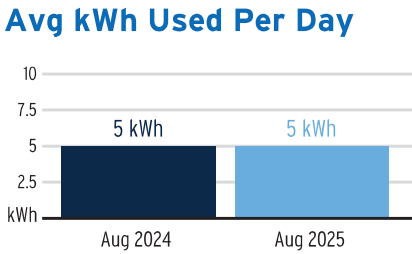
Meter Read

Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000115610	08/13/2025	12,828		12,693		135 kWh	1	29 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
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		\$0.99
<b>Electric Service Cost</b>		<b>\$39.71</b>



Current Month's Electric Charges      **\$39.71**

Billing information continues on next page →



Sub-Account #: 211013949733  
Statement Date: 08/29/2025


Service Address: 31220 WHITLOCK DR, MP, WESLEY CHAPEL, FL 33543-3945

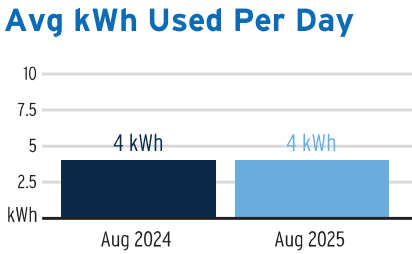
Meter Read

Service Period: 07/16/2025 - 08/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000098994	08/13/2025	12,112		11,983		129 kWh	1	29 Days

Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	129 kWh @ \$0.08641/kWh		\$11.15
Fuel Charge	129 kWh @ \$0.03391/kWh		\$4.37
Storm Protection Charge	129 kWh @ \$0.00577/kWh		\$0.74
Clean Energy Transition Mechanism	129 kWh @ \$0.00418/kWh		\$0.54
Storm Surcharge	129 kWh @ \$0.02121/kWh		\$2.74
Florida Gross Receipt Tax			\$0.97
<b>Electric Service Cost</b>			<b>\$38.78</b>



Current Month's Electric Charges      \$38.78

Total Current Month's Charges      \$11,761.46

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-01884P

Date 09/05/2025

**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 # 25-01884P

\$52.50

### Public Board Meetings

**RE:** Meadow Pointe II Board of Supervisors Meeting on October 1, 2025

**Published:** 9/5/2025

### 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**

**\$52.50**

Payment is expected within 30 days of the  
first publication date of your notice.

**RECEIVED**  
09-04-2025

**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 OF RULE DEVELOPMENT MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT

The Meadow Pointe II Community Development District hereby gives notice of its intention to revise fees and potentially rules relating to usage of the District's amenities, facilities, and infrastructure pursuant to Sections 190.011 and 190.035, Florida Statutes (2025), as amended. The purpose and effect of the amendments are to address revisions necessary for the efficient operation of the District's facilities. Specific legal authority for the proposed amendments includes Sections 120.54, 190.011, and 190.035, Florida Statutes (2025), as amended and applicable.

A public hearing will be conducted by the Board of Supervisors of the Meadow Pointe II Community Development District on Wednesday, the 1st day of October 2025, during a regular meeting of the Board of Supervisors beginning at 6:30 p.m. at the Meadow Pointe II Clubhouse, located at 30051 County Line Road, Wesley Chapel, Florida 33543.

Any person desiring a copy of the preliminary draft of the proposed amendments may promptly obtain a copy, without cost, by contacting the District Office, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544.

The public hearing may be continued to a date, time, and place approved by the Board on the record without additional publication of notice.

Jayna Cooper  
District Manager  
September 5, 2025

25-01884P

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-01909P

Date 09/12/2025

**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 # 25-01909P <b>Notice of Meetings</b> <b>RE: Fiscal Year 2025-2026</b> <b>Published: 9/12/2025</b>	\$83.13
--	---------

### 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	( )
<b>Total</b>	<b>\$83.13</b>

Payment is expected within 30 days of the  
first publication date of your notice.

**RECEIVED**  
09-11-2025

**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.**

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

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#### 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 III 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.

Darryl Adams  
District Manager  
September 12, 2025

25-01909P

**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.**

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U.S. WATER SERVICES CORPORATION  
4939 CROSS BAYOU BOULEVARD  
NEW PORT RICHEY, FL 34652

## INVOICE

Page: 1

Invoice Number: SI126312  
Invoice Date: 9/1/2025  
Due Date: 10/1/2025

All pricing anticipates payment by check or ACH. Due to additional cost incurred, services paid by credit card will require an additional 3% processing fee.

Bill To: Meadow Pointe 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
9/1/2025	Monthly Lift Station Inspection	2001	1	EA	99.61	99.61

Remit To:  
U.S. WATER SERVICES CORPORATION  
4939 CROSS BAYOU BOULEVARD  
NEW PORT RICHEY, FL 34652  
Phone: (727) 848-8292 Ext. 219  
Toll Free: (866) 753-8292 Ext. 219  
Email: ar@uswatercorp.net

**Subtotal:** 99.61  
Total Sales Tax: 0.00  

---

**Total USD:** 99.61  
Adjustments: 0.00  

---

**Amount Due:** 99.61

RECEIVED  
09-04-2025

# U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

## MAINTENANCE SERVICE CHECK LIST

LOCATION: Mendon Pointe 3 DATE: 8-18-25  
MODEL OF PUMPS: \_\_\_\_\_ HP: 2  
POWER: AC VOLTS: 230 PHASE: 1  
PUMPS AMPS: #1 L1 19.5 L2 19.7 L3 0  
#2 L1 19.5 L2 18.9 L3 0  
RESISTANCE: #1 L1 & L2 0 L2 & L3 0 L1 & L3 0  
#2 L1 & L2 0 L2 & L3 0 L1 & L3 0  
PUMP GROUND: #1 ETM 431.0 #2 ETM 298.0  
CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) \_\_\_\_\_

### CONTROL PANEL:

ALTERNATION OK  
ALARM HORN OK  
ALARM LIGHT OK

### CONDITION OF PANEL BOX:

PAINT OK  
HASP OK  
HINGES OK  
STAND OK  
LOCK OK

### FLOAT SYSTEM

#1 OK  
#2 OK  
#3 OK  
#4 OK

### OTHER PANEL PROBLEMS

### WET WELL:

SIZE PIPING 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 [Signature] 8-18-25



4939 Cross Bayou Boulevard • New Port Richey, FL 34652  
Phone: 727-848-8292 • Fax: 727-848-7701 • Toll Free: 866-753-8292



CC083125-720

0 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00  
Credit Available \$7,363.00  
Statement Closing Date August 31, 2025  
Days in Billing Cycle 31  
Previous Balance \$2,237.21  
Payments & Credits \$2,515.30  
Purchases & Other Charges \$2,914.32  
Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
New Balance \$2,636.23  
Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

PAYMENT INFORMATION

**New Balance** \$2,636.23  
**Minimum Payment Due** \$2,636.23  
**Payment Due Date** September 25, 2025

RECEIVED  
10-07-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>\$2,244.38-</b>	
08/01	08/01	F1515006U000WO218	INTEREST ADJUSTMENT	7.17-
08/25	08/25	F1515007D00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,237.21-
		<b>MICHELLE WHITE</b>	<b>\$0.00</b>	
		<b>JUSTIN LAWRENCE</b>	<b>\$2,643.40</b>	
08/01	08/01	55432866M5SW29NRD	AMAZON.COM*H26Z82HJ3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	79.78
08/01	08/01	55432866M5SYWRLV1	AMAZON MKTPL*G410Q3YU3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	267.63
08/01	08/01	55500376NQF4TNZ6T	WAWA 5267 LUTZ FL MCC: 5542 MERCHANT ZIP: 33559	20.00
08/01	08/01	82302996N8TQTLR6L	FLORIDA COAST EQUIPMEN LAND O LAKES FL MCC: 5046 MERCHANT ZIP:	256.34
08/05	08/05	02305376S00GZLEGM	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	29.74
08/06	08/06	55432866S5WRP8TEA	AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	39.99-

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Commercial Services  
180 Fountain Parkway N  
St Petersburg FL 33716

PAYMENT INFORMATION

**Payment Due Date** September 25, 2025  
**New Balance** \$2,636.23  
**Minimum Payment Due** \$2,636.23  
**Past Due Amount** \$0.00

Amount Enclosed:

\$

Make Check  
Payable to:

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

0 0

MEADOW POINTE III CDD  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

**TRANSACTIONS (continued)**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
08/06	08/06	55432866S5WR007EV	MCC: 5942 MERCHANT ZIP: AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	39.99-
08/06	08/06	55432866S5WR2DS2X	MCC: 5942 MERCHANT ZIP: AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	114.95-
08/06	08/06	55483826V0BXJDRRF	MCC: 5942 MERCHANT ZIP: SAMS CLUB RENEWAL TAMPA FL	110.00
08/07	08/07	52707156W09FV87PJ	MCC: 5300 MERCHANT ZIP: 33618 THE HOME DEPOT #6311 TAMPA FL	214.80
08/08	08/08	55432866W5X82XVY3	MCC: 5200 MERCHANT ZIP: 33647000 AMAZON MKTPL*DL1NF8D73 AMZN.COM/BILL WA	422.15
08/11	08/11	55432866Z5YEP81PJ	MCC: 5942 MERCHANT ZIP: AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	75.99-
08/12	08/12	02305377100GZF98Z	MCC: 5942 MERCHANT ZIP: PUBLIX #006 WESLEY CHAPEL FL	40.25
08/17	08/17	555003675QZY3LBFM	MCC: 5411 MERCHANT ZIP: 33544 DKS IM SERVER INGLEWOOD CA	346.18
08/18	08/18	55432867660EJASTH	MCC: 5072 MERCHANT ZIP: 90301 AMAZON.COM*AG4N03Z83 AMZN.COM/BILL WA	23.17
08/18	08/18	55432867660EKV5VN	MCC: 5942 MERCHANT ZIP: AMAZON MKTPL*CA2T385L3 AMZN.COM/BILL WA	70.24
08/19	08/19	223037977037KEDAV	MCC: 5942 MERCHANT ZIP: 76 - DAYBREAK MARKET A WESLEY CHAPEL FL	86.00
08/19	08/19	02305377800GGJWWJ	MCC: 5542 MERCHANT ZIP: PUBLIX #006 WESLEY CHAPEL FL	45.42
08/19	08/19	02305377800GGJWYV	MCC: 5411 MERCHANT ZIP: 33544 PUBLIX #006 WESLEY CHAPEL FL	50.00
08/20	08/20	02305377900GMQKVY	MCC: 5411 MERCHANT ZIP: 33544 PUBLIX #006 WESLEY CHAPEL FL	69.96
08/21	08/21	52707157A09FV81VE	MCC: 5411 MERCHANT ZIP: 33544 THE HOME DEPOT #6311 TAMPA FL	241.65
08/27	08/27	02305377G00GXEK8M	MCC: 5200 MERCHANT ZIP: 33647000 PUBLIX #006 WESLEY CHAPEL FL	24.55
08/28	08/28	55432867G5SE827DK	MCC: 5411 MERCHANT ZIP: 33544 AMAZON MKTPL*2R97I8DM3 AMZN.COM/BILL WA	158.39
08/29	08/29	12302027H00627LEY	MCC: 5942 MERCHANT ZIP: MAILCHIMP ATLANTA GA	26.50
08/29	08/29	52707157J09FPWW9A	MCC: 5818 MERCHANT ZIP: THE HOME DEPOT #6311 TAMPA FL	331.57
			MCC: 5200 MERCHANT ZIP: 33647000	

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$2,636.23 WILL BE DEDUCTED FROM YOUR ACCOUNT AND  
 CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/25. THE  
 AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS  
 POSTED ON OR BEFORE THIS DATE.



REWARDS SUMMARY

Previous Cashback Balance	\$12.60	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$6.61	\$0-\$500,000 = 0.25%
New Cashback Balance	\$19.21	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	May 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

**Paying Interest and Your Grace Period:** We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

## 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.

**Meadow Pointe III CDD**

**Closing Date**

August 31, 2025

**Payment Date**

September 25, 2025

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.*

*Attach all receipts to this form.*

				Parks & Rec Clubhouse Maintenance & Repair	Parks & Rec Operating Supplies	Parks & Rec Vehicle Maintenance	Special Events	Financial & Administration Bank Fees
Date	Vendor Name	Description	Amount	57200-4705	57200-4738	57200-4660	57400-4775	51300-4901
8/1/2025		Beginning Balance	\$ 2,237.21					
08/01/25	Amazon	Tower Fan (Ct. 2)	\$ 79.78	\$ 79.78				
08/01/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 267.63	\$ 267.63				
08/01/25	Wawa	Gas for Truck	\$ 20.00			\$ 20.00		
08/01/25	Florida Coast Equipment	Kubota Rim and Tire	\$ 256.34			\$ 256.34		
08/05/25	Publix	CPW Items	\$ 29.74		\$ 29.74			
08/06/25	Amazon	Refund	\$ (39.99)	\$ (39.99)				
08/06/25	Amazon	Refund	\$ (39.99)	\$ (39.99)				
08/06/25	Amazon	Refund	\$ (114.95)	\$ (114.95)				
08/06/25	Sams Club	Annual Membership Renewal	\$ 110.00	\$ 110.00				
08/07/25	Home Depot	Paint and Accessories	\$ 214.80	\$ 214.80				
08/08/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 422.15	\$ 422.15				
08/11/25	Amazon	Refund	\$ (75.99)	\$ (75.99)				
08/12/25	Publix	CPW Items + Clubhouse Water	\$ 40.25		\$ 40.25			
08/17/25	DKS	Server Subscription (annual)	\$ 346.18	\$ 346.18				
08/18/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 23.17	\$ 23.17				
08/18/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 70.24	\$ 70.24				
08/19/25	Daybreak Market	Gas for Truck + Power Washer	\$ 86.00			\$ 86.00		
08/19/25	Publix	CPW Items + CDD Meeting Fruits	\$ 45.42		\$ 45.42			
08/19/25	Publix	Trivia Gift Cards (Monthly Newsletter)	\$ 50.00				\$ 50.00	
08/20/25	Publix	CDD Meeting Sandwiches	\$ 69.96		\$ 69.96			
08/21/25	Home Depot	Misc. Clubhouse & Maint. Supplies	\$ 241.65	\$ 241.65				
08/27/25	Publix	CPW Items	\$ 24.55		\$ 24.55			
08/28/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 158.39	\$ 158.39				
08/29/25	MailChimp	Monthly Charges	\$ 26.50	\$ 26.50				
08/29/25	Home Depot	Misc. Maintenance Supplies	\$ 331.57	\$ 331.57				
08/01/25		Interest Adjustment	\$ (7.17)					\$ (7.17)
08/25/25		CC Payment	\$ (2,237.21)					
08/31/25	TOTAL		\$ 2,636.23	\$ 2,021.14	\$ 209.92	\$ 362.34	\$ 50.00	\$ (7.17)
				57200-4705	57200-4738	57200-4660	57400-4775	51300-4901

Manager

## Order Summary

Order placed July 30, 2025    Order # 111-5540711-0913847

### Ship to

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

### Payment method

Mastercard ending in 2746

### Order Summary

Item(s) Subtotal:	\$79.78
Shipping & Handling:	\$0.00
Total before tax:	\$79.78
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$79.78</b>

### Arriving Friday



Honeywell HYF260 Quiet Set Whole Room Tower Fan, White

Sold by: Amazon.com

Supplied by: Other

\$39.89

2

7/30/25



Manager

## Order Summary

Order placed July 30, 2025 Order # 111-3303635-6339468

### Ship to

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

### Payment method

Mastercard ending in 2746

### Order Summary

Item(s) Subtotal:	\$267.63
Shipping & Handling:	\$0.00
Total before tax:	\$267.63
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$267.63</b>

### Arriving Friday



Pine-Sol All Purpose Cleaner, Original Pine, 40 Ounce Bottles (Pack of 2) (Packaging May Vary)

Sold by: Blueprint Mec

Supplied by: Other

\$21.35

### Arriving Friday



Paper Mate InkJoy 300RT Retractable Ballpoint Pens, Medium Point, Black, 12 Count

Sold by: Amazon.com

Supplied by: Other

\$8.29



Tool Storage Shelf Wall Mount Utility Shelf Organizer Rack Has 61 Slots, 4 Hooks, 2 Compartments Garage Shelving and Tool Organizers by Stalwart

Sold by: Amazon.com

Supplied by: Other

\$18.77



BooYu 14 in Battery Powered Emergency Strobe Lights Bar Wireless Rooftop Mini Hazard Flashing LED Beacon Warning Light w/Magnetic Base for Construction Vehicles Work Trucks Snow Plow (Amber/White)

Sold by: BooYu-US

Supplied by: Other

\$39.99



4 Layers Power Tool Organizer Wall Mount for Fathers Dad, 4 Cordless Drill Holder Garage Organization Heavy Duty Metal Loads 200LBS, Garage Shelving for Tool Storage, Tool rack for Men

Sold by: Mefirt

Supplied by: Other

\$39.99



Sparkle Pick-A-Size Paper Towels, 6 Double Rolls = 12 Regular Rolls, Everyday Value Paper Towel With Full And Half Sheets

Sold by: Amazon.com

Supplied by: Other

\$7.92



The Original Donut Shop Regular Keurig Single-Serve K-Cup Pods, Medium Roast Coffee, 72 Count

Sold by: Amazon.com

Supplied by: Other

\$37.49



Clorox Disinfecting Wipes Value Pack, Household Essentials, 75 Count, Pack of 3 (Package May Vary)

Sold by: Amazon.com

Supplied by: Other

\$12.78



Amazon Basics Disposable Clear Plastic Forks, Premium Quality, 100 Count, Large Pack

Sold by: Amazon.com

Supplied by: Other

\$8.17



GUSTO White Paper Cups [12 oz - 300 Count] Disposable Coffee Cup for Hot Drinks - Sturdy & Eco-Friendly - for Tea, Cocoa & More - Formerly Comfy Package

Sold by: Rikkel Corp

Supplied by: Other

\$24.97

7/30/25

Manager

Welcome to Wawa #5267

Phone: 813-643-3544

25155 Maren Way

Land O Lakes, FL 34639

8/1/2025

12:38:15 PM

Register #100

Trx #

9237307

72,314

Term: XXXXXXXX6004

App: 001275

Sec#: 017849

Pay at Pump Sale

Pump #: 16 Unleaded

6.839 Gallons @ \$2.999/Gal \$20.00

Discount Total: \$0.00

Sub-Total: \$20.00

Tax: \$0.00

Total: \$20.00

MasterCard: \$20.00

Change: \$0.00

Capture

MasterCard

XXXXXXXXXX2746

Chg: Reac

USD\$ 20.00

Mastercard

Mode: Issuer

AID: 40000000041010

TVR: 0000083000

CAD:

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

TS1: E80C

ARC: 00

ARC:

53FE146AEC0B5B37

8/1/25



# FLORIDA COAST EQUIPMENT

Florida Coast Equipment  
3827 Land O' Lakes Blvd  
Land O' Lakes, FL 34639  
Phone: (813) 995-2533

Remit To:  
Florida Coast Equipment  
1401 Forum Way Suite 100  
West Palm Beach, FL 3340

*Manager*

Ship To: IN STORE PICKUP

Branch LAND O' LAKES			CNNYYY
Date 08/01/25	Time 12:23:25 (O)	Page 01	
Account No MEADO017	Phone No 8133836676	Inv No P3504505	
Ship Via		Purchase Order	
Tax ID No			
		Salesperson 570	

Invoice To: MEADOW POINTE III  
1500 MEADOW PNT BL  
WESLEY CHAPEL FL 33543

## PARTS INVOICE

ORDER#: 032470

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
K7311-19310	24X9.00-12/6PR	LO00800	1	1	1			256.34	256.34

727-488-3433

001488 2746

TOTAL CREDIT CARD

256.34

APPROVED

Authorization Number:001488

Account Number:#####2746

Account Holder:LAWRENCE/ JUSTIN

APP:Mastercard

TSI:E800

TID:0001

AID:A0000000041010

TVR:0000008000

MID:####3607

IAD:0110A04001220000000000000000000000FF

CEM:Chip

CVM:Signature

TRN:88432c51b2

Transaction Type:SALE

Entry Mode:Inserted

*8/1/25*

### Parts Return Policy:

Stocked parts and cores must be returned within 10 days of the original invoice and in returnable condition. Returned Parts must be in original OEM packaging and not installed. A 20% restock fee applies to all returnable parts. All sales final on installed parts, electrical parts, special order parts, clearance, and non-returnable parts. Stihl & Echo power unit sales are final. Shipping & Handling charges are not refundable. Special Order parts require a deposit of 50%. Warr parts are subject to the policies set by the manufacturer. Cash or check refunds over \$200 may take up to 5 business days. All parts being shipped out of Florida Coast Equipment are FOB.

X

Ordered By

X

Received By

### Parts Terms & Conditions:

Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24%. Small balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. A convenience fee of 3% will be applied to credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

### Parts Certificate Under Agricultural Producing Exemption:

The undersigned hereby certifies that all items, except as indicated hereon are purchased for the use or consumption in connection with the production of horticulture, agricultural products as a business enterprise and agrees to reimburse the seller the sales tax is used or consumed otherwise. Illegal use of the certificate subjects persons to the penalties of the Sales Tax Act.

Manager  
**Publix**

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566



0006 85Q 094 542

15CT GUAVA PSTY BT	5.99	F
GW BLBRRY MINI MFF	6.49	F
6CT VEGAN OAT RAIS	4.09	F
BL RASP LINZER TRI	5.29	F
SR CRM CK DNT 6CT	3.89	F
SCONE 8CT BLUEBRRY	3.99	F

Order Total	29.74
Sales Tax	0.00
Grand Total	29.74
Credit	Payment
	29.74
Change	0.00

Receipt ID: 0006 85Q 094 542

PRESTO!  
Trace #: 090810  
Reference #: 0965009829  
Acct #: XXXXXXXXXXXX2746  
Purchase Mastercard  
Amount: \$29.74  
Auth #: 005682

CREDIT CARD	PURCHASE
*0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Amanda

08/05/2025 13:06 S0006 R109 4542 C0193

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

Manager

(Refund - X 2)



**BooYu 14 in Battery Powered  
Emergency...**

Size: 14 inch

Color: Amber/White

\$39.99

[Details](#) ▼



**Return requested**

Return requested on: Aug 5, 2025

[Print Mailing Label](#)

[Cancel return](#)



**4 Layers Power Tool Organizer Wall  
Mount...**

Size: 4 Drill Holder

Color: Black 4 Layers

\$39.99

[Details](#) ▼



**4 Layers Power Tool Organizer Wall  
Mount...**

Size: 4 Drill Holder

Color: Black 4 Layers

\$39.99

[Details](#) ▼



**Return requested for 1 of 2 items**

Return requested on: Aug 5, 2025

[Print Mailing Label](#)

[Cancel return](#)

total: \$79.98

8/5/25



Manager  
(Refund)

✓ Your return request is confirmed



**Dropoff:** You can dropoff your return by Aug 23

Location: Any UPS Store

**i** Most refunds are issued shortly after drop off, with funds typically available in your account within 7 days, depending on your financial institution. **X**

Aug 6



Initiated

Drop off

Refund Issued


Refund Credited

Return code

Edit return

**Total estimated refund**

**\$114.95** ✓

 \$114.95 will be refunded to your original payment method

[View invoice](#)

8/6/25

Manager



sam's club

CLUB MANAGER RALPH  
8139602110

TAMPA, FL  
08/06/25 15:01 7146 6401 83

0000000101	PRIMARY REN	50.00	O
0000000118	PLUS RENEWA	60.00	O

	SUBTOTAL	110.00
TAX 12	0 %	0.00
	TOTAL	110.00
MASTERCARD	CREDIT TEND	110.00
MASTERCARD	**** * 2746	
	CHANGE DUE	0.00

# ITEMS SOLD 2

TC# 6390 6406 6459 6188 8238 0



08/06/25 15:01

Manager



How doers  
get more done.

17601 BRUCE B. DOWNS BLVD  
TAMPA, FL 33647 (813)971-7791

6311 00062 50807 07/25 11:07 AM  
SALE CASHIER JEAN

0714971111 BRUSH -A-  
WSTL 11 2.0 THN AGI SASH ALL PNT 23.94N  
2011 9.98N  
03/06441111 11 PK -A- 9.98N  
ANVIL 5111 GRAPER 3 IN 5.98N  
03/0644109111 ANI TOOL -A- 10.98N  
ANVIL 6-IN-1 PAINTER'S TOOL  
820909914136 3 IN PUTTY K -A- 10.98N  
HUSKY FLEX PUTTY KNIFE 3 IN  
022367568498 GL EXI SG -A-  
GLIDDEN PREM EXT SG BASE 1 10.98N  
1040.98

SUBTOTAL 214.80  
SALES TAX 0.00

TAX EXEMPT

TOTAL 214.80

XXXXXXXXXXXX 746 MASTERCARD

USD 214.80

AUTH CODE 007671/2622757

Chip Read

AID A0000000001010

Master card

P.O.#/JOB NAME: 0

6311 08/07/25 11:07 AM



6311 62 50807 08/07/2025 4161

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 11/05/2025

Manager

## Order Summary

Order placed August 5, 2025    Order # 111-7757424-0364210

### Ship to

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

### Payment method

Mastercard ending in 2746

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$422.15
Shipping & Handling:	\$0.00
Total before tax:	\$422.15
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$422.15</b>

### Arriving Friday



Amazon Basics Everyday Paper Plates, 8.62 Inch, Disposable, 100 Count

Sold by: Amazon.com

Supplied by: Other

\$5.60



Amazon Saver, French Vanilla Powdered Coffee Creamer, 15 Oz (Previously Happy Belly, Packaging May Vary)

Sold by: Amazon.com

Supplied by: Other

2

\$3.79



Raid Max Liquid Ant Bait; Kills Ants Where They Breed, for Indoor and Outdoor Use; 8 Bait Stations

Sold by: Amazon.com

Supplied by: Other

\$9.99



EGO Power+ LB6151 615 CFM Variable-Speed 56-Volt Lithium-ion Cordless Leaf Blower with 2.5Ah Battery and Charger Included

Sold by: Amazon.com

Supplied by: Other

\$219.00



XRIDONSEN 37" 104 LED Roof Top Strobe Light Bar Amber White Emergency Traffic Advisor Lights Double Side Warning Safety Flashing w/Magnetic Mount for Construction Vehicles Plow Trucks Pickup Wrecker

Sold by: Chribster

Supplied by: Other

\$103.99



UTV Mirror+Side Mirrors Set for 1.5-2.0 Inch Roll Cage, Compatible with Polaris RZR, Can am Maverick, Honda Pioneer Talon SXS, Kawasaki Mule KRX, Yamaha Wolverine YXZ, RTV, JD Gator, CF Zforce

Sold by: SHEJISI

Supplied by: Other

\$75.99

8/5/22

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Manager  
(Refund)

✔ Your return request is confirmed



**Dropoff:** You can dropoff your return by Sep 8

Location: Any UPS Store

**i** Most refunds are issued shortly after drop off, with funds typically available in your account within 7 days, depending on your financial institution. ✕

Aug 11



Initiated

Drop off

Refund Issued

Refund Credited

Return code

Edit return

Total estimated refund

**\$75.99** ✓

FREE Return ✓



\$75.99 will be refunded to your MasterCard ending in 2746

[View invoice](#)

8/11/25



Manager  
**Publix**

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566



0006 8CQ 081 182

PETITE CINN ROLLS	5.99	F
24CT ASSORTED CKIE	5.99	F
ASST MINI DONUTS	3.99	F
GW VRTY MIN MUFFIN	6.49	F
13CT MINI CROISSAN	6.79	F
PUB PURIFIED WATER		
3 @ 3 FOR	11.00	11.00 F
You Saved	2.76	

Order Total	40.25
Sales Tax	0.00
Grand Total	40.25
Credit	Payment 40.25
Change	0.00

Savings Summary

Special Price Savings	2.76
*****	
* Your Savings at Publix	*
* 2.76	*
*****	

Receipt ID: 0006 8CQ 081 182

PRESTO!  
Trace #: 081324  
Reference #: 0965670461  
Acct #: XXXXXXXXXXXX2746  
Purchase Mastercard  
Amount: \$40.25  
Auth #: 012446

CREDIT CARD	8/12/25	PURCHASE
A0000000041010		Mastercard
Entry Method:		Chip Read
Mode:		Issuer

Your cashier was Nancy C

08/12/2025 13:56 S0006 R108 1182 C0322

Manager

[Back](#)

**DoorKing Inc.**  
IM Server Payments  
120 S. Glasgow Avenue  
Inglewood, CA 90301  
(800) 826-7493

## DKS IM/VoIP Subscription

### STATEMENT

STATEMENT #

**2567259**

STATEMENT DATE

**August 16, 2025**

#### SUBSCRIBER

Rizzetta & Co.  
Meadow Pointe III CDD  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

User ID: **mpiicclub@live.com**

Period Starts: August 16, 2025  
Period Ends: August 15, 2026

Previous Balance: \$0.00 *Note: All \$ amounts are in US Dollars.*  
Payment Received: \$0.00  
New Charges: \$364.40  
**Total Amount Due: \$364.40 USD**

#### IM Systems

From	To	Name	Phone	MC	Tenants	Amount
8/16/2025	8/15/2026	Broughton Place	813 994 5419	5611	53	\$163.45
8/16/2025	8/15/2026	Claridge Place	813 907 0937	5611	162	\$200.95

#### Summary

**Total Amount Due**

This amount will be charged to your credit card or echeck.

**\$364.40 USD**

8/16/25

Manager

# Order Summary

Order placed August 13, 2025    Order # 111-1131396-8145806

**Ship to**  
Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

**Payment method**  
Mastercard ending in 2746  
[View related transactions](#)

**Order Summary**

Item(s) Subtotal:	\$23.17
Shipping & Handling:	\$0.00
Total before tax:	\$23.17
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$23.17</b>

## Arriving Monday



Lysol Disinfectant Wipes, Multi-Surface Antibacterial Cleaning Wipes, For Disinfecting and Cleaning, Lemon and Lime Blossom, Pack of 4 (Packaging may vary)  
Sold by: Amazon.com  
Supplied by: Other  
**\$19.88**

Febreze Air Mist Air Freshener Spray, Odor-Fighting Room Spray, Air Fresheners for Home and Bathroom and Kitchen, Aerosol Can, Berry & Bramble Scent, 8.8oz, 1 Count  
Sold by: Amazon.com  
Supplied by: Other  
**\$3.29**



8/13/25

Manager

## Order Summary

Order placed August 13, 2025    Order # 111-2742867-8662668

### Ship to

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

### Payment method

Mastercard ending in 2746

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$70.24
Shipping & Handling:	\$0.00
Total before tax:	\$70.24
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$70.24</b>

### Arriving Monday



Kleenex Ultra Soft Facial Tissues, 3 Flat Boxes, 120 Tissues per Box, 3-Ply (360 Total), Packaging May Vary

Sold by: Amazon.com

Supplied by: Other

\$6.59



Glad Tall Kitchen Trash Bags 13 Gallon, Fragrance Free Garbage Bags, Odorshield with Drawstring, 110 Count

Sold by: Amazon.com

Supplied by: Other

\$19.78



LITTLE TREES Car Air Freshener | Hanging Paper Tree for Home or Car | Strawberry | 6 Pack

Sold by: Prime SuperStore

Supplied by: Other

\$7.88



Plasticplace 55-60 Gallon Trash Bags, 1.2 Mil Heavy Duty Contractor Garbage Bags, Black Tear-Resistant Bags for Construction, Yard Waste, Industrial Use, Large 38" x 58" (100 Count)

Sold by: Amazon.com

Supplied by: Other

\$35.99

8/13/25

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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

MANDARINS	6.99	F
24CT ASSORTED CKIE	5.99	F
13CT LMN MEYER CKI	6.99	F
6CT BLUEBERRY SOUR	3.89	F
GW VRTY MIN MUFFIN	6.49	F
SCONE 8CT BLUEBRRY	3.99	F
6CT VEGAN OAT RAIS	4.09	F
BAN WLNT LF CKE SL	6.99	F

Order Total	45.42
Sales Tax	0.00
Grand Total	45.42
Credit	
Payment	45.42
Change	0.00

Receipt ID: 0006 830 741 249

PRESTO!

Trace #: 748755

Reference #: 1222954182

Acct #: XXXXXXXXXXXX2746

Purchase Mastercard

Amount: \$45.42

Auth #: 019967

CREDIT CARD PURCHASE  
A0000000041010 Mastercard  
Entry Method: Chip Read  
Mode: Issuer

8/19/25

Your cashier was Self-Checkout Lane 1

08/19/2025 9:21 S0006 R174 1249 C0774

Manager

Gas

For

Truck

PL

Bobcat

WELCOME TO

DAYBREAK MARKET

Daybreak Market and

3182 Hueland Pond

Wesley Chapel FL 33543

72,442

Description	Qty	Amount
REGULAR CR #17	28.773G	86.00
SELF @ 2.989/ G		

Subtotal 86.00

TOTAL 86.00

CREDIT \$ 86.00

ENTRY: Insert

MASTERCARD Acct: 2746

Term ID: 21

AUTH: 00-019882

Batch: 81

Seq: 019

INVOICE: 124122

EMV STAN#: 03932402765

APP NAME: Mastercard

AID: A0000000041010

APP CRYPTOGRAM:

ARQC 497B5DF10D99695A

8/19/25



Manager  
**Publix**

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566

CHICK FIL A \$10-50	10.00
Account #XXXXXXXXXX0353	
CHICK FIL A \$10-50	10.00
Account #XXXXXXXXXX4578	
CHICK FIL A \$10-50	10.00
Account #XXXXXXXXXX7653	
PUBLIX GIFT CARD	10.00
Account #XXXXXXXXXX6538	
PUBLIX GIFT CARD	10.00
Account #XXXXXXXXXX9248	
Order Total	50.00
Sales Tax	0.00
Grand Total	50.00
Credit	
Payment	50.00
Change	0.00

Receipt ID: 0006 8JQ 097 713

PRESTO!  
Trace #: 093601  
Reference #: 1223113552  
Acct #: XXXXXXXXXXXX2746  
Purchase Mastercard  
Amount: \$50.00  
Auth #: 019306

CREDIT CARD  
A0000000041010  
Entry Method:  
Mode:

PURCHASE  
Mastercard  
Chip Read  
Issuer

Manager  
**Publix**

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566



0006 8KQ 097 938

PBX PLTTR CBNT0 M	15.99 T F
PBX PLTTR TVHAM SL	15.99 T F
BH ITALIAN MINI	18.99 T F
BH ITALIAN MINI	18.99 T F
TAX EXEMPT	

Order Total	69.96
Grand Total	69.96
Credit	
Payment	69.96

TAX FORGIVEN 4.90

Change 0.00

Receipt ID: 0006 8KQ 097 938

PRESTO!  
Trace #: 093807  
Reference #: 1223924939  
Acct #: XXXXXXXXXXXX2746  
Purchase Mastercard  
Amount: \$69.96  
Auth #: 020611

CREDIT CARD  
A0000000041010  
Entry Method:  
Mode:

PURCHASE  
Mastercard  
Chip Read  
Issuer



Manager

How does  
get more done.

BRUCE B. DOWNS BLVD  
33647 (813)971-7791  
6311 00051 53168 08/21/25 01:08 PM  
SALE CASHIER JEAN

090489150952 4X4-6 PT <A>  
4X4-6' #2 PT GC 96.80N  
1002-769-673 RED GALVANIZ <A>  
5GAL EAGLE STEEL SAFETY GAS CAN  
2064.97 129.94N  
736511500806 80 YALE KEY <A>  
BRASS 80 KEY YALE 9.94N  
204.97  
736511500691 69 MASTER KY <A>  
BRASS 69 KEY MASTER PADLOCK 4.97N

SUBTOTAL 241.65  
SALES TAX 0.00  
TAX EXEMPT  
TOTAL \$241.65  
XXXXXXXXXXXX2746 MASTERCARD  
AID A0000000041010  
AUTH CODE 021792/8512505  
Chip Read  
AID A0000000041010 Mastercard

P.O.#/JOB NAME: 0  
6311 08/21/25 01:08 PM



RETURN POLICY ID 11/19/2025  
A 1 50

Manager

Publix

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566

4CT CINN FR DONUTS 4.09 F  
SCONE SCT STRAWBER 3.99 F  
GW BLBRRY MINI MFF 5.99 F  
You Saved 0.50  
BKRLY FRCH PNCakes 4.49 F  
24CT SUGAR COOKIES 5.99 F

Order Total 24.55  
Sales Tax 0.00  
Grand Total 24.55  
Credit Payment 24.55  
Change 0.00

Savings Summary  
Special Price Savings 0.50  
\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 0.50 \*  
\*\*\*\*\*

Receipt ID: 0006 850 760 019

PRESTO!  
Trace #: 769730  
Reference #: 0968313222  
Acct #: XXXXXXXXXXXX2746  
Purchase Mastercard  
Amount: \$24.55  
Auth #: 027550

CREDIT CARD 8/27/25 PURCHASE  
A0000000041010 Mastercard  
Entry Method: Chip Read  
Mode: Issuer

Your cashier was Self-Checkout Lane 1

08/27/2025 9:33 S0006 R176 0019 C0776

Manager

## Order Summary

Order placed August 27, 2025

Order # 114-9638611-0893816

### Ship to

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

### Payment method

Mastercard ending in 2746

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$158.39
Shipping & Handling:	\$0.00
Total before tax:	\$158.39
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$158.39</b>

### Arriving tomorrow



Brillo Steel Wool Soap Pads, Lemon, 10-Count

Sold by: My Great Goods

Supplied by: Other

\$6.95



Ginger Lily Farms Club & Fitness Conditioning Liquid Hand Soap Refill, 100% Vegan & Cruelty-Free, Ocean Breeze Scent, 1 Gallon (128 fl oz)

Sold by: Amazon.com

Supplied by: Other

\$25.01



10 Pack Mini Bungee Cords with Hooks, 9 Inch Rubber Stretchy Bungee Cords with Carabiner Hooks for Camping, Tools, Tarps (Black)

Sold by: ENKERN

Supplied by: Other

\$9.99



Elkay 98734C Button Kit for Drinking Fountain - N/A

Sold by: Amazon.com

Supplied by: Other

\$48.51



The Original Donut Shop Regular Keurig Single-Serve K-Cup Pods, Medium Roast Coffee, 72 Count

Sold by: Amazon.com

Supplied by: Other

\$37.49



Swiffer WetJet Multi-Purpose and Hardwood Liquid Floor Cleaner Solution Refill, with Gain Scent, 42.2 fl oz each, (Pack of 2)

Sold by: Amazon.com

Supplied by: Other

\$11.97

### Arriving Friday



Rust-Oleum 334039 Painter's Touch 2X Ultra Cover Spray Paint, 12 oz, Gloss Meadow Green

Sold by: Amazon.com

Supplied by: Other

\$6.48

### Arriving tomorrow



Scotch Thermal Laminating Pouches, for Use with Thermal Laminators, 8.9 x 11.4 Inches, Letter Size Sheets, 100-Pack

Sold by: Amazon.com

Supplied by: Other

\$11.99

8/27/25



*Manager*  
**mailchimp**

Your order has been processed.

**Order MC24123535**

Processed on August 29, 2025 02:49 AM New York.

**Essentials plan**

1,500 contacts

**\$26.50**

**Paid via Mast** ending in 2746 which expires 05/2027

on August 29, 2025

**\$26.50**

**Balance as of August 29, 2025**

**\$0.00**

8/29/25



Manager



How doers  
get more done.

17601 BRUCE B. DOWNS BLVD.  
TAMPA FL 33647 (813)971-7791

6311 00008 23484 08/29/25 01:53 PM  
SALE CASHIER MINANSHU

4005014730222 2X6-10 HT WW <A> 11.15N  
2X6-10FT PREMIUM SPF  
090489150952 4X4-6 PT <A>  
4X4-6 #2 PT GC  
6@9.68 58.08N  
092097285651 225PC TAPCON <A> 44.35N  
TAPCON 3/16X2-3/4 STAR FLAT, 225PK  
070183000050 RU SS WAND <A> 24.97N  
ROUNDUP W8GK4 SURE SHOT WAND  
040235752565 30SEC 2.5GAL <A>  
30 SECONDS O/DR 3200Z  
3@29.98 89.94N  
67885209186 BEHR CAULK <A>  
BEHR MULTI-PURP CAULK 10.1 OZ WHITE  
4@4.48 17.92N  
051115036835 2090 <A> 6.78N  
SCOTCHBLUE 1.88" 2090  
022367568450 GL EXT SAT <A> 18.98N  
GLIDDEN PREM EXT SATIN BASE 3 280Z  
611942038565 PVC CAP <A>  
1-1/2" PVC CAP SLIP  
12@2.07 24.84N  
611942109456 11/2X2PVCPIP <A>  
1-1/2"X2" PVC-PW/DWV SCH40 PIPE  
6@5.76 34.56N

SUBTOTAL 331.57  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$331.57

XXXXXXXXXXXX2746 MASTERCARD

USD\$ 331.57

AUTH CODE 029657/0083942

Chip Read

ATD A0000000041010

Mastercard

P.O.#/JOB NAME: 0

6311 08/29/25 01:53 PM



6311 08 23484 08/29/2025 2700

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A

1

90

11/27/2025

Manager  
Publix

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566



0006 92Q 069 786

PUB PURIFIED WATER

3 @ 3 FOR 11.00 11.00 F

You Saved 2.76

CPCKE MINI 12CT CH 5.29 F

13CT MINI CROISSAN 6.79 F

CPCKE MINI 12CT VA 5.29 F

PUMPKIN LF CKE SL 6.99 F

24CT ASSORTED CKIE 5.99 F

Order Total 41.35

Sales Tax 0.00

Grand Total 41.35

Credit Payment 41.35

Change 0.00

Savings Summary

Special Price Savings 2.76

\*\*\*\*\*

\* Your Savings at Publix \*

\* 2.76 \*

\*\*\*\*\*

Receipt ID: 0006 92Q 069 786





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. 2008057W426  
STATEMENT DATE 09/20/25  
DUE DATE 09/27/25  
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
	<b>Contract No: #02882</b>	
	<b>Service Location</b>	
	<b>Acct #016054-0001</b>	
	<b>MEADOW POINT III CDD</b>	
	<b>1500 MEADOW POINT BLVD WESLEY CH</b>	
09/20/25	FUEL SURCHARGE	1.00 SC70359832 \$ 38.36
09/20/25	ENVIRONMENTAL SURCHARGE	1.00 SC70359831 \$ 17.78
09/20/25	BASIC SERVICE CHARGE	1.00 6.00YD \$ 177.76
	10/1/2025-10/31/2025	
	<b>Invoice Total</b>	<b>\$ 233.90</b>
	<b>Account Balance</b>	<b>\$ 233.90</b>

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

**RECEIVED**  
09-23-2025

\*\*\*\*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. 2008057W426  
STATEMENT DATE 09/20/25  
DUE DATE 09/27/25  
PAY THIS AMOUNT 233.90

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 00000023390000000000000002008057 3



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 **08/22/2025**  
Amount Due **1,628.54**  
Current Charges Due **09/16/2025**

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.

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**  
08-25-2025

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 09/05/2025.



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: 08/22/2025**

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	<b>09/05/2025</b>
<b>TOTAL CHARGES DUE</b>	<b>1,628.54</b>
<b>DO NOT PAY</b>	

000135391000016285400016285409

Withlacoochee River Electric Cooperative, Inc.  
for Meadow Pointe III CDD  
Electric Summary 08/25  
Service Dates: 08/06/25-09/05/25

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
1353911	09/10/25	\$110.84	10/3/2025	2219 Meadow Pointe Blvd	53100	4301
1353912	09/10/25	\$75.98	10/3/2025	31404 Sheringham Way	53100	4301
1353913	09/10/25	\$67.28	10/3/2025	31307 Claridge PL	53100	4301
Total		<u>\$254.10</u>				

Grand Total

\$254.10

RECEIVED  
09-11-2025



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 **09/10/2025**  
Amount Due **110.84**  
Current Charges Due **10/03/2025**

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/06	87819	09/05	88400				581

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Sep 2025	30	19
Aug 2025	30	24
Sep 2024	30	65

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 126.28  
Payment 126.28CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 581 KWH @ 0.06090 35.38  
Fuel Adjustment 581 KWH @ 0.04400 25.56  
FL Gross Receipts Tax 2.57  
State Tax 7.14  
Pasco County Tax 1.03

Total Current Charges 110.84  
Total Due E.F.T. 110.84

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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: 09/10/2025

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 <b>09/26/2025</b>
<b>TOTAL CHARGES DUE 110.84</b>
<b>DO NOT PAY</b>

000135391100001108400001108400



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 **09/10/2025**  
Amount Due **75.98**  
Current Charges Due **10/03/2025**

District Office Serving You  
One Pasco Center

Service Address 31404 SHERINGHAM WAY  
Service Description ENTRANCE  
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/06	92764	09/05	93045				281

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Sep 2025	30	9
Aug 2025	30	9
Sep 2024	30	9

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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 73.55  
Payment 73.55CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 281 KWH @ 0.06090 17.11  
Fuel Adjustment 281 KWH @ 0.04400 12.36  
FL Gross Receipts Tax 1.76  
State Tax 4.89  
Pasco County Tax 0.70

Total Current Charges 75.98  
Total Due E.F.T. 75.98

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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: 09/10/2025

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 <b>09/26/2025</b>	
<b>TOTAL CHARGES DUE</b>	<b>75.98</b>
<b>DO NOT PAY</b>	

000135391200000759800000759802





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 **09/10/2025**  
Amount Due **67.28**  
Current Charges Due **10/03/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/06	45832	09/05	46038				206

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Sep 2025	30	7
Aug 2025	30	7
Sep 2024	30	6

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 66.59  
Payment 66.59CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 206 KWH @ 0.06090 12.55  
Fuel Adjustment 206 KWH @ 0.04400 9.06  
FL Gross Receipts Tax 1.56  
State Tax 4.33  
Pasco County Tax 0.62

Total Current Charges 67.28  
Total Due E.F.T. 67.28

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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: 09/10/2025

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 09/26/2025	
TOTAL CHARGES DUE	67.28
DO NOT PAY	

000135391300000672800000672804

**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
978731	8/26/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** September 25, 2025**Invoice Amount:** \$3,300.00

Description	Current Amount
Dead Tree by Wrencrest Removal/Beardsley Street Clearing	
Subcontracted Service	\$3,300.00

**Invoice Total** **\$3,300.00****RECEIVED**  
08-26-2025**EXCELLENCE**  
**IN COMMERCIAL LANDSCAPING****Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

INVOICE #	INVOICE DATE
978732	8/26/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543**Invoice Due Date:** September 25, 2025**Invoice Amount:** \$850.00

Description	Current Amount
Dead Tree behind wall on Turkeyhill Dr	
Subcontracted Service	\$850.00

**Invoice Total** \$850.00**RECEIVED**  
08-26-2025

# Excellence

## IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

INVOICE #	INVOICE DATE
978733	8/26/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow Pointe III CDD

**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543

**Invoice Due Date:** September 25, 2025

**Invoice Amount:** \$5,000.00

Description	Current Amount
Dead Pine Tree Beardsley/Big Tree behind house by pond	
Subcontracted Service	\$5,000.00

Invoice Total \$5,000.00

**RECEIVED**  
08-26-2025

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



## INVOICE

INVOICE #	INVOICE DATE
980865	8/28/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow Pointe III CDD

**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543

**Invoice Due Date:** September 27, 2025

**Invoice Amount:** \$397.82

Description	Current Amount
Irrigation emergency call repair	
Irrigation Repairs	\$397.82

**Invoice Total** \$397.82

**RECEIVED**  
08-28-2025

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**





**Proposal #: 595908**

Date: 8/20/2025

From: JB Basilio Perez

**Landscape Enhancement Proposal for  
Meadow Pointe III CDD**

Jeanette Pridgeon  
Rizzetta & Company, Inc.  
5844 Old Pasco Rd.  
Wesley Chapel, FL 33544  
jpridgeon@rizzetta.com

**LOCATION OF PROPERTY**

1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543

**Irrigation emergency call repair**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$174.05	\$174.05
Round Irrigation Valve box	1	\$76.00	\$76.00
DBR Wires Connectors 2 count pack	4	\$22.26	\$89.03
Dirt Bags	8	\$7.34	\$58.74

This Irrigation Main line was found on 8/18/25 due to the construction at the corner of Beardsley Dr and Medow Point Blvd. We just repair the Irrigation Wires and add a valve box to the pipe and wires + fill up this area with more dirt.





**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

**Limited Warranty:** Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By Justin Lawrence  
Justin Lawrence - Clubhouse Manager  
 Print Name/Title

Date 8-21-25  
Meadow Pointe III CDD

Subtotal	\$397.82
Sales Tax	\$0.00
Proposal Total	\$397.82

**THIS IS NOT AN INVOICE**

**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
993177	9/2/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 2, 2025**Invoice Amount:** \$24,855.23

Description	Current Amount
Monthly Landscape Maintenance September 2025	\$24,855.23

**Invoice Total** **\$24,855.23**

*Excellence*

**RECEIVED**  
09-08-2025

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**





## INVOICE

INVOICE #	INVOICE DATE
997033	9/19/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow Pointe III CDD

**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543

**Invoice Due Date:** October 19, 2025

**Invoice Amount:** \$75.50

Description	Current Amount
Irrigation Inspection and Repair made on 8/18/25	
Irrigation Repairs	\$75.50

**Invoice Total** \$75.50

**RECEIVED**  
09-19-2025

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**