



Rizzetta & Company

# **Meadow Pointe III Community Development District**

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**Board of Supervisors'  
Regular Meeting  
December 17, 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	Chairman
	Michael Hall	Vice Chairman
	John Johnson	Assistant Secretary
	Glen Aleo	Assistant Secretary
	Michael Torres	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**

December 10, 2025

## **Agenda**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **Wednesday, December 17, 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. STAFF REPORTS**
  - A. Community Deputy Update
  - B. District Engineer
  - C. Aquatics Inspection Report ..... Tab 1
  - D. OLM Landscape Inspection Report ..... Tab 2
  - E. Yellowstone Inspection Report (Under Separate Cover)
  - F. Amenity Management Report..... Tab 3
  - G. District Counsel
  - H. District Manager's Report..... Tab 4
- 5. BUSINESS ITEMS**
  - A. Consideration of Alarm Engineers Proposal ..... Tab 5
  - B. Consideration of Resolution 2026-01;General Election ..... Tab 6
  - C. Discussion of Bulk Pick-up
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on November 19, 2025..... Tab 7
  - B. Consideration of Operations & Maintenance Expenditures for October 2025 ..... Tab 8
  - C. Consideration of Operations & Maintenance Expenditures for November 2025 ..... Tab 9
- 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**



# SOLITUDE

LAKE MANAGEMENT



## Meadow Pointe III CDD Waterway Inspection Report

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**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2025-12-01

**Prepared for:**

District Manager

**Prepared by:**

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



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SITE MAP 11



Site: 51

Comments:

Site looks good  
Site looks great with a bit of overgrowth on the wild side of the site. With the drop in the water levels it may be able to be walked and treated in the near future.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: 52

Comments:

Site looks good  
Site looks great with no nuisance growth noted within the site. Water level is low but not as low as some other sites in the community.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: 53

Comments:

Requires attention  
Boat treatment for the site is scheduled on 12/5 to address Hydrilla. Overall the pond is in good shape with just the submersed growth within the site.

Action Required:

Routine maintenance next visit

Target:

Hydrilla



December 2025



December 2025



**Site: 54****Comments:**

Site looks good

Site looks great with a small amount of Duckweed noted within the beneficial plants.

**Action Required:**

Routine maintenance next visit

**Target:**

Duckweed



December 2025



December 2025

**Site: 55****Comments:**

Site looks good

Site looks good with a healthy perimeter of new and mature Duck Potato growing within the site.

**Action Required:**

Routine maintenance next visit

**Target:**

December 2025



December 2025

**Site: 56****Comments:**

Site looks good

Site looks great with no nuisance growth noted. Water clarity is great also.

**Action Required:**

Routine maintenance next visit

**Target:**

December 2025



December 2025



Site: 57

Comments:

Site looks good  
Site looks great with no noted  
nuisance growth within the site.  
Water level is very low.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: 58

Comments:

Site looks good  
Site looks great with no nuisance  
vegetation to note within the site.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025

Site: 59

Comments:

Site looks good  
Site is very low on water but  
Overall looks great with no  
nuisance growth to note.

Action Required:

Routine maintenance next visit

Target:



December 2025



December 2025



**Site: 60****Comments:**

Site looks good

Site looks great with no nuisance vegetation to note.

**Action Required:**

Routine maintenance next visit

**Target:**

December 2025



December 2025

**Site: 61****Comments:**

Site looks good

Site looks great with no nuisance vegetation noted within the site.

**Action Required:**

Routine maintenance next visit

**Target:**

December 2025



December 2025

**Site: 62****Comments:**

Site looks good

Erosion on west shoreline looks to be falling in more shown by the chunks of dirt and grass falling in.. Overall the site is in fine condition with very little water.

**Action Required:**

Routine maintenance next visit

**Target:**

December 2025



December 2025



**Site: 63****Comments:**

Site looks good

Site looks great with no nuisance vegetation to note within the site. Native plants are all along the perimeter of the site.

**Action Required:**

Routine maintenance next visit

**Target:**

December 2025



December 2025

**Site: 64****Comments:**

Site looks good

Site looks good with a slight Biofilm along the surface. This film is caused by the leaves and sticks within the site breaking down.

**Action Required:**

Routine maintenance next visit

**Target:**

December 2025

**Site: 65****Comments:**

Site looks good

Site looks great with no nuisance vegetation noted within the site.

**Action Required:**

Routine maintenance next visit

**Target:**

December 2025



December 2025



**Site: 66****Comments:**

Site looks good

Site looks great with not much to note, the shoreline and open water are all clear.

**Action Required:**

Routine maintenance next visit

**Target:**

December 2025



December 2025

**Site: 67****Comments:**

Site looks good

Site looks good with a healthy population of GSR within the site. Overall in great shape.

**Action Required:**

Routine maintenance next visit

**Target:**

December 2025



December 2025

**Site: 68****Comments:**

Site looks good

Site looks great with no nuisance vegetation to note. The GSR planting within the site can be seen and is filling in nicely already.

**Action Required:**

Routine maintenance next visit

**Target:**

December 2025



December 2025



**Site:** 69**Comments:**

Site looks good

Site looks great. The site was dyed blue a bit ago to help with any algae or submersed weed growth that could occur within the site.

**Action Required:**

Routine maintenance next visit

**Target:**

December 2025



December 2025

**Management Summary**

The start of December and all the sites are looking great! Site 53 was brought up last meeting and Carp were proposed for the management of the Hydrilla growth within the site. The site could really benefit from a Carp stocking. Along with the management of the submersed growth the carp will also help against the negative effects that our treatments could have with the native plants along the perimeter of the site. Like mentioned above, on the 5th of December we will be brining a boat out to treat the Hydrilla with drop hoses to target the Hydrilla specifically.

Noted within the report was also some erosion on site 62.

The erosion on site 62 does look like it needs to be addressed. The grass and dirt do look to be falling into the site more and I'm afraid that the steep drop off of the bank and no water within the site it will continue to break down into the site. you can see with my ATV as reference the erosion along the shoreline is a bit large.

I have been continuing the inspection of the structures throughout the community with nothing new to bring to the boards attention.

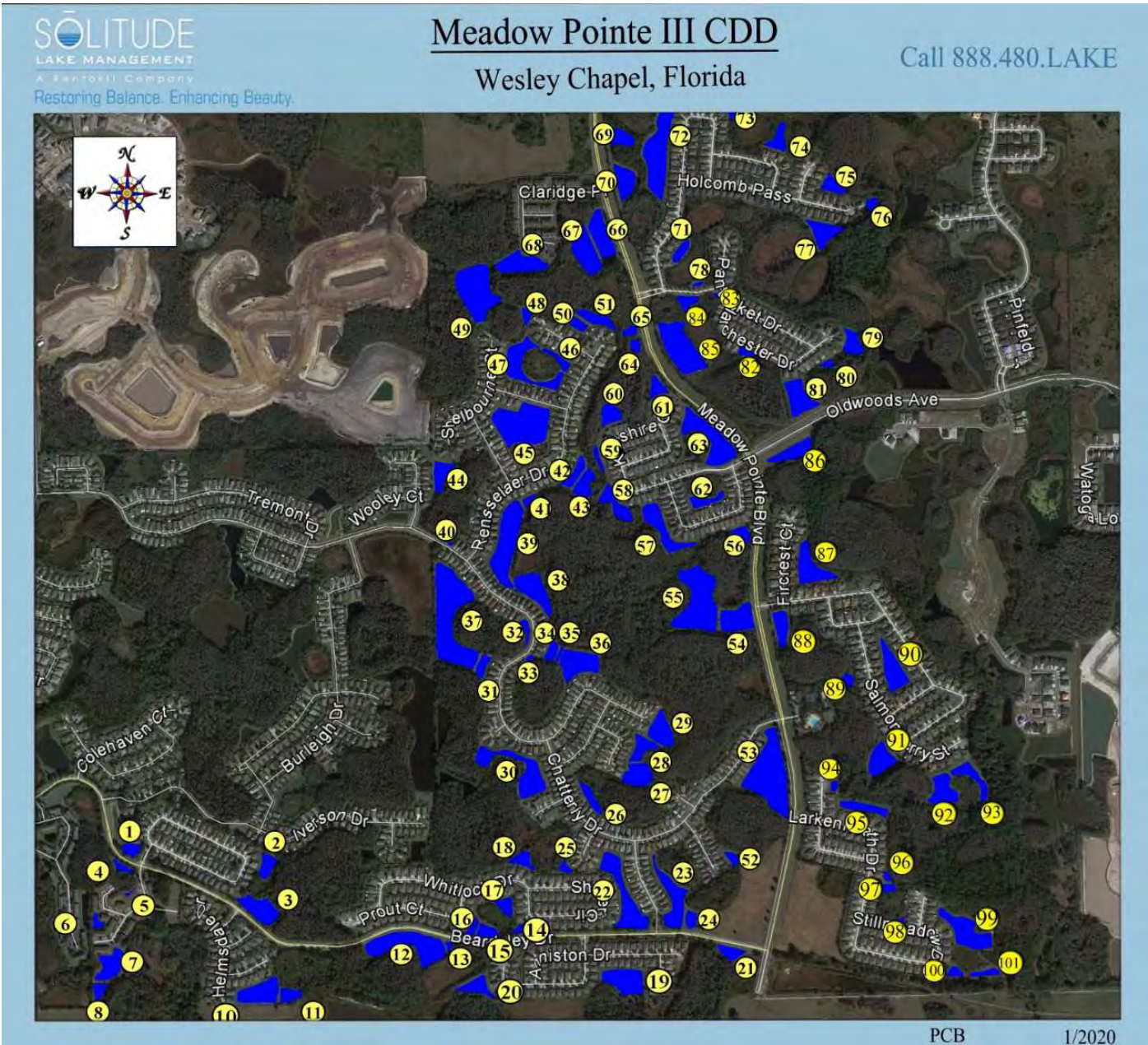
Please reach out if there are any questions or concerns: [corey.white@solitudelake.com](mailto:corey.white@solitudelake.com)

Thanks for choosing Solitude Lake Management!



Site	Comments	Target	Action Required
51	Site looks good		Routine maintenance next visit
52	Site looks good		Routine maintenance next visit
53	Requires attention	Hydrilla	Routine maintenance next visit
54	Site looks good	Duckweed	Routine maintenance next visit
55	Site looks good		Routine maintenance next visit
56	Site looks good		Routine maintenance next visit
57	Site looks good		Routine maintenance next visit
58	Site looks good		Routine maintenance next visit
59	Site looks good		Routine maintenance next visit
60	Site looks good		Routine maintenance next visit
61	Site looks good		Routine maintenance next visit
62	Site looks good		Routine maintenance next visit
63	Site looks good		Routine maintenance next visit
64	Site looks good		Routine maintenance next visit
65	Site looks good		Routine maintenance next visit
66	Site looks good		Routine maintenance next visit
67	Site looks good		Routine maintenance next visit
68	Site looks good		Routine maintenance next visit
69	Site looks good		Routine maintenance next visit







## **Tab 2**



# MEADOW POINTE III

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
TURF INSECT/DISEASE CONTROL	10		
TURF WEED CONTROL	10		Grassy and broadleaf
PLANT FERTILITY	5	-2.5	Complete, overdue
WEED CONTROL – BED AREAS	10	-5	Entry and gate islands
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10	-5	Remove leaf drop all beds and turf
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5	-2.5	1,6,15,20,25/v1

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-2.5	Remove bed weeds in unused bed
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		



Date: 11-25-25 Score: 87.5% Performance Payment™ % 100

Contractor Signature: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_





# MEADOW POINTE III CDD

LANDSCAPE INSPECTION

November 25, 2025

ATTENDING:

CARLOS GARCIA – YELLOWSTONE LANDSCAPE  
PAUL WOODS – OLM, INC.

**SCORE: 87.5%**

**NEXT INSPECTION  
DECEMBER 23, 2025 AT 1:00 PM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 10/21/2025

### CLUBHOUSE

1. Continue to improve vigor and fertility in newly installed turf. Complete installation across from flagpole.
6. Play court: Control bed weeds in Elaeagnus.

### COMMONS

15. North end of Meadow Pointe Blvd: Prune low tree branches for visibility and increase light penetration.
25. Whitlock common areas: Remove Spanish Moss in trees.

## CATEGORY II: MAINTENANCE ITEMS

### CLUBHOUSE

1. Across from main entrance: Complete sod warranty.
2. Control weeds in Elaeagnus hedgerows around the perimeter of the pool.
3. Remove Spanish Moss up to 15 feet from Crape Myrtles around the perimeter of the pool.
4. Use a shovel to remove Sabal Palm volunteers.
5. Remove leaf accumulations from mulch beds. Do not blow leaves into beds.
6. **Confirm all turf, tree, shrub, and palm fertilizations are complete.**
7. Adjacent to the play court: Improve vigor and fertility in Azaleas.
8. Front of the telephone transmitter: Establish a uniform height of 8 to 10 feet in Viburnum.
9. Control crack weeds along Miami curbs.



## COMMONS

10. Wrencrest, on the inside of the gate: Tip prune Arboricola Trinette to a uniform height of approximately 12 inches.
11. Wrencrest: Detail the wood line adjacent to lift station 1-511 in the 31000 block of Wrencrest Drive.
12. Wrencrest: Detail the inside of the fence, controlling viney growth.
13. **Whitlock: Remove windfall and control weeds in beds throughout the entrance islands. Rake over seasonal color planting bed to neaten the appearance.**
14. **Whitlock: Repair failed Gold Mound Duranta across the wall frontage under warranty.**
15. Whitlock: Remove staking and strapping from Tabebuia trees once firmly rooted.
16. Ammanford: Control bed weeds.
17. Remove leaf accumulations matted in turf along the Beardsley Drive right-of-way and frontage beds.
18. Hillhurst Crossing: Remove windfall and debris from beds.
19. **Broughton Place: Improve fertility to Loropetalum. Deadhead Agapanthus.**
20. Throughout: Rejuvenate prune Fakahatchee Grass. Rejuvenate prune Muhly Grass once bloom cycle is complete.
21. East extension of Beardsley Drive: Prune back wood line overgrowth extending into sidewalks. This includes Saw Palmetto across the Alchester Place frontage.
22. Larkenheath: Remove Sweet Gum debris from frontage beds.
23. Larkenheath: Improve fertility to Dwarf Ixora.
24. Larkenheath: Control bed weeds.
25. Larkenheath: Improve fertility to Indian Hawthorns.
26. Larkenheath: Prune back wood line overgrowth extending into mowable areas around the perimeter of pond 100.
27. Larkenheath: Prune back wood line overgrowth covering the white rail fence east of 1341 Ambridge Drive.
28. Beaconsfield: Remove viney growth from Ilex hedgerows at the entrance monument.
29. Meadow Pointe Blvd: Remove Sweet Gum leaf drop from tree wells.



30. Meadow Pointe Blvd: Buff out crack weeds along curb lines.
31. Rejuvenate prune Gamagrass plants in the Heatherstone keypad island.
32. Use a metal blade edger to redefine the palm tree wells and top dress mulch to cover bare soil as a result of mower/blower activity.
33. Repair failed Arboricola in the entrance planting under warranty.
34. Liquid fertilize Dwarf Ixora to improve rooting and color.
35. **Meadow Pointe Blvd frontage: Control broadleaf and grassy weeds in turf. The objective is to migrate areas of Bermudagrass into Bermuda lawns, St. Augustine into St. Augustine lawns, and Zoysia into Zoysia lawns. Pre and post-emergent herbicides at curative rates should be employed.**

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

1. North perimeter of pond 35: Provide a price to install Bahia sod to stabilize the shore. On approval, I recommend installing sod during the rainy season to ensure improved Bahia rooting.

### **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, lawns and entrances.**

cc: Darryl Adams [darryla@rizzetta.com](mailto:darryla@rizzetta.com)  
Natasha Betancourt [nbetancourt@rizzetta.com](mailto:nbetancourt@rizzetta.com)  
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## **Tab 3**





# MEADOW POINTE III

## Operations Report – December 2025 (November 12<sup>th</sup>- December 9<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 1-4,19-22,33-36,41-44,95-99 (Keeping an eye on algae build-up at 3,12,16-17,22-23,46)
- Detailed trash cleanup at pond 53
- Reported all irrigation issues to Luis & Juan (Yellowstone)
- Reported asphalt build-up to Interwest Construction (From one of their vendors) in the entryway of Larkenheath; Vendor came back & removed all traces of asphalt
- Working with Cooper Pools to finalize 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; Purchased & maintenance installed new chemical storage unit (Closest to splash pad)
- Maintenance repaired broken PVC dumpster gates
- Maintenance still needs to reinforce entry gate to eliminate hand-triggering the gate release; Should be finalized/confirmed on January's operations report
- Requested Ignite Handy Solutions to resecured ADA mat with concrete screws nearest Wrencrest (Chatterly) (Maintenance attempted the month prior, but was unsuccessful)
- Finalized all needed painting in pool bathrooms (Currently no leak issues, maintenances repairs are holding up but we are still monitoring it monthly)
- Barbara Flannery (Whitlock gate incident) is now just requesting her deductible of \$500 to be reimbursed. Requested her to come to the meeting as well to address the board
- Maintenance touched-up/spray painted all needed pedestrian gates
- Maintenance & staff worked together removed incorrect truck decals & clean-up any left residue/build-up



- Caution-off (Caution tape) fallen Hillhurst fence (Weekly; Until repaired or fully removed)
- Working with maintenance to continue to replace all gate signs (About a 1/3 done; Originally "all-needed but decided to just replace all) (Safety/warning/camera monitored signs)
- As requested by the board, staff did full detailed ranking of all current village-monument landscaping
- 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/Ignite Handy Solutions)
- Successful Christmas event - Post event meeting accomplished & planning for 2026 already in progress
- Maintenance & staff checked or reset all monument GFI's/electrical power awaiting the Christmas Light vendors to restore lights at a handful of villages
- Additional detailed ant treatment (fire ants) on CDD concrete fence-line behind 1237 Ambridge Place
- Worked with Carlos (Yellowstone) on removing, planting & maintenance of all needed street trees
- Maintenance continuing to check all village lighting weekly
- Continuing to work with US Water to report/clarify any additional findings & notes for the board (Any issues reported or documented will be included in agenda)
- Continue to monitor, log & divide all call issues into a weekly, monthly & eventually annual report for the board
- 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 (50% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 2/5 (50% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 5 November room rentals
- 1 November Food Truck Wednesdays (5-8pm) (Indefinitely cancelled)
- 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. Ammanford, Heatherstone, Whitlock & Wrencrest (Chatterly)
- SAAS removed any/all unauthorized Amazon driver-access products in our gate systems
- 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
- Claridge Place - Report that the display went blank again. SAAS installed a loaner circuit board and will send this one to the manufacturer to see if it can be repaired
- Sheringham (Nesslewood) – SAAS replaced all mount pinch brackets at the entrance & exit
- Whitlock – Romaner Graphics is going to take the pedestrian exit side gate & repair/reinforce all needed parts
- Wrencrest (Chatterly) – Maintenance repaired gate arm after bolt came loose. Unsure if was mechanical failure or contact from a vehicle

### **Field Maintenance**

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (N/A - See December 2025 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also December 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 –December 2025 (November 12<sup>th</sup> – December 9th)

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. Rومانer 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 –December 2025 November 12th-December 9th)

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

### November Zones Started or Completed:

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



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

- Start & finalize Ammanford entry way (No monument p/w while Christmas lights are attached)
- Start & finalize Sheringham (Nesslewood) entry way (No monument p/w while Christmas lights are attached)
- Start & finalize Wrencrest (Chatterly) entry way (No monument p/w while Christmas lights are attached)
- 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)



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# Parking Violations





Nov 12<sup>th</sup> – Dec 9<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
1655 Beaconsfield Dr		White BMW X2	23A WLH FL	11/19/2025 1:41p			JP
2443 Kenchester Lp		White Nissan Altima	Y88 XZL FL	11/19/2025 1:56p			JP
31340 Heatherstone Dr		Black Toyota Tundra TRD Pro	DV8371Y FL	11/19/2025 2:44p			JP
1442 Greely Ct		White Toyota Corolla	40B GGI FL	11/19/2025 2:53p			JP
2107 Rensselaer Dr		Red Volkswagen Jetta	FRG K77 FL	11/19/2025 3:04p			JP



# Parking Violations


Nov 12<sup>th</sup> – Dec 9<sup>th</sup>

2011 Folkstone Pl		Black Hyundai Elantra	VZ8BM FL	11/19/2025 3:11p			JP
1815 Rensselaer Dr		White Wagoneer	N658829 LA	11/19/2025 3:17p			JP
31244 Wrencrest Dr		White Chevy Bolt EV	BL4 6QA FL	11/24/2025 3:43p			JL
31839 Turkeyhill Dr		White Toyota Corolla	PJF L34 FL	12/3/2025 11:55a			JL



# Parking Violations

Nov 12<sup>th</sup> – Dec 9<sup>th</sup>

31403 Chatterly Dr		White Acura MDX	NDD R46 FL	12/9/2025 2:30pm			JL/JP
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DATE: 10/25 – 10/31

## CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	III	II					
SUNDAY	I		II				
MONDAY	IIII		III	II	I		
TUESDAY	I		I		II		
WEDNESDAY		I		I			
THURSDAY	I		II	III	I		
FRIDAY	II				I	I	
TOTAL	12	3	8	6	5	1	0



DATE: 11/1 – 11/7

## CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY		II	I				
SUNDAY		I	I	I	II		
MONDAY	IIII		I	I			
TUESDAY	II			II	I		
WEDNESDAY	II		II	I	I		
THURSDAY	I		I				
FRIDAY	I				II		
TOTAL	10	3	6	5	6	0	0



DATE: 11/8 – 11/14

## 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			
TUESDAY		I	I		II		
WEDNESDAY	I		I	I	I	II	
THURSDAY	II		II	I			
FRIDAY			I		III		
TOTAL	8	2	7	5	6	2	0



DATE: 11/15 – 11/21

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY		I					
SUNDAY		II					
MONDAY	II			I			
TUESDAY			I		II		
WEDNESDAY	I		I		I		
THURSDAY	I			II			
FRIDAY	II			I			
TOTAL	6	3	2	4	3	0	0



## December 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
		DRB 6:30pm	Master HOA 6:30pm		Christmas Event 5-9pm	
<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>
	Hillhurst HOA (Budget) 6:30pm		Larkenheath HOA (PC) 6:30pm	Sewmerry Christmas Workshop 5:30-7:30pm		Vincent (PR) 10am-2pm
<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
Qureshi (PR) 10a-7p		Larkenheath HOA 6:30pm	CDD 6:30pm			Patricia (PR) 10am-7pm
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>			

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

PR: Private Rental ABC: Aqua Belles Club





## Deputy Schedule – December 2025



**MEADOW POINTE III**

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



Alchester Place **5**

Larkenheath **10**

Ammanford **7**

Sheringham (Nesslewood) **9**

Beaconsfield **1**

Rensselaer **N/A**

Broughton Place **2**

Whitlock **A**

Claridge Place **3**

Wrencrest  
(Chatterly) **6**

Heatherstone **N**

Wrencrest  
(Thackery) **4**

Hillhurst Crossing **8**

#### KEY

N = New/Recently Done

A= Approved/In-progress

1-10 (1=Most Needed / 10=Least Needed)

N/A= Not Applicable

#### Notes

While there is no set-up for power & I don't believe any irrigation currently at Rensselaer, the monument structure/entry signs have just been recently upgraded/refurbished



Dear Justin

I hope this email finds you well. My name is Hayat Hashim, and I am writing to you again regarding persistent issues stemming from the trees and bushes located behind the fence at 1237 Ambridge Drive, Wesley Chapel, FL 33543. These problems are causing significant damage and expense to my property, and I believe a more comprehensive solution is urgently needed.

My previous reports have apparently not resolved these ongoing concerns. To clarify, I am addressing three key problems:

1. **\*\*Pest Infestation:** \*\* I have repeatedly reported pest infestations originating from the vegetation behind my property. These pests have caused substantial damage to my landscaping, resulting in the loss of plants and the need for costly remediation. I incurred expenses of \$300 replacing damaged plants with lawn, followed by a further \$400 for a one-year pest control treatment from Messy Pets Control. Despite this treatment, the infestation continues, indicating the source of the problem lies beyond my property line. The pest control company directly linked the infestation to the overgrown vegetation on your property.

2. **\*\*Damaged Fence:** \*\* The overgrown of the trees have compromised the fence separating our properties, requiring cleaning at a cost of \$300. While I understand that I had to address the immediate damage, the underlying issue remains unresolved, and the problem is likely to recur unless the root cause is addressed.

3. **\*\*Blocked Downspout and Gutter Damage:** \*\* Overhanging branches from your trees are obstructing my neighbor's downspout. This blockage caused rainwater to overflow, damaging my gutters and potentially causing water damage to my air conditioning unit. I was fortunate to catch this before significant damage occurred. The repair cost, including gutter cleaning and restoration, amounted to \$200. This situation highlights the escalating risk associated with the unchecked growth of these trees, particularly during heavy rains or storms. The potential for future and more serious damage is substantial.

I understand that property maintenance can be complex. However, the cumulative cost and ongoing nature of these issues necessitate a more decisive intervention. I am requesting a comprehensive solution that addresses these problems at their source and prevents further damage and expense. I am available to meet at your earliest convenience. You can reach me at 706-288-9690.

Sincerely,

Hayat Hashim  
1237 Ambridge Drive  
Wesley Chapel, FL 33543







Hi, Justin,

I visited the Clubhouse yesterday and chatted with Nancy about using a room for my friends and I to play cards. Several of us live in Meadow Pointe 3, including my sister (Deborah Kennedy) and I. We'd like to meet on the 3rd Wednesday of each month from 1 p.m. to 4 p.m.

Please let me know how to proceed with this process.

Thanks for your help and have a great weekend.

Cindy Wells  
31125 Chatterly Drive

**Manager Notes: After a few email discussions, she let me know that about 1/3-1/2 would be residents and they would average 20-24 each time.**



Morning Justin,

Whom do I speak with concerning the large overflow of water that has been directed from the new housing development onto the grass outside of Larkenheath?

Please go take a look at the huge pool, just from last night's rain. Why have the developers been allowed to do this? There is no development to the other side of the new build where there is a natural habitat to use this water.

Also, where does that open culvert come from? The other side of the street? Our homes on the other side of the wall deal have a hard enough time dealing with our rain drainage.

Thanks for any input you can provide.

Susan Payne  
1235 Ambridge Drive  
Larkenheath





## Tab 4





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#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 21, 2026, at 6:30pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

## District Manager's Report

December 17

# 2025

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#### District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>10/31/2025</u>
General Fund Cash & Investment Balance:		\$1,583,503
Reserve Fund Cash & Investment Balance:		\$1,887,661
Debt Service Fund & Investment Balance:		<u>\$641,943</u>
<b>Total Cash and Investment Balances:</b>		<b>\$4,113,107</b>
<b>General Fund Expense</b>		<b>Over</b>
<b>Variance: \$20,984</b>		<b>Budget</b>





Rizzetta & Company

# **Meadow Pointe III Community Development District**

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**Financial Statements  
(Unaudited)**

**October 31, 2025**

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

[meadowpointe3.org](http://meadowpointe3.org)  
[rizzetta.com](http://rizzetta.com)



**Meadow Pointe III Community Development District**

Balance Sheet  
As of 10/31/2025  
(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	175,098	0	0	175,098	0	0
Investments	1,408,405	1,887,661	641,943	3,938,008	0	0
Accounts Receivable	2,728,815	580,970	884,870	4,194,656	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	1,526,813
Amount To Be Provided Debt Service	0	0	0	0	0	4,988,187
<b>Total Assets</b>	<b>4,339,030</b>	<b>2,468,631</b>	<b>1,526,813</b>	<b>8,334,474</b>	<b>11,070,208</b>	<b>6,515,000</b>
<b>Liabilities</b>						
Accounts Payable	101,553	0	0	101,553	0	0
Deferred Revenue	461,359	0	0	461,359	0	0
Accrued Expenses	4,885	0	0	4,885	0	0
Other Current Liabilities	539	0	0	539	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	6,515,000
Deposits Payable	850	0	0	850	0	0
<b>Total Liabilities</b>	<b>569,186</b>	<b>0</b>	<b>0</b>	<b>569,186</b>	<b>0</b>	<b>6,515,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	1,800,862	1,881,180	639,813	4,321,854	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	1,968,982	587,451	887,000	3,443,433	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>3,769,844</b>	<b>2,468,631</b>	<b>1,526,813</b>	<b>7,765,287</b>	<b>11,070,208</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>4,339,030</b>	<b>2,468,631</b>	<b>1,526,813</b>	<b>8,334,474</b>	<b>11,070,208</b>	<b>6,515,000</b>

See Notes to Unaudited Financial Statements



**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	5,275	5,275
Special Assessments				
Tax Roll	2,211,761	2,211,761	2,211,757	(4)
Other Misc. Revenues				
Cell Tower Lease	28,262	2,355	3,391	1,036
Key/Access/Transponder Revenue	0	0	281	280
Miscellaneous Revenue	0	0	3,112	3,113
Non-Resident Annual Fees	0	0	187	187
Remotes	2,000	167	645	478
Room Rentals	0	0	93	94
Vending Machine Revenue	200	17	0	(17)
<b>Total Revenues</b>	<b>2,242,223</b>	<b>2,214,300</b>	<b>2,224,741</b>	<b>10,442</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	1,084	1,000	83
<b>Total Legislative</b>	<b>13,000</b>	<b>1,084</b>	<b>1,000</b>	<b>83</b>
Financial & Administrative				
Accounting Services	22,495	1,874	1,874	0
Administrative Services	5,974	498	498	0
Arbitrage Rebate Calculation	1,500	0	0	0
Assessment Roll	5,150	5,150	5,150	0
Auditing Services	3,500	0	0	0
Bank Fees	830	69	140	(71)
Disclosure Report	2,000	167	167	0
District Engineer	22,500	1,875	3,949	(2,074)
District Management	33,475	2,790	2,789	0
Dues, Licenses & Fees	450	37	175	(137)
Financial & Revenue Collections	5,150	429	430	0
Legal Advertising	2,200	184	0	183
Miscellaneous Mailings	2,200	183	0	183
Public Officials Liability Insurance	4,362	4,362	4,110	252
Tax Collector/Property Appraiser Fees	2,100	0	0	0
Trustees Fees	11,000	6,896	6,949	(53)
Website Hosting, Maintenance, Backup & E	4,058	338	110	228
<b>Total Financial &amp; Administrative</b>	<b>128,944</b>	<b>24,852</b>	<b>26,341</b>	<b>(1,489)</b>
Legal Counsel				
District Counsel	28,000	2,334	2,534	(201)
<b>Total Legal Counsel</b>	<b>28,000</b>	<b>2,334</b>	<b>2,534</b>	<b>(201)</b>
Law Enforcement				
Off Duty Deputy	157,456	13,121	12,701	421
<b>Total Law Enforcement</b>	<b>157,456</b>	<b>13,121</b>	<b>12,701</b>	<b>421</b>
Electric Utility Services				

See Notes to Unaudited Financial Statements



**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Utility - Street Lights	138,000	11,500	11,817	(318)
Utility Services	34,850	2,904	2,810	95
Total Electric Utility Services	172,850	14,404	14,627	(223)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	2,700	225	233	(8)
Garbage - Residential	305,378	25,448	24,226	1,222
Solid Waste Assessment	1,638	137	0	137
Total Garbage/Solid Waste Control Services	309,716	25,810	24,459	1,351
Water-Sewer Combination Services				
Utility - Recreation Facilities	19,200	1,600	1,835	(236)
Total Water-Sewer Combination Services	19,200	1,600	1,835	(236)
Stormwater Control				
Aquatic Maintenance	74,885	6,240	6,241	1
Aquatic Plant Replacement	3,750	313	0	312
Mitigation Area Monitoring & Maintenance	3,600	300	0	300
Stormwater Assessments	4,012	334	9,603	(9,269)
Stormwater System Maintenance	7,000	583	0	584
Total Stormwater Control	93,247	7,770	15,844	(8,072)
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	417	0	416
General Liability Insurance	8,197	8,197	7,294	903
Holiday Decorations	21,000	10,500	8,500	2,000
Irrigation Maintenance & Repair	25,000	2,083	1,540	543
Landscape - Annuals/Flowers	18,000	1,500	0	1,500
Landscape - Miscellaneous	8,835	737	0	737
Landscape - Mulch	45,000	3,750	0	3,750
Landscape - Pest Control	2,000	166	0	166
Landscape Inspection Services	9,000	750	750	0
Landscape Maintenance	329,712	27,476	24,855	2,621
Landscape Replacement Plants, Shrubs, Tr	30,000	2,500	30,684	(28,184)
Lift Station Maintenance	4,050	338	100	238
Property Insurance	19,148	19,148	18,342	806
Street Light Deposit Bond	760	63	0	63
Tree Trimming Services	16,000	1,333	0	1,334
Well Maintenance	3,000	250	245	5
Total Other Physical Environment	544,702	79,208	92,310	(13,102)
Road & Street Facilities				
Gate Maintenance & Repair	45,500	3,792	2,719	1,072
Gate Phone	18,000	1,500	11,538	(10,038)
Parking Lot Repair & Maintenance	2,500	208	0	208
Roadway Repair & Maintenance	5,000	417	0	417
Sidewalk Maintenance & Repair	11,500	958	4,500	(3,542)
Street Sign Repair & Replacement	6,000	500	0	500
Total Road & Street Facilities	88,500	7,375	18,757	(11,383)

See Notes to Unaudited Financial Statements



**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Parks & Recreation				
Cable & Internet	575	48	25	23
Clubhouse Maintenance & Repair	19,217	1,602	1,239	363
Computer Support, Maintenance & Repair	1,300	108	0	108
Dog Waste Station Supplies & Maintenance	1,900	158	0	158
Employee - Reimbursements	2,000	167	334	(167)
Facility A/C & Heating Maintenance & Rep	1,400	117	0	117
Fitness Equipment Maintenance & Repair	10,000	833	0	833
Management Contract	456,277	38,023	34,533	3,490
Operating Supplies	17,500	1,458	139	1,320
Pest Control	1,150	96	310	(214)
Playground Equipment & Maintenance	3,400	284	0	283
Pool Maintenance	40,650	3,387	3,608	(220)
Pool/Water Park/Fountain Maintenance	24,000	2,000	0	2,000
Security System Monitoring Services & Ma	8,000	667	354	312
Tennis/Athletic Court/Park Maintenance	5,000	416	0	417
Vehicle Maintenance	3,650	305	337	(34)
Total Parks & Recreation	596,019	49,669	40,879	8,789
Special Events				
Special Events	22,500	1,875	4,472	(2,596)
Total Special Events	22,500	1,875	4,472	(2,596)
Contingency				
Capital Outlay	68,089	5,674	0	5,674
Total Contingency	68,089	5,674	0	5,674
Total Expenditures	2,242,223	234,776	255,759	(20,984)
Total Excess of Revenues Over(Under) Expenditures	0	1,979,524	1,968,982	(10,542)
Fund Balance, Beginning of Period	0	0	1,800,862	1,800,862
Total Fund Balance, End of Period	0	1,979,524	3,769,844	1,790,320

See Notes to Unaudited Financial Statements



**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	6,481	6,481
Special Assessments				
Tax Roll	580,973	580,973	580,970	(3)
<b>Total Revenues</b>	<u>580,973</u>	<u>580,973</u>	<u>587,451</u>	<u>6,478</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve - Asset Replacement	463,412	463,412	0	463,412
Capital Reserve - Road	117,561	117,561	0	117,561
Total Contingency	580,973	580,973	0	580,973
<b>Total Expenditures</b>	<u>580,973</u>	<u>580,973</u>	<u>0</u>	<u>580,973</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>0</u>	<u>587,451</u>	<u>587,451</u>
<b>penditures</b>				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,881,180</u>	<u>1,881,180</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>2,468,631</u>	<u>2,468,631</u>



**Meadow Pointe III Community Development District**

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

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,896	1,896
Special Assessments				
Tax Roll	587,460	587,460	587,459	0
Total Revenues	<u>587,460</u>	<u>587,460</u>	<u>589,355</u>	<u>1,896</u>
Expenditures				
Debt Service				
Interest	207,460	207,460	0	207,459
Principal	380,000	380,000	0	380,000
Total Debt Service	<u>587,460</u>	<u>587,460</u>	<u>0</u>	<u>587,459</u>
Total Expenditures	<u>587,460</u>	<u>587,460</u>	<u>0</u>	<u>587,459</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>589,355</u>	<u>589,355</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>564,763</u>	<u>564,763</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,154,118</u>	<u>1,154,118</u>

See Notes to Unaudited Financial Statements



**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	235	235
Special Assessments				
Tax Roll	297,410	297,410	297,410	0
Total Revenues	<u>297,410</u>	<u>297,410</u>	<u>297,645</u>	<u>235</u>
Expenditures				
Debt Service				
Interest	41,410	41,410	0	41,410
Principal	256,000	256,000	0	256,000
Total Debt Service	<u>297,410</u>	<u>297,410</u>	<u>0</u>	<u>297,410</u>
Total Expenditures	<u>297,410</u>	<u>297,410</u>	<u>0</u>	<u>297,410</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>297,645</u>	<u>297,645</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>75,050</u>	<u>75,050</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>372,695</u>	<u>372,695</u>

See Notes to Unaudited Financial Statements



**Meadow Pointe III CDD**  
**Investment Summary**  
**October 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2025</u>
Valley National Operating	Governmental Checking/ICS	\$ 415,500
FLCLASS Operating	Average Monthly Yield 4.2333%	992,905
<b>Total General Fund Investments</b>		<b>\$ 1,408,405</b>
FLCLASS Asset Replacement	Average Monthly Yield 4.2333%	\$ 636,621
FLCLASS Road Reserve	Average Monthly Yield 4.2333%	535,770
Subtotal		1,172,391
Valley National Asset Replacement Reserve	Governmental Checking/ICS	\$ 679,272
Subtotal		679,272
Valley National Road Reserve	Governmental Checking	\$ 35,998
Subtotal		35,998
<b>Total Reserve Fund Investments</b>		<b>\$ 1,887,661</b>
US Bank Series 2013 Revenue	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	\$ 148,681
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	18,556
US Bank Series 2013 Prepayment	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	792
US Bank Series 2015A Revenue	US Bank GCTS 0490 Money Market	112,678
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	75,285
<b>Total Debt Service Fund Investments</b>		<b>\$ 641,943</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/R Ledger**  
**From 10/01/2025 to 10/31/2025**

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
<b>720, 2670</b>							
	720-001	720 General Fund	Pasco County Tax Collector	AR00002917	12110	10/01/2025	2,211,756.41
<b>Sum for 720, 2670</b>							<b>2,211,756.41</b>
<b>720, 2671</b>							
	720-005	720 Reserve Fund	Pasco County Tax Collector	AR00002917	12110	10/01/2025	463,412.00
	720-005	720 Reserve Fund	Pasco County Tax Collector	AR00002917	12110	10/01/2025	117,558.10
<b>Sum for 720, 2671</b>							<b>580,970.10</b>
<b>720, 2797</b>							
	720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	363,934.62
	720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	223,525.17
<b>Sum for 720, 2797</b>							<b>587,459.79</b>
<b>720, 2798</b>							
	720-202	720 Debt Service Fund S2021	Pasco County Tax Collector	AR00002917	12110	10/01/2025	297,409.96
<b>Sum for 720, 2798</b>							<b>297,409.96</b>
<b>Sum for 720</b>							<b>3,677,596.26</b>
<b>Sum Total</b>							<b>3,677,596.26</b>

See Notes to Unaudited Financial Statements



**Meadow Pointe III Community Development District**  
**Summary A/P Ledger**  
**From 10/01/2025 to 10/31/2025**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>720, 2670</b>						
	720 General Fund	10/22/2025	Classic Reflections Carriages, LLC	1903	Sleigh Tour 12/25	3,000.00
	720 General Fund	10/28/2025	OLM, Inc.	46087	Monthly Landscape Inspection 10/25	750.00
	720 General Fund	10/23/2025	Outsmart Pest Management, Inc.	46353	Bees or Hornets 10/25	250.00
	720 General Fund	10/21/2025	Pasco County Utilities	23262244 ACH	0509200 01034858 1500 Meadow Pointe Blvd 09/25	1,735.04
	720 General Fund	10/30/2025	Pasco Sheriffs Office	AROCT25 MPIII	Deputy Services 10/25	12,700.58
	720 General Fund	10/30/2025	Rizzetta & Company, Inc.	INV0000104779	Cell Phone, Auto Mileage & Travel 10/25	183.60
	720 General Fund	10/28/2025	Skyway Supply, Inc.	69106	Janitorial Supplies 10/25	55.93
	720 General Fund	10/30/2025	Southern Automated Access Services, LLC	17189	Gate Repairs 10/25	9,832.50
	720 General Fund	10/30/2025	Southern Automated Access Services, LLC	17190	Service Call 10/25	115.00
	720 General Fund	10/30/2025	Stantec Consulting Services, Inc.	2467422	Engineering Services 09/25	210.42
	720 General Fund	10/30/2025	Stantec Consulting Services, Inc.	2480640	Engineering Services 10/25	804.00
	720 General Fund	10/30/2025	TECO	110325-31100003019 8 ACH	Electric Services 10/25	10,189.16
	720 General Fund	10/30/2025	TECO	110325-31100003019 8 ACH	Electric Services 10/25	2,464.99
	720 General Fund	11/20/2023	Waste Connections of Florida	1530432W426-Rev	Waste Disposal Services 11/23	(150.02)
	720 General Fund	10/23/2025	Withlacoochee River Electric Cooperative, Inc.	1353910 10/25 ACH	Streetlights 10/25	1,628.54
	720 General Fund	10/30/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1353912 ACH	Electric Services 10/25	71.85
	720 General Fund	10/30/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1353911 ACH	Electric Services 10/25	205.70
	720 General Fund	10/30/2025	Withlacoochee River Electric Cooperative, Inc.	111025-1353913 ACH	Electric Services 10/25	66.70
	720 General Fund	10/14/2025	Yellowstone Landscape	1014950	Landscape Maintenance 10/25	960.00
	720 General Fund	10/14/2025	Yellowstone Landscape	1014951	Landscape Maintenance 10/25	965.00
	720 General Fund	10/14/2025	Yellowstone Landscape	1014948	Landscape Maintenance 10/25	17,454.00
	720 General Fund	10/14/2025	Yellowstone Landscape	1014947	Landscape Maintenance 10/25	4,350.00
	720 General Fund	10/14/2025	Yellowstone Landscape	1014949	Landscape Maintenance 10/25	6,955.00
	720 General Fund	10/30/2025	Yellowstone Landscape	1025974	Irrigation Repair 10/25	1,540.12
	720 General Fund	10/08/2025	Yellowstone Landscape	1013588	Irrigation Repair 09/25	359.50
	720 General Fund	10/01/2025	Yellowstone Landscape	1013609	Monthly Landscape Maintenance 10/25	24,855.23
<b>Sum for 720, 2670</b>						<b>101,552.84</b>
<b>Sum for 720</b>						<b>101,552.84</b>
<b>Sum Total</b>						<b>101,552.84</b>



**Meadow Pointe III Community Development District**  
**Notes to Unaudited Financial Statements**  
**October 31, 2025**

**Balance Sheet**

1. Trust statement activity has been recorded through 10/31/2025.
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.

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

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



## **Tab 5**



# Estimate #78982



<b>Billing Address</b> Meadow Pointe III CDD 1500 Meadow Pointe Boulevard Wesley Chapel FL 33543 United States darryla@rizzetta.com +1 813 948 4000	<b>Service Address</b> Meadow Pointe III CDD 1500 Meadow Pointe Boulevard Wesley Chapel FL 33543 United States darryla@rizzetta.com +1 813 948 4000	<b>Send Payment To</b> Alarm Engineers Inc. PO Box 305 Clay Alabama 35048 +18002342327 service@alarmengineersinc.com	<b>Total</b> \$67,500.00 <b>Payments</b> \$0.00 <b>Balance</b> \$67,500.00
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## Scope of Work

### Objective

Replace and upgrade the existing gate camera system with a modern IP-based Turing AI remote monitoring solution, ensuring reliable connectivity and improved video quality.

### Existing System

- Each gate currently has:
  - **2 x Analog overview cameras**
  - **1 x Analog LPR (License Plate Recognition) camera**
- Analog system housed in existing enclosures/boxes.

### Upgrade Plan

- **Camera Replacement:**
  - Replace all analog cameras with **IP cameras** (overview + LPR).
- **Infrastructure:**
  - Install new **Cat 5e cabling underground** to each existing camera location.
  - Utilize existing enclosures/boxes where possible.
- **System Integration:**
  - Replace legacy analog system with **Turing AI platform** for centralized remote monitoring and management.

### Connectivity

- **Primary Option:** Frontier/Fios service at each gate (required for full functionality).
- **Alternative Option:** If customer opts out of Fios, AEI will provide a **5G service solution** for connectivity.

### Deliverables

- Fully operational IP camera system at all gates.
- Remote monitoring via Turing AI platform.
- Documentation of cabling routes, equipment installed, and connectivity setup.
- Training/overview for customer on system usage.

### Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
Turing AI Base NVR	<b>Equipment List &amp; Scope: Clubhouse</b> <ul style="list-style-type: none"><li>• <b>(1) TR-MRP164G2-B</b> - SMART Series 16-Channel NVR Bundle with</li></ul>	\$10,500.0	×	1.0	\$10,500.00



Turing Bridge, 4TB HDD

- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **(1) UDB-Pro-Sector** - 5 GHz point-to-multipoint access point that wirelessly bridges 50+ Device Bridge Pro clients at 5+ km distances.
- **(1) UDB-Pro (Device Bridge Pro)** - 5 GHz wireless bridge with PoE output that connects at 5+ km distances or seamlessly uplinks to UniFi WiFi.
- **(2) Lite 8 PoE** - An 8-port, Layer 2 PoE switch supporting silent fanless cooling.
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(9) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **Existing Analog Cameras** - Replacement for existing analog overview cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** - Trenching, pulling, and terminating new Cat 5e runs
- **Camera Installation** - Mount and configure
- **System Integration** - Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** - Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** - Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Alchester Place</b>	\$4,750.0	×	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** - 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** - Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** - Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision



- *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Turnkey Installation** – Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** – Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** – Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** – Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** – Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** – Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Ammanford</b> <ul style="list-style-type: none"> <li>• <b>(1) Turing Video TR-MRP044GL-B</b> - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD</li> <li>• <b>(1) Compact Cloud Gateway Ultra</b> - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.</li> <li>• <b>(1) UniFi UPS Tower</b> - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets</li> <li>• <b>Enclosures/Boxes</b> – Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.</li> <li>• <b>Connectivity Equipment</b> – Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)</li> </ul> <b>Cameras</b> <ul style="list-style-type: none"> <li>• <b>(2) TP-MFD8M28-1Y</b> – 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White</li> <li>• <b>IP Overview Cameras (x2 per gate)</b> – Replacement for existing analog overview cameras</li> <li>• <b>(1) TP-MMB4AV8L</b> – Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry &amp; Exit)</li> <li>• <b>IP LPR Cameras (x1 per gate)</b> – Replacement for existing analog license plate recognition cameras</li> </ul> <b>Licensing &amp; Services</b> <ul style="list-style-type: none"> <li>• <b>(1) TV-CORE1Y License (per camera)</b> – <i>First year included in initial camera price</i> • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • <i>Annual renewal: \$120 per camera, billed upfront each year until canceled</i></li> <li>• <b>(2) LPR CORE License (per LPR camera)</b> – <i>First year included in initial camera price</i> • Required for LPR tag analytics via Turing Vision • <i>Annual renewal: \$240 per tag camera, billed upfront each year until canceled</i></li> </ul> <b>Labor, Infrastructure &amp; Services</b> <ul style="list-style-type: none"> <li>• <b>Turnkey Installation</b> – Includes full labor, materials, system programming, and remote viewing setup.</li> <li>• <b>Cabling Installation</b> – Trenching, pulling, and 159+terminating new Cat 5e underground runs</li> <li>• <b>Camera Installation</b> – Mount and configure IP Overview and LPR cameras at each gate - <i>Overall cameras will be repositioned in existing area to maximize Coverage</i></li> <li>• <b>System Integration</b> – Replace analog system with Turing AI platform, configure remote monitoring</li> <li>• <b>Connectivity Setup</b> – Provision and test Frontier/Fios service or AEI 5G solution</li> <li>• <b>Testing &amp; Commissioning</b> – Verify camera feeds, LPR functionality, and system performance</li> </ul>	\$4,750.0	×	1.0	\$4,750.00
Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Beaconsfield</b> <ul style="list-style-type: none"> <li>• <b>(1) Turing Video TR-MRP044GL-B</b> - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD</li> <li>• <b>(1) Compact Cloud Gateway Ultra</b> - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.</li> <li>• <b>(1) UniFi UPS Tower</b> - UniFi managed 1kVA uninterruptible power</li> </ul>	\$4,750.0	×	1.0	\$4,750.00



- supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** – Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** – Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** – 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** – Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** – Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** – Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** – *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** – *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Turnkey Installation** – Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** – Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** – Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** – Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** – Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** – Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Broughton Place</b>	\$4,750.0	×	1.0	\$4,750.00
	<ul style="list-style-type: none"> <li>• <b>(1) Turing Video TR-MRP044GL-B</b> - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD</li> <li>• <b>(1) Compact Cloud Gateway Ultra</b> - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.</li> <li>• <b>(1) UniFi UPS Tower</b> - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets</li> <li>• <b>Enclosures/Boxes</b> – Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.</li> <li>• <b>Connectivity Equipment</b> – Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)</li> </ul>				
	<b>Cameras</b>				
	<ul style="list-style-type: none"> <li>• <b>(2) TP-MFD8M28-1Y</b> – 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White</li> <li>• <b>IP Overview Cameras (x2 per gate)</b> – Replacement for existing analog overview cameras</li> <li>• <b>(1) TP-MMB4AV8L</b> – Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry &amp; Exit)</li> <li>• <b>IP LPR Cameras (x1 per gate)</b> – Replacement for existing analog license plate recognition cameras</li> </ul>				
	<b>Licensing &amp; Services</b>				
	<ul style="list-style-type: none"> <li>• <b>(1) TV-CORE1Y License (per camera)</b> – <i>First year included in initial camera price</i> • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • <i>Annual renewal: \$120 per camera, billed upfront each year until canceled</i></li> <li>• <b>(2) LPR CORE License (per LPR camera)</b> – <i>First year included in initial camera price</i> • Required for LPR tag analytics via Turing Vision • <i>Annual renewal: \$240 per tag camera, billed upfront each year</i></li> </ul>				



until canceled

#### Labor, Infrastructure & Services

- **Turnkey Installation** – Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** – Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** – Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** – Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** – Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** – Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Claridge Place</b>	\$4,750.0	×	1.0	\$4,750.00
	<ul style="list-style-type: none"><li>• <b>(1) Turing Video TR-MRP044GL-B</b> - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD</li><li>• <b>(1) Compact Cloud Gateway Ultra</b> - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.</li><li>• <b>(1) UniFi UPS Tower</b> - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets</li><li>• <b>Enclosures/Boxes</b> – Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.</li><li>• <b>Connectivity Equipment</b> – Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)</li></ul>				
	<b>Cameras</b>				
	<ul style="list-style-type: none"><li>• <b>(2) TP-MFD8M28-1Y</b> – 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White</li><li>• <b>IP Overview Cameras (x2 per gate)</b> – Replacement for existing analog overview cameras</li><li>• <b>(1) TP-MMB4AV8L</b> – Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry &amp; Exit)</li><li>• <b>IP LPR Cameras (x1 per gate)</b> – Replacement for existing analog license plate recognition cameras</li></ul>				
	<b>Licensing &amp; Services</b>				
	<ul style="list-style-type: none"><li>• <b>(1) TV-CORE1Y License (per camera)</b> – <i>First year included in initial camera price</i> • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • <i>Annual renewal: \$120 per camera, billed upfront each year until canceled</i></li><li>• <b>(2) LPR CORE License (per LPR camera)</b> – <i>First year included in initial camera price</i> • Required for LPR tag analytics via Turing Vision • <i>Annual renewal: \$240 per tag camera, billed upfront each year until canceled</i></li></ul>				
	<b>Labor, Infrastructure &amp; Services</b>				
	<ul style="list-style-type: none"><li>• <b>Turnkey Installation</b> – Includes full labor, materials, system programming, and remote viewing setup.</li><li>• <b>Cabling Installation</b> – Trenching, pulling, and 159+terminating new Cat 5e underground runs</li><li>• <b>Camera Installation</b> – Mount and configure IP Overview and LPR cameras at each gate - <i>Overall cameras will be repositioned in existing area to maximize Coverage</i></li><li>• <b>System Integration</b> – Replace analog system with Turing AI platform, configure remote monitoring</li><li>• <b>Connectivity Setup</b> – Provision and test Frontier/Fios service or AEI 5G solution</li><li>• <b>Testing &amp; Commissioning</b> – Verify camera feeds, LPR functionality, and system performance</li></ul>				
Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Heatherstone</b>	\$4,750.0	×	1.0	\$4,750.00
	<ul style="list-style-type: none"><li>• <b>(1) Turing Video TR-MRP044GL-B</b> - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD</li><li>• <b>(1) Compact Cloud Gateway Ultra</b> - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.</li><li>• <b>(1) UniFi UPS Tower</b> - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets</li></ul>				



- **Enclosures/Boxes** – Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** – Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** – 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** – Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** – Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** – Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** – *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** – *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Turnkey Installation** – Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** – Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** – Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** – Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** – Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** – Verify camera feeds, LPR functionality, and system performance

Turing AI  
Base NVR  
with  
Remote  
Stations

#### Equipment List & Scope: Hillhurst Crossing

\$4,750.0      ✕      1.0      \$4,750.00

- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** – Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** – Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** – 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** – Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** – Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** – Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** – *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** – *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*



### Labor, Infrastructure & Services

- **Turnkey Installation** – Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** – Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** – Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** – Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** – Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** – Verify camera feeds, LPR functionality, and system performance

Turing AI  
Base NVR  
with  
Remote  
Stations

#### Equipment List & Scope: Larkenheath

\$4,250.0

×

1.0

\$4,250.00

- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** – Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** – Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** – 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** – Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** – Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** – Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** – *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** – *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

### Labor, Infrastructure & Services

- **Turnkey Installation** – Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** – Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** – Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** – Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** – Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** – Verify camera feeds, LPR functionality, and system performance

Turing AI  
Base NVR  
with  
Remote  
Stations

#### Equipment List & Scope: Sheringham/Nesslewood

\$4,750.0

×

1.0

\$4,750.00

- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** – Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.



- **Connectivity Equipment** – Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** – 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** – Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** – Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** – Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** – *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** – *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Turnkey Installation** – Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** – Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** – Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** – Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** – Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** – Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Whitlock</b>	\$4,750.0	✕	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** – Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** – Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** – 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** – Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** – Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** – Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** – *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** – *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services



- **Turnkey Installation** – Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** – Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** – Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** – Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** – Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** – Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Wrencrest - Thackery Entrance</b>	\$4,750.0	✕	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** – Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** – Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

#### Cameras

- **(2) TP-MFD8M28-1Y** – 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** – Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** – Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** – Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** – *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** – *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Turnkey Installation** – Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** – Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** – Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** – Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** – Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** – Verify camera feeds, LPR functionality, and system performance

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Wrencrest - Chatterley Entry</b>	\$5,250.0	✕	1.0	\$5,250.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Flex Mini** - A compact, 5-port, Layer 2 switch that can be powered with PoE or a 5V USB-C adapter.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **(1) Device Bridge Pro** - 5 GHz wireless bridge with PoE output that connects at 5+ km distances or seamlessly uplinks to UniFi WiFi.
- **Enclosures/Boxes** – Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.



- **Connectivity Equipment** – Internet not Need at this Location.  
Internet will be provided by Town Center/ Clubhouse via AEI UniFi Network.

#### Cameras

- **(2) TP-MFD8M28-1Y** – 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White
- **IP Overview Cameras (x2 per gate)** – Replacement for existing analog overview cameras
- **(1) TP-MMB4AV8L** – Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)
- **IP LPR Cameras (x1 per gate)** – Replacement for existing analog license plate recognition cameras

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** – *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** – *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Turnkey Installation** – Includes full labor, materials, system programming, and remote viewing setup.
- **Cabling Installation** – Trenching, pulling, and 159+terminating new Cat 5e underground runs
- **Camera Installation** – Mount and configure IP Overview and LPR cameras at each gate - *Overall cameras will be repositioned in existing area to maximize Coverage*
- **System Integration** – Replace analog system with Turing AI platform, configure remote monitoring
- **Connectivity Setup** – Provision and test Frontier/Fios service or AEI 5G solution
- **Testing & Commissioning** – Verify camera feeds, LPR functionality, and system performance

Turing Annual Cloud Renewal	<p>1. <b>Clubhouse:</b></p> <ul style="list-style-type: none"> <li>• <b>9 x TV-CORE1Y</b> Vision VSaaS Core License (1-Year per Camera) <i>\$120 per year per camera</i></li> </ul> <p>2. <b>Alchester Place Gate:</b></p> <ul style="list-style-type: none"> <li>• <b>2 x TV-CORE1Y</b> Vision VSaaS Core License (1-Year per Camera) <i>\$120 per year per camera</i></li> <li>• <b>1 x LPR TAG CORE</b> licenses for cloud VMS (1 per tag camera) <i>\$240 per year per camera</i></li> </ul> <p>3. <b>Ammanford Gate:</b></p> <ul style="list-style-type: none"> <li>• <b>2 x TV-CORE1Y</b> Vision VSaaS Core License (1-Year per Camera) <i>\$120 per year per camera</i></li> <li>• <b>1 x LPR TAG CORE</b> licenses for cloud VMS (1 per tag camera) <i>\$240 per year per camera</i></li> </ul> <p>4. <b>Ammanford Gate:</b></p> <ul style="list-style-type: none"> <li>• <b>2 x TV-CORE1Y</b> Vision VSaaS Core License (1-Year per Camera) <i>\$120 per year per camera</i></li> <li>• <b>1 x LPR TAG CORE</b> licenses for cloud VMS (1 per tag camera) <i>\$240 per year per camera</i></li> </ul> <p>5. <b>Beaconsfield Gate:</b></p> <ul style="list-style-type: none"> <li>• <b>2 x TV-CORE1Y</b> Vision VSaaS Core License (1-Year per Camera) <i>\$120 per year per camera</i></li> <li>• <b>1 x LPR TAG CORE</b> licenses for cloud VMS (1 per tag camera) <i>\$240 per year per camera</i></li> </ul> <p>6. <b>Claridge Place Gate:</b></p> <ul style="list-style-type: none"> <li>• <b>2 x TV-CORE1Y</b> Vision VSaaS Core License (1-Year per Camera) <i>\$120 per year per camera</i></li> <li>• <b>1 x LPR TAG CORE</b> licenses for cloud VMS (1 per tag camera) <i>\$240 per year per camera</i></li> </ul> <p>7. <b>Heatherstone Gate:</b></p> <ul style="list-style-type: none"> <li>• <b>2 x TV-CORE1Y</b> Vision VSaaS Core License (1-Year per</li> </ul>	\$0.0	×	1.0	\$0.00
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- Camera) ***\$120 per year per camera***
  - **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
***\$240 per year per camera***
- 8. **Hillhurst Crossing Gate:**
  - **2 x TV-CORE1Y** Vision VSaaS Core License (1-Year per Camera) ***\$120 per year per camera***
  - **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
***\$240 per year per camera***
- 9. **Larkenheath Gate:**
  - **2 x TV-CORE1Y** Vision VSaaS Core License (1-Year per Camera) ***\$120 per year per camera***
  - **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
***\$240 per year per camera***
- 10. **Sheringham/Nesslewood Gate:**
  - **2 x TV-CORE1Y** Vision VSaaS Core License (1-Year per Camera) ***\$120 per year per camera***
  - **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
***\$240 per year per camera***
- 11. **Whitlock Gate:**
  - **2 x TV-CORE1Y** Vision VSaaS Core License (1-Year per Camera) ***\$120 per year per camera***
  - **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
***\$240 per year per camera***
- 12. **Wrencrest - Thackery Gate:**
  - **2 x TV-CORE1Y** Vision VSaaS Core License (1-Year per Camera) ***\$120 per year per camera***
  - **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
***\$240 per year per camera***
- 13. **Wrencrest - Chatterley Gate:**
  - **2 x TV-CORE1Y** Vision VSaaS Core License (1-Year per Camera) ***\$120 per year per camera***
  - **1 x LPR TAG CORE** licenses for cloud VMS (1 per tag camera)  
***\$240 per year per camera***

## Totals

- **TV-CORE1Y Licenses:** 33 x \$120 = **\$3,960**
- **LPR CORE Licenses:** 12 x \$240 = **\$2,880**
- **Grand Total (Annual):** **\$6,840**

### Annual Billing Summary

#### Annual Licensing - Meadow Pointe III Gate Camera System

- Coverage includes Clubhouse + 12 gates (Alchester, Ammanford A/B, Beaconsfield, Claridge, Heatherstone, Hillhurst, Larkenheath, Sheringham/Nesslewood, Whitlock, Wrencrest Thackery, Wrencrest Chatterley).
- Licenses:
  - 33 x TV-CORE1Y Vision VSaaS Core Licenses (1-Year per Camera)
  - 12 x LPR TAG CORE Licenses (1-Year per LPR Camera)
- **Annual Total:** \$6,840
- **Billing Term:** 1 year, invoiced from the date the first camera goes online.

Client-Provided Internet Disclosure	<b>Client-Provided Internet Disclosure - Meadow Pointe III Gate Camera Upgrade</b>  The customer acknowledges that the installed <b>Turing AI IP security/camera system</b> at Meadow Pointe III will utilize internet service provided by the client. It is the client's responsibility to ensure that a reliable, high-speed internet connection (Frontier/Fios or equivalent) is active at each designated equipment location prior to system installation.  If Frontier/Fios service is not available or not selected, <b>AEI UniFi 4G service</b> may be provided as an alternative connectivity option.  Alarm Engineers Inc. is not responsible for internet service performance, outages, or connectivity issues resulting from the client's network or chosen provider. All remote viewing, cloud-based services, and system alerts depend on stable internet access. Any service calls due to internet-related disruptions may incur additional labor charges.	\$0.0	×	1.0	\$0.00
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The system will be configured to integrate with the existing client network (or AEI-provided UniFi 4G solution), and a successful connection will be verified at the time of installation.

Subtotal	\$67,500.00
Tax	\$0.00
<b>Total</b>	<b>\$67,500.00</b>

## Payments

Date	Type	Amount
No payments		

## Notes

Warranty Parts and Labor:

Parts: 1 years on electronics. (2 Year - Turing Cams only all Other Electronics come with 1-year Manufacture Warranty)

Labor: 1 Year on workmanship.

The Company warrants that the system(s) shall be installed in a good and workmanlike manner and the equipment shall be free from defects in material and workmanship for a period of one year from the date of completion of the installation. During such one-year period, service and replacement of equipment or parts shall be without charge to the Purchaser. The Company does not represent nor warrant the fire alarm equipment and central monitoring will prevent any loss, damage, or injury to person or property, by reason of burglary, theft, holdup, fire, or other causes or that the Fire Alarm equipment will in all cases provide the protection for which it is installed or intended. Purchaser acknowledges that the Company has made no representations or warranties and hereby disclaims any warranty of merchant ability or fitness for any particular use. Purchaser's exclusive remedy for the Company's default here-under is to require the Company to repair or replace, at the Company's option, any equipment or part of the security equipment which is non-operational.

The Company shall service the alarm equipment as promptly as is possible within a reasonable time after notice from Purchaser the system or part thereof is inoperable, provided, however, that the Company shall not be obligated to service such equipment on weekends or holidays. Service calls for which notification is received on holidays and/or weekends will be made within 24 hours after the beginning of next business day after such holiday or weekend. Service during the period of warranty shall be made without cost to Purchaser so long as the malfunction of the system resulted from some defect in material, equipment, or workmanship. In the event of damage caused by events beyond Company's control e.g. lightning damage, theft, or physical damage charges will be made in accordance with the Company's standard service charge. After expiration of the warranty period, as hereinafter provided, the Company further agrees to service the said system(s) for the remainder of a one-year period from the date installation and will repair or replace defective equipment at the Company's cost for material or equipment plus a reasonable service charge. After the one-year period, service charges will include the Company's normal charges for service calls and replacement equipment.

## Terms



## **Tab 6**



## RESOLUTION 2026-01

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

**WHEREAS**, the Meadow Pointe III Community Development District ("**District**") is a local unit of special-purpose government situated in Pasco County, Florida (the "**County**");

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

**WHEREAS**, Section 190.003(17), *Florida Statutes* defines a "**qualified elector**" as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

**WHEREAS**, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be up for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

**WHEREAS**, the following Board seats will be up for election in the upcoming General Election and all seats will have 4-year terms:

Seat No. 1, Currently held by Michael Hall  
Seat No. 3, Currently held by Glen Aleo  
Seat No. 5, Currently held by Paul Carlucci

### **NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:**

**Section 1. General Election.** The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

**Section 2. Qualifying Period.** The period of qualifying as a candidate to serve as a member on the Board is noon June 8, 2026, through noon June 12, 2026. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

### **Section 3. Conduction and Procedure of Election.**

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.



- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021, *Florida Statutes*.

**Section 4. Election Costs.** The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

**Section 5. Effective Date and Transmittal.** This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

**This Resolution is duly passed and adopted on December 17, 2025.**

**Attest:**

**Meadow Pointe III  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Secretary / ☐ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Chairperson / ☐ Vice Chairperson



## **Tab 7**



**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, November 19, 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>
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>
Cari Allen	<b>District Counsel, Straley Robin Vericker</b>
Justin Lawrence	<b>Clubhouse Manager, Rizzetta &amp; Company</b>
John Pizzuto	<b>Assistant Manager, Rizzetta &amp; Company</b>
Tyson Wang	<b>Project Engineer, Stantec</b>
Carlos Garcia	<b>Account Manager, Yellowstone Landscape</b>
Kyle Wilson	<b>Account Manager, Solitude</b>
Deputy Payton	<b>Pasco Sheriff Office</b>

Audience	<b>Present</b>
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**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**



Residents addressed the Board regarding enhancements and improvements for the Beaconfield's entrance.

## FOURTH ORDER OF BUSINESS BUSINESS ITEMS

## A. Discussion on Homeowner Painted Driveways Notice

HOA members gave their thoughts on the driveway painting notices.

## B. Discussion on District Traffic Safety

The HOA provided feedback regarding adding additional speeding signage.

The Board directed the District Engineer to conduct a sign inspection, including speed limit signs, and provide a report.

The Board instructed the District Manager to contact Seth Weightman to attend an upcoming meeting.

On a motion by Mr. Johnson, seconded by Mr. Carlucci, and with three in favor and Two opposed, the Board of Supervisors approved Paul Carlucci to be the liaison for Meadow Pointe III Meeting with Meadow Pointe III, for Meadow Pointe III Community Development District.

### C. Discussion on Bulk Pick-Up

The Board tabled the discussion until next month.

#### D. Consideration of Grau & Associates Award Letter

On a motion by Mr. Carlucci, seconded by Mr. Johnson, and with all in favor, the Board of Supervisors approved the Grau & Associates Award Letter, for the Meadow Pointe III Community Development District.

### E. Ratification of SAAS Gate Repairs Proposals

The Board requested the District Manager to obtain a proposal for an updated camera system.

On a motion by Mr. Johnson, seconded by Mr. Torres, and with all in favor, the Board of Supervisors ratified the SAAS Gate Repairs Proposals for the Meadow Pointe III Community Development District.

## FIFTH ORDER OF BUSINESS

## STAFF REPORTS

### A. Community Deputy Update

Deputy Payton presented his report.

### B. District Engineer

The Board requested the prevention report and erosion proposal from the District Engineer.

## 1. Update on Street Light Project



The Board requested to table the street light project indefinitely.

## **2. Consideration of SWFWMD Inspection Certifications**

District Manager approved and signed the Certification.

### **C. Aquatics Maintenance**

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

Mr. Diogo and Mr. Wilson presented the report

### **D. Landscape Maintenance**

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

The Board reviewed the OLM Inspection Report.

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

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

On a motion from Mr. Hall, seconded by Mr. Torres, with four in favor, the Board of Supervisors approved the Yellowstone Whitlock Entrance Island Enhancement Proposal #620179 in the amount of \$12,152, for the Meadow Pointe III Community Development District.

On a motion from Mr. Johnson, seconded by Mr. Torres, with four in favor, the Board of Supervisors approved the Yellowstone 2025 MP3 Community Mulch proposal #608349 in the amount of \$43,152, for the Meadow Pointe III Community Development District.

On a motion from Mr. Johnson, seconded by Mr. Torres, with four in favor, the Board of Supervisors approved the Yellowstone 2 Oak Tree by Bus stop Removal Proposal #608303 in the amount of \$7,700, for the Meadow Pointe III Community Development District.

### **F. Amenity Management**

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

Mr. Lawrence reviewed the report and discussed the pickleball court proposal. The Board informed staff that the District would not be paying for the resident car repairs after review the repair estimate and pictures.

### **G. District Counsel**

Nothing to report.

### **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 December 17, 2025, at 6:30 p.m.

#### **2. Review of the 3rd Quarter Website Audit**



Mr. Adams reviewed the 3<sup>rd</sup> Quarter Website Audit

**SIXTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on October 15, 2025**

On a motion from Mr. Torres, seconded by Mr. Carlucci, with four in favor, the Board of Supervisors approved the Regular Meeting held on October 15, 2025, as amended, for the Meadow Pointe III Community Development District.

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

The Board requested the District Manager to review Page #289 and determine why the District is paying for MPII CDD meeting invoice.

On a motion from Mr. Johnson, seconded by Mr. Torres, with four in favor, the Board approved The Operation and Maintenance Expenditures for September 2025 (\$168,178.12), for the Meadow Pointe III Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

No comments were presented.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Torres, seconded by Mr. Johnson, three all in favor, the Board agreed to adjourn the meeting at 9:30 p.m. for the Meadow Pointe III Community Development District.

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

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



## **Tab 8**





**MEADOW POINTE III  
COMMUNITY DEVELOPMENT DISTRICT**

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

Meadowpointe3cdd.org

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

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

The total items being presented: **\$203,939.63**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
B & C Water LLC	300307	FM1222	Filter Change 10/25	\$ 245.00
Coastal Waste & Recycling, Inc.	300295	SW0001147557	Waste Disposal Services 10/25	\$ 24,226.02
Consolidated Land Services, Inc.	300289	00000256	Stormwater 10/25	\$ 9,603.16
Cooper Pools Inc.	300301	2025-1107	Pool Maintenance 10/25	\$ 105.00
Cooper Pools Inc.	300296	2025-1232	Pool Maintenance 10/25	\$ 158.45
Cooper Pools Inc.	300296	2025-1233	Pool Maintenance 10/25	\$ 3,449.33
DCSI, Inc.	300302	34267	Key-Fobs 10/25	\$ 525.00
DCSI, Inc.	300308	34293	Service Call 10/25	\$ 145.00
Egis Insurance Advisors, LLC	300282	29565	Policy# 100125622 10/01/2025 - 10/01/2026 Florida Insurance Alliance	\$ 29,746.00
Fitness Logic, Inc.	300283	126391	Quarterly General Maintenance 09/25	\$ 120.00



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Commerce	103125-01	92335 ACH	Special District Fee for FY25-26	\$ 175.00
Florida Department of Revenue	101525-01	61-8015577967-4 09/25 ACH	61-8015577967-4 Sales & Use Tax 09/25	\$ 368.51
Frontier Florida, LLC	102925-01	239-188-0915-091913-5 10/25 ACH	Phone Summary 10/25	\$ 178.94
Glen Richard Aleo	101525-04	GA101525-720 ACH	Board of Supervisors Meeting 10/15/25	\$ 200.00
John A. Johnson	101525-03	JJ101525-720 ACH	Board of Supervisors Meeting 10/15/25	\$ 200.00
Jose Refugio Uribe Tello	300309	01049	Concrete Replacement 10/25	\$ 4,500.00
Michael J Hall	101525-02	MH101525-720 ACH	Board of Supervisors Meeting 10/15/25	\$ 200.00
Michael Torres	101525-06	MT101525-720 ACH	Board of Supervisors Meeting 10/15/25	\$ 200.00
OLM, Inc.	300297	45922	Monthly Landscape Inspection 09/25	\$ 750.00
Outsmart Pest Management, Inc.	300298	46089	Monthly Pest Control Services 10/25	\$ 60.00
Pasco County Utilities	100825-01	23079159 ACH	0509200 01034858 1500 Meadow Pointe Blvd 08/25	\$ 1,560.45



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Paul Carlucci	101525-05	PC101525-720 ACH	Board of Supervisors Meeting 10/15/25	\$ 200.00
Rizzetta & Company, Inc.	300286	INV0000103514	Personnel Reimbursement 09/25	\$ 14,635.41
Rizzetta & Company, Inc.	300288	INV0000103635	District Management Fees 10/25	\$ 5,867.83
Rizzetta & Company, Inc.	300287	INV0000103738	Assessment FY25/26	\$ 5,150.00
Rizzetta & Company, Inc.	300294	INV0000103769	Personnel Reimbursement, Amenity Management & Oversight 10/25	\$ 18,402.46
Rizzetta & Company, Inc.	300305	INV0000103858	Cell Phone 09/25	\$ 150.00
Rizzetta & Company, Inc.	300306	INV0000104424	Personnel Reimbursement 10/25	\$ 16,131.19
Romaner Graphics	300290	22841	Pedestrian Gate Repair 09/25	\$ 1,600.00
Skyway Supply, Inc.	300291	68766	Dog Waste Station 09/25	\$ 309.95
Skyway Supply, Inc.	300291	68775	Janitorial Supplies 09/25	\$ 98.94
Solitude Lake Management, LLC	300292	PSI205178 Balance	Balance - 2025 Planting Installation 09/25	\$ 1,832.50



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	300299	PSI208309	Lake & Pond Management Services 10/25	\$ 6,240.38
Southern Automated Access Services, LLC	300303	17105	Preventative Maintenance - Whinsenton 10/25	\$ 190.00
Southern Automated Access Services, LLC	300303	17119	Service Call - Broughton 10/25	\$ 929.40
Southern Automated Access Services, LLC	300310	17123	Cell Phone Usage - Whitlock & Wrencrest 10/25	\$ 91.90
Southern Automated Access Services, LLC	300310	17163	Stinger Transmitter - Remotes 10/25	\$ 1,600.00
Southern Automated Access Services, LLC	300293	Monthly Summary 10/25	CAPXL Cloud - Summary 10/25	\$ 1,320.00
Spectrum	103025-01	101125-8337130620042426	Internet Services 10/25	\$ 25.00
Stantec Consulting Services, Inc.	300284	2460093	Engineering Services 09/25	\$ 12,014.25
Stantec Consulting Services, Inc.	300304	2469730	Engineering Services 10/25	\$ 2,934.50
Straley Robin Vericker	300285	27171	Legal Services 08/25	\$ 2,839.05
Straley Robin Vericker	300311	27375	Legal Services 09/25	\$ 2,283.35



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	102225-01	Monthly Summary 09/25 ACH	Electric Services 09/25	\$ 11,817.99
U.S. Water Services Corporation	300300	SI128838	Monthly Lift Inspection 10/25	\$ 99.61
Valley National Bank	102825-01	CC093025-720 ACH	Credit Card Expenses 09/25	\$ 2,455.55
Waste Connections of Florida	102225-02	2032139W426 ACH	Account# 6426-016054 Waste Disposal Service 11/25	\$ 233.42
Withlacoochee River Electric Cooperative, Inc.	101025-01	1353910 09/25 ACH	Streetlights 09/25	\$ 1,628.54
Withlacoochee River Electric Cooperative, Inc.	102425-01	Monthly Summary 09/25 ACH	Electric Services 09/25	\$ 256.32
Yellowstone Landscape	102025-01	997032	Dead Tree Removal 09/25	\$ 7,000.00
Yellowstone Landscape	102025-01	998458	Irrigation Repair 09/25	\$ 832.79
Yellowstone Landscape	102025-01	999740	Landscape Maintenance 09/25	\$ 953.56
Yellowstone Landscape	102025-01	1011366	Irrigation Repair 09/25	\$ 2,099.88
Yellowstone Landscape	102025-01	1011367	Landscape Maintenance 09/25	<u>\$ 5,000.00</u>
<b>Total Report</b>				<b><u>\$ 203,939.63</u></b>





Phone: 239.286.9438

Email: Bcwateroffice@gmail.com

BCWATERSOLUTIONS.COM

## Service Invoice

Invoice Number:

FM1222

Invoice Date:

10/24/2025

P.O. Number:

Date Requested:

10/16/2025

Date of Service

10/22/2025

Bill TO:

MPIII CDD

C/o Rizzetta & Company

3434 Coldwell Ave., Suit 200

Tampa, FL 33614

813.383.6676

Description	Quantity	Unit Price	Total
Filter	1	\$95.00	\$95.00
Misc.			Total
Labor			\$75.00
Trip Charge			\$75.00
Subtotal:			\$245.00
Taxes			N/A
Total Due:			\$245.00

**RECEIVED**  
10-27-2025

Notes

Filter change.

*Payment due upon receipt. Methods accepted: Cash, Check, Money Order, Zelle, Credit Card, ACH or Paypal. Checks Payable to B & C Water, LLC. Mail to: 12433 Adams Street, Brooksville, FL 34613. Any invoices unpaid after 30 days will have an addition 2% added as a late fee, followed by an addition 2% for each month after until paid in full. Please contact us at (239) 286-9438 or bcwateroffice@gmail.com to arrange payments or with any questions you may have.*





www.coastalwasteinc.com

# INVOICE

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

**Invoice** SW0001147557  
**Page** Page 1 of 1  
**Date** 09/30/2025  
**Customer** 21985  
**Site** 0  
**PO Number**  
**Due Date** 10/30/2025

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				
30 - Sep	1547 Units @ \$15.66 (Oct 01/25 - Oct 31/25)		\$24,226.02	1.00	\$24,226.02

RECEIVED  
09-26-2025

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

**INVOICE TOTAL** \$24,226.02

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

**Invoice** SW0001147557  
**Page** Page 1 of 1  
**Date** 09/30/2025  
**Customer** 21985  
**Site** 0  
**PO Number**  
**Due Date** 10/30/2025

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

**AMOUNT REMITTED** \$24,226.02

0025756SW0219850000SW000114755700024226022





Consolidated Land Services, Inc.

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

# Invoice

Date	Invoice #
10/3/2025	00000256

Bill To

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

Item	Description	Terms		Project	
		Net 15		Undermining at stor...	
Item	Description	U/M	Total %	Amount	
4.0 Stormwater	<p>-Rush Services-</p> <p>Observation: Following an onsite assessment, it was determined that the stormwater joint at the inlet pipe has begun to fail, and appears to have separated from the stormwater inlet at the intersection of Baymont LP. and Beaconsfield Dr.</p> <p>Project: Meadow Pointe III – Undermining at stormwater inlet structure Location: Intersection of Baymont LP. and Beaconsfield Dr.</p> <p>Scope of Work: The scope includes excavating the area affected by undermining and potential pipe separation to facilitate necessary repairs to the structure and pipe connection, restoring the system to proper operational condition.</p> <p>Once the cause and extent of damage are established, and if repairs are minor, CLS, Inc. will proceed to restore the inlet structure by addressing the separated pipe joint using established contractor means and methods. Should more extensive damage be present, CLS, Inc. will promptly notify the District Engineer and submit recommended repair options to ensure all corrective actions are effective and compliant.</p> <p>*CLS, Inc. is committed to performing all necessary remediation within the defined scope of work. However, should unforeseen conditions arise, Change Orders may be required to implement appropriate repairs and restore compliance with applicable regulations.*</p>	ea	100.00%	9,603.16	

Please remit to above address.

**RECEIVED**  
10-03-2025

**Total** \$9,603.16

A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.

**Payments/Credits** \$0.00

**Balance Due** \$9,603.16



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.: 2025-1107  
Terms: Net 30  
Invoice date: 08/27/2025  
Due date: 09/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/27/2025	Scum Gutter Grate	Scum Gutter Grate	6	\$15.00	\$90.00
2.	08/27/2025	#1 STENNER TUBES	#1 STENNER TUBES	1	\$15.00	\$15.00

Total \$105.00

Ways to pay



Overdue 09/26/2025

View and pay

RECEIVED  
10-17-2025



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.: 2025-1232  
Terms: Net 30  
Invoice date: 10/01/2025  
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1" FPT PIN TYPE VALVE WITH FC	1" FPT PIN TYPE VALVE WITH FC	1	\$158.45	\$158.45

Total \$158.45

Ways to pay



View and pay

RECEIVED  
10-01-2025



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.: 2025-1233  
Terms: Net 30  
Invoice date: 10/01/2025  
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		STENNER QP500-1 QUICKPRO ROLLER ASSY	STENNER QP500-1 QUICKPRO ROLLER ASSY	1	\$64.33	\$64.33
2.		Monthly Commercial Maintenance	Monthly Commercial Maintenance October 2025	1	\$3,385.00	\$3,385.00

Total \$3,449.33

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
34267	10/15/2025	\$525.00	10/30/2025	Net 15	

**P.O. NUMBER**  
11143

**SALES REP**  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/04/2025	<b>Access Control Fobs</b> Tech notes: Dropped off 100 access fobs.  OE-KEYFPK25 26bit access key fobs  Fob #'s: 22951-22975 24651-24675 25201-25225 25376-25400  FC: 1	100	5.25	525.00

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 525.00  
TAX (6.5%) 0.00  
TOTAL 525.00  
BALANCE DUE **\$525.00**

Pay invoice

**RECEIVED**  
10-15-2025





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
34293	10/17/2025	\$145.00	11/01/2025	Net 15	

P.O. NUMBER  
11244

SALES REP  
Tech:DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/08/2025	<b>Camera/DVR Service (C)</b> Reason for call: 1. Check Whitlock exit camera. 2. Check camera system at Chatterly back gate - unable to connect.  Tech Notes: 1. Whitlock - Checked power to exit camera - no power. Reset power supply and camera came back up. 2. Chatterly back gate - DVR is not working and needs to be replaced along with the LPR camera. Parts are on order.	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 (6.5%) 0.00  
TOTAL 145.00  
BALANCE DUE

**\$145.00**

Pay invoice

**RECEIVED**  
10-17-2025





Meadow Pointe III Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

# INVOICE

Customer	Meadow Pointe III Community Development District
Acct #	757
Date	09/18/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 29,746.00
Payment Amount	<b>\$29,746.00</b>
Payment for:	Invoice#29565
100125622	

Thank You

Please detach and return with payment



Customer: Meadow Pointe III Community Development District

Invoice	Effective	Transaction	Description	Amount
29565	10/01/2025	Renew policy	Policy #100125622 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/18/2025  <b>General Liability \$7,294.00</b> <b>Property \$18,342.00</b> <b>Public Officials Liability \$4,110.00</b>	29,746.00

Please Remit Payment To:  
Egis Insurance and Risk Advisors  
P.O. Box 748555

**RECEIVED**  
09-30-2025

**Total**

\$ 29,746.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555  
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/18/2025





# Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

## Invoice

Date	Invoice #
9/26/2025	126391

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

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	SC	17297	9/25/2025

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

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

**RECEIVED**  
09-26-2025



# Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 92335
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

## Meadow Pointe III Community Development District

Mr. William J. Rizzetta  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614



**2. Telephone:** 813-514-0400 Ext:  
**3. Fax:** 813-514-0401  
**4. Email:** brizzetta@rizzetta.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** www.meadowpointe3cdd.org  
**8. County(ies):** Pasco  
**9. Special Purpose(s):** Community Development  
**10. Boundary Map on File:** 11/14/2000  
**11. Creation Document on File:** 11/14/2000  
**12. Date Established:** 09/12/2000  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** Pasco County  
**15. Creation Document(s):** County Ordinance 00-16  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William J. Rizzetta Date OCT 17 2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.    This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.    This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:            Denied:            Reason:           

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.





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: 251014853134**

DR15-EZ

Certificate Number

Collection Period

Confirm Date and Time

**61-8015577967-4****09/2025****10/14/2025 3:02:59 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: 10/15/2025  
Amount for Check: \$368.51

**RECEIVED**  
10-14-2025

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) 5010.29
2. Exempt Sales  
(Include these in Gross Sales, Line 1) 0.00
3. Taxable Sales/Purchases  
(Include Internet/Out-of-State Purchases) 5010.29

Discretionary Sales Surtax Information		
Taxable Sales and		
A. Purchases <b>Not</b> Subject to	\$	0.00
Discretionary Sales		
Surtax		
B. Total Discretionary	\$	50.10
Sales Surtax Due		

4. Total Tax Due  
(Include Discretionary Sales Surtax from Line B) \$ 368.51
5. Less Lawful Deductions \$ 0.00
6. Less DOR Credit Memo \$ 0.00
7. Net Tax Due \$ 368.51
8. a. **Less (-)** Collection Allowance; or if \$ 0.00  
Late,
8. b. **Plus (+)** Penalty and Interest \$ 0.00
9. Amount Due With Return \$ 368.51

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



**Payment you have authorized**

368.51





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

Billing Date:  
**Oct 04, 2025**

Billing Period:  
**Oct 04 - Nov 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 Oct 04, thank you	-\$155.84

### Service summary

	Previous month	Current month
Phone	\$129.30	↑\$149.30
Taxes and Fees	\$26.54	↑\$29.64
<b>Total services</b>	<b>\$155.84</b>	<b>\$178.94</b>
<b>Total balance</b>		<b>\$178.94</b>

Total balance

**\$178.94**

Auto Pay is scheduled  
**Oct 28**

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**  
 10-08-2025



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

6790 0107 DY RP 04 10052025 NNNNNNNN 01 001234 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.**



02500723918809150919130000000000000000178945





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

Billing Date:  
Oct 04, 2025

Billing Period:  
Oct 04 - Nov 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:  
Oct 04, 2025  
Billing Period:  
Oct 04 - Nov 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](https://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	\$89.47
813-994-5419	0	\$89.47
Total current month charges		\$178.94
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](https://business.frontier.com/unified-communications)





---

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

## Phone

### Monthly Charges

10.04-11.03	Business Line - 2 Yr Term	\$57.95
	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>\$74.65</b>

## Taxes and Fees

Federal USF Recovery Charge	\$4.65
Federal Excise Tax	\$2.25
<b>Federal Taxes</b>	<b>\$6.90</b>
FL State Communications Services Tax	\$3.90
County Communications Services Tax	\$1.93
FL State Gross Receipts Tax	\$1.48
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.13
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$7.92</b>

**Taxes and Fees Total** **\$14.82**

**Total current month charges** **\$89.47**

Amount Transferred to 239-188-0915 \$89.47







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

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

## Phone

### Monthly Charges

10.04-11.03	Business Line - 2 Yr Term	\$57.95
	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>\$74.65</b>

## Taxes and Fees

Federal USF Recovery Charge	\$4.65
Federal Excise Tax	\$2.25
<b>Federal Taxes</b>	<b>\$6.90</b>
FL State Communications Services Tax	\$3.90
County Communications Services Tax	\$1.93
FL State Gross Receipts Tax	\$1.48
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.13
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$7.92</b>

**Taxes and Fees Total** **\$14.82**

**Total current month charges** **\$89.47**

Amount Transferred to 239-188-0915 \$89.47





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

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

Beginning with this bill, your Business Line has increased to \$57.95 per month, per line. Questions? Please contact customer service.

Beginning October 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 36.0% to 38.1% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit [frontier.com/regulatory-changes](https://frontier.com/regulatory-changes).







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

Billing Date:  
**Oct 04, 2025**

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





**Meadow Pointe III CDD**  
**BOS Meeting**  
Meeting Date: October 15, 2025

**SUPERVISOR PAY REQUEST**  
**DIRECT DEPOSIT**

RECEIVED  
10-15-2025

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

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked.**

## EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30pm
Meeting End Time:	8:02pm
Total Meeting Time:	1:32

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

Total at \$400 per Hour:	
--------------------------	--

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 per Hour:	\$0.00

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

**DM Signature:**



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

MPIII Community Development District C/o	Invoice #	01049
Rizzetta & Company 3434 Colwell Ave, Suite 200	Invoice Date	10/17/2025
Tampa, FL 33614	Due Date	10/24/2025
Justin Lawrence	<b>Amount Due</b>	<b>\$4,500.00 USD</b>
1500 Meadow Pointe Blvd		
Wesley Chapel, 33543		

Description	Unit Cost	Quantity	Line Total
Sections of concrete removed and replaced	\$450.00	10	\$4,500.00
Sections of old concrete disposed of	\$0.00	1	\$0.00

RECEIVED  
10-20-2025

<b>Amount Due</b>	<b>\$4,500.00</b>
-------------------	-------------------

Sections of concrete removed and replaced With new sections.  
old concrete disposed of.

Sections of

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





**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 45922**

**DATE 09/30/2025 TERMS Net 30**

**DUE DATE 10/30/2025**

DATE	ACTIVITY	DESCRIPTION	AMOUNT
09/23/2025	Inspection	monthly landscape inspection conducted at Meadow Pointe III CDD by Paul Woods	750.00

Please include invoice number on all payments.

**TOTAL DUE \$750.00**

**RECEIVED**  
09-30-2025





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

## Service Slip/Invoice

**INVOICE:** 46089  
**DATE:** 10/03/2025  
**ORDER:** 46089

**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
10/03/2025	08:11 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/03/2025		

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**  
10-03-2025

\* 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: 23079159

Billing Date: 9/19/2025

Billing Period: 8/6/2025 to 9/5/2025

**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	8/6/2025	5814	9/5/2025	5919	30	105

Usage History

	Water
September 2025	105
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

Transactions

Previous Bill	1,592.37
Payment 09/08/25	-1,592.37 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 67.0 Thousand Gals X \$9.02	604.34
Sewer	
Sewer Base Charge	51.50
Sewer Charges 105.0 Thousand Gals X \$6.94	728.70
<b>Total Current Transactions</b>	1,560.45
<b>TOTAL BALANCE DUE</b>	<b>\$1,560.45</b>

**RECEIVED**  
09-25-2025

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 1,560.45

**Total Balance Due \$1,560.45**  
**Due Date 10/6/2025**

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

**The Total Due will be electronically  
transferred on 10/06/2025.**

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





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

Invoice

Date	Invoice #
9/26/2025	INV0000103514

Bill To:

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

Services for the month of	Terms	Client Number
September	Upon Receipt	00010

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$14,635.41	\$14,635.41
Subtotal			\$14,635.41
Total			\$14,635.41

RECEIVED  
09-29-2025



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

Invoice

Date	Invoice #
10/2/2025	INV0000103635

Bill To:

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

Services for the month of	Terms	Client Number
October	Upon Receipt	00720

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,874.58	\$1,874.58
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	\$110.00	\$110.00
		Subtotal	\$5,867.83
		Total	\$5,867.83

RECEIVED  
09-29-2025



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

Invoice

Date	Invoice #
10/3/2025	INV0000103738

Bill To:

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

Services for the month of	Terms	Client Number
October	Upon Receipt	00720

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,150.00	\$5,150.00
		Subtotal	\$5,150.00
		Total	\$5,150.00

RECEIVED  
09-29-2025



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

# Invoice

Date	Invoice #
10/10/2025	INV0000103769

**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>
October	Upon Receipt	00010

[illegible]



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

Invoice

Date	Invoice #
10/1/2025	INV0000103858

Bill To:

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

Services for the month of	Terms	Client Number
September	Upon Receipt	00010

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
Cell Phone	50.00	\$1.00	\$50.00
		Subtotal	\$150.00
		Total	\$150.00

RECEIVED  
10-22-2025



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

# Invoice

Date	Invoice #
10/24/2025	INV0000104424

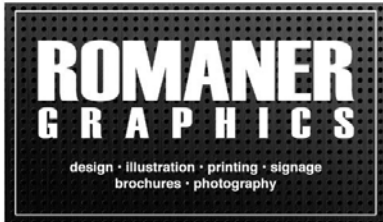
**Bill To:**

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

Services for the month of	Terms	Client Number
October	Upon Receipt	00010

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$16,131.19	\$16,131.19
<div> <div>RECEIVED</div> <div>10-27-2025</div> </div>		Subtotal	\$16,131.19
		Total	\$16,131.19





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

INVOICE # 22841

TO: Meadow Pointe III  
COMPANY NAME: \_\_\_\_\_  
DATE: 9/24/25

Ammanford - Two pedestrian gates, repair damage,  
weld new lockbox to gate, replace levers. Repaint.  
2 @ \$800.00 each

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total: \$1,600.00

RECEIVED  
09-30-2025

ROMANER  
GRAPHICS  
Thank You,





# Invoice

Date	Invoice Number
9/24/2025	68766

**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
JL	Net 30	10/24/2025	BK	9/24/2025	
Quantity	Item Code	Description	Price Each	Amount	
1	Station, Hanging, Round	Full Station Kit for Hanging Dog Waste Bags, w/ Round Waste Can Green (41lbs 17"X13"X47")	309.95	309.95	
1	Shipping No Charge	SHIPPING: NO CHARGE!  TRACKING FEDEX 393570952740	0.00	0.00	
			<b>Subtotal</b>	\$309.95	
			<b>Total</b>	\$309.95	
			<b>Payments/Credits</b>	\$0.00	
			<b>Balance Due</b>	\$309.95	

**RECEIVED**  
09-25-2025





# Invoice

Date	Invoice Number
9/25/2025	68775

**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
JL		Net 30	10/25/2025	BK	9/25/2025	
Quantity	Item Code	Description			Price Each	Amount
2	VBCP2609 CP Towels	Premium Center Pull Paper Towels, White 600 feet 6 rolls/ case (16lbs 25X17X9")			42.95	85.90
1	FedEx Service	Fed Ex Freight Charge  FedEx Package 1 Tracking #: 393592889901			13.04	13.04

**RECEIVED**  
09-25-2025





# 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: PSI205178  
Invoice Date: 9/30/2025

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

Customer ID 8080  
P.O. Number  
P.O. Date 9/30/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Subcontract (Dredge, BMP Repair, Etc.) One-Time Service Meadow Pointe III CDD-Lake-ALL PLANTINGS (SUBCONTRACT) Planting Installations at Sites 7, 68 and 86, complete		1	1	3,665.00	3,665.00

RECEIVED  
09-30-2025

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 3,665.00

**Subtotal:** 3,665.00  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 1,832.50  
**Total:** 1,832.50





INVOICE

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

Page: 1

Invoice Number: PSI208309  
Invoice Date: 10/1/2025

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 10/1/2025  
Due Date 10/31/2025  
Terms Net 30

Customer ID 8080  
P.O. Number  
P.O. Date 10/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	6,240.38	6,240.38
October Billing					
10/1/2025 - 10/31/2025					
Meadow Pointe III CDD-Lake-ALL					

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



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





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/9/2025	17105

**Bill To**

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

Job Name	Terms
WHINSENTON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Preventative Maintenance completed. All loops megged bad. All else good.	190.00		190.00

**RECEIVED**  
10-09-2025

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

**Total** \$190.00

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** \$190.00





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/14/2025	17119

**Bill To**

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

			Job Name	Terms
			BROUGHTON	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Report that the entrance gates weren't working properly. Determined the AC motor is bad. Returned with a new motor, installed and tested successfully. All performing properly at this time.			
2	Hourly Tech Charge	115.00		230.00
1	Elite A/C motor	663.40		663.40
1	Motor Pulley	36.00		36.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$929.40	
<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> \$929.40	

RECEIVED  
10-15-2025





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/21/2025	17123

**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	45.95		45.95

**RECEIVED**  
10-21-2025

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

**Total** \$91.90

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** \$91.90





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/23/2025	17163

**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
80	Stinger Transmitter	20.00		1,600.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b> \$1,600.00	
<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> \$1,600.00	

**RECEIVED**  
10-23-2025



Southern Automated Access Services						
for Meadow Pointe III CDD						
Summary Gate Phones 10/25						
Inv #	Amount	Bill Date	Location	Phone	GL Code	Object Code
17039	\$165.00	10/01/25	Alchester	0	54100	4102
17040	\$165.00	10/01/25	Ammanford	0	54100	4102
17042	\$165.00	10/01/25	Beaconsfield	0	54100	4102
17054	\$165.00	10/01/25	Heatherstone	0	54100	4102
17055	\$165.00	10/01/25	Hillhurst	0	54100	4102
17059	\$165.00	10/01/25	Larkenheath	0	54100	4102
17071	\$165.00	10/01/25	Sheringham	0	54100	4102
17080	\$165.00	10/01/25	Wrencrest	0	54100	4102
<b>Total</b>	<b>\$1,320.00</b>					

Grand Total    **\$1,320.00**



**Submit Summary along with check!**





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/1/2025	17039

**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
	OCTOBER 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
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.			<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 #
10/1/2025	17040

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
	OCTOBER 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
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.			<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 #
10/1/2025	17042

**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
	OCTOBER 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 #
10/1/2025	17054

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
	OCTOBER 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 #
10/1/2025	17055

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
	OCTOBER 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
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.			<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 #
10/1/2025	17059

## 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
	OCTOBER 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 #
10/1/2025	17071

**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
	OCTOBER 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
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.			<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 #
10/1/2025	17080

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
	OCTOBER 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
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.			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$165.00





ACCOUNT NUMBER  
8337 13 062 0042426

STATEMENT DATE  
Oct 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 **\$25** Due by **Oct 28**

How It Adds Up Service from Oct 11 - Nov 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

**Auto Pay Amount** **\$25**  
YOUR AUTO PAY WILL BE PROCESSED 10/28/25

**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.

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) 511-7326.



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

8337 1300 DY RP 11 10122025 NNNNNNNN 01 997173

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

Amount Due **\$25**

Due by **Oct 28**

Account Number **8337 13 062 0042426**

**Please send payment to:**

SPECTRUM  
PO BOX 7186  
PASADENA CA 91109-7186

833713062004242600025007



8337 1300 DY RP 11 T0122025 NNNNNNNN 01 997173

**Your Bill Details** Service from Oct 11 - Nov 10

Thank you for being a valued customer since 2016.

Previous Balance		\$25
EFT Payment	09/28	-\$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.



8337 1300 DY RP 11 10122025 NNNNNNNN 01 997173

## Support, Bill FAQs and Descriptions

### Support

#### Moving Soon?

Visit [Spectrum.com/easy2move](https://Spectrum.com/easy2move) or call us at (844) 217-5589 for help transferring and setting up your services in your new home.

### Bill FAQs

#### How do billing cycles work?

The service period covered by your first bill statement starts on your first day of service and ends on the 30th day of service. Future months' bill statements cover service periods which start and end on the same days of the month as the first service period. Charges associated with Pay-Per-View or On Demand purchases will be included on the next service period's bill statement.

#### What happens if I have insufficient funds or a past due balance?

Spectrum may charge a processing fee for any returned checks and card chargebacks. If your payment method is refused or returned for any reason, we may debit your account for the payment, plus an insufficient funds processing fee as described in your terms of service or video services rate card up to the amount allowable by law and any applicable tax. Your bank account may be debited as early as the same day your payment is refused or returned. If your bank account isn't debited, the return check amount (plus fee) must be paid by cash, cashier's check or money order.

#### What if I disagree with a charge?

If you want to dispute a charge, you have 60 days from the billing due date to file a complaint. While it's being reviewed, your service will remain active as long as you pay the undisputed part of your bill.

#### What if my service is interrupted?

Unless prevented by situations beyond our control, services will be restored within 24 hours of you being notified.

You can find all of our terms and conditions at [Spectrum.com/policies](https://Spectrum.com/policies).

### Descriptions

**Taxes and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [Spectrum.net/taxesandfees](https://Spectrum.net/taxesandfees) for more information.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [Spectrum.com/policies](https://Spectrum.com/policies).

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

**Programming Changes** - For information on any upcoming programming changes, please consult the Legal Notices published in your local newspaper and on [Spectrum.net/programmingnotices](https://Spectrum.net/programmingnotices).

**Recording Video Services** - When you pause or otherwise record any video service (using a set-top device, the Spectrum TV App, or any other means), you are making such copy exclusively for your own personal use, and you are not authorized to use, further reproduce or distribute such copy to any other person or for any other purpose. Furthermore, you are not authorized to make derivative works or public performances or public displays of such copy.

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

**Spectrum Security Center:** Spectrum offers tools and solutions to keep you and your family safe when connected. Learn how to safeguard your information, detect scams and how to identify fraud alerts. Learn more at [Spectrum.net/SecurityCenter](https://Spectrum.net/SecurityCenter).

**Billing Practices** - Spectrum mails monthly, itemized statements to customers for monthly services that are billed in advance. Customers agree to pay amounts due by the due date indicated on the statement, less any authorized credits. If your monthly statement is not paid by the due date, a late payment processing charge may be imposed. Nonpayment of any portion of any services on this statement could result in disconnection of all of your Spectrum services. Disconnection of Phone service may also result in the loss of your phone number.

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

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call 855-70-SPECTRUM or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, call 1-877-276-7432 or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).

**The following taxes, fees and surcharges are included in the price of the Spectrum Voice services -** FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.55, Florida CST \$1.06, Sales Tax \$0.09, TRS Surcharge \$0.05.

**Spectrum Voice** - provided by Charter Communications Operating, LLC's voice subsidiaries.





8337 1300 DY RP 11 10122025 NNNNNNNN 01 997173







## INVOICE

Page 1 of 2

Invoice Number	2460093
Invoice Date	September 26, 2025
Customer Number	83270
Project Number	238202089

**Bill To**

Meadow Pointe III Community  
Development District  
Accounts Payable  
c/o Rizzetta & Company, Inc,  
5844 Old Pasco Road, Suite 100  
Wesley Chapel FL 33544  
United States

**Alternative Remit To**

Stantec Consulting Services Inc.  
(SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**Project Description:** Meadow Pointe III CDD

<b>Stantec Project Manager:</b>	Waag, Tyson
<b>Authorization Amount:</b>	\$28,179.00
<b>Authorization Previously Billed:</b>	\$16,138.06
<b>Authorization Budget Remaining:</b>	\$26.69
<b>Authorization Billed to Date:</b>	\$28,152.31
<b>Current Invoice Due:</b>	\$12,014.25
<b>For Period Ending:</b>	September 19, 2025

---

<b>Contact Name:</b>	Rizzetta & Company
<b>Invoice email:</b>	cddinvoice@rizzetta.com
<b>Client contact email:</b>	darryla@rizzetta.com

**Net Due in 30 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**



## Page 2 of 2

2460093

238202089

## 2025 FY General Cons

### Billing Level

## Rate

**Current  
Amount**

Nurse, Vanessa M

4.50

167.00

751.50

4.50

**751.50**

Nurse, Vanessa M

16.75

183.00

3,065.25

16.75

**3,065.25**

Waag, R Tyson (Tyson)

41.25

190.00

7,837.50

41.25

**7,837.50**

Stewart, Tonja L

1.50

240.00

360.00

1.50

**360.00**

Professional Services Subtotal

64.00

**12,014.25**

**12,014.25**

\$12,014.25

**\$12,014.25**

RECEIVED  
09-26-2025



# Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-06-20	238202089	2025	Direct - Regular	NURSE, VANESSA M	4.00	167.00	668.00	PREPARED SWFWMD O&M INSPECTION CERTIFICATES	
2025-07-09	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	UPDATED SWFWMD INSPECTION SPREADSHEET (BASED ON NEW SOIS)	
2025-07-17	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.50	183.00	91.50	SUBMITTED SOIS AND UPDATED SPREADSHEET ACCORDINGLY	
2025-07-24	238202089	2025	Direct - Regular	NURSE, VANESSA M	2.00	183.00	366.00	SUBMITTED SOIS TO SWFWMD	
2025-07-24	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	SENT OUT MAINTENANCE MAP	
2025-07-25	238202089	2025	Direct - Regular	NURSE, VANESSA M	3.00	183.00	549.00	SUBMITTED SOIS TO SWFWMD	
2025-07-28	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.50	183.00	91.50	RESUBMITTED SOI TO SWFWMD (SIGNATURE ISSUES)	
2025-07-29	238202089	2025	Direct - Regular	NURSE, VANESSA M	3.50	183.00	640.50	RESUBMITTED SOI TO SWFWMD (SIGNATURE ISSUES)	
2025-08-06	238202089	2025	Direct - Regular	NURSE, VANESSA M	1.50	183.00	274.50	UPDATED MAINTENANCE MAP	
2025-08-07	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	CORRESPONDENCE RE: MAINTENANCE MAP	
2025-08-08	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	COORDINATION WITH SWFWMD RE: O&M INSPECTION CERTIFICATION	
2025-08-11	238202089	2025	Direct - Regular	NURSE, VANESSA M	1.50	183.00	274.50	UPDATED MAINTENANCE MAP	
2025-08-12	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.50	183.00	91.50	CORRESPONDENCE RE: DISTRICT POND CUTBACK GUIDE	
2025-08-14	238202089	2025	Direct - Regular	NURSE, VANESSA M	2.00	183.00	366.00	PREPARED 10 NEW SOIS & UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-09-03	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	FOLLOW-UP RE: SWFWMD INSPECTIONS	
2025-09-10	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-09-11	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-09-18	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	CORRESPONDENCE RE: ERP 21274.39	
2025-07-15	238202089	2025	Direct - Regular	STEWART, TONJA L	1.50	240.00	360.00	STREET LIGHTING DISCUSSIONS	
2025-06-16	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH DM AND VENDOR FOR SCHEDULING REPAIRS.	
2025-06-18	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.75	190.00	522.50	MONTHLY BOARD MEETING PREPARATION AND IN-PERSON MEETING ATTENDANCE.	
2025-06-23	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM TO SCHEDULE A SITE VISIT.	
2025-06-25	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	PHONE CALL WITH VENDOR REGARDING QUESTIONS AT POND 10.	
2025-06-26	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	4.00	190.00	760.00	SITE VISIT REQUESTED BY DM TO REVIEW RESIDENTS CONCERN WITH STORMWATER STRUCTURE AT POND # (NESSLEWOOD DR). SITE VISIT WITH CLS, INC. TO REVIEW POND 10 CONCERN. REVIEW PLAN SET AND AERIALS. TEAM COORDINATION.	
2025-06-27	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	CALL WITH DM, TEAM COORDINATION, AND CALL WITH VENDOR REGARDING POND 10 DRAIN INLET PIPE.	
2025-07-01	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.75	190.00	522.50	REVIEW SWFWMD O&M INSPECTION CERTIFICATIONS (10) AND DISTRIBUTE TO DM FOR SIGNATURE.	
2025-07-08	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH FIELD SUPERVISOR TO SCHEDULE A SITE VISIT.	
2025-07-09	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.50	190.00	665.00	SITE VISIT TO VIEW POND 30 EROSION CONCERN, POND 77 RESIDENT EROSION CONCERN, AND CLUBHOUSE CURBING AND CURBING REPAIR PROPOSAL.	
2025-07-10	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW CLS PROPOSAL AND ADDENDUMS. EMAIL CORRESPONDENCE WITH DM AND FIELD SUPERVISOR.	
2025-07-14	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM'S ASSISTANT FOR MEETING INVITATION.	
2025-07-15	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH THE DM.	



# Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-07-16	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.75	190.00	712.50	ON SITE TO VIEW CONTRACTORS CONCERNS AT POND 4 AND VIEW THE PROGRESS AT POND 10. MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON).	
2025-07-17	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.75	190.00	332.50	EMAIL CORRESPONDENCE WITH DM REGARDING PROPOSALS AND SWFWMD SOI. CALL WITH FIELD MANAGER REGARDING ITEMS FROM THE MEETING AND RESIDENT CONCERNS. SIGN LAST SOI FROM SWFWMD INSPECTION. TEAM COORDINATION ON STREETLIGHT PROJECT	
2025-07-18	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	190.00	380.00	EMAIL CORRESPONDENCE AND CALL WITH DM REGARDING POND 4 AND POND 30 ADDENDUMS. REVIEW PC TREE REMOVAL RULES, PC APPRAISAL WEBSITE, PLANS AND RESPOND TO FACILITIES DIRECTOR.	
2025-07-23	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.50	190.00	665.00	SITE VISIT FOR RESIDENT EROSION CONCERN AT 31150 CRESTMONT CT AND TREE REMOVAL CONCERN AT 31116 WRENCREST DR. UPLOAD FIELD PHOTOS TO PROJECT FOLDER.	
2025-07-24	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TALK WITH VENDOR REGARDING ENVIRONMENTAL CLEARING FOR POND 30. TEAM COORDINATION MEETING.	
2025-07-25	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	TALK WITH VENDOR REGARDING CRACKED DITCH PAVING PROPOSALS AND ENVIRONMENTAL CLEARING FOR POND 30 REPAIR. REVIEW AND DISTRIBUTE CHANGE ORDER TO DM.	
2025-07-28	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	CORRESPONDENCE WITH CLS AND DM REGARDING POND 30 REPAIR CONCERNS	
2025-07-30	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH FIELD MANAGER.	
2025-07-31	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH FIELD MANAGER.	
2025-08-04	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH CLUBHOUSE MANAGER REGARDING MAPPING.	
2025-08-06	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	REQUEST A MAPPING QUOTE FROM ARC	
2025-08-07	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH CLUBHOUSE MANAGER REGARDING MAPPING.	
2025-08-08	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH CLUBHOUSE MANAGER REGARDING MAPPING. TEAM COORDINATION	
2025-08-11	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION REGARDING MAINTENANCE MAP.	
2025-08-12	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	CALL WITH STREET LEAF AND EMAIL CORRESPONDENCE WITH TECO REGARDING STREETLIGHT PROJECT. EMAIL CORRESPONDENCE WITH DM.	
2025-08-13	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	PHONE CALL WITH DM REGARDING VECTOR MAP.	
2025-08-14	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	EMAIL CORRESPONDENCE WITH DM AND MPIII STAFF REGARDING VECTOR MAPPING. TEAM COORDINATION. EMAIL DM THE SWFWMD SOIS FOR RE-SIGNATURE.	
2025-08-15	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH CLUBHOUSE MANAGER REGARDING UPDATED MAINTENANCE MAP AND SENDING IT TO PRINT WITH ARC.	
2025-08-18	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	REVIEW EMAIL CORRESPONDENCE FROM CLUBHOUSE MANAGER AND PROVIDE A RESPONSE. EMAIL CORRESPONDENCE WITH TECO REGARDING STREET LIGHT MEETING. EMAIL CORRESPONDENCE WITH STREETLEAF.	
2025-08-19	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	EMAIL CORRESPONDENCE WITH STREET LEAF AND TEAMS MEETING WITH TECO TO DISCUSS LIGHTING OPTIONS.	



Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-08-20	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	4.50	190.00	855.00	COMMUNICATION WITH STREET LIGHT VENDORS. REVIEW PROPOSALS, EMAIL CORRESPONDENCE, AND COORDINATION. DELIVER UPDATED 36"X48" MAINTENANCE MAP PRINT TO CLUBHOUSE MANAGER. MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON).	
2025-09-09	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	TEAM COORDINATION REGARDING SWFWMD SOIS	
Total subTask 2025					64.00		\$12,014.25		
Total Top Task 2025					64.00		\$12,014.25		
Total Project 238202089					64.00		\$12,014.25		





## INVOICE

Page 1 of 2

Invoice Number	2469730
Invoice Date	October 17, 2025
Customer Number	83268
Project Number	238202301

**Bill To**

Meadow Pointe III Community  
Development District  
Accounts Payable  
Rizzetta & Company  
5844 Old Pasco Road, Suite 100  
Wesley Chapel FL 33544  
United States

**Alternative Remit To**

Stantec Consulting Services Inc.  
(SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

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**Project Description:** Meadow Pointe III CDD General Consulting Services

<b>Stantec Project Manager:</b>	Waag, Tyson
<b>Authorization Amount:</b>	\$22,500.00
<b>Authorization Previously Billed:</b>	\$0.00
<b>Authorization Budget Remaining:</b>	\$19,565.50
<b>Authorization Billed to Date:</b>	\$2,934.50
<b>Current Invoice Due:</b>	\$2,934.50
<b>For Period Ending:</b>	October 10, 2025

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<b>Invoice email:</b>	cddinvoice@rizzetta.com
<b>Client contact email:</b>	darryla@rizzetta.com

**RECEIVED**  
10-17-2025

Please contact Adam Fowler if you have any questions concerning this invoice.

[E-mail: Adam.Fowler@Stantec.com](mailto:Adam.Fowler@Stantec.com)

**\*\* PLEASE INCLUDE AN INVOICE # WITH PAYMENT \*\***

*Thank you.*

**Net Due in 28 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**



## Page 2 of 2

2469730

238202301

### Professional Services

<b>Top Task 2026 Total</b>	<b>2,934.50</b>
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Total Fees & Disbursements	\$2,934.50
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INVOICE TOTAL (USD)	\$2,934.50
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Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-10-06	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.50	183.00	91.50	HOUSE BILL 7013 COMPLIANCE	
2025-10-07	238202301	2026	Direct - Regular	NURSE, VANESSA M	1.00	183.00	183.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-09-24	238202301	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	1.00	190.00	190.00	PROJECT MANAGER SUPPORT P9	
2025-09-25	238202301	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.50	190.00	95.00	PROJECT MANAGER SUPPORT P9	
2025-09-08	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINACIAL REVIEW	
2025-09-10	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	TEAM COORDINATION AND RFP FOR BEANCONSFIELD DR.	
2025-09-11	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW PROPOSAL FOR BEACONSFIELD DR.	
2025-09-15	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	FINACIAL FORECAST. EMAIL DM AND BOARD THE PROPOSAL FOR BEACONSFIELD REPAIR. EMAIL CORRESPONDENCE WITH TECO REGARDING STREETLIGHT AGREEMENT.	
2025-09-16	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	CALL WITH TECO TO DISCUSS NEXT STEPS FOR STREETLIGHT PROPOSAL.	
2025-09-17	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	4.50	190.00	855.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON). VIEW DRAINAGE INLET ON MARCHESTER DR AND SPEAK WITH RESIDENT WITH CONCERN.	
2025-09-24	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINACIAL REVIEW WITH PMA.	
2025-09-25	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW INVOICING AND TEAM COORDINATION.	
2025-09-29	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	CALL WITH VENDOR REGARDING BEACONSFIELD AND BAYMONT DRAIN REPAIR. VIEW PLAN SETS AND PROVIDE TO VENDOR.	
2025-10-02	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	REVIEW EMAIL CORRESPONDENCE AND FOLLOW UP WITH TECO. UPLOAD FIELD PHOTOS. (MOVE TO FY2026 WHEN AVAILABLE).	
2025-10-03	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	FY2026 TEAM KICKOFF MEETING AND REVIEW PROJECT DIRECTORY FOR PA	
2025-10-08	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY FINANCIAL REVIEW.	
2025-10-09	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	CONTACT TECO REGARDING STREETLIGHT PROJECT.	
2025-10-10	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	CONTACT DM REGARDING MARCHESTER DR PROPOSAL. FOLLOW UP WITH DM	
Total subTask 2026					15.50		\$2,934.50		
Total Top Task 2026					15.50		\$2,934.50		
Total Project 238202301					15.50		\$2,934.50		



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Meadow Pointe III Community Development District

Rizzetta

5844 Old Pasco Road

Suite 100

Wesley Chapel, FL 33544

September 26, 2025

Client: 001009

Matter: 000001

Invoice #: 27171

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through August 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/8/2025	CAW	REVIEW AND RESPOND TO EMAIL AND PHONE CORRESPONDENCE FROM J. LAWRENCE REGARDING DRIVEWAY AGREEMENTS; REVIEW LETTER FROM ATTORNEY REGARDING STATUS OF HILLHURST CROSSING CASE; REVIEW PUBLIC RECORDS REQUEST FROM HILLHURST CROSSING HOA; EMAIL AND PHONE CORRESPONDENCE WITH D. ADAMS AND S. SUTPHEN REGARDING RECORDS REQUEST.	0.7	\$213.50
8/14/2025	CAW	PREPARE AND SUBMIT FOR RECORDING DRIVEWAY LICENSE AGREEMENT FOR 2012 RENSSELAER; PREPARE LETTER OF TERMINATION OF RECIPROCAL AMENITY FEE TO MEADOW POINTE II RESIDENTS.	0.8	\$244.00
8/14/2025	LC	E-RECORD DRIVEWAY APRON AND SIDEWALK IMPROVEMENT AGREEMENT FOR 2012 RENSSELAER DRIVE.	0.2	\$35.00
8/15/2025	LC	REVIEW EMMA RE STATUS OF FILING REQUIRED DISCLOSURE REPORTS.	0.2	\$35.00
8/18/2025	CAW	REVIEW AGENDA AND PREPARE FOR AUGUST 20TH BOARD MEETING; REVIEW EMAIL CORRESPONDENCE REGARDING PUBLIC RECORDS REQUEST.	1.2	\$366.00
8/20/2025	CAW	PREPARE FOR AND ATTEND AUGUST 20TH BOARD MEETING IN PERSON.	5.0	\$1,525.00
8/21/2025	CAW	PREPARE FOR AND ATTEND PHONE CONFERENCE WITH D. ADAMS AND S. SUTPHEN REGARDING HILLHURST CROSSING PUBLIC RECORDS REQUEST.	0.3	\$91.50
8/22/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING HILLHURST PUBLIC RECORDS REQUEST.	0.2	\$61.00



September 26, 2025  
Client: 001009  
Matter: 000001  
Invoice #: 27171

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/25/2025	CAW	EMAIL AND PHONE CORRESPONDENCE WITH J. LAWRENCE REGARDING PUBLIC RECORDS REQUEST.	0.2	\$61.00
8/28/2025	CAW	EMAIL CORRESPONDENCE WITH S. SUTPHEN REGARDING HILLHURST PUBLIC RECORDS REQUEST; REVIEW RESPONSE TO PUBLIC RECORDS REQUEST.	0.4	\$122.00
Total Professional Services			9.2	\$2,754.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
8/2/2025	Postage	\$9.60
8/19/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$75.45
Total Disbursements		\$85.05

Total Services	\$2,754.00
Total Disbursements	\$85.05
Total Current Charges	\$2,839.05
Previous Balance	\$2,990.25
Less Payments	(\$2,990.25)
<b>PAY THIS AMOUNT</b>	<b>\$2,839.05</b>

**RECEIVED**  
09-26-2025

*Please Include Invoice Number on all Correspondence*



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Meadow Pointe III Community Development District

Rizzetta

5844 Old Pasco Road

Suite 100

Wesley Chapel, FL 33544

October 22, 2025

Client: 001009

Matter: 000001

Invoice #: 27375

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through September 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
9/5/2025	CAW	FINALIZE THREE DRIVEWAY LICENSE AGREEMENTS AND SUBMIT FOR RECORDING; REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM J. LAWRENCE REGARDING RESIDENT CHANGES TO SIDEWALK AND DRIVEWAY APRON; REVIEW DRIVEWAY APRON AND SIDEWALK POLICY; REVIEW PUBLIC RECORDS REQUEST FROM M. PARKS AND PROVIDE COMMENTS.	1.0	\$305.00
9/5/2025	LC	E-RECORD THREE DRIVEWAY APRON AND SIDEWALK LICENSE AGREEMENTS.	0.6	\$105.00
9/17/2025	CAW	REVIEW AGENDA AND PREPARE FOR SEPTEMBER 17TH BOARD MEETING; PHONE CORRESPONDENCE WITH S. SUTPHEN REGARDING HILLHURST CROSSING HOA CASE; ATTEND SEPTEMBER 17TH BOARD MEETING IN PERSON.	4.9	\$1,494.50
9/19/2025	CAW	EMAIL CORRESPONDENCE WITH S. SUTPHEN REGARDING HILLHURST CROSSING HOA CASE.	0.5	\$152.50
Total Professional Services			7.0	\$2,057.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
9/10/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$226.35
Total Disbursements		\$226.35



October 22, 2025  
Client: 001009  
Matter: 000001  
Invoice #: 27375

Page: 2

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Total Services	\$2,057.00	
Total Disbursements	\$226.35	
Total Current Charges		\$2,283.35
Previous Balance		\$2,839.05
Less Payments		(\$2,839.05)
<b>PAY THIS AMOUNT</b>		<b>\$2,283.35</b>

RECEIVED  
10-22-2025

***Please Include Invoice Number on all Correspondence***



**TECO**  
for Meadow Pointe III CDD  
Service Period: 08/21/25-09/19/25

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
*211014020187	10/3/2025	\$ -	10/17/2025	30730 Beardsley Dr	53100	4307
*211014502689	10/3/2025	\$ 487.87	10/17/2025	MP, PH1U	53100	4307
*211014027679	10/3/2025	\$ 488.93	10/17/2025	WC LKS PH2 U1B	53100	4307
*211014027422	10/3/2025	\$ 709.96	10/17/2025	PM Parcel PP QQ	53100	4307
*211014027190	10/3/2025	\$ 930.25	10/17/2025	MP/ Beardsley	53100	4307
*211014026929	10/3/2025	\$ 313.87	10/17/2025	Mansfield/ Beardsley	53100	4307
*211014026697	10/3/2025	\$ 527.48	10/17/2025	MP Parcel TT	53100	4307
*211014026457	10/3/2025	\$ 360.92	10/17/2025	MP Parcel VV	53100	4307
*211014026192	10/3/2025	\$ 499.73	10/17/2025	MP P1 U 1E	53100	4307
*211014025996	10/3/2025	\$ 499.73	10/17/2025	MP P-1 UID	53100	4307
*211014025715	10/3/2025	\$ 583.00	10/17/2025	MP Parcel EE	53100	4307
*211014025491	10/3/2025	\$ 421.64	10/17/2025	Beardsley / Whitlock	53100	4307
*211014025285	10/3/2025	\$ 305.39	10/17/2025	WC Lakes PH 12A	53100	4307
*211014024973	10/3/2025	\$ 388.67	10/17/2025	WC Phase 1 C	53100	4307
*211014024759	10/3/2025	\$ 527.48	10/17/2025	WC PH1	53100	4307
*211014024478	10/3/2025	\$ 219.98	10/17/2025	Beardsley Dr FRM Whitlock	53100	4307
*211014024304	10/3/2025	\$ 888.40	10/17/2025	MP Parcel FF	53100	4307
*211014024056	10/3/2025	\$ 555.26	10/17/2025	MP Parcel SS	53100	4307
*211014023785	10/3/2025	\$ 353.02	10/17/2025	MP Clubhouse	53100	4307
*211014023603	10/3/2025	\$ 46.42	10/17/2025	1226 HillHurst Dr Ext	53100	4301
*211014023348	10/3/2025	\$ 471.97	10/17/2025	MP Par UU	53100	4307
*211014023165	10/3/2025	\$ -	10/17/2025	1121 HillHurst Dr	53100	4301
*211014022878	10/3/2025	\$ 28.08	10/17/2025	31551 Chatterly Dr	53100	4301
*211014022654	10/3/2025	\$ 52.33	10/17/2025	31534 Heatherstone Dr	53100	4301
*211014022449	10/3/2025	\$ 51.23	10/17/2025	1901 Beaconsfield Dr	53100	4301
*211014022233	10/3/2025	\$ 64.43	10/17/2025	31751 Larken Heath Dr Gate	53100	4301
*211014022043	10/3/2025	\$ 38.34	10/17/2025	31302 Alchester Dr Gate	53100	4301
*211014021839	10/3/2025	\$ 28.25	10/17/2025	1549 Meadow Pointe BL 1	53100	4301
*211014021607	10/3/2025	\$ 746.24	10/17/2025	1500 Meadow Pointe Blvd B	53100	4301
*211014021375	10/3/2025	\$ 21.56	10/17/2025	1500 Meadow Pointe Blvd	53100	4301
*211014021102	10/3/2025	\$ 61.81	10/17/2025	1500 Meadow Pointe Blvd	53100	4301
*211014020864	10/3/2025	\$ 721.94	10/17/2025	1500 Meadow Pointe Blvd	53100	4301
*211014020591	10/3/2025	\$ 43.31	10/17/2025	1236 Ammanford PL	53100	4301
*211014020351	10/3/2025	\$ 40.19	10/17/2025	1123 Broughton PL	53100	4301
*211014020187	10/3/2025	\$ 257.10	10/17/2025	30730 Beardsley Dr	53100	4301
*211013949949	10/3/2025	\$ 42.38	10/17/2025	1122 Thackery Way MP	53100	4301
*211013949733	10/3/2025	\$ 40.83	10/17/2025	31220 Whitlock Dr MP	53100	4301

**Grand Total      \$ 11,817.99**

001	53100	4301	Utilities	\$2,284.44
001	53100	4307	Street Lights	\$9,533.55
				<u>\$11,817.99</u>

**RECEIVED**  
10-06-2025





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

Statement Date: October 03, 2025

Amount Due: \$11,817.99

Due Date: October 17, 2025

Account #: 311000030198

**DO NOT PAY. Your account will be drafted on October 17, 2025**

## Account Summary

Previous Amount Due	\$11,761.46
Payment(s) Received Since Last Statement	-\$11,761.46
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$11,817.99</b>

**Amount Due by October 17, 2025 \$11,817.99**

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

## Your Locations With The Highest Usage



1500 MEADOW  
POINTE BLVD, B,  
WESLEY CHAPEL, FL  
33543-6876

**8,077  
KWH**



1500 MEADOW  
POINTE BLVD,  
WESLEY CHAPEL, FL  
33543-6876

**4,522  
KWH**



Scan here to interact  
with your bill online.

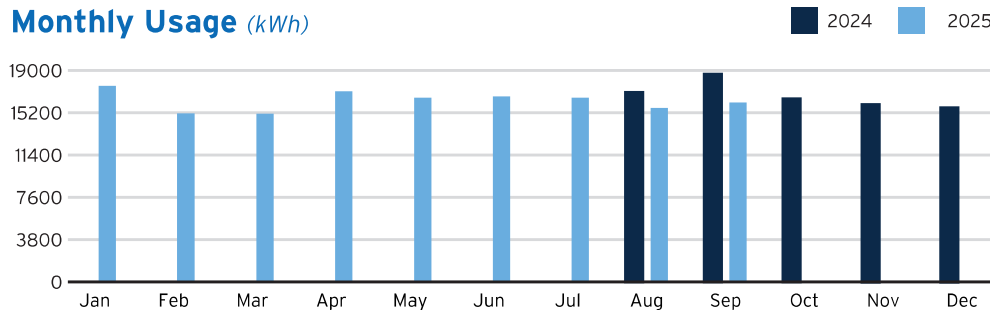


**DOWNED IS  
DANGEROUS!**

If you see a downed power line,  
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety)  
for more safety tips.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)

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



Account #: 311000030198

Due Date: October 17, 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://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$11,817.99

Payment Amount: \$ \_\_\_\_\_

700375003637

Your account will be  
drafted on October 17, 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: \$488.93

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	09/12/2025	15,818		15,644		174 kWh	1	30 Days	<b>\$46.42</b>
									5.5%

**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	09/12/2025	9,718		9,662		56 kWh	1	30 Days	<b>\$28.08</b>
									3.7%

**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	09/12/2025	16,321		16,109		212 kWh	1	30 Days	<b>\$52.33</b>
									5.0%

**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	09/12/2025	27,342		27,137		205 kWh	1	30 Days	<b>\$51.23</b>
									13.5%

**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	09/12/2025	17,600		17,310		290 kWh	1	30 Days	<b>\$64.43</b>
									5.5%

**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	09/12/2025	12,711		12,589		122 kWh	1	30 Days	<b>\$38.34</b>
									5.4%

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	09/12/2025	2,994		2,937		57 kWh	1	30 Days	<b>\$28.25</b>
									 40.0%


**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	09/12/2025	29,135		21,058		8,077 kWh	1	30 Days	<b>\$746.24</b>
1000760922	09/12/2025	11.79		0		11.79 kW	1	30 Days	 6.4%


**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	09/12/2025	825		811		14 kWh	1	30 Days	<b>\$21.56</b>
1000760919	09/12/2025	0.48		0		0.48 kW	1	30 Days	 40.0%


**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	09/12/2025	58,290		58,017		273 kWh	1	30 Days	<b>\$61.81</b>
									 4.2%


**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	09/12/2025	70,448		65,926		4,522 kWh	1	30 Days	<b>\$721.94</b>
									 0.5%


**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	09/12/2025	15,226		15,072		154 kWh	1	30 Days	<b>\$43.31</b>
									 12.4%

**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	09/12/2025	14,806		14,672		134 kWh	1	30 Days	<b>\$40.19</b>
									 3.1%

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	09/12/2025	99,220		97,690		1,530 kWh	1	30 Days	\$257.10
									<div><div></div><div>1.6%</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	09/12/2025	12,976		12,828		148 kWh	1	30 Days	\$42.38
									<div><div></div><div>9.6%</div></div>

**Service Address:** 31220 WHITLOCK DR, MP, WESLEY CHAPEL, FL 33543-3945

Sub-Account Number: 211013949733

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000098994	09/12/2025	12,250		12,112		138 kWh	1	30 Days	\$40.83
									<div><div></div><div>7.0%</div></div>

### Total Current Month's Charges

**\$11,817.99**






Sub-Account #: 211014502689  
Statement Date: 09/30/2025

**Service Address:** MEADOW POINTE, PH 1U, WESLEY CHAPEL, FL 33544-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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: 09/30/2025

**Service Address:** WESLEY CHAPEL LKS PH2 UN 1B, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	272 kWh @ \$0.03412/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$305.45
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>\$488.93</b>

**Current Month's Electric Charges** **\$488.93**

Billing information continues on next page →






Sub-Account #: 211014027422  
Statement Date: 09/30/2025

**Service Address:** MEADOW POINTE PARCEL PP QQ, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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: 09/30/2025

**Service Address:** MEADOW POINTE/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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
<b>Lighting Charges</b>		<b>\$930.25</b>

**Current Month's Electric Charges** **\$930.25**

Billing information continues on next page →






Sub-Account #: 211014026929  
Statement Date: 09/30/2025

Service Address: MANSFIELD/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000

Service Period: 08/21/2025 - 09/19/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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: 09/30/2025

**Service Address:** MEADOW POINT PARCEL TT, WESLEY CHAPEL, FL 33544-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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: 09/30/2025

**Service Address:** MEADOW POINTE PARCEL VV, WESLEY CHAPEL, FL 33544-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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: 09/30/2025

**Service Address:** MEADOW POINTE P1 U 1E, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days			
Lighting Energy Charge	288 kWh @ \$0.03412/kWh		\$9.83
Fixture & Maintenance Charge	18 Fixtures		\$168.84
Lighting Pole / Wire	18 Poles		\$305.46
Lighting Fuel Charge	288 kWh @ \$0.03363/kWh		\$9.69
Storm Protection Charge	288 kWh @ \$0.00559/kWh		\$1.61
Clean Energy Transition Mechanism	288 kWh @ \$0.00043/kWh		\$0.12
Storm Surcharge	288 kWh @ \$0.01230/kWh		\$3.54
Florida Gross Receipt Tax			\$0.64
Lighting Charges			\$499.73

**Current Month's Electric Charges** **\$499.73**

Billing information continues on next page →






Sub-Account #: 211014025996  
Statement Date: 09/30/2025

Service Address: MEADOW POINTE P-1 UID, WESLEY CHAPEL, FL 33543-0000

Service Period: 08/21/2025 - 09/19/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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: 09/30/2025

**Service Address:** MEADOW POINTE PARCEL EE, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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: 09/30/2025

**Service Address:** BEARDSLEY/WHITLOCK, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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: 09/30/2025

**Service Address:** WESLEY CHAPEL LAKES, PH 12A, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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
<b>Lighting Charges</b>		<b>\$305.39</b>

**Current Month's Electric Charges** **\$305.39**

Billing information continues on next page →






Sub-Account #: 211014024973  
Statement Date: 09/30/2025

**Service Address:** WESLEY CHAPEL PHASE I C, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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>

**Current Month's Electric Charges** **\$388.67**

Billing information continues on next page →






Sub-Account #: 211014024759  
Statement Date: 09/30/2025

Service Address: WESLEY CHAPEL, PH 1, WESLEY CHAPEL, FL 33543-0000

Service Period: 08/21/2025 - 09/19/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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: 09/30/2025

**Service Address:** BEARDSLEY DR FRM WHITLOCK, WESLEY CHAPEL, FL  
33543-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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: 09/30/2025

**Service Address:** MEADOW POINT PARCEL FF, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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: 09/30/2025

**Service Address:** MEADOW POINTE PARCEL SS, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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>

**Current Month's Electric Charges** **\$555.26**

Billing information continues on next page →






Sub-Account #: 211014023785  
Statement Date: 09/30/2025

**Service Address:** MEADOW POINTE CLUBHOUSE, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 08/21/2025 - 09/19/2025      **Rate Schedule:** Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days			
Lighting Energy Charge	510 kWh @ \$0.03412/kWh		\$17.40
Fixture & Maintenance Charge	10 Fixtures		\$138.30
Lighting Pole / Wire	10 Poles		\$169.70
Lighting Fuel Charge	510 kWh @ \$0.03363/kWh		\$17.15
Storm Protection Charge	510 kWh @ \$0.00559/kWh		\$2.85
Clean Energy Transition Mechanism	510 kWh @ \$0.00043/kWh		\$0.22
Storm Surcharge	510 kWh @ \$0.01230/kWh		\$6.27
Florida Gross Receipt Tax			\$1.13
Lighting Charges			\$353.02

**Current Month's Electric Charges      \$353.02**

Billing information continues on next page →





Sub-Account #: 211014023603  
Statement Date: 09/30/2025


Service Address: 1226 HILLHURST DR ENT, WESLEY CHAPEL, FL 33543-0000

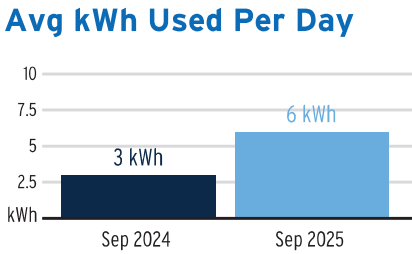
Meter Read

Service Period: 08/14/2025 - 09/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000097945	09/12/2025	15,818		15,644		174 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	174 kWh @ \$0.08641/kWh	\$15.04
Fuel Charge	174 kWh @ \$0.03391/kWh	\$5.90
Storm Protection Charge	174 kWh @ \$0.00577/kWh	\$1.00
Clean Energy Transition Mechanism	174 kWh @ \$0.00418/kWh	\$0.73
Storm Surcharge	174 kWh @ \$0.02121/kWh	\$3.69
Florida Gross Receipt Tax		\$1.16
<b>Electric Service Cost</b>		<b>\$46.42</b>



Current Month's Electric Charges      **\$46.42**

Billing information continues on next page →






Sub-Account #: 211014023348  
Statement Date: 09/30/2025

**Service Address:** MEADOW POINTE PAR UU, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 08/14/2025 - 09/12/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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: 09/30/2025

Service Address: 31551 CHATTERLY DR, WESLEY CHAPEL, FL 33543-6807

Meter Read


Meter Location: Gate

Service Period: 08/14/2025 - 09/12/2025

Rate Schedule: General Service - Non Demand

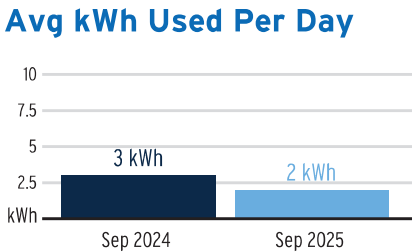
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000125768	09/12/2025	9,718		9,662		56 kWh	1	30 Days

Charge Details



## Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	56 kWh @ \$0.08641/kWh	\$4.84
Fuel Charge	56 kWh @ \$0.03391/kWh	\$1.90
Storm Protection Charge	56 kWh @ \$0.00577/kWh	\$0.32
Clean Energy Transition Mechanism	56 kWh @ \$0.00418/kWh	\$0.23
Storm Surcharge	56 kWh @ \$0.02121/kWh	\$1.19
Florida Gross Receipt Tax		\$0.70
<b>Electric Service Cost</b>		<b>\$28.08</b>



Current Month's Electric Charges \$28.08

Billing information continues on next page →





Sub-Account #: 211014022654  
Statement Date: 09/30/2025


Service Address: 31534 HEATHERSTONE DR, WESLEY CHAPEL, FL 33543-0000

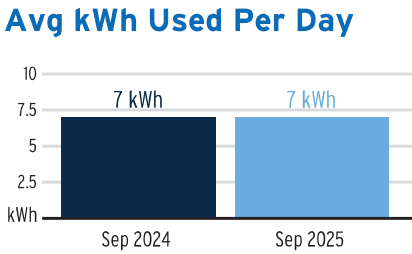
Meter Read

Service Period: 08/14/2025 - 09/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123133	09/12/2025	16,321		16,109		212 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	212 kWh @ \$0.08641/kWh	\$18.32
Fuel Charge	212 kWh @ \$0.03391/kWh	\$7.19
Storm Protection Charge	212 kWh @ \$0.00577/kWh	\$1.22
Clean Energy Transition Mechanism	212 kWh @ \$0.00418/kWh	\$0.89
Storm Surcharge	212 kWh @ \$0.02121/kWh	\$4.50
Florida Gross Receipt Tax		\$1.31
<b>Electric Service Cost</b>		<b>\$52.33</b>



Current Month's Electric Charges      \$52.33

Billing information continues on next page →





Sub-Account #: 211014022449  
Statement Date: 09/30/2025


Service Address: 1901 BEACONSFIELD DR, WESLEY CHAPEL, FL 33543-0000

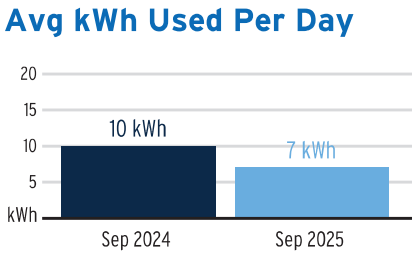
Meter Read

Service Period: 08/14/2025 - 09/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000127032	09/12/2025	27,342		27,137		205 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	205 kWh @ \$0.08641/kWh	\$17.71
Fuel Charge	205 kWh @ \$0.03391/kWh	\$6.95
Storm Protection Charge	205 kWh @ \$0.00577/kWh	\$1.18
Clean Energy Transition Mechanism	205 kWh @ \$0.00418/kWh	\$0.86
Storm Surcharge	205 kWh @ \$0.02121/kWh	\$4.35
Florida Gross Receipt Tax		\$1.28
<b>Electric Service Cost</b>		<b>\$51.23</b>



Current Month's Electric Charges      **\$51.23**

Billing information continues on next page →





Sub-Account #: 211014022233  
Statement Date: 09/30/2025

Service Address: 31751 LARKEN HEATH DR GATE, WESLEY CHAPEL, FL 33543-0000

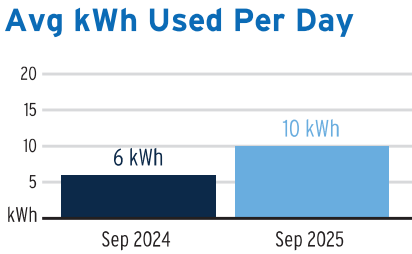
Meter Read

Service Period: 08/14/2025 - 09/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000103850	09/12/2025	17,600		17,310		290 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	290 kWh @ \$0.08641/kWh	\$25.06
Fuel Charge	290 kWh @ \$0.03391/kWh	\$9.83
Storm Protection Charge	290 kWh @ \$0.00577/kWh	\$1.67
Clean Energy Transition Mechanism	290 kWh @ \$0.00418/kWh	\$1.21
Storm Surcharge	290 kWh @ \$0.02121/kWh	\$6.15
Florida Gross Receipt Tax		\$1.61
<b>Electric Service Cost</b>		<b>\$64.43</b>



Current Month's Electric Charges      **\$64.43**

Billing information continues on next page →





Sub-Account #: 211014022043  
Statement Date: 09/30/2025


Service Address: 31302 ALCHESTER DR GATE, WESLEY CHAPEL, FL 33543-0000

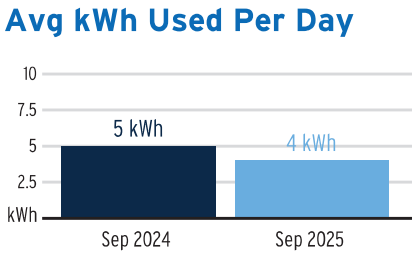
Meter Read

Service Period: 08/14/2025 - 09/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000101280	09/12/2025	12,711		12,589		122 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	122 kWh @ \$0.08641/kWh		\$10.54
Fuel Charge	122 kWh @ \$0.03391/kWh		\$4.14
Storm Protection Charge	122 kWh @ \$0.00577/kWh		\$0.70
Clean Energy Transition Mechanism	122 kWh @ \$0.00418/kWh		\$0.51
Storm Surcharge	122 kWh @ \$0.02121/kWh		\$2.59
Florida Gross Receipt Tax			\$0.96
<b>Electric Service Cost</b>			<b>\$38.34</b>



Current Month's Electric Charges      **\$38.34**

Billing information continues on next page →





Sub-Account #: 211014021839

Statement Date: 09/30/2025

Service Address: 1549 MEADOW POINTE BL I, WESLEY CHAPEL, FL 33543-0000

## Meter Read


Meter Location: PUMP/LIFT STATION

Service Period: 08/14/2025 - 09/12/2025

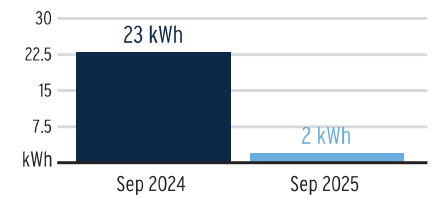
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967413	09/12/2025	2,994		2,937		57 kWh	1	30 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	57 kWh @ \$0.08641/kWh	\$4.93
	Fuel Charge	57 kWh @ \$0.03391/kWh	\$1.93
	Storm Protection Charge	57 kWh @ \$0.00577/kWh	\$0.33
	Clean Energy Transition Mechanism	57 kWh @ \$0.00418/kWh	\$0.24
	Storm Surcharge	57 kWh @ \$0.02121/kWh	\$1.21
	Florida Gross Receipt Tax		\$0.71
	<b>Electric Service Cost</b>		<b>\$28.25</b>

## Avg kWh Used Per Day



Current Month's Electric Charges

**\$28.25**

Billing information continues on next page →





Sub-Account #: 211014021607  
Statement Date: 09/30/2025

**Service Address:** 1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876

## Meter Read

**Service Period:** 08/14/2025 - 09/12/2025

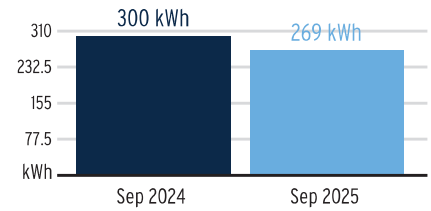
**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760922	09/12/2025	29,135		21,058		8,077 kWh	1	30 Days
1000760922	09/12/2025	11.79		0		11.79 kW	1	30 Days

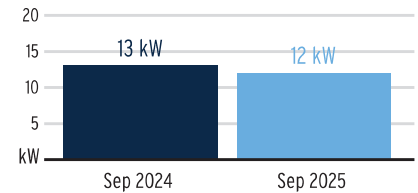
## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	12 kW @ \$18.07000/kW	\$216.84
Energy Charge	8,077 kWh @ \$0.00773/kWh	\$62.44
Fuel Charge	8,077 kWh @ \$0.03391/kWh	\$273.89
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	8,077 kWh @ \$0.00068/kWh	\$5.49
Clean Energy Transition Mechanism	12 kW @ \$1.15000/kW	\$13.80
Storm Surcharge	8,077 kWh @ \$0.01035/kWh	\$83.60
Florida Gross Receipt Tax		\$18.66
<b>Electric Service Cost</b>		<b>\$746.24</b>

## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

**Current Month's Electric Charges**

**\$746.24**

Billing information continues on next page →





Sub-Account #: 211014021375  
Statement Date: 09/30/2025

Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

Meter Read


Meter Location: Lift

Service Period: 08/14/2025 - 09/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760919	09/12/2025	825		811		14 kWh	1	30 Days
1000760919	09/12/2025	0.48		0		0.48 kW	1	30 Days

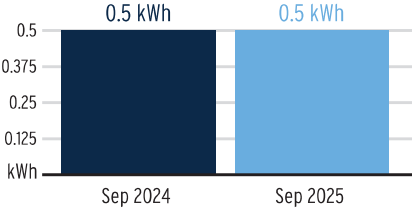
Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	14 kWh @ \$0.08641/kWh	\$1.21
Fuel Charge	14 kWh @ \$0.03391/kWh	\$0.47
Storm Protection Charge	14 kWh @ \$0.00577/kWh	\$0.08
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30
Florida Gross Receipt Tax		\$0.54
<b>Electric Service Cost</b>		<b>\$21.56</b>

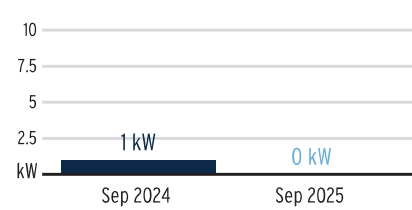
Current Month's Electric Charges **\$21.56**

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: 09/30/2025


Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

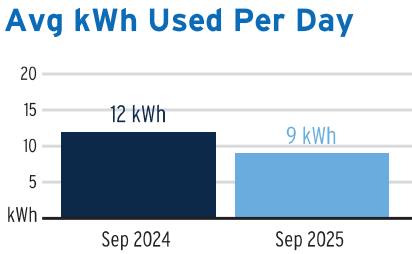
Meter Read

Service Period: 08/14/2025 - 09/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142218	09/12/2025	58,290		58,017		273 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	273 kWh @ \$0.08641/kWh	\$23.59
Fuel Charge	273 kWh @ \$0.03391/kWh	\$9.26
Storm Protection Charge	273 kWh @ \$0.00577/kWh	\$1.58
Clean Energy Transition Mechanism	273 kWh @ \$0.00418/kWh	\$1.14
Storm Surcharge	273 kWh @ \$0.02121/kWh	\$5.79
Florida Gross Receipt Tax		\$1.55
<b>Electric Service Cost</b>		<b>\$61.81</b>



Current Month's Electric Charges      **\$61.81**

Billing information continues on next page →





Sub-Account #: 211014020864  
Statement Date: 09/30/2025


Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

Meter Read

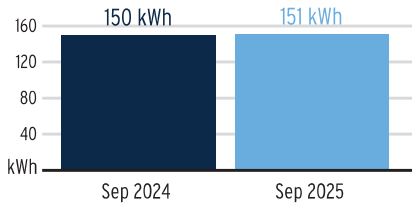
Service Period: 08/14/2025 - 09/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760920	09/12/2025	70,448		65,926		4,522 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	4,522 kWh @ \$0.08641/kWh	\$390.75
Fuel Charge	4,522 kWh @ \$0.03391/kWh	\$153.34
Storm Protection Charge	4,522 kWh @ \$0.00577/kWh	\$26.09
Clean Energy Transition Mechanism	4,522 kWh @ \$0.00418/kWh	\$18.90
Storm Surcharge	4,522 kWh @ \$0.02121/kWh	\$95.91
Florida Gross Receipt Tax		\$18.05
<b>Electric Service Cost</b>		<b>\$721.94</b>

Avg kWh Used Per Day



Current Month's Electric Charges      **\$721.94**

Billing information continues on next page →





Sub-Account #: 211014020591  
Statement Date: 09/30/2025

Service Address: 1236 AMMANFORD PL, WESLEY CHAPEL, FL 33543-0000

Meter Read


Meter Location: GATE

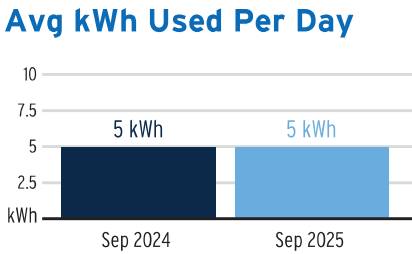
Service Period: 08/14/2025 - 09/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114901	09/12/2025	15,226		15,072		154 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	154 kWh @ \$0.08641/kWh	\$13.31
	Fuel Charge	154 kWh @ \$0.03391/kWh	\$5.22
	Storm Protection Charge	154 kWh @ \$0.00577/kWh	\$0.89
	Clean Energy Transition Mechanism	154 kWh @ \$0.00418/kWh	\$0.64
	Storm Surcharge	154 kWh @ \$0.02121/kWh	\$3.27
	Florida Gross Receipt Tax		\$1.08
	<b>Electric Service Cost</b>		<b>\$43.31</b>



Current Month's Electric Charges \$43.31

Billing information continues on next page →





Sub-Account #: 211014020351  
Statement Date: 09/30/2025


Service Address: 1123 BROUGHTON PL, WESLEY CHAPEL, FL 33543-0000

Meter Read

Meter Location: Gate  
Service Period: 08/14/2025 - 09/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142239	09/12/2025	14,806		14,672		134 kWh	1	30 Days

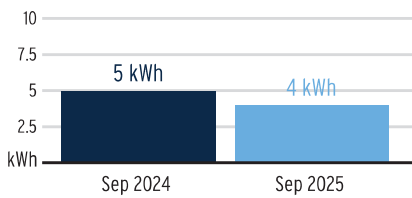
Charge Details



## Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	134 kWh @ \$0.08641/kWh	\$11.58
Fuel Charge	134 kWh @ \$0.03391/kWh	\$4.54
Storm Protection Charge	134 kWh @ \$0.00577/kWh	\$0.77
Clean Energy Transition Mechanism	134 kWh @ \$0.00418/kWh	\$0.56
Storm Surcharge	134 kWh @ \$0.02121/kWh	\$2.84
Florida Gross Receipt Tax		\$1.00
<b>Electric Service Cost</b>		<b>\$40.19</b>

Avg kWh Used Per Day



Current Month's Electric Charges      **\$40.19**

Billing information continues on next page →





Sub-Account #: 211014020187  
Statement Date: 09/30/2025

Service Address: 30730 BEARDSLEY DR, WESLEY CHAPEL, FL 33543-0000

Meter Read

Meter Location: Behind wall look left

Service Period: 08/14/2025 - 09/12/2025

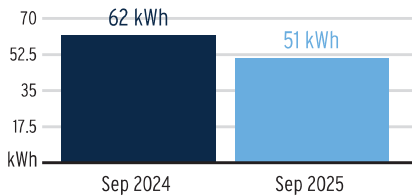
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760998	09/12/2025	99,220		97,690		1,530 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	1,530 kWh @ \$0.08641/kWh		\$132.21
Fuel Charge	1,530 kWh @ \$0.03391/kWh		\$51.88
Storm Protection Charge	1,530 kWh @ \$0.00577/kWh		\$8.83
Clean Energy Transition Mechanism	1,530 kWh @ \$0.00418/kWh		\$6.40
Storm Surcharge	1,530 kWh @ \$0.02121/kWh		\$32.45
Florida Gross Receipt Tax			\$6.43
<b>Electric Service Cost</b>			<b>\$257.10</b>

Avg kWh Used Per Day



Current Month's Electric Charges \$257.10

Billing information continues on next page →





Sub-Account #: 211013949949  
Statement Date: 09/30/2025


Service Address: 1122 THACKERY WAY, MP, WESLEY CHAPEL, FL 33543-6835

Meter Read

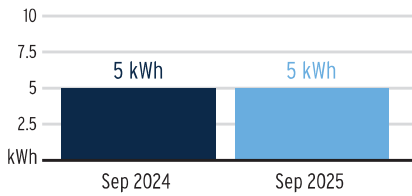
Service Period: 08/14/2025 - 09/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000115610	09/12/2025	12,976		12,828		148 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	148 kWh @ \$0.08641/kWh	\$12.79
Fuel Charge	148 kWh @ \$0.03391/kWh	\$5.02
Storm Protection Charge	148 kWh @ \$0.00577/kWh	\$0.85
Clean Energy Transition Mechanism	148 kWh @ \$0.00418/kWh	\$0.62
Storm Surcharge	148 kWh @ \$0.02121/kWh	\$3.14
Florida Gross Receipt Tax		\$1.06
<b>Electric Service Cost</b>		<b>\$42.38</b>

Avg kWh Used Per Day



Current Month's Electric Charges      **\$42.38**

Billing information continues on next page →





Sub-Account #: 211013949733  
Statement Date: 09/30/2025


Service Address: 31220 WHITLOCK DR, MP, WESLEY CHAPEL, FL 33543-3945

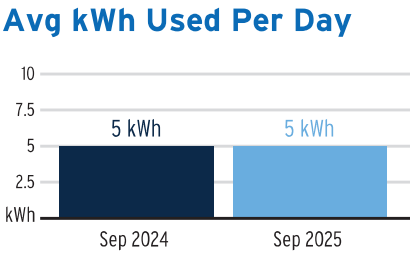
Meter Read

Service Period: 08/14/2025 - 09/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000098994	09/12/2025	12,250		12,112		138 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	138 kWh @ \$0.08641/kWh	\$11.92
Fuel Charge	138 kWh @ \$0.03391/kWh	\$4.68
Storm Protection Charge	138 kWh @ \$0.00577/kWh	\$0.80
Clean Energy Transition Mechanism	138 kWh @ \$0.00418/kWh	\$0.58
Storm Surcharge	138 kWh @ \$0.02121/kWh	\$2.93
Florida Gross Receipt Tax		\$1.02
<b>Electric Service Cost</b>		<b>\$40.83</b>



Current Month's Electric Charges      \$40.83

Total Current Month's Charges      \$11,817.99





U.S. WATER SERVICES CORPORATION  
4939 CROSS BAYOU BOULEVARD  
NEW PORT RICHEY, FL 34652

## INVOICE

Page: 1

Invoice Number: SI128838  
Invoice Date: 10/1/2025  
Due Date: 10/31/2025

Bill To: Meadow Pointe III, CDD  
3434 Colwell Ave., Ste 200  
Tampa, FL 33614

All pricing anticipates payment by check or ACH. Due to additional cost incurred, services paid by credit card will require an additional 3% processing fee.

Job Number: 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
10/1/2025	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

RECEIVED  
10-03-2025

**Subtotal:** 99.61  
Total Sales Tax: 0.00  

---

**Total USD:** 99.61  
Adjustments: 0.00  

---

**Amount Due:** 99.61



# U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

## MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe 3 DATE: 9/8/25  
 MODEL OF PUMPS: \_\_\_\_\_ HP: 2  
 POWER: Ac VOLTS: 230 F: 1  
 PUMPS AMPS: #1 L1 21.3 L2 20.1 L3 -  
 #2 L1 21.2 L2 21.6 L3 -  
 RESISTANCE: #1 L1 & L2 0 L2 & L1 - L1 & L3 -  
 #2 L1 & L2 0 L2 & L3 - L1 & L3 -  
 PUMP GROUND: #1 ETM 432.3 ETM #2 299.1  
 CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) \_\_\_\_\_

### CONTROL PANEL:

ALTERNATION ok  
 ALARM HORN ok  
 ALARM LIGHT ok  
 FLOAT SYSTEM #1 ok  
 #2 ↓  
 #3 ↓  
 #4 ↓

### CONDITION OF PANEL BOX:

PAINT ok  
 HASP ok  
 HINGES ok  
 STAND ok  
 LOCK ok

### OTHER PANEL PROBLEMS

### WET WELL:

SIZE PIPING 2in  
 TYPE PVC  
 COND. PIPE ok  
 GREASE ON WALL min  
 GREASE FLOATING min  
 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) ok

WORK THAT NEEDS TO BE DONE: \_\_\_\_\_

CC: OWNER

Signature & Date Robert Christman



4939 Cross Bayou Boulevard • New Port Richey, FL 34652  
 Phone: 727-848-8292 • Fax: 727-848-7701 • Toll Free: 866-753-8292





CC093025-720

0 0

**ACCOUNT SUMMARY**

Credit Limit	\$10,000.00
Credit Available	\$7,402.00
Statement Closing Date	September 30, 2025
Days in Billing Cycle	30
Previous Balance	,636.23
Payments & Credits	,636.23
Purchases & Other Charges	,455.55
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$2,455.55

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	\$2,455.55
Minimum Payment Due	\$2,455.55
Payment Due Date	October 27, 2025

**RECEIVED**  
10-07-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>\$2,636.23-</b>	
09/25	09/25	F1515008C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,636.23-
		<b>MICHELLE WHITE</b>	<b>\$0.00</b>	
		<b>JUSTIN LAWRENCE</b>	<b>\$2,455.55</b>	
09/02	09/02	02305377N00HDWNGX	PUBLIX #006 WESLEY CHAPEL FL	41.35
			MCC: 5411 MERCHANT ZIP: 33544	
09/03	09/03	55432867N5WGLTXLQ	AMAZON MKTPL*9W7OY8MX3 AMZN.COM/BILL WA	42.36
			MCC: 5942 MERCHANT ZIP:	
09/05	09/05	55432867R5SH50R3Y	AMAZON MKTPL*YG6AN41K3 AMZN.COM/BILL WA	37.84
			MCC: 5942 MERCHANT ZIP:	
09/05	09/05	22303797R00T58LDP	76 - DAYBREAK MARKET A WESLEY CHAPEL FL	31.00
			MCC: 5542 MERCHANT ZIP:	
09/08	09/08	87021307VEHRGBJ4N	360 CSTM N* O433393 ODESSA FL	301.41
			MCC: 5699 MERCHANT ZIP:	
09/10	09/10	55432867X5W0DJ2GW	AMAZON MKTPL*ZY61I7GU3 AMZN.COM/BILL WA	223.95
			MCC: 5942 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Commercial Services  
180 Fountain Parkway N  
St Petersburg FL 33716

**PAYMENT INFORMATION**

Payment Due Date	October 27, 2025
New Balance	\$2,455.55
Minimum Payment Due	\$2,455.55
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
09/10	09/10	82305097XEHN6QVVVF	AMAZON MARK* JT3H765H3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	63.55
09/10	09/10	02305377Y00GB6HFK	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	25.85
09/11	09/11	82305097YEHNWQ3WH	AMAZON MARK* OS28M4TL3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	49.99
09/12	09/12	223037980026QMM0R	7-ELEVEN 41870 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	33.00
09/14	09/14	823050981EHTPKGW7	AMAZON MARK* 0X1LX8WT3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	105.53
09/17	09/17	5543286845YB3FG27	IN *HEART SAVER INSTIT 352-2866924 FL MCC: 8299 MERCHANT ZIP:	495.00
09/17	09/17	02305378500G777FW	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	36.92
09/19	09/19	823050987EHN9NY7P	AMAZON RETA* LD1CY2EV3 SEATTLE WA MCC: 5331 MERCHANT ZIP:	329.00
09/21	09/21	823050989EHMQHZJE	AMAZON MARK* 6L1CY0QR3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	43.00
09/23	09/23	55432868A603ZBRG8	AMAZON MKTPL*NR4AM22O3 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	348.40
09/24	09/24	02305378Q00G3QDKL	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	20.85
09/24	09/24	02305378Q00G3QDN7	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	13.42
09/25	09/25	82305098QEHPFLEE	AMAZON RETA* NJ9HX8GQ0 SEATTLE WA MCC: 5331 MERCHANT ZIP:	186.63
09/29	09/29	12302028G00Q08J9X	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50

IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,455.55 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 10/27/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$19.21	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$6.14	\$0-\$500,000 = 0.25%
New Cashback Balance	\$25.35	\$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	30	\$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**

September 30, 2025

**Payment Date**

October 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
Date	Vendor Name	Description	Amount	57200-4705	57200-4738	57200-4660	57400-4775
9/1/2025		Beginning Balance	\$ 2,636.23				
09/02/25	Publix	CPW Items + Clubhouse Water	\$ 41.35		\$ 41.35		
09/03/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 42.36	\$ 42.36			
09/05/25	Amazon	Misc. Clubhouse & Maint.	\$ 37.84	\$ 37.84			
09/05/25	Daybreak Market	Gas for Truck	\$ 31.00			\$ 31.00	
09/08/25	360 Custom Ink	Employee Shirts	\$ 301.41				\$ 301.41
09/10/25	Amazon	Bobcat UV34 Front Windshield	\$ 223.95			\$ 223.95	
09/10/25	Amazon	Misc. Clubhouse & Maint.	\$ 63.55	\$ 63.55			
09/10/25	Publix	CPW Items	\$ 25.85		\$ 25.85		
09/11/25	Amazon	Bobcat UV34 Side Mirrors	\$ 49.99			\$ 49.99	
09/12/25	7 Eleven	Gas for Truck	\$ 33.00			\$ 33.00	
09/14/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 105.53	\$ 105.53			
09/17/25	Heart Saver Institute	FA/CPR/AED Employee Training	\$ 495.00				\$ 495.00
09/17/25	Publix	CPW Items & CDD Meeting Fruit	\$ 36.92		\$ 36.92		
09/19/25	Amazon	Gas Leaf Blower (Backpack)	\$ 329.00	\$ 329.00			
09/21/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 43.00	\$ 43.00			
09/23/25	Amazon	Kant-Slam Gate Closer (Ct. 4)	\$ 348.40	\$ 348.40			
09/24/25	Publix	CPW Items	\$ 20.85		\$ 20.85		
09/24/25	Publix	Clubhouse Water	\$ 13.42		\$ 13.42		
09/25/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 186.63	\$ 186.63			
09/29/25	MailChimp	Monthly Charges	\$ 26.50	\$ 26.50			
09/25/25		CC Payment	\$ (2,636.23)				
09/30/25	TOTAL		\$ 2,455.55	\$ 1,182.81	\$ 138.39	\$ 337.94	\$ 796.41
				57200-4705	57200-4738	57200-4660	57400-4775



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 **9/12/25**

Special Price Savings	2.76
*****	
* Your Savings at Publix *	
* 2.76 *	
*****	

Receipt ID: 0006 92Q 069 786



Manager

## Order Summary

Order placed September 3, 2025

Order # 114-7619175-5783405

### 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:	\$42.36
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$42.36
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$42.36</b>

### Arriving today 2 PM – 6 PM



Febreze Air Mist Air Freshener Spray, Odor-Fighting Room Spray, Air Fresheners for Home and Bathroom and Kitchen, Aerosol Can, Linen & Sky Scent, 8.8oz, 2 Count

Sold by: Amazon.com

Supplied by: Other

\$5.27

### Arriving today 2 PM – 6 PM



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

\$25.97



Amazon Basics Everyday Paper Plates, 8.62 Inch, Disposable, 100 Count

Sold by: Amazon.com

Supplied by: Other

\$5.56

9/3/25

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Manager

## Order Summary

Order placed September 3, 2025

Order # 114-2559098-8612235

### 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:	\$37.84
Shipping & Handling:	\$0.00
Total before tax:	\$37.84
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$37.84</b>

### Arriving tomorrow



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



Febreze Air Mist Air Freshener Spray, Odor-Fighting Room Spray for Home, Bathroom and Kitchen, Aerosol Can, Southern Lilac Mornings, Georgia Peach Orchard, Sweet Watermelon Vine Scent, 8.8oz, 3 Count

Sold by: Amazon.com

Supplied by: Other

\$9.94



Fall Apple Decor Vintage Metal Truck with Mini Fake Apples and Wooden Crate Farmhouse Tiered Tray Decor Apple Decorations for Home Kitchen Back to School Classroom Table Centerpieces Gifts for Teacher

Sold by: Oriacorens

Supplied by: Other

\$14.99

### Arriving September 10 - September 12



Staple Remover 2 Pack Staple Puller Pinch Jaw Style Staple Remover Tool, Stapler Removers

Sold by: The Mega Deals

Supplied by: Other

\$4.99

9/3/25



Manager

72,633

WELCOME TO  
DAYBREAK MARKET  
Daybreak Market and  
3182 Hueland Pond  
Wesley Chapel FL 33543

(Gas  
For  
Truck)

Description	Qty	Amount
REGULAR CR #17	9.875G	31.00
SELF @ 3.139/ G		

Subtotal	31.00
<b>TOTAL</b>	<b>31.00</b>
CREDIT \$	31.00

ENTRY: Insert  
MASTERCARD Acct: 2746  
Term ID: 21  
AUTH: 00-005770  
Batch: 12  
Seq: 029  
INVOICE: 121621  
EMV STAN#: 04102538746  
APP NAME: Mastercard  
AID: A0000000041010  
APP CRYPTOGRAM:  
ARQC A736AFA4DCF72C17

Save up to  
30 cents/gal\* on  
your first fill-up  
and 15 cents/gal\*  
everyday discount  
using the  
Fuel Forward App  
Good thru 6/30/25  
\*For more info see  
my76card.com  
2716

9/5/25

Tell us about your visit for a  
chance to win a fuel gift card!  
Go to Gasfeedback.com

ST#1664  
CSH: 0

DR#1 TRAN#9176947  
9/5/25 12:18:31 PM



Manager

Paid In Full

360 Custom Ink

1023 GUNN HWY  
Odessa, Florida 33556  
United States

<http://360customink.com>

Order # **433393**

Date 08/Sep/2025

Date Ship By 22/Sep/2025

Shipping Shop Pickup

Maximum Delivery Days 1

**Billing Address**

John Pizzuto  
Meadow Point III Community (originally "  
1023 Gunn Highway  
Odessa, Florida 33556  
United States

PH: (813)618-1173

Email: amjpizzuto@gmail.com

**Shipping Address**

John Pizzuto  
1023 Gunn Highway  
Odessa, Florida 33556  
United States

Product	Color	Size / Qty	Unit Price	Qty	Total
1. ST350 - PosiCharge ® Competitor Tee	True Navy	Large x 1 X Large x 1 2X Large x 5	\$23.85	7	\$166.95
2. DM108 - Perfect Blend ® CVC Tee	Charcoal	Large x 3	\$21.82	3	\$65.46

**Subtotal** \$232.41

Payment Date	Charges	Qty	Unit	Subtotal
08/Sep/2025	Vector Files	1	\$45.00	\$45.00
<b>Payment Method</b>	Digitizing Fee	1	\$20.00	\$20.00
Credit Cards (*****2746)	Artwork Fee (Line item 1)	1	\$4.00	\$4.00
x John Pizzuto	date 08/Sep/2025			

You are important to us. Your complete satisfaction is our intent. If you are happy with our service, tell all your friends. If you are disappointed, please tell us and we will do all in our power to make you happy.

**Total Additional Fees** \$69.00

Shipping \$0.00

Tax \$0.00

**Grand Total** \$301.41

Payments \$301.41

**Balance Due** \$0.00

\* Not Sure  
why they listed  
their address  
on billing &  
Shipping but we will  
update that on-file. (J)

9/8/25



Manager

## Order Summary

Order placed September 9, 2025

Order # 114-7824909-9401034

### 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:	\$223.95
Shipping & Handling:	\$0.00
Total before tax:	\$223.95
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$223.95</b>

### Arriving Friday



SuperATV Bobcat UV34 Full Windshield | Scratch Resistant | Dark Tint

Sold by: SuperATV

Supplied by: Other

\$223.95

[View related transactions](#) [View related transactions](#) [View related transactions](#) [View related transactions](#) [View related transactions](#)

9/9/25



Manager

## Order Summary

Order placed September 9, 2025

Order # 114-9009017-3105056

### 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:	\$63.55
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$63.55
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$63.55</b>

### Arriving tomorrow 10 AM – 3 PM



Pine-Sol All Purpose Cleaner, Original Pine, 40 Ounce Bottles (Pack of 2) (Packaging May Vary)

Sold by: Deals 2 Grab

Supplied by: Other

\$19.49

### Arriving tomorrow 10 AM – 3 PM



Amazon Saver, French Vanilla Powdered Coffee Creamer, 15 Oz (Previously Happy Belly, Packaging May Vary)

Sold by: Amazon.com

Supplied by: Other

\$3.79

### Arriving tomorrow 10 AM – 3 PM



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

\$14.96



SPLENDA Sugar Free Hazelnut Coffee Creamer, 32 Fl Oz.

Sold by: Amazon.com

Supplied by: Other

\$5.12

### Arriving tomorrow 10 AM – 3 PM



Clorox Toilet Bowl Cleaner, Clinging Bleach Gel, Ocean Mist - 24 Ounces, Pack of 2

Sold by: Amazon.com

Supplied by: Other

\$5.23

9/9/25

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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

MARBLE LOAF CKE SL	6.99	F
PUMPKIN LF CKE SL	6.99	F
SCONE 8CT BLUEBRRY	3.99	F
SCONE 8CT PUMPKIN	3.99	F
6CT APPLE SOURCRM	3.89	F

Order Total	25.85	
Sales Tax	0.00	
Grand Total	25.85	
Credit	Payment	25.85
Change	0.00	

Receipt ID: 0006 9A0 745 196

PRESTO!  
Trace #: 747579  
Reference #: 0969101423  
Acct #: XXXXXXXXXXXXX2746  
Purchase Mastercard  
Amount: \$25.85  
Auth #: 010274

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

09/10/2025 9:34 S0006 R174 5196 C0774

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.





Manager

## Order Summary

Order placed September 9, 2025

Order # 114-7074446-3597033

### 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:	\$49.99
Shipping & Handling:	\$0.00
Total before tax:	\$49.99
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$49.99</b>

### Arriving Friday



SHEJISI UTV Side Mirrors – Fits almost all UTVs (except full doors), Compatible with Polaris RZR Ranger, Can am Commander Defender, Honda Pioneer Talon SXS, Kawasaki Mule KRX, Yamaha Wolverine YXZ,RTV

Sold by: SHEJISI

Supplied by: Other

\$49.99

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9/9/25



Manager

## Order Summary

Order placed September 11, 2025

Order # 114-3537377-1502663

### 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:	\$106.73
Shipping & Handling:	\$0.00
Promotion Applied:	-\$1.20
Total before tax:	\$105.53
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$105.53</b>

### Arriving Monday



HP 62 Tri-color Ink Cartridge for HP Printers | Works with Printer Series: ENVY 5540, 5640, 5660, 7640, OfficeJet 5740, 8040, OfficeJet Mobile 200, 250 | Eligible for Instant Ink | C2P06AN

Sold by: Amazon.com

Supplied by: Other

\$31.89



Greycore Tools 1/4 Inch x 6 Inch Cobalt Aircraft Extension Bit – 2 Pack M35 Cobalt Drill Bit, Industrial Titanium Coating – Drill Bits for Steel, Hard Metal, Cast Iron, Wood, Plastic (1/4" x 6")

Sold by: Tool Slate

Supplied by: Other

\$9.99

### Arriving Monday



KOSJETHAS 20Pcs 1/4-20 x 5/8" UNC Phillips Flat Countersunk Head Machine Screws, 304 Stainless Steel 18-8, Full Thread, Coarse Thread

Sold by: KOSJETHAS

Supplied by: Other

3

\$7.99



HP 62 Black Ink Cartridge for HP Printers | Works with Printer Series: ENVY 5540, 5640, 5660, 7640, OfficeJet 5740, 8040, OfficeJet Mobile 200, 250 | Eligible for Instant Ink | C2P04AN

Sold by: Amazon.com

Supplied by: Other

\$25.89



Swpeet 180Pcs 1/4-20" x 1/2" to 1-1/2" 5 Sizes Black Zinc Finish Carbon Steel Grade 8 USS Nut Bolts Assortment Kit, Heavy Duty Bolt Nut and Washer Assortment Coarse Thread Hex Head Cap Screws Bolt

Sold by: Swpeet

Supplied by: Other

\$14.99

9/11/25

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Manager

Payment receipt

**You paid \$495.00**

to Heart Saver Institute on 9/17/2025

Invoice no.

29856

Invoice amount

\$495.00

Total

\$495.00

Status

Paid

Payment method

Credit Card

Authorization ID

MX0020865615

Thank you



**Heart Saver Institute**

+18779709009

<http://www.heart-saverinstitute.com> | [billing@heartsaverinstitute.com](mailto:billing@heartsaverinstitute.com)

1110 Brickell Ave Ste 400K, Miami, FL 33131

No additional transfer fees or taxes apply.

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9/17/25



Manager

\*\* ICR RECEIPT \*\*

7 ELEVEN  
2575 MANSFIELD BLVD  
WESLEY CHAPEL 33543  
PH: 8137017263  
STORE#: 41870  
THANKS FOR SHOPPING  
7-ELEVEN

72,741  
(Gas  
For  
Truck)

Pump 4 RUL  
11.917 GAL @ 2.769 /GAL 33.00  
CREDIT 33.00

SUBTOTAL \$33.00  
TOTAL DUE \$33.00

MASTERCARD

\$33.00

STORE#: 41870  
APPROVAL#: 012457 AUTH CODE: 0  
APPROVAL TIME: 190623  
REF#: 70031194604  
ENTRY: CHIP

9/12/25

TRY OUR DELI CENTRAL SANDWICHES  
AND DELICIOUS ENTREES

\*\*\*\* REPRINT \*\*\*\*

I#01 OP5 TRN0587 09/12/2025 03:06 PM

Manager  
**Publix.**

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566

BL RASP LINZER TRT	5.29	F
8CT MINI GUAVA CHS	3.39	F
SR CRM CK DNT 6CT	3.29	F
You Saved	0.60	
MANDARINS	6.99	F
SCONE 8CT STRAWBER	3.99	F
SHORTBREAD PUMPKIN	5.99	F
SCONE 8CT PUMPKIN	3.99	F
6CT VEGAN OAT RAIS	3.99	F
You Saved	0.60	

Order Total	36.92
Sales Tax	0.00
Grand Total	36.92
Credit	36.92
Payment	36.92
Change	0.00

Savings Summary

Special Price Savings	1.20
*****	
Your Savings at Publix	*
1.20	*
*****	

Receipt ID: 0006 9HQ 730 410

PRESTO!  
Trace #: 734631  
Reference #: 1246936362  
Acct #: XXXXXXXXXXXX2746  
Purchase Mastercard  
Amount: \$36.92  
Auth #: 017209

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

9/17/25



Manager

## Order Summary

Order placed September 18, 2025

Order # 114-0425978-2109826

### 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:	\$329.00
Shipping & Handling:	\$0.00
Total before tax:	\$329.00
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$329.00</b>

### Arriving Monday



Husqvarna 150BT Gas Leaf Blower, 51-cc 2.16-HP 2-Cycle Backpack Leaf Blower, 765-CFM, 270-MPH, 22-N Powerful Clearing Performance and Ergonomic Harness System, 970466901

Sold by: Amazon.com

Supplied by: Other

\$329.00

9/18/25

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Manager

## Order Summary

Order placed September 18, 2025

Order # 114-1457800-1970621

### 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:	\$43.00
Shipping & Handling:	\$0.00
Total before tax:	\$43.00
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$43.00</b>

### Arriving Monday



1/4-20 x 5 Phillips Flat Machine Screw (8 Pieces)

Sold by: Amazon.com

Supplied by: Other

\$10.23



200 Count Pre-Cut Deli Aluminum Foil - 9" Pop Up Sheets for Restaurant, Disposable Food Covers for Burrito, Hot Dog or Sandwich, Stock Your Home, Silver

Sold by: StockYourHome

Supplied by: Other

\$12.99

### Arriving Tuesday



Glad ForceFlex Tall Kitchen Drawstring Trash Bags, 13 Gal, Fragrance Free, 110 Ct (Package May Vary)

Sold by: Amazon.com

Supplied by: Other

\$19.78

9/18/25



Manager

## Order Summary

Order placed September 18, 2025

Order # 114-1397678-6032205

### 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:	\$318.76
Shipping & Handling:	\$29.64
Total before tax:	\$348.40
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$348.40</b>

Arriving September 25 - September 26



Kant-Slam Hydraulic Gate & Door Closer KS-950

Sold by: Hi-Lift Store

Supplied by: Other

\$79.69

4

9/18/25

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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



0006 9PQ 074 756

SCONE 8CT PUMPKIN	3.29	F
You Saved	0.70	
4CT APPLE STRUDEL	2.99	F
VEGAN COCONUT KEY	4.59	F
6CT VEGAN CHOC CHP	4.59	F
RAISIN BRAN MUFFIN	5.39	F
PUMPK MFFNS	5.39	F
Promotion	-5.39	F
Order Total	20.85	
Sales Tax	0.00	
Grand Total	20.85	
Credit		
Payment	20.85	
Change	0.00	

Savings Summary

Special Price Savings 6.09  
\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 6.09 \*  
\*\*\*\*\*

Receipt ID: 0006 9PQ 074 756

PRESTO!

Trace #: 077251

Reference #: 0973343319

Acct #: XXXXXXXXXXXX2746

Purchase Mastercard

Amount: \$20.85

Auth #: 024562

Manager  
**Publix**

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566



0006 9PQ 083 972

ZEPHYR SPRNG WATER	6.71	F
ZEPHYR SPRNG WATER	6.71	F
ZEPHYR SPRNG WATER	6.71	F
Promotion	-6.71	F
STBRY GLZD PECAN S	8.99	F
Voided Item		
STBRY GLZD PECAN S	-8.99	F
Order Total	13.42	
Sales Tax	0.00	
Grand Total	13.42	
Credit		
Payment	13.42	
Change	0.00	

Savings Summary

Special Price Savings 6.71  
\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 6.71 \*  
\*\*\*\*\*

Receipt ID: 0006 9PQ 083 972

PRESTO!

Trace #: 082632

Reference #: 0973712560

Acct #: XXXXXXXXXXXX2746

Purchase Mastercard

Amount: \$13.42

Auth #: 024228



Manager

## Order Summary

Order placed September 24, 2025

Order # 114-4534426-5680249

### 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:	\$186.63
Shipping & Handling:	\$0.00
Total before tax:	\$186.63
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$186.63</b>

### Arriving tomorrow



CLOROX Toilet Bowl Cleaner Clinging Bleach Gel, Ocean Mist, 24 Fl Oz, Pack of 2  
(Package May Vary)

Sold by: Amazon.com

Supplied by: Other

2 \$5.24

### Arriving tomorrow



Chapin 20002 Made in USA 2-Gallon Lawn and Garden Pump Pressured Sprayer, for Spraying Plants, Garden Watering, Lawns, Weeds and Pests, Translucent White

Sold by: Amazon.com

Supplied by: Other

3 \$21.23



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

2 \$35.99



The Original Donut Shop Regular Keurig Single-Serve K-Cup Pods, Medium Roast Coffee, 72 Count

Sold by: Amazon.com

Supplied by: Other

\$40.48

9/24/25





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. 2032139W426  
STATEMENT DATE 10/20/25  
DUE DATE 10/25/25  
BILLING PERIOD 11-11

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

FOR ASSISTANCE CALL  
Customer Service (352) 583-4204  
One Time Payments (800) 457-1379

### INVOICE STATEMENT

Date	Description	Amount
	Contract No: #02882	
	Service Location	
	Acct #016054-0001	
	MEADOW POINT III CDD	
	1500 MEADOW POINT BLVD WESLEY CH	
10/20/25	FUEL SURCHARGE	1.00 SC70362159 \$ 37.88
10/20/25	ENVIRONMENTAL SURCHARGE	1.00 SC70362158 \$ 17.78
10/20/25	BASIC SERVICE CHARGE	1.00 6.00YD \$ 177.76
	11/1/2025-11/30/2025	
	Invoice Total	\$ 233.42
	Account Balance	\$ 233.42

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

**RECEIVED**  
10-21-2025

\*\*\*\*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. 2032139W426  
STATEMENT DATE 10/20/25  
DUE DATE 10/25/25  
PAY THIS AMOUNT 233.42

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 00000023342000000000000002032139 4





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 **09/23/2025**  
Amount Due **1,628.54**  
Current Charges Due **10/16/2025**

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.



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 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**  
09-24-2025

Lights/Poles	Type/Qty	Type/Qty	Type/Qty
	105 93	205 21	910 114

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/10/2025.



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: 09/23/2025**

District: OP15

Use above space for address change ONLY.

1353910 OP15  
MEADOW POINTE III CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	10/10/2025
<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 09/25  
Service Dates: 09/05/25-10/06/25

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
1353911	10/09/25	\$113.51	10/31/2025	2219 Meadow Pointe Blvd	53100	4301
1353912	10/09/25	\$74.60	10/31/2025	31404 Sheringham Way	53100	4301
1353913	10/09/25	\$68.21	10/31/2025	31307 Claridge PL	53100	4301
Total		<u>\$256.32</u>				

Grand Total                      \$256.32

RECEIVED  
10-14-2025





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 **10/09/2025**  
Amount Due **113.51**  
Current Charges Due **10/31/2025**

District Office Serving You  
One Pasco Center

Service Address 2219 MEADOW POINTE BLVD  
Service Description IRR  
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				
09/05	88400	10/06	89004				604

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	31	19
Sep 2025	30	19
Oct 2024	29	59

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 110.84  
Payment 110.84CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 604 KWH @ 0.06090 36.78  
Fuel Adjustment 604 KWH @ 0.04400 26.58  
FL Gross Receipts Tax 2.63  
State Tax 7.31  
Pasco County Tax 1.05

Total Current Charges 113.51  
Total Due **E.F.T.** 113.51

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

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	10/24/2025
TOTAL CHARGES DUE	113.51
DO NOT PAY	

000135391100001135100001135100





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 **10/09/2025**  
Amount Due **74.60**  
Current Charges Due **10/31/2025**

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				
09/05	93045	10/06	93314				269

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	31	9
Sep 2025	30	9
Oct 2024	29	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 75.98  
Payment 75.98CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 269 KWH @ 0.06090 16.38  
Fuel Adjustment 269 KWH @ 0.04400 11.84  
FL Gross Receipts Tax 1.73  
State Tax 4.80  
Pasco County Tax 0.69

Total Current Charges 74.60  
Total Due E.F.T. 74.60

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025**

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	10/24/2025
<b>TOTAL CHARGES DUE</b>	<b>74.60</b>
<b>DO NOT PAY</b>	

000135391200000746000000746008





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 **10/09/2025**  
Amount Due **68.21**  
Current Charges Due **10/31/2025**

District Office Serving You  
One Pasco Center

Service Address 31307 CLARIDGE PL  
Service Description GATE  
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/05	46038	10/06	46252				214

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	31	7
Sep 2025	30	7
Oct 2024	29	6

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 1 3 5 7 9

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 67.28  
Payment 67.28CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 214 KWH @ 0.06090 13.03  
Fuel Adjustment 214 KWH @ 0.04400 9.42  
FL Gross Receipts Tax 1.58  
State Tax 4.39  
Pasco County Tax 0.63

Total Current Charges 68.21  
Total Due **E.F.T.** 68.21

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

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	10/24/2025
TOTAL CHARGES DUE	68.21
DO NOT PAY	

000135391300000682100000682108





## INVOICE

INVOICE #	INVOICE DATE
997032	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:** \$7,000.00

Description	Current Amount
Dead Sweetgum by Dumpster/Heatherstone Rotting Tree	
Subcontracted Service	\$7,000.00

Invoice Total \$7,000.00

**RECEIVED**  
09-19-2025

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**





## INVOICE

INVOICE #	INVOICE DATE
998458	9/24/2025
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 24, 2025

**Invoice Amount:** \$832.79

Description	Current Amount
Cap Irrigation Main line out side the New Construccon	
Irrigation Repairs	\$832.79

Invoice Total \$832.79

**RECEIVED**  
09-24-2025

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**





**Proposal #: 597833**

Date: 8/25/2025

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**

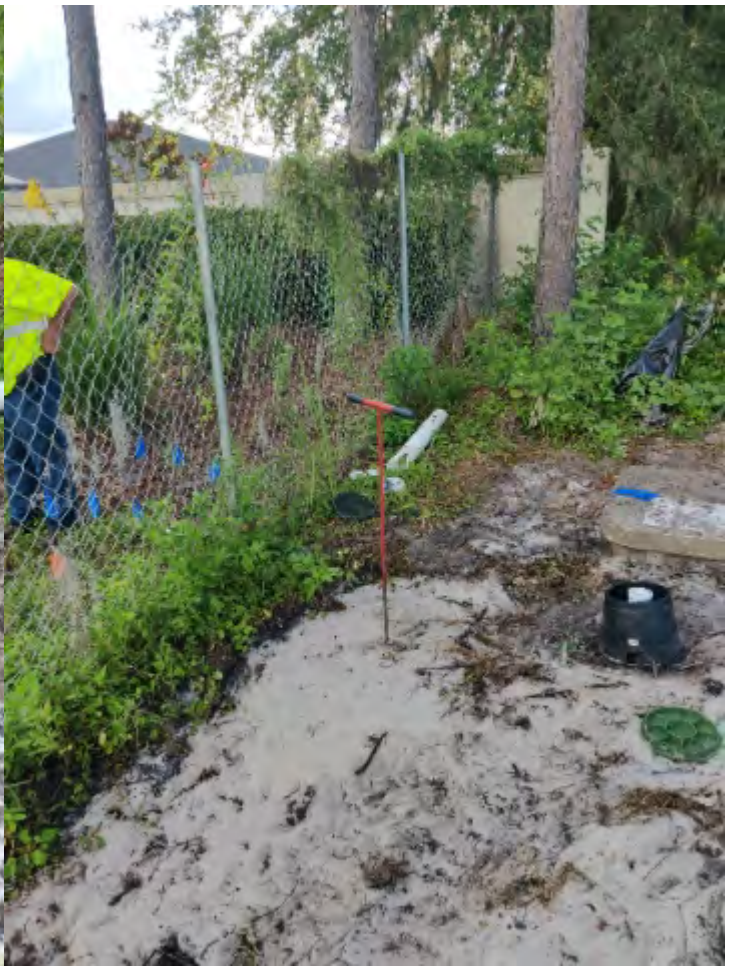
1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543

**Cap Irrigation Main line out side the New  
Construccion**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$696.22	\$696.22
3" cap	2	\$16.86	\$33.71
3" pipe	1	\$60.00	\$60.00
Round Irrigation Valve box	1	\$2.86	\$2.86
DBR Wires Connectors 2 count pack	4	\$2.86	\$11.43
Dirt Bags	10	\$2.86	\$28.57

This Irrigation Main line was found on **8/18/25** due to the construction at the corner of Beardsley Dr and Meadow Point Blvd. ***This estimate is to Cap Irrigation Main line outside the New Construcccion area.***





**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 - Clubhouse Manager  
Print Name/Title

Date 8-25-25  
Meadow Pointe III CDD

Subtotal		\$832.79
Sales Tax		\$0.00
Proposal Total		\$832.79

THIS IS NOT AN INVOICE





## INVOICE

INVOICE #	INVOICE DATE
999740	9/26/2025
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:** October 26, 2025

**Invoice Amount:** \$953.56

Description	Current Amount
Larkenheath Wall Palmettos Cleanup	
Landscape Enhancement	\$953.56

**Invoice Total** **\$953.56**

**RECEIVED**  
09-26-2025

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**





## INVOICE

INVOICE #	INVOICE DATE
1011366	9/30/2025
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 30, 2025

**Invoice Amount:** \$2,099.88

Description	Current Amount
-------------	----------------

New Irrigation Main line reported on 9/4/25 near Clubhouse.

Irrigation Repairs

\$2,099.88

Invoice Total

\$2,099.88

**RECEIVED**  
10-06-2025

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**





## INVOICE

INVOICE #	INVOICE DATE
1011367	9/30/2025
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 30, 2025

**Invoice Amount:** \$5,000.00

Description	Current Amount
Beaconsfield Lightning Struck Tree Removal	
Subcontracted Service	\$5,000.00

Invoice Total \$5,000.00

**RECEIVED**  
10-06-2025

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



## Tab 9





**MEADOW POINTE III  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

The total items being presented: **\$168,315.09**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
American Illuminations & Decor	300319	104 Balance	Holiday Lighting 11/25	\$ 8,500.00
Classic Reflections Carriages, LLC	300313	1903	Sleigh Tour 12/25	\$ 3,000.00
Coastal Waste & Recycling, Inc.	300314	SW0001192797	Waste Disposal Services 11/25	\$ 24,226.02
Florida Department of Revenue	111825-01	111725-6180155779674 ACH	Sales & Use Tax 10/25	\$ 539.67
Glen Richard Aleo	112125-02	GAleo111925-720 ACH	Board of Supervisors Meeting 11/19/25	\$ 200.00
John A. Johnson	112125-03	JJohnson111925-720 ACH	Board of Supervisors Meeting 11/19/25	\$ 200.00
Michael J Hall	112125-05	MHall111925-720 ACH	Board of Supervisors Meeting 11/19/25	\$ 200.00
Michael Torres	112125-07	MTorres111925-ACH	Board of Supervisors Meeting 11/19/25	\$ 200.00
OLM, Inc.	300315	46087	Monthly Landscape Inspection 10/25	\$ 750.00
Outsmart Pest Management, Inc.	300316	46353	Bees or Hornets 10/25	\$ 250.00



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Tax Collector	300320	111825-3426200000001000020	2025 AD Valorem Taxes 11/25	\$ 4,196.36
Pasco County Tax Collector	300320	25179210	Solid Waste Assessment 2025	\$ 1,674.42
Pasco County Utilities	111225-01	23262244 ACH	0509200 01034858 1500 Meadow Pointe Blvd 09/25	\$ 1,735.04
Pasco Sheriff's Office	300321	AROCT25 MPIII	Deputy Services 10/25	\$ 12,700.58
Paul Carlucci	112125-04	PCarlucci111925-720 ACH	Board of Supervisors Meeting 11/19/25	\$ 200.00
PC Consultants	300322	108845	Computer Maintenance 11/25	\$ 97.50
Rizzetta & Company, Inc.	300312	INV0000104547	District Management Fees 11/25	\$ 5,867.83
Rizzetta & Company, Inc.	300318	INV0000104779	Cell Phone, Auto Mileage & Travel 10/25	\$ 183.60
Skyway Supply, Inc.	300317	69106	Janitorial Supplies 10/25	\$ 55.93
Southern Automated Access Services, LLC	300323	17190	Service Call 10/25	\$ 115.00



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300323	17198	CAPXL Cloud 11/25	\$ 165.00
Southern Automated Access Services, LLC	300323	17199	CAPXL Cloud 11/25	\$ 165.00
Southern Automated Access Services, LLC	300323	17201	CAPXL Cloud 11/25	\$ 165.00
Southern Automated Access Services, LLC	300323	17213	CAPXL Cloud 11/25	\$ 165.00
Southern Automated Access Services, LLC	300323	17214	CAPXL Cloud 11/25	\$ 165.00
Southern Automated Access Services, LLC	300323	17218	CAPXL Cloud 11/25	\$ 165.00
Southern Automated Access Services, LLC	300323	17229	CAPXL Cloud 11/25	\$ 165.00
Southern Automated Access Services, LLC	300323	17238	CAPXL Cloud 11/25	\$ 165.00
Southern Automated Access Services, LLC	300323	17261	Gate Maintenance & Repair 11/25	\$ 115.00
Southern Automated Access Services, LLC	300323	17264	Gate Phones 11/25	\$ 91.90



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Stantec Consulting Services, Inc.	300324	2467422	Engineering Services 09/25	\$ 210.42
Stantec Consulting Services, Inc.	300324	2480640	Engineering Services 10/25	\$ 804.00
TECO	112025-01	110325-311000030198 ACH	Electric Services 10/25	\$ 12,654.15
Valley National Bank	112525-02	CC103125-720 ACH	Credit Card Expenses 10/25	\$ 3,476.06
Waste Connections of Florida	112525-01	2056432W426 ACH	Waste Disposal Services 12/25	\$ 232.44
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1353911 ACH	Electric Services 10/25	\$ 205.70
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1353912 ACH	Electric Services 10/25	\$ 71.85
Withlacoochee River Electric Cooperative, Inc.	112125-01	111025-1353913 ACH	Electric Services 10/25	\$ 66.70
Withlacoochee River Electric Cooperative, Inc.	110725-01	1353910 10/25 ACH	Streetlights 10/25	\$ 1,628.54
Yellowstone Landscape	110825-01	1013588	Irrigation Repair 09/25	\$ 359.50



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Yellowstone Landscape	110825-01	1013609	Monthly Landscape Maintenance 10/25	\$ 24,855.23
Yellowstone Landscape	110825-01	1014947	Landscape Maintenance 10/25	\$ 4,350.00
Yellowstone Landscape	110825-01	1014948	Landscape Maintenance 10/25	\$ 17,454.00
Yellowstone Landscape	110825-01	1014949	Landscape Maintenance 10/25	\$ 6,955.00
Yellowstone Landscape	110825-01	1014950	Landscape Maintenance 10/25	\$ 960.00
Yellowstone Landscape	110825-01	1014951	Landscape Maintenance 10/25	\$ 965.00
Yellowstone Landscape	112125-06	1025974	Irrigation Repair 10/25	\$ 1,540.12
Yellowstone Landscape	112125-06	1030169	Landscape Maintenance 11/25	\$ 24,855.23
Yellowstone Landscape	112125-06	1032920	Irrigation Repair 11/25	<u>\$ 252.30</u>
<b>Total Report</b>				<u><b>\$ 168,315.09</b></u>





American Illuminations

Meadow Pointe III CDD

(813) 928-9099  
Darryla@rizzetta.com

INVOICE	#104
PAYMENT TERMS	Upon receipt
DUE DATE	Nov 12, 2025
AMOUNT DUE	\$8,500.00

CONTACT US

8247 Westhaven Dr  
Land O' Lakes, FL 34638

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

INVOICE

Services	qty	unit price	amount
<b>3-Year Premium Holiday Lighting</b>	1.0	\$17,000.00	\$17,000.00
Clubhouse			
Warm White C9 Lights for the Clubhouse Roofline			
4- Palm Trees wrapped w/ Warm White Mini Lights (11 strands per tree)			
4- Columns decorated w/ 24" Nylon Bows (Red w/ gold accents)			
Claridge Place Entrance			
Entrance sign decorated w/ TWO 24" Pre-lit wreaths w/ bows and ONE 36" Pre-lit wreath w/ bow			
Entrance sign decorated w/ Warm White C9 Lights			
Sheringham Nesslewood Entrance			
Entrance sign decorated w/ 24" Pre-lit wreath w/ bow			
Entrance sign decorated w/ Warm White C9 Lights			
Exit sign decorated w/ 24" Pre-lit wreath w/ bow			
Exit sign decorated w/ Warm White C9 Lights			
2- Ligustrum tree trunks wrapped w/ Warm White Mini Lights (5 strands per tree)			
2- Ligustrum tree canopies wrapped w/ Green Mini Lights (14 strands per tree)			
Heatherstone Entrance			
Entrance sign decorated w/ FOUR 24" Pre-lit wreaths w/ bows (2 per side)			
Entrance sign decorated w/ Warm White C9 Lights			
Beaconsfield Entrance			
Entrance sign decorated w/ Warm White C9 Lights			
Entrance sign decorated w/ SIX 24" Pre-lit wreaths w/ bows			
2- Palm trees decorated w/ Warm White Mini Lights (10 strands per tree)			
Chatterly Entrance			
Entrance sign decorated w/ TWO 36" Pre-lit wreaths w/ bows			
2- Palm trees decorated w/ Warm White Mini Lights (3 strands per tree)			
Larkenheath Entrance			
Entrance sign decorated w/ Warm White C9 Lights			
Entrance sign decorated w/ FOUR 24" Pre-lit wreaths w/ bows and TWO 36" Pre-lit wreaths w/ bows			
2- Green trees (on either side of Entrance sign) decorated w/ Green Mini Lights (4 strands per tree)			
Wrencrest Entrance			
Entrance sign decorated w/ Warm White C9 Lights			
Entrance sign decorated w/ TWO 36" Pre-lit wreaths w/ bows			
3- Oak trees decorated w/ Warm White Mini Lights (7 strands per tree)			



Alchester Place Entrance  
Entrance sign decorated w/ Warm White C9 Lights  
Entrance sign decorated w/ SIX 24" Pre-lit wreaths w/ bows  
2- Palm trees decorated w/ Warm White Mini Lights (6 strands per tree)

Whitlock Entrance  
Entrance sign decorated w/ Warm White C9 Lights  
Entrance sign decorated w/ FOUR 24" Pre-lit wreaths w/ bows  
1- Oak tree decorated w/ Warm White Mini Lights (8 strands)

Broughton Place Entrance  
Entrance sign decorated w/ Warm White C9 Lights  
Entrance sign decorated w/ TWO 36" Pre-lit wreaths w/ bows  
3- Palm trees decorated w/ Warm White Mini Lights (6 strands per tree)

Ammanford Entrance  
Entrance sign decorated w/ Warm White C9 Lights  
Entrance sign decorated w/ THREE 24" Pre-lit wreaths w/ bows  
3- Palm trees decorated w/ Warm White Mini Lights (7 strands per tree)

Hillcrest Crossing Entrance  
Entrance sign decorated w/ Warm White C9 Lights  
Entrance sign decorated w/ TWO 36" Pre-lit wreaths w/ bows  
1- Oak tree decorated w/ Warm White Mini Lights (10 strands)

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Subtotal	\$17,000.00
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<b>Job Total</b>	<b>\$17,000.00</b>
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<b>Amount Due</b>	<b>\$8,500.00</b>
-------------------	-------------------

Payment History

Nov 12	Wed 12:39pm	Check	\$8,500.00
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- American Illuminations & Decor will install, maintain throughout the season, takedown all lights & decor at the end of the season, and store during the offseason.
- American Illuminations & Decor maintains ownership of all lights, equipment and decor at the end of the agreement.
- Installation to be completed by December 10th (Lighting installs begin in October, Greenery and Decor installs begin in November).
- Removal of decor by January 20th (Lighting may come down after the 20th, but Greenery and Decor will be removed by the 20th)
- 50% deposit due upon approval of proposal. Remaining 50% due upon completion of installation (Net 15)

Print & Signature of Acceptance:

X\_\_\_\_\_

Acceptance Date:

X\_\_\_\_\_

See our [Terms & Conditions](#)



# INVOICE



## Classic Reflections Carriages

25454 Papillon Trail, Brooksville, FL 34601, UNITED STATES

Tax ID: 47-1560791

Phone: +1 813-362-4692;

amber@classicreflections-carriages.com; Website: www.classicreflections-carriages.com

**Invoice No#:** 1903

**Invoice Date:** Oct 22, 2025

**Due Date:** Dec 5, 2025

**\$3,000.00 USD**

**AMOUNT DUE**

### BILL TO

MPIII CDD C/o Rizzetta & Co.  
3434 Colwell Ave, Suite 200, Tampa, FL 33614,  
UNITED STATES  
manager@meadowpointe3.com

### SHIP TO

MPIII CDD  
Justin Lawrence  
1500 Meadow Pointe Blvd., Wesley Chapel, FL  
33543, UNITED STATES

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Holiday Wagon Rides Holiday wagon rides with a 6-8 passenger horse drawn sleigh decorated with holiday decorations. Staffed by a coachman and footman in holiday attire.  Deposit \$150  Event Date: 12/5/25 Location: Meadow Pointe III Start Time: 5pm End Time: 9pm	1	\$1,100.00	\$1,100.00
2	Extra Sleigh time Additional carriage service - 1 hour	1	\$200.00	\$200.00
3	Sleigh Tour for the Meadow Pointe III Communities Horse drawn sleigh will take Santa thru the communities starting at 5pm	1	\$1,300.00	\$1,300.00
4	Santa Santa will ride in the sleigh as it tours the community, tossing provided beads & candy	1	\$400.00	\$400.00

**RECEIVED**  
10-24-2025

Subtotal \$3,000.00

Shipping \$0.00

**TOTAL \$3,000.00 USD**

### NOTES TO CUSTOMER

Under Florida law, an equine activity sponsor or equine professional is not liable for an injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities.

### TERMS AND CONDITIONS

This invoice is a contract. Balance is due one week before the event. Contract cancellations must be in writing 30 days prior to event. Our horse drawn vehicles have the ability to run rain or shine. Any last minute cancellations must be made a minimum of 48 hours in advance or you will be charged the full





www.coastalwasteinc.com

# INVOICE

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

**Invoice** SW0001192797  
**Page** Page 1 of 1  
**Date** 10/31/2025  
**Customer** 21985  
**Site** 0  
**PO Number**  
**Due Date** 11/30/2025

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) <b>MEADOW POINTE III CDD</b> <b>1500 MEADOW POINTE BLVD, WESLEY CHAPEL FL</b>  Serv #001 96 GALLON MSW 1,547 - 0YD				
31 - Oct	1547 Units @ \$15.66 (Nov 01/25 - Nov 30/25)		\$24,226.02	1.00	\$24,226.02
<div>RECEIVED 10-27-2025</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** SW0001192797  
**Page** Page 1 of 1  
**Date** 10/31/2025  
**Customer** 21985  
**Site** 0  
**PO Number**  
**Due Date** 11/30/2025

**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>
------------------------	--------------------

0025756SW0219850000SW000119279700024226027





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: 251117278874**

DR15-EZ

Certificate Number Collection Period Confirm Date and Time

61-8015577967-4 10/2025 11/17/2025 11:20:55 AM ET

**Location Address**

1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876

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

**Contact Information**

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

Debit Date: 11/18/2025  
Amount for Check: \$539.67

Bank Routing Number:  
Bank Account Number:

Bank Account Type: Checking  
Corporate/Personal: Corporate  
MEADOW POINTE III  
COMMUNITY  
DEVELOPMENT  
Name on Bank Account:

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

- Gross Sales  
(Do not include tax) 7709.62
- Exempt Sales  
(Include these in Gross Sales, Line 1) 0.00
- Taxable Sales/Purchases  
(Include Internet/Out-of-State Purchases) 7709.62

Discretionary Sales Surtax Information			
Taxable Sales and Purchases <b>Not</b> Subject to Discretionary Sales Surtax			
A.		\$	0.00
B.	Total Discretionary Sales Surtax Due	\$	77.10

- Total Tax Due  
(Include Discretionary Sales Surtax from Line B) \$ 539.67
- Less Lawful Deductions \$ 0.00
- Less DOR Credit Memo \$ 0.00
- Net Tax Due \$ 539.67
- a. Less (-) Collection Allowance; or if Late, \$ 0.00
- b. Plus (+) Penalty and Interest \$ 0.00
- Amount Due With Return \$ 539.67

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



**Payment you have authorized**

539.67



**Meadow Pointe III CDD  
BOS Meeting  
Meeting Date: November 19 2025**

**SUPERVISOR PAY REQUEST  
DIRECT DEPOSIT**

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

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	<i>6:30pm</i>
Meeting End Time:	<i>9:30pm</i>
Total Meeting Time:	<i>3.00</i>

Time Over (3) Hours:

Total at \$400 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 per Hour:	\$0.00

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

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

*Glen Aleo*





**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 46087**

**DATE** 10/28/2025 **TERMS** Net 30

**DUE DATE** 11/27/2025

DATE	ACTIVITY	DESCRIPTION	AMOUNT
10/21/2025	<b>Inspection</b>	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**  
10-28-2025





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

## Service Slip/Invoice

**INVOICE:** 46353  
**DATE:** 10/23/2025  
**ORDER:** 46353

**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
10/23/2025	04:32 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/23/2025		

Service	Description	Price
BEES OR HORNETS	Irradication of Bees or Hornets	\$250.00
		<b>SUBTOTAL</b> \$250.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$250.00
		<b>PRIOR BAL</b> \$0.00
		<b>AMOUNT DUE</b> \$250.00

**RECEIVED**  
10-23-2025

\* 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**



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

# 2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
Pay your current taxes online at [www.pascotaxes.com](http://www.pascotaxes.com)

Parcel / Account Number	Escrow	Tax District
34-26-20-0000-00100-0020		UF

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



1500 MEADOW POINTE BOULEVARD  
COM AT NE COR OF SE1/4 OF SEC 34  
TH ALG NORTH BDY OF SE1/4 SEC 3  
4 N89DEG 59'28"W 1352.61 FT TO P  
OB TH S31DEG 00'00"E 38.45 FT TH  
See Additional Legal on Tax Roll



Ad Valorem Taxes						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4042	110,000	0	110,000	814.46
SCHOOL OPERATING STATE LAW	727-774-2268	3.0260	110,000	0	110,000	332.86
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	110,000	0	110,000	165.00
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	110,000	0	110,000	110.00
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	110,000	0	110,000	82.28
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	110,000	0	110,000	233.48
COUNTY PARKS MSTU	727-847-8980	0.0000	110,000	0	110,000	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	110,000	0	110,000	44.57
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1831	110,000	0	110,000	20.14
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2091	110,000	0	110,000	23.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0182	110,000	0	110,000	2.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0364	110,000	0	110,000	4.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0100	110,000	0	110,000	1.10
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0229	110,000	0	110,000	2.52
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.0953	110,000	0	110,000	10.48
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0086	110,000	0	110,000	0.95
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0116	110,000	0	110,000	1.28
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0081	110,000	0	110,000	0.89
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0077	110,000	0	110,000	0.85
Total Millage		16.8169	Total Ad Valorem Taxes		\$1,849.86	

Levying Authority		Non-Ad Valorem Taxes		Amount	
MEADOW POINTE III CDD		Telephone			
COUNTY STORMWATER		813-933-5571		0.00	
		727-834-3611		2,346.50	

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

♦PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT♦

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

# 2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
Pay your current taxes online at [www.pascotaxes.com](http://www.pascotaxes.com)

Parcel / Account Number	Escrow	Tax District
34-26-20-0000-00100-0020		UF

If Paid By Please Pay	Nov 30, 2025 \$4,028.51	Dec 31, 2025 \$4,070.47	Jan 31, 2026 \$4,112.43	Feb 28, 2026 \$4,154.40	Mar 31, 2026 \$4,196.36
--------------------------	----------------------------	----------------------------	----------------------------	----------------------------	----------------------------

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276  
Alt Key: 0608802

RERE/0 1-2 1-2

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

1500 MEADOW POINTE BOULEVARD  
COM AT NE COR OF SE1/4 OF SEC 34  
TH ALG NORTH BDY OF SE1/4 SEC 3  
4 N89DEG 59'28"W 1352.61 FT TO P  
OB TH S31DEG 00'00"E 38.45 FT TH  
See Additional Legal on Tax Roll

1 00608802 2025 6





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

**2025 Solid Waste Assessment**



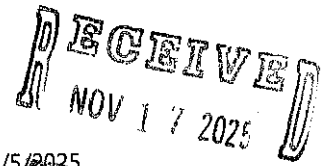
**Pasco County, Florida**

Solid Waste & Resource Recovery Department  
P.O. Box 210  
New Port Richey FL 34656-0210  
Ph: 727-847-8123

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

PARCEL ADDRESS:  
1500 MEADOW POINTE BOULEVARD  
WESLEY CHAPEL, FL 33543

Use code: 77  
Description: CLUBS, LODGES, HALLS



Date: 11/5/2025

Parcel ID: 34-26-20-0000-00100-0020

"H" Indicates Hauler Record.

Card	Use Code	Assessment
01	77	\$1,674.42

Total Assessment Levied all Cards: \$1,674.42

**\*\* IMPORTANT - PLEASE READ : The final date for filing the 2025 appeal is January 31, 2026 \*\***

**To complete an appeal form please go to the website address below:**

**<https://bit.ly/PascoSWAppeal>**

**To make an online payment please go to:**

**<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>**

**For instructions please go to:**

**<https://bit.ly/PascoSWInstructions>**

Please detach here and return bottom part with payment

**2025 Solid Waste Assessment**

3047

Total Fee Due If Paid By:

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31	APR 30 *	MAY 31 *
\$1,607.44	\$1,624.19	\$1,640.93	\$1,657.68	\$1,674.42	\$1,699.54	\$1,724.65

Assessment Levied  
\$1,674.42

Parcel Number  
34-26-20-0000-00100-0020  
Invoice# 25179210

\* Delinquent April 1

SW 6/1524 1-2 \*\*\*\*\* ALL FOR AADC 335



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

**Payable To:**

Mike Fasano, Pasco County Tax Collector

**Mail To:**

Pasco County Tax Collector  
PO Box 276  
Dade City, FL 33526-0276

25179210 3426200000001000020 0160744





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: 23262244

Billing Date: 10/21/2025

Billing Period: 9/5/2025 to 10/7/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070428	9/5/2025	5919	10/7/2025	6031	32	112

Usage History

	Water
October 2025	112
September 2025	105
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

Transactions

Previous Bill	1,560.45
Payment 10/06/25	-1,560.45 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Water Tier 1 13.0 Thousand Gals X \$2.18	28.34
Water Tier 2 12.0 Thousand Gals X \$3.47	41.64
Water Tier 3 13.0 Thousand Gals X \$6.94	90.22
Water Tier 4 74.0 Thousand Gals X \$9.36	692.64
Sewer	
Sewer Base Charge	53.43
Sewer Charges 112.0 Thousand Gals X \$7.20	806.40
<b>Total Current Transactions</b>	1,735.04
<b>TOTAL BALANCE DUE</b>	<b>\$1,735.04</b>

**RECEIVED**  
10-27-2025



Please return this portion with payment

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

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

Account # 0509200  
Customer # 01034858  
Balance Forward 0.00  
Current Transactions 1,735.04

**Total Balance Due \$1,735.04**  
**Due Date 11/7/2025**

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

**The Total Due will be electronically  
transferred on 11/07/2025.**

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:** AROCT25 MEADOW PT III #1  
**Invoice Date:** 11/13/2025  
**Terms:** DUE UPON RECEIPT

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

Date	Description	Amount
11/13/2025	0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR OCT25 #1	\$12,700.58
	<b>Total Due</b>	\$12,700.58

## PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

**Please make checks payable to:**

**Customer Number:** C00279  
**Invoice Number:** AROCT25 MEADOW PT III #1  
**Invoice Date:** 11/13/2025  
**Total Amount Due \$** 12,700.58



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

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



## ***Meadow Pointe III Community District Development***



To whom it may concern:

Based on one of the recent previous CDD meetings, the board has voted to renew our contract the PCSO and the share program with MPIV. I can verify that we will be renewing for the 2025-2026 fiscal year but cannot verify for the 2026-2027 fiscal year at this time. Any questions, feel free to reach out.



Justin Lawrence

Clubhouse Manager – 813.383.6676



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

**Personal Services:**

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

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

**Operating Expenses:**

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

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

**Capital:**

Patrol vehicle (\$35,910 less residual value of \$2,000/5 years) Year 4	6,782
-------------------------------------------------------------------------	-------

<b>Total Capital:</b>	<b>6,782</b>
-----------------------	--------------

<b>Total Estimate Sheriff's Office Costs - CONTRACT TOTAL</b>	<b>152,407</b>
---------------------------------------------------------------	----------------



Cust: C00279	0001-0000-369-0700	DUE FROM OTHER ENTITIES
2025-2026	MEADOW POINT III	INVOICE #
ORG. BUDGET	152,407.00	
BILLING	152,407.00	
INS. ADJ.	(12,500.00)	
	139,907.00	
	INVOICING SCHEDULE	
OCT25 #1	12,700.58	AROCT25 MEADOW PT III #1
NOV25 #2	12,700.58	ARNOV25 MEADOW PT III #2
DEC25 #3	12,700.58	ARDEC25 MEADOW PT III #3
JAN26 #4	12,700.58	ARJAN26 MEADOW PT III #4
FEB26 #5	12,700.58	ARFEB26 MEADOW PT III #5
MAR26 #6	12,700.58	ARMAR26 MEADOW PT III #6
APR26 #7	12,700.58	ARAPR26 MEADOW PT III #7
MAY26 #8	12,700.58	ARMAY26 MEADOW PT III #8
JUN26 #9	12,700.58	ARJUN26 MEADOW PT III #9
JUL26 #10	12,700.58	ARJUL26 MEADOW PT III #10
AUG26#11	12,700.58	ARAUG26 MEADOW PT III #11
SEP26 #12	12,700.62	ARSEP26 MEADOW PT III #12
TOTAL:	152,407.00	



# PC Consultants

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

Invoice

108845

## 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 *11/8/2025*  
Quote No. *Verbal - Justin*  
Rep *Ken Johnson*  
Setup *PC Here 11/07*

Qty	Description	Unit Price	TOTAL
1.3	<i>Labor: 11/07/25 - Justin states Lenovo M70c PC beeps at power on; 3 short, 1 long; Bench; Pull (2) Timetec 8GB DDR4 memory modules; Blow out dust; Try new Samsung 8GB DDR4 memory; PC boots; Test both Timetec 8GB memory in both DIMM slots after cleaning contacts w/ alcohol; Allow to air dry; Both Timetec modules work in both DIMM slots; Insert/Lock in both 8GB modules; Boot; Install Lenovo Vantage; Update Realtek LAN driver; Fix CCleaner V6.39 to stop updating to disastrous Version 7; Run CC; Purge 4.19GB, fix 290 registry issues; Update Windows 11 Pro Ver 24H2 to Ver 25H2; Perform additional W11 updates until OS current; Check Acronis 2019; Last Last BU: 09/28/25; Fix backup path from K: to G: external drive (1TB); Set for rotating 6 backups on scheduler on Sunday Night 9:30PM; Delete all System Restore points; Was set to use 100% of C: drive space; Set to 2% (9.24GB); Perform manual restore point: 110725PM; Run Acronis full backup now; Perform C: DiskClean; Purge 4.4GB. <b>Actual PCC Bench Time: 11:00AM - 1:30PM = 2.5 Hrs</b> <b>Billed Time: 1.3 Hrs @ \$75 Per Hr</b>  <i>Meadow Pointe III Community Development District Tax Exempt Certificate On File: 85-8012667439C-1 Expiration Date: 11/30/2025</i>  <i>PC Dropped Off: 11/07 11AM; Picked Up: 11/07 1:45PM</i></i>	\$75.00	\$97.50

### Payment Details

- ☐ Cash  
☐ Check  
☒ Net 15 #VALUE!

SubTotal \$97.50

FL Sales Tax \$0.00

**TOTAL \$97.50**

Thank You For Your Business!

"Latest Technologies, Old Fashioned Service!"



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

Invoice

Date	Invoice #
11/2/2025	INV0000104547

Bill To:

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

Services for the month of	Terms	Client Number
November	Upon Receipt	00720

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,874.58	\$1,874.58
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	\$110.00	\$110.00
		Subtotal	\$5,867.83
		Total	\$5,867.83

RECEIVED  
10-30-2025



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

Invoice

Date	Invoice #
11/1/2025	INV0000104779

Bill To:

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

Services for the month of	Terms	Client Number
October	Upon Receipt	00010

Description	Qty	Rate	Amount
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	33.60	\$1.00	\$33.60
Subtotal			\$183.60
Total			\$183.60





# Invoice

Date	Invoice Number
10/28/2025	69106

**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	11/27/2025	BK	10/28/2025	
Quantity	Item Code	Description	Price Each	Amount	
1	VBCP2609 CP Towels	Premium Center Pull Paper Towels, White 600 feet 6 rolls/ case (16lbs 25X17X9")	42.95	42.95	
1	FedEx Service	Fed Ex Freight Charge  FedEx Package 1 Tracking #: 394732383869	12.98	12.98	
			<b>Subtotal</b>	\$55.93	
			<b>Total</b>	\$55.93	
			<b>Payments/Credits</b>	\$0.00	
			<b>Balance Due</b>	\$55.93	

**RECEIVED**  
10-28-2025





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
10/30/2025	17190

**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	Reset the call box circuit board display. All performing properly at this time. Also removed the Amazon Ring from operator as requested and placed a sticker on the cover stating AMAZON RING FORBIDDEN. 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  
10-30-2025





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
11/2/2025	17198

## 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
	NOVEMBER 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 #
11/2/2025	17199

**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
	NOVEMBER 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
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.			<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 #
11/2/2025	17201

**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
	NOVEMBER 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 #
11/2/2025	17213

**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
	NOVEMBER 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 #
11/2/2025	17214

## 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
	NOVEMBER 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
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.			<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 #
11/2/2025	17218

**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
	NOVEMBER 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 #
11/2/2025	17229

## 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
	NOVEMBER 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 #
11/2/2025	17238

**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
	NOVEMBER 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 #
11/14/2025	17261

**Bill To**

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

			Job Name	Terms
			WRENCREST	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Put Chatterly gates back in service. All performing properly at this time. 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





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
11/17/2025	17264

**Bill To**

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

			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	45.95		45.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$91.90
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.			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$91.90





## INVOICE

Page 1 of 2

Invoice Number	2467422
Invoice Date	October 14, 2025
Customer Number	83270
Project Number	238202089

**Bill To**

Meadow Pointe III Community  
Development District  
Accounts Payable  
c/o Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel FL 33544  
United States

**Alternative Remit To**

Stantec Consulting Services Inc.  
(SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**Project Description:** Meadow Pointe III CDD

<b>Stantec Project Manager:</b>	Waag, Tyson
<b>Authorization Amount:</b>	\$28,179.00
<b>Authorization Previously Billed:</b>	\$28,152.31
<b>Authorization Budget Remaining:</b>	-\$183.73
<b>Authorization Billed to Date:</b>	\$28,362.73
<b>Current Invoice Due:</b>	\$210.42
<b>For Period Ending:</b>	October 3, 2025

---

<b>Contact Name:</b>	Rizzetta & Company
<b>Invoice email:</b>	cddinvoice@rizzetta.com
<b>Client contact email:</b>	darryla@rizzetta.com
<b>Billing Backup:</b>	Yes

Please contact Adam Fowler if you have any questions concerning this invoice.

[E-mail: Adam.Fowler@Stantec.com](mailto:Adam.Fowler@Stantec.com)

**\*\* PLEASE INCLUDE AN INVOICE # WITH PAYMENT \*\***

*Thank you.*

**Net Due in 30 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**



INVOICE

Invoice Number2467422

Project Number238202089

Top Task 2025

2025 FY General Cons

Disbursements					
		Date	Cost	%	Current Amount
Direct - Printing					
ARC		2025-09-16	182.97	15.00	210.42
17324ARC091625B					
Disbursements Subtotal					210.42

Top Task 2025 Total

210.42

Total Fees & Disbursements

\$210.42

INVOICE TOTAL (USD)

\$210.42

RECEIVED

10-29-2025



Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-09-16	238202089	2025	Direct - Printing	ARC	182.97	1.15	210.42	17324ARC091625B1	17324ARC091625B
Total subTask 2025					182.97		\$210.42		
Total Top Task 2025					182.97		\$210.42		
Total Project 238202089					182.97		\$210.42		





## INVOICE

Page 1 of 2

Invoice Number	2480640
Invoice Date	November 10, 2025
Customer Number	83268
Project Number	238202301

**Bill To**

Meadow Pointe III Community  
Development District  
Accounts Payable  
Rizzetta & Company  
5844 Old Pasco Road, Suite 100  
Wesley Chapel FL 33544  
United States

**Alternative Remit To**

Stantec Consulting Services Inc.  
(SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**Project Description:** Meadow Pointe III CDD General Consulting Services

<b>Stantec Project Manager:</b>	Waag, Tyson
<b>Authorization Amount:</b>	\$22,500.00
<b>Authorization Previously Billed:</b>	\$2,934.50
<b>Authorization Budget Remaining:</b>	\$18,761.50
<b>Authorization Billed to Date:</b>	\$3,738.50
<b>Current Invoice Due:</b>	\$804.00
<b>For Period Ending:</b>	October 24, 2025

---

<b>Invoice email:</b>	cddinvoice@rizzetta.com
<b>Client contact email:</b>	darryla@rizzetta.com
<b>Include:</b>	Billing Backup

Please contact Adam Fowler if you have any questions concerning this invoice.

[E-mail: Adam.Fowler@Stantec.com](mailto:Adam.Fowler@Stantec.com)

**\*\* PLEASE INCLUDE AN INVOICE # WITH PAYMENT \*\***

*Thank you.*

**Net Due in 28 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**



## Page 2 of 2

2480640

238202301

### Professional Services

<b>Top Task 2026 Total</b>	<b>804.00</b>
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Total Fees & Disbursements	\$804.00
----------------------------	----------

INVOICE TOTAL (USD)	<u>\$804.00</u>
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Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-10-23	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
2025-10-24	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-10-06	238202301	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PM SUPPORT	
2025-10-13	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW EMAIL CORRESPONDENCE WITH DM STAFF AND PROVIDE PROFESSIONAL OPINION REGARDING WHITLOCK AND BEARDSLEY STOP SIGN.	
2025-10-14	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINACIAL REVIEW.	
2025-10-15	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.25	190.00	427.50	MONTHLY MEETING PREPARATION AND MEETING ATTENDANCE (CALL-IN). CORRESPONDENCE WITH DM AND STREET LIGHT VENDORS.	
2025-10-24	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION AND FOLLOW UP WITH DM REGARDING SIGNED SWFWMD SOIS.	
Total subTask 2026					4.25		\$804.00		
Total Top Task 2026					4.25		\$804.00		
Total Project 238202301					4.25		\$804.00		





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

Statement Date: November 03, 2025

Amount Due: \$12,654.15

Due Date: November 17, 2025

Account #: 311000030198

**DO NOT PAY.** Your account will be drafted on November 17, 2025

## Account Summary

Previous Amount Due	\$11,817.99
Payment(s) Received Since Last Statement	-\$11,817.99
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$12,654.15</b>

**Amount Due by November 17, 2025 \$12,654.15**

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

## Your Locations With The Highest Usage



1500 MEADOW  
POINTE BLVD, B,  
WESLEY CHAPEL, FL  
33543-6876

**8,115  
KWH**



1500 MEADOW  
POINTE BLVD,  
WESLEY CHAPEL, FL  
33543-6876

**4,289  
KWH**



Scan here to interact  
with your bill online.

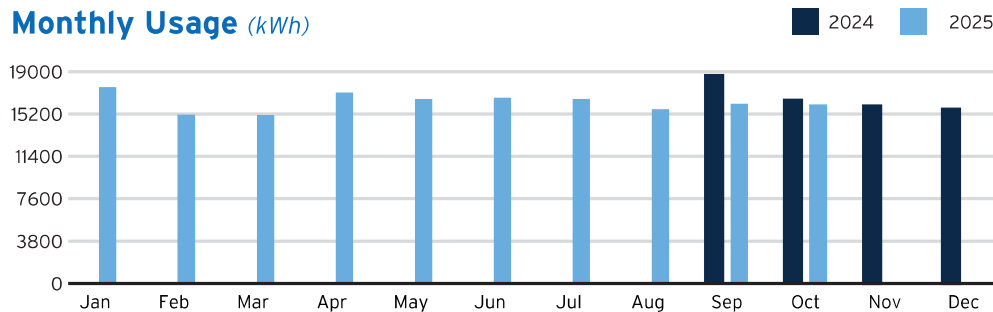


**DOWNED IS  
DANGEROUS!**

If you see a downed power line,  
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety)  
for more safety tips.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)

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



Account #: 311000030198

Due Date: November 17, 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://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$12,654.15

Payment Amount: \$ \_\_\_\_\_

700125004491

Your account will be  
drafted on November 17, 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:** \$539.26

**Service Address:** MEADOW POINTE PARCEL PP QQ, WESLEY CHAPEL, FL 33543-0000

**Sub-Account Number:** 211014027422

**Amount:** \$760.00

**Service Address:** MEADOW POINTE/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000

**Sub-Account Number:** 211014027190

**Amount:** \$996.44

**Service Address:** MANSFIELD/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000

**Sub-Account Number:** 211014026929

**Amount:** \$336.10

**Service Address:** MEADOW POINT PARCEL TT, WESLEY CHAPEL, FL 33544-0000

**Sub-Account Number:** 211014026697

**Amount:** \$564.66

**Service Address:** MEADOW POINTE PARCEL VV, WESLEY CHAPEL, FL 33544-0000

**Sub-Account Number:** 211014026457

**Amount:** \$386.36

*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: \$534.95
Service Address: MEADOW POINTE P-1 UID, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014025996	Amount: \$534.95
Service Address: MEADOW POINTE PARCEL EE, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014025715	Amount: \$624.09
Service Address: BEARDSLEY/WHITLOCK, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014025491	Amount: \$452.14
Service Address: WESLEY CHAPEL LAKES, PH 12A, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014025285	Amount: \$326.92
Service Address: WESLEY CHAPEL PHASE I C, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024973	Amount: \$416.06
Service Address: WESLEY CHAPEL, PH 1, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024759	Amount: \$564.66
Service Address: BEARDSLEY DR FRM WHITLOCK, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024478	Amount: \$235.89
Service Address: MEADOW POINT PARCEL FF, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024304	Amount: \$951.01
Service Address: MEADOW POINTE PARCEL SS, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024056	Amount: \$594.40
Service Address: MEADOW POINTE CLUBHOUSE, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014023785	Amount: \$378.16

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	10/13/2025	16,005		15,818		187 kWh	1	31 Days	\$52.99
									<div><div></div><div>7.5%</div></div>

<b>Service Address:</b> MEADOW POINTE PAR UU, WESLEY CHAPEL, FL 33543-0000		<b>Sub-Account Number:</b> 211014023348	
		<b>Amount:</b> \$505.24	

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	10/13/2025	9,763		9,718		45 kWh	1	31 Days	\$29.18
									<div><div></div><div>19.6%</div></div>

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	10/13/2025	16,553		16,321		232 kWh	1	31 Days	\$60.54
									<div><div></div><div>9.4%</div></div>

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	10/13/2025	27,557		27,342		215 kWh	1	31 Days	\$57.69
									<div><div></div><div>4.9%</div></div>

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	10/13/2025	17,901		17,600		301 kWh	1	31 Days	\$72.11
									<div><div></div><div>3.8%</div></div>

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	10/13/2025	12,847		12,711		136 kWh	1	31 Days	\$44.42
									<div><div></div><div>11.5%</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:** 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	10/13/2025	3,214		2,994		220 kWh	1	31 Days	<b>\$58.53</b>
								286.0%	

**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	10/13/2025	37,250		29,135		8,115 kWh	1	31 Days	<b>\$808.94</b>
1000760922	10/13/2025	11.67		0		11.67 kW	1	31 Days	0.5%

**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	10/13/2025	838		825		13 kWh	1	31 Days	<b>\$23.80</b>
1000760919	10/13/2025	0.46		0		0.46 kW	1	31 Days	7.1%

**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	10/13/2025	58,571		58,290		281 kWh	1	31 Days	<b>\$68.74</b>
								2.9%	

**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	10/13/2025	74,737		70,448		4,289 kWh	1	31 Days	<b>\$740.96</b>
								5.2%	

**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	10/13/2025	15,391		15,226		165 kWh	1	31 Days	<b>\$49.30</b>
								7.1%	

**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	10/13/2025	14,944		14,806		138 kWh	1	31 Days	<b>\$44.78</b>
								3.0%	

Continued on next page →



**\$12,654.15**






Sub-Account #: 211014502689  
Statement Date: 10/29/2025

**Service Address:** MEADOW POINTE, PH 1U, WESLEY CHAPEL, FL 33544-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 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: 10/29/2025

**Service Address:** WESLEY CHAPEL LKS PH2 UN 1B, WESLEY CHAPEL, FL  
33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 days</b>		
Lighting Energy Charge	272 kWh @ \$0.03412/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$320.29
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
State Tax		\$35.49
<b>Lighting Charges</b>		<b>\$539.26</b>

**Current Month's Electric Charges** **\$539.26**

Billing information continues on next page →






Sub-Account #: 211014027422  
Statement Date: 10/29/2025

**Service Address:** MEADOW POINTE PARCEL PP QQ, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 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
State Tax		\$50.04
<b>Lighting Charges</b>		<b>\$760.00</b>

**Current Month's Electric Charges** **\$760.00**

Billing information continues on next page →






Sub-Account #: 211014027190  
Statement Date: 10/29/2025

**Service Address:** MEADOW POINTE/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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
State Tax			\$66.19
Lighting Charges			\$996.44

**Current Month's Electric Charges      \$996.44**

Billing information continues on next page →






Sub-Account #: 211014026929  
Statement Date: 10/29/2025

**Service Address:** MANSFIELD/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days			
Lighting Energy Charge	306 kWh @ \$0.03412/kWh		\$10.44
Fixture & Maintenance Charge	6 Fixtures		\$82.98
Lighting Pole / Wire	6 Poles		\$203.88
Lighting Fuel Charge	306 kWh @ \$0.03363/kWh		\$10.29
Storm Protection Charge	306 kWh @ \$0.00559/kWh		\$1.71
Clean Energy Transition Mechanism	306 kWh @ \$0.00043/kWh		\$0.13
Storm Surcharge	306 kWh @ \$0.01230/kWh		\$3.76
Florida Gross Receipt Tax			\$0.68
State Tax			\$22.23
Lighting Charges			\$336.10

**Current Month's Electric Charges      \$336.10**

Billing information continues on next page →






Sub-Account #: 211014026697  
Statement Date: 10/29/2025

**Service Address:** MEADOW POINT PARCEL TT, WESLEY CHAPEL, FL 33544-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 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
State Tax		\$37.18
<b>Lighting Charges</b>		<b>\$564.66</b>

**Current Month's Electric Charges** **\$564.66**

Billing information continues on next page →






Sub-Account #: 211014026457  
Statement Date: 10/29/2025

**Service Address:** MEADOW POINTE PARCEL VV, WESLEY CHAPEL, FL 33544-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days			
Lighting Energy Charge	208 kWh @ \$0.03412/kWh		\$7.10
Fixture & Maintenance Charge	13 Fixtures		\$121.94
Lighting Pole / Wire	13 Poles		\$220.61
Lighting Fuel Charge	208 kWh @ \$0.03363/kWh		\$7.00
Storm Protection Charge	208 kWh @ \$0.00559/kWh		\$1.16
Clean Energy Transition Mechanism	208 kWh @ \$0.00043/kWh		\$0.09
Storm Surcharge	208 kWh @ \$0.01230/kWh		\$2.56
Florida Gross Receipt Tax			\$0.46
State Tax			\$25.44
Lighting Charges			\$386.36

**Current Month's Electric Charges** **\$386.36**

Billing information continues on next page →






Sub-Account #: 211014026192  
Statement Date: 10/29/2025

**Service Address:** MEADOW POINTE P1 U 1E, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days			
Lighting Energy Charge	288 kWh @ \$0.03412/kWh		\$9.83
Fixture & Maintenance Charge	18 Fixtures		\$168.84
Lighting Pole / Wire	18 Poles		\$305.46
Lighting Fuel Charge	288 kWh @ \$0.03363/kWh		\$9.69
Storm Protection Charge	288 kWh @ \$0.00559/kWh		\$1.61
Clean Energy Transition Mechanism	288 kWh @ \$0.00043/kWh		\$0.12
Storm Surcharge	288 kWh @ \$0.01230/kWh		\$3.54
Florida Gross Receipt Tax			\$0.64
State Tax			\$35.22
Lighting Charges			\$534.95

**Current Month's Electric Charges** **\$534.95**

Billing information continues on next page →






Sub-Account #: 211014025996  
Statement Date: 10/29/2025

**Service Address:** MEADOW POINTE P-1 UID, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days			
Lighting Energy Charge	288 kWh @ \$0.03412/kWh		\$9.83
Fixture & Maintenance Charge	18 Fixtures		\$168.84
Lighting Pole / Wire	18 Poles		\$305.46
Lighting Fuel Charge	288 kWh @ \$0.03363/kWh		\$9.69
Storm Protection Charge	288 kWh @ \$0.00559/kWh		\$1.61
Clean Energy Transition Mechanism	288 kWh @ \$0.00043/kWh		\$0.12
Storm Surcharge	288 kWh @ \$0.01230/kWh		\$3.54
Florida Gross Receipt Tax			\$0.64
State Tax			\$35.22
Lighting Charges			\$534.95

**Current Month's Electric Charges** **\$534.95**

Billing information continues on next page →






Sub-Account #: 211014025715  
Statement Date: 10/29/2025

**Service Address:** MEADOW POINTE PARCEL EE, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days			
Lighting Energy Charge	336 kWh @ \$0.03412/kWh		\$11.46
Fixture & Maintenance Charge	21 Fixtures		\$196.98
Lighting Pole / Wire	21 Poles		\$356.37
Lighting Fuel Charge	336 kWh @ \$0.03363/kWh		\$11.30
Storm Protection Charge	336 kWh @ \$0.00559/kWh		\$1.88
Clean Energy Transition Mechanism	336 kWh @ \$0.00043/kWh		\$0.14
Storm Surcharge	336 kWh @ \$0.01230/kWh		\$4.13
Florida Gross Receipt Tax			\$0.74
State Tax			\$41.09
Lighting Charges			\$624.09

**Current Month's Electric Charges** **\$624.09**

Billing information continues on next page →





Sub-Account #: 211014025491  
Statement Date: 10/29/2025

**Service Address:** BEARDSLEY/WHITLOCK, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details

	<b>Electric Charges</b>	
<b>Lighting Service Items LS-1 (Bright Choices) for 31 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
State Tax		\$30.50
<b>Lighting Charges</b>		<b>\$452.14</b>

**Current Month's Electric Charges** **\$452.14**

Billing information continues on next page →






Sub-Account #: 211014025285  
Statement Date: 10/29/2025

**Service Address:** WESLEY CHAPEL LAKES, PH 12A, WESLEY CHAPEL, FL  
33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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
State Tax			\$21.53
Lighting Charges			\$326.92

**Current Month's Electric Charges**      **\$326.92**

Billing information continues on next page →






Sub-Account #: 211014024973  
Statement Date: 10/29/2025

Service Address: WESLEY CHAPEL PHASE I C, WESLEY CHAPEL, FL 33543-0000

Service Period: 09/20/2025 - 10/20/2025      Rate Schedule: Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days			
Lighting Energy Charge	224 kWh @ \$0.03412/kWh		\$7.64
Fixture & Maintenance Charge	14 Fixtures		\$131.32
Lighting Pole / Wire	14 Poles		\$237.58
Lighting Fuel Charge	224 kWh @ \$0.03363/kWh		\$7.53
Storm Protection Charge	224 kWh @ \$0.00559/kWh		\$1.25
Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh		\$0.10
Storm Surcharge	224 kWh @ \$0.01230/kWh		\$2.76
Florida Gross Receipt Tax			\$0.49
State Tax			\$27.39
Lighting Charges			\$416.06

Current Month's Electric Charges      \$416.06

Billing information continues on next page →






Sub-Account #: 211014024759  
Statement Date: 10/29/2025

Service Address: WESLEY CHAPEL, PH 1, WESLEY CHAPEL, FL 33543-0000

Service Period: 09/20/2025 - 10/20/2025      Rate Schedule: Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 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
State Tax		\$37.18
<b>Lighting Charges</b>		<b>\$564.66</b>

**Current Month's Electric Charges** **\$564.66**

Billing information continues on next page →






Sub-Account #: 211014024478  
Statement Date: 10/29/2025

**Service Address:** BEARDSLEY DR FRM WHITLOCK, WESLEY CHAPEL, FL  
33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 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
State Tax		\$15.91
<b>Lighting Charges</b>		<b>\$235.89</b>

**Current Month's Electric Charges** **\$235.89**

Billing information continues on next page →






Sub-Account #: 211014024304  
Statement Date: 10/29/2025

**Service Address:** MEADOW POINT PARCEL FF, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days			
Lighting Energy Charge	512 kWh @ \$0.03412/kWh		\$17.47
Fixture & Maintenance Charge	32 Fixtures		\$300.16
Lighting Pole / Wire	32 Poles		\$543.04
Lighting Fuel Charge	512 kWh @ \$0.03363/kWh		\$17.22
Storm Protection Charge	512 kWh @ \$0.00559/kWh		\$2.86
Clean Energy Transition Mechanism	512 kWh @ \$0.00043/kWh		\$0.22
Storm Surcharge	512 kWh @ \$0.01230/kWh		\$6.30
Florida Gross Receipt Tax			\$1.13
State Tax			\$62.61
Lighting Charges			\$951.01

**Current Month's Electric Charges** **\$951.01**

Billing information continues on next page →






Sub-Account #: 211014024056  
Statement Date: 10/29/2025

**Service Address:** MEADOW POINTE PARCEL SS, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days			
Lighting Energy Charge	320 kWh @ \$0.03412/kWh		\$10.92
Fixture & Maintenance Charge	20 Fixtures		\$187.60
Lighting Pole / Wire	20 Poles		\$339.40
Lighting Fuel Charge	320 kWh @ \$0.03363/kWh		\$10.76
Storm Protection Charge	320 kWh @ \$0.00559/kWh		\$1.79
Clean Energy Transition Mechanism	320 kWh @ \$0.00043/kWh		\$0.14
Storm Surcharge	320 kWh @ \$0.01230/kWh		\$3.94
Florida Gross Receipt Tax			\$0.71
State Tax			\$39.14
Lighting Charges			\$594.40

**Current Month's Electric Charges** **\$594.40**

Billing information continues on next page →






Sub-Account #: 211014023785  
Statement Date: 10/29/2025

**Service Address:** MEADOW POINTE CLUBHOUSE, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 09/20/2025 - 10/20/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 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
State Tax		\$25.14
<b>Lighting Charges</b>		<b>\$378.16</b>

**Current Month's Electric Charges      \$378.16**

Billing information continues on next page →





Sub-Account #: 211014023603  
Statement Date: 10/29/2025


Service Address: 1226 HILLHURST DR ENT, WESLEY CHAPEL, FL 33543-0000

Meter Read

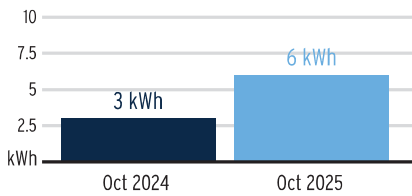
Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000097945	10/13/2025	16,005		15,818		187 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	187 kWh @ \$0.08641/kWh		\$16.16
Fuel Charge	187 kWh @ \$0.03391/kWh		\$6.34
Storm Protection Charge	187 kWh @ \$0.00577/kWh		\$1.08
Clean Energy Transition Mechanism	187 kWh @ \$0.00418/kWh		\$0.78
Storm Surcharge	187 kWh @ \$0.02121/kWh		\$3.97
Florida Gross Receipt Tax			\$1.23
<b>Electric Service Cost</b>			<b>\$49.09</b>
State Tax			\$3.90
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$52.99</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$52.99

Billing information continues on next page →






Sub-Account #: 211014023348  
Statement Date: 10/29/2025

**Service Address:** MEADOW POINTE PAR UU, WESLEY CHAPEL, FL 33543-0000

**Service Period:** 09/13/2025 - 10/13/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 31 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
State Tax		\$33.27
<b>Lighting Charges</b>		<b>\$505.24</b>

**Current Month's Electric Charges** **\$505.24**

Billing information continues on next page →





Sub-Account #: 211014022878  
Statement Date: 10/29/2025

Service Address: 31551 CHATTERLY DR, WESLEY CHAPEL, FL 33543-6807

Meter Read

Meter Location: Gate

Service Period: 09/13/2025 - 10/13/2025

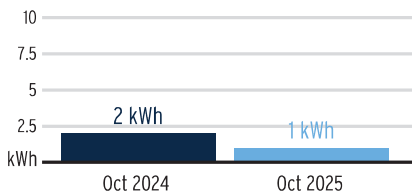
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000125768	10/13/2025	9,763		9,718		45 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	45 kWh @ \$0.08641/kWh		\$3.89
Fuel Charge	45 kWh @ \$0.03391/kWh		\$1.53
Storm Protection Charge	45 kWh @ \$0.00577/kWh		\$0.26
Clean Energy Transition Mechanism	45 kWh @ \$0.00418/kWh		\$0.19
Storm Surcharge	45 kWh @ \$0.02121/kWh		\$0.95
Florida Gross Receipt Tax			\$0.68
<b>Electric Service Cost</b>			<b>\$27.03</b>
State Tax			\$2.15
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$29.18</b>

Avg kWh Used Per Day



Current Month's Electric Charges \$29.18

Billing information continues on next page →





Sub-Account #: 211014022654  
Statement Date: 10/29/2025


Service Address: 31534 HEATHERSTONE DR, WESLEY CHAPEL, FL 33543-0000

Meter Read

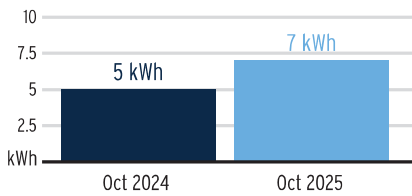
Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123133	10/13/2025	16,553		16,321		232 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	232 kWh @ \$0.08641/kWh		\$20.05
Fuel Charge	232 kWh @ \$0.03391/kWh		\$7.87
Storm Protection Charge	232 kWh @ \$0.00577/kWh		\$1.34
Clean Energy Transition Mechanism	232 kWh @ \$0.00418/kWh		\$0.97
Storm Surcharge	232 kWh @ \$0.02121/kWh		\$4.92
Florida Gross Receipt Tax			\$1.40
<b>Electric Service Cost</b>			<b>\$56.08</b>
State Tax			\$4.46
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$60.54</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$60.54

Billing information continues on next page →





Sub-Account #: 211014022449  
Statement Date: 10/29/2025


Service Address: 1901 BEACONSFIELD DR, WESLEY CHAPEL, FL 33543-0000

Meter Read

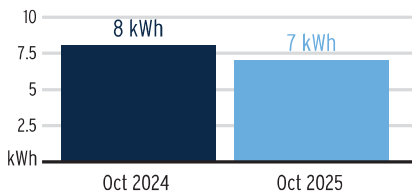
Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000127032	10/13/2025	27,557		27,342		215 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	215 kWh @ \$0.08641/kWh		\$18.58
Fuel Charge	215 kWh @ \$0.03391/kWh		\$7.29
Storm Protection Charge	215 kWh @ \$0.00577/kWh		\$1.24
Clean Energy Transition Mechanism	215 kWh @ \$0.00418/kWh		\$0.90
Storm Surcharge	215 kWh @ \$0.02121/kWh		\$4.56
Florida Gross Receipt Tax			\$1.34
<b>Electric Service Cost</b>			<b>\$53.44</b>
State Tax			\$4.25
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$57.69</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$57.69

Billing information continues on next page →





Sub-Account #: 211014022233  
Statement Date: 10/29/2025

**Service Address:** 31751 LARKEN HEATH DR GATE, WESLEY CHAPEL, FL 33543-0000

Meter Read

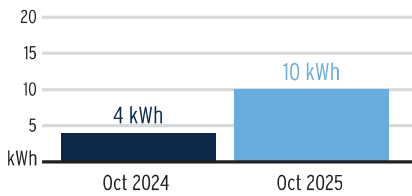
**Service Period:** 09/13/2025 - 10/13/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000103850	10/13/2025	17,901		17,600		301 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	301 kWh @ \$0.08641/kWh		\$26.01
Fuel Charge	301 kWh @ \$0.03391/kWh		\$10.21
Storm Protection Charge	301 kWh @ \$0.00577/kWh		\$1.74
Clean Energy Transition Mechanism	301 kWh @ \$0.00418/kWh		\$1.26
Storm Surcharge	301 kWh @ \$0.02121/kWh		\$6.38
Florida Gross Receipt Tax			\$1.67
<b>Electric Service Cost</b>			<b>\$66.80</b>
State Tax			\$5.31
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$72.11</b>

Avg kWh Used Per Day



**Current Month's Electric Charges      \$72.11**

Billing information continues on next page →





Sub-Account #: 211014022043  
Statement Date: 10/29/2025

Service Address: 31302 ALCHESTER DR GATE, WESLEY CHAPEL, FL 33543-0000

Meter Read

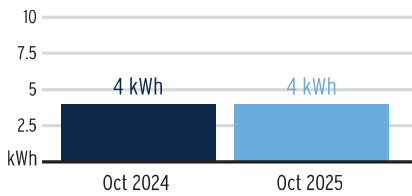
Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000101280	10/13/2025	12,847		12,711		136 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	136 kWh @ \$0.08641/kWh		\$11.75
Fuel Charge	136 kWh @ \$0.03391/kWh		\$4.61
Storm Protection Charge	136 kWh @ \$0.00577/kWh		\$0.78
Clean Energy Transition Mechanism	136 kWh @ \$0.00418/kWh		\$0.57
Storm Surcharge	136 kWh @ \$0.02121/kWh		\$2.88
Florida Gross Receipt Tax			\$1.03
<b>Electric Service Cost</b>			<b>\$41.15</b>
State Tax			\$3.27
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$44.42</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$44.42

Billing information continues on next page →





Sub-Account #: 211014021839  
Statement Date: 10/29/2025

Service Address: 1549 MEADOW POINTE BL I, WESLEY CHAPEL, FL 33543-0000

Meter Read

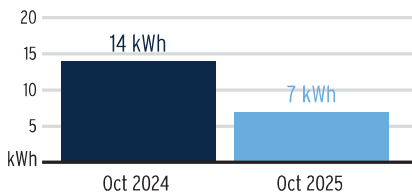
Meter Location: PUMP/LIFT STATION  
Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967413	10/13/2025	3,214		2,994		220 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	220 kWh @ \$0.08641/kWh		\$19.01
Fuel Charge	220 kWh @ \$0.03391/kWh		\$7.46
Storm Protection Charge	220 kWh @ \$0.00577/kWh		\$1.27
Clean Energy Transition Mechanism	220 kWh @ \$0.00418/kWh		\$0.92
Storm Surcharge	220 kWh @ \$0.02121/kWh		\$4.67
Florida Gross Receipt Tax			\$1.36
<b>Electric Service Cost</b>			<b>\$54.22</b>
State Tax			\$4.31
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$58.53</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$58.53

Billing information continues on next page →





Sub-Account #: 211014021607  
Statement Date: 10/29/2025

Service Address: 1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876

Meter Read

Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760922	10/13/2025	37,250		29,135		8,115 kWh	1	31 Days
1000760922	10/13/2025	11.67		0		11.67 kW	1	31 Days

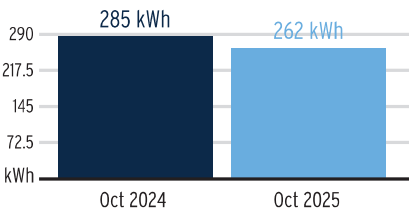
Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$1.06000	\$32.86
Billing Demand Charge	12 kW @ \$18.07000/kW	\$216.84
Energy Charge	8,115 kWh @ \$0.00773/kWh	\$62.73
Fuel Charge	8,115 kWh @ \$0.03391/kWh	\$275.18
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	8,115 kWh @ \$0.00068/kWh	\$5.52
Clean Energy Transition Mechanism	12 kW @ \$1.15000/kW	\$13.80
Storm Surcharge	8,115 kWh @ \$0.01035/kWh	\$83.99
Florida Gross Receipt Tax		\$18.73
<b>Electric Service Cost</b>		<b>\$749.37</b>
State Tax		\$59.57
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$808.94</b>

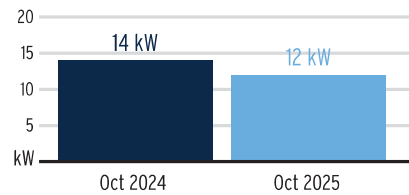
Current Month's Electric Charges      **\$808.94**

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: 10/29/2025

Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

Meter Read

Meter Location: Lift

Service Period: 09/13/2025 - 10/13/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760919	10/13/2025	838		825		13 kWh	1	31 Days
1000760919	10/13/2025	0.46		0		0.46 kW	1	31 Days

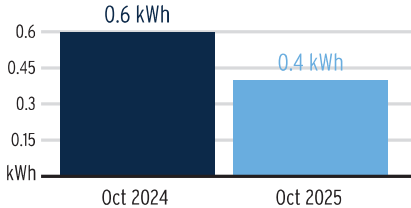
Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	13 kWh @ \$0.08641/kWh		\$1.12
Fuel Charge	13 kWh @ \$0.03391/kWh		\$0.44
Storm Protection Charge	13 kWh @ \$0.00577/kWh		\$0.08
Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh		\$0.05
Storm Surcharge	13 kWh @ \$0.02121/kWh		\$0.28
Florida Gross Receipt Tax			\$0.55
<b>Electric Service Cost</b>			<b>\$22.05</b>
State Tax			\$1.75
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$23.80</b>

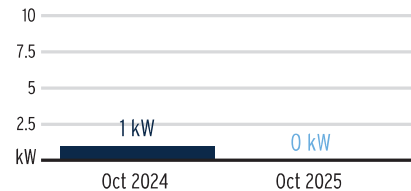
Current Month's Electric Charges \$23.80

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: 10/29/2025


Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

Meter Read

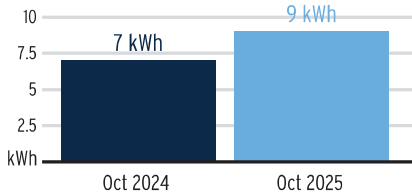
Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142218	10/13/2025	58,571		58,290		281 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	281 kWh @ \$0.08641/kWh		\$24.28
Fuel Charge	281 kWh @ \$0.03391/kWh		\$9.53
Storm Protection Charge	281 kWh @ \$0.00577/kWh		\$1.62
Clean Energy Transition Mechanism	281 kWh @ \$0.00418/kWh		\$1.17
Storm Surcharge	281 kWh @ \$0.02121/kWh		\$5.96
Florida Gross Receipt Tax			\$1.59
<b>Electric Service Cost</b>			<b>\$63.68</b>
State Tax			\$5.06
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$68.74</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$68.74

Billing information continues on next page →





Sub-Account #: 211014020864  
Statement Date: 10/29/2025

Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876

Meter Read

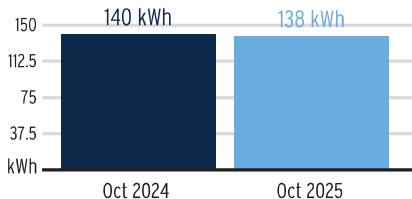
Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760920	10/13/2025	74,737		70,448		4,289 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	4,289 kWh @ \$0.08641/kWh		\$370.61
Fuel Charge	4,289 kWh @ \$0.03391/kWh		\$145.44
Storm Protection Charge	4,289 kWh @ \$0.00577/kWh		\$24.75
Clean Energy Transition Mechanism	4,289 kWh @ \$0.00418/kWh		\$17.93
Storm Surcharge	4,289 kWh @ \$0.02121/kWh		\$90.97
Florida Gross Receipt Tax			\$17.16
<b>Electric Service Cost</b>			<b>\$686.39</b>
State Tax			\$54.57
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$740.96</b>

Avg kWh Used Per Day



Current Month's Electric Charges      **\$740.96**

Billing information continues on next page →





Sub-Account #: 211014020591  
Statement Date: 10/29/2025

Service Address: 1236 AMMANFORD PL, WESLEY CHAPEL, FL 33543-0000

Meter Read

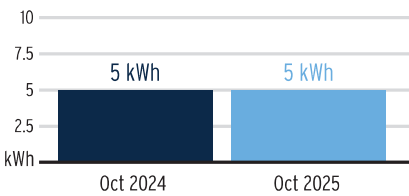
Meter Location: GATE  
Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114901	10/13/2025	15,391		15,226		165 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
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			\$1.14
<b>Electric Service Cost</b>			<b>\$45.67</b>
State Tax			\$3.63
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$49.30</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$49.30

Billing information continues on next page →





Sub-Account #: 211014020351  
Statement Date: 10/29/2025


Service Address: 1123 BROUGHTON PL, WESLEY CHAPEL, FL 33543-0000

Meter Read

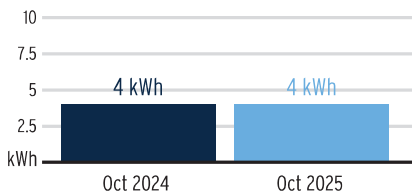
Meter Location: Gate  
Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142239	10/13/2025	14,944		14,806		138 kWh	1	31 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	138 kWh @ \$0.08641/kWh	\$11.92
Fuel Charge	138 kWh @ \$0.03391/kWh	\$4.68
Storm Protection Charge	138 kWh @ \$0.00577/kWh	\$0.80
Clean Energy Transition Mechanism	138 kWh @ \$0.00418/kWh	\$0.58
Storm Surcharge	138 kWh @ \$0.02121/kWh	\$2.93
Florida Gross Receipt Tax		\$1.04
<b>Electric Service Cost</b>		<b>\$41.48</b>
State Tax		\$3.30
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$44.78</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$44.78

Billing information continues on next page →





Sub-Account #: 211014020187  
Statement Date: 10/29/2025

Service Address: 30730 BEARDSLEY DR, WESLEY CHAPEL, FL 33543-0000

Meter Read

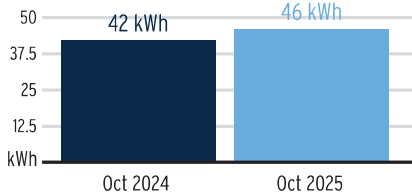
Meter Location: Behind wall look left  
Service Period: 09/13/2025 - 10/13/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760998	10/13/2025	653		99,220		1,433 kWh	1	31 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	1,433 kWh @ \$0.08641/kWh		\$123.83
Fuel Charge	1,433 kWh @ \$0.03391/kWh		\$48.59
Storm Protection Charge	1,433 kWh @ \$0.00577/kWh		\$8.27
Clean Energy Transition Mechanism	1,433 kWh @ \$0.00418/kWh		\$5.99
Storm Surcharge	1,433 kWh @ \$0.02121/kWh		\$30.39
Florida Gross Receipt Tax			\$6.07
<b>Electric Service Cost</b>			<b>\$242.67</b>
State Tax			\$19.29
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$261.96</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$261.96

Billing information continues on next page →





Sub-Account #: 211013949949  
Statement Date: 10/29/2025

Service Address: 1122 THACKERY WAY, MP, WESLEY CHAPEL, FL 33543-6835


Meter Read

Service Period: 09/13/2025 - 10/13/2025

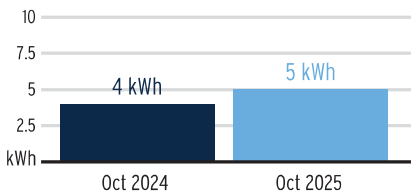
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000115610	10/13/2025	13,130		12,976		154 kWh	1	31 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	154 kWh @ \$0.08641/kWh	\$13.31
Fuel Charge	154 kWh @ \$0.03391/kWh	\$5.22
Storm Protection Charge	154 kWh @ \$0.00577/kWh	\$0.89
Clean Energy Transition Mechanism	154 kWh @ \$0.00418/kWh	\$0.64
Storm Surcharge	154 kWh @ \$0.02121/kWh	\$3.27
Florida Gross Receipt Tax		\$1.10
<b>Electric Service Cost</b>		<b>\$43.96</b>
State Tax		\$3.49
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$47.45</b>

Avg kWh Used Per Day



Current Month's Electric Charges

\$47.45

Billing information continues on next page →





Sub-Account #: 211013949733  
Statement Date: 10/29/2025


**Service Address:** 31220 WHITLOCK DR, MP, WESLEY CHAPEL, FL 33543-3945

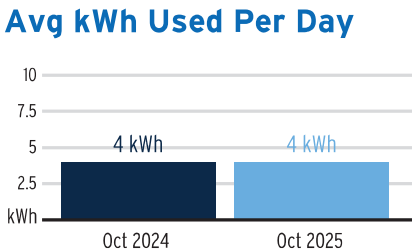
### Meter Read

**Service Period:** 09/13/2025 - 10/13/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000098994	10/13/2025	12,381		12,250		131 kWh	1	31 Days

### Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000		\$19.53
Energy Charge	131 kWh @ \$0.08641/kWh		\$11.32
Fuel Charge	131 kWh @ \$0.03391/kWh		\$4.44
Storm Protection Charge	131 kWh @ \$0.00577/kWh		\$0.76
Clean Energy Transition Mechanism	131 kWh @ \$0.00418/kWh		\$0.55
Storm Surcharge	131 kWh @ \$0.02121/kWh		\$2.78
Florida Gross Receipt Tax			\$1.01
<b>Electric Service Cost</b>			<b>\$40.39</b>
State Tax			\$3.21
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$43.60</b>



**Current Month's Electric Charges** **\$43.60**

**Total Current Month's Charges** **\$12,654.15**





RECEIVED  
NOV - 6 2025

00

ACCOUNT SUMMARY

BY: .....

PAYMENT INFORMATION

Credit Limit \$10,000.00  
Credit Available \$6,489.00  
Statement Closing Date October 31, 2025  
Days in Billing Cycle 31  
Previous Balance \$2,455.55  
Payments & Credits \$2,455.55  
Purchases & Other Charges \$3,476.06  
Balance Transfer \$0.00  
FEES CHARGED \$0.00  
INTEREST CHARGED \$0.00  
New Balance \$3,476.06

New Balance \$3,476.06  
Minimum Payment Due \$3,476.06  
Payment Due Date November 25, 2025

Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>\$2,455.55-</b>	
10/27	10/27	F1515009C00CHGDDA MICHELLE WHITE JUSTIN LAWRENCE	AUTOMATIC PAYMENT - THANK YOU	2,455.55-
			<b>\$0.00</b>	
			<b>\$3,476.06</b>	
09/30	10/01	22303798H058BJ4F	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	122.44
09/30	10/01	02305378J00GJEKRE	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	20.36
10/03	10/03	55310208M8PVTNLH4	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	64.98
10/06	10/06	55309598P6AYPQS29	MAVIS04082 LUTZ FL MCC: 5532 MERCHANT ZIP:	403.21
10/07	10/07	55432868R5VQXJ997	AMAZON.COM*NV30249M1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	749.99
Transactions continued on next page				

1080 0001 TVH 001 7 31 251031 0 PAGE 1 of 3 10 1515 0000 BASE 653

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 November 25, 2025  
New Balance \$3,476.06  
Minimum Payment Due \$3,476.06  
Past Due Amount \$0.00  
Amount Enclosed: \$

Make Check  
Payable to:

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

00  
MEADOW POINTE III CDD  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614



00347606003476062



## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

### INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

### CREDIT BALANCE

Any credit balance on your Account [is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

### WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988.

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.



## TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/08	10/08	02305378S00GKHG04	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	29.34
10/09	10/09	82305098SEHN2EHRP	AMAZON MARK* NF20L0EH1 SEATTLE WA MCC: 5999 MERCHANT ZIP:	80.94
10/13	10/13	55436878Y50ZVN14N	FASTSIGNS 176001 TAMPA FL MCC: 2741 MERCHANT ZIP: 33647	445.25
10/13	10/13	22303798Y023M9M7A	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	36.78
10/13	10/13	02305378Z00G2M5S2	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	41.47
10/14	10/14	55432868Z5XN7LADL	AMAZON.COM*NM1155AZ1 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	129.47
10/17	10/17	02305379300HX30F4	SPEEDWAY 43322 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33543	36.69
10/21	10/21	054368497BLJ6L6LE	WM SUPERCENTER #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	292.93
10/21	10/21	02305379700FRQMXR	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	30.35
10/21	10/21	52707159709FJ7P7A	HOMEDEPOT.COM 800-430-3376 GA MCC: 5200 MERCHANT ZIP: 303390000	41.64
10/21	10/21	52707159709FL6YSD	HOMEDEPOT.COM 800-430-3376 GA MCC: 5200 MERCHANT ZIP: 303390000	562.56
10/22	10/22	554328697609H31QV	AMAZON MKTPL*NU58G0CE2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	37.95
10/22	10/22	823050998EHM7RS64	AMAZON MARK* NU9KI0U20 SEATTLE WA MCC: 5999 MERCHANT ZIP:	53.40
10/23	10/23	823050999EHM8J8QA	AMAZON RETA* NU64T7EK2 SEATTLE WA MCC: 5331 MERCHANT ZIP:	26.25
10/24	10/24	823050999EHMZ95MJ	AMAZON MARK* N47Q68FO1 SEATTLE WA MCC: 5999 MERCHANT ZIP:	104.73
10/24	10/24	52707159A09FV62SX	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	26.74
10/26	10/26	82305099BEHNNF4T1	AMAZON RETA* N404W55W0 SEATTLE WA MCC: 5331 MERCHANT ZIP:	49.45
10/27	10/27	82305099QEHMNXSDM	AMAZON RETA* NU94V2RT2 SEATTLE WA MCC: 5331 MERCHANT ZIP:	35.19
10/28	10/28	02305379E00GNW13J	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	27.45
10/29	10/29	12302029E00HYK8LZ	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50

## IMPORTANT ACCOUNT INFORMATION

\$0 - \$3,476.06 WILL BE DEDUCTED FROM YOUR ACCOUNT AND  
CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE  
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS  
POSTED ON OR BEFORE THIS DATE.



**REWARDS SUMMARY**

Previous Cashback Balance \$25.35  
 Cashback Earned this Statement \$8.69  
 New Cashback Balance \$34.04  
 Your cashback will be award on May 2026

THE MORE YOU SPEND, THE MORE YOU EARN

\$0-\$500,000 = 0.25%  
 \$500,001-\$1,500,000 = 0.60%  
 \$1,500,001-\$4,000,000 = 0.75%  
 \$4,000,001-\$12,500,000 = 0.90%  
 \$12,500,001+ = 1.00%

**INTEREST CHARGE CALCULATION**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

**Paying Interest and Your Grace Period:** We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.



**Meadow Pointe III CDD**
**Closing Date**

September 30, 2025

**Payment Date**

October 25, 2025

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.*
*Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Parks & Rec	Special Events
				Clubhouse Maintenance & Repair	Operating Supplies	Vehicle Maintenance	Special Events
Date	Vendor Name	Description	Amount	57200-4705	57200-4738	57200-4660	57400-4775
10/1/2025		Beginning Balance	\$ 2,455.55				
10/01/25	Daybreak M&F	Gas for Truck/Power Washer/Bobcat	\$ 122.44			\$ 122.44	
10/01/25	Publix	CPW Items	\$ 20.36		\$ 20.36		
10/03/25	Ace	Misc. Clubhouse & Maint. Supplies	\$ 64.98	\$ 64.98			
10/08/25	Tire Kingdom	Truck Maintenance - Tires (Ct. 2) *	\$ 403.21	\$ 403.21			
10/07/25	Amazon	CDD BOS ASUS Vivobook	\$ 749.99		\$ 749.99		
10/08/25	Publix	CPW Items	\$ 29.34		\$ 29.34		
10/09/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 80.94	\$ 80.94			
10/13/25	Fast Signs	Christmas Snipe Signs	\$ 445.25				\$ 445.25
10/13/25	Daybreak M&F	Gas for Truck	\$ 36.78			\$ 36.78	
10/13/25	Publix	CPW Items + Clubhouse Water	\$ 41.47		\$ 41.47		
10/14/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 129.47	\$ 129.47			
10/17/25	Speedway	Gas for Power Washer/Bobcat	\$ 36.69			\$ 36.69	
10/21/25	Walmart	CH Halloween Items/GC's & Candy	\$ 292.93				\$ 292.93
10/21/25	Publix	CPW Items	\$ 30.35		\$ 30.35		
10/21/25	Home Depot	Gate Signs (Ct. 44) (Order 1/3)	\$ 41.64		\$ 41.64		
10/21/25	Home Depot	Gate Signs (Ct. 44) (Order 1/3)	\$ 562.56		\$ 562.56		
10/22/25	Amazon	Monument Stone W/Easel	\$ 37.95	\$ 37.95			
10/22/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 53.40	\$ 53.40			
10/23/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 26.25	\$ 26.25			
10/24/25	Amazon	CH Halloween Arts/Crafts/Decorations	\$ 104.73				\$ 104.73
10/24/25	Home Depot	Trowel Patch (Asphalt) (Ct. 1 - 1G)	\$ 26.74	\$ 26.74			
10/26/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 49.45	\$ 49.45			
10/27/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 35.19	\$ 35.19			
10/28/25	Publix	CPW Items	\$ 27.45		\$ 27.45		
10/29/25	MailChimp	Monthly Charges	\$ 26.50	\$ 26.50			
10/25/25		CC Payment	\$ (2,455.55)				
09/30/25	TOTAL		\$ 3,476.06	\$ 934.08	\$ 1,503.16	\$ 195.91	\$ 842.91
				57200-4705	57200-4738	57200-4660	57400-4775



Manager  
**Publix**

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566



0006 9VQ 085 925

BISCUIT CHEDDAR HB	3.49	F
24CT ASSORTED CKIE	4.29	F
You Saved	1.70	
BROWNIE ROUNDS	4.59	F
PUMPKIN MINI PIE P	7.99	F
You Saved	2.00	
Order Total	20.36	
Sales Tax	0.00	
Grand Total	20.36	
Credit	Payment	20.36
Change	0.00	

Savings Summary

Special Price Savings 3.70  
\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 3.70 \*  
\*\*\*\*\*

Receipt ID: 0006 9VQ 085 925

PRESTO!

Trace #: 084398  
Reference #: 1251406767  
Acct #: XXXXXXXXXXXX2746  
Purchase Mastercard  
Amount: \$20.36  
Auth #: 030741

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Manager  
**Gas For Truck/PW**  
**Bobcat 72,971**

WELCOME  
Daybreak Market and  
3182 Hueland Pond  
Wesley Chapel FL  
33543

DATE 9/30/25 13:32  
TRAN# 9036145  
PUMP# 03  
SERVICE LEVEL: SELF  
PRODUCT: REGULAR  
GALLONS: 38.638  
PRICE/G: \$3.169  
FUEL SALE \$122.44  
CREDIT \$122.44

ENTRY: Insert  
MASTERCARD Acct: 2746  
Term ID: 21  
AUTH: 00-030288  
Batch: 19  
Seq: 033  
INVOICE: 132536  
EMV STAN#: 043527260  
18  
APP NAME: Mastercard  
AID: A0000000041010  
APP CRYPTOGRAM:  
ARQC 2B92F812F307A0B  
6

9/30/25

Save up to  
30 cents/gal\* on  
your first fill-up  
and 15 cents/gal\*  
everyday discount  
using the  
Fuel Forward App  
Good thru 9/30/25  
\*For more info see

my76card.com  
10726



Manager

THANK YOU FOR SHOPPING AT  
VISION ACE WESLEY CHAPEL 18945  
(813) 973-2000

10/03/25 11:28AM AMANDAM 261 SALE

13223	1	EA	9.99	EA	N
23" PAINT GUIDE WARNER					9.99
6-7110	1	EA	54.99	EA	N
MASTER SPRAY KIT					54.99

SUB-TOTAL:\$ 64.98 TAX: \$ .00  
TOTAL: \$ 64.98  
BC AMT: \$ 64.98

BK CARD#: XXXXXXXXXXXX2746  
MID: TID:  
AUTH: 010001 AMT: \$ 64.98  
Host reference #: Bal#  
Chip Read  
CARD TYPE:MASTERCARD EXPR: XXXX  
Voucher#

Total Items:2



==> JRNL# 014124  
CUST NO: 170947

THANK YOU, JUSTIN LAWRENCE  
FOR YOUR PATRONAGE

10/3/25

Name : X  
I agree to pay above total amount  
according to card issuer agreement  
(merchant agreement if credit voucher)  
Acct: MEADOW POINTE 111 COMMUNITY

Customer Copy



MAVIS04082  
2127 BRINSON ROAD  
LUTZ, FL 335580000

10-06-2025

11:26:03

CREDIT CARD

MC SALE

Card #	XXXXXXXXXX2746
Chip Card:	Mastercard
AID:	A0000000041010
SEQ #:	3
Batch #:	147
INVOICE	3
Approval Code:	006656
Entry Method:	Chip Read
Mode:	Issuer
Tax Amount:	\$0.00

SALE AMOUNT \$403.21

CUSTOMER COPY



TIRE KINGDOM  
2127 BRINSON RD  
LUTZ, FL 33558  
FL REGISTRATION: MV28160  
Phone: (813) 708-7823

ST:4082 WO:00024714 INV:00015963

CUSTOMER COPY

SOLE TO: MILLAN, WILLIAM, MEADOW P  
8405 COUNTRY SQUARE CT  
TAMPA FL 33615

5/4082

SHIP TO:

E-mail : noemail

CUSTOMER PO#	MAKE-MODEL	PLATE /ST	MILEAGE	TELEPHONE	RTE	SALESMAN	SHIP VIA	ORDER#/DATE	PAGE	REMARKS
	16 CHEVROLET		In: 73046							
	COLORADO	JTUT94 /FL	Out: 73046	(727) 488-3433	0	000003		00024714	2	

INV DATE	INVOICE#	PREV INVOICE#	TERMS					OPENED BY OPER
10/06/2025	00015963		CASH SALE		10/06/25	11:26:20	40821	40822

ITEM NUMBER	SIZE	DESCRIPTION	QTY	UNIT PRICE	T	FET	EXTENSION
-------------	------	-------------	-----	------------	---	-----	-----------

FL Waste Tire Fee \$1.00 per Tire

FL Law FS403 718 mandates a \$1.00 fee for each new tire sold. FL Law FS403 7185 mandates a \$1.00 fee for each new or remanufactured battery sold. A service fee represents cost and profits to motor vehicle repair facility for misc. shop supplies or waste disposal. In compliance with federal law, Mavis is providing the tire purchaser's name and address and tire identifications number to the manufacturer.

WARNING: Lug nuts/bolts must be checked and retorqued after the first 25 miles of use. Please return to Mavis immediately after 25 miles of your service so that we can check and retorqued your lug nuts/bolts.

Warranty Information: Certain products sold by Mavis have warranties offered by Mavis and/or products manufacturers. For full warranty terms, please visit [www.mavis.com/tire-warranty](http://www.mavis.com/tire-warranty), or, to request a hard copy, please contact us at 800-757-4291.

Unclaimed Vehicles: If you do not pay for service and claim your vehicle promptly following completion of service, this mavis location may exercise all remedies permitted by law, including (without limitation) towing of your vehicle for our property after 30 days following completion of service.

PLEASE READ CAREFULLY, CHECK ONE OF THE STATEMENTS BELOW AND SIGN ☐ I UNDERSTAND THAT, UNDER STATE LAW, ☐ I AM ENTITLED TO A WRITTEN ESTIMATE IF MY FINAL BILL WILL EXCEED \$150. ☐ I REQUEST A WRITTEN ESTIMATE.

☐ I DO NOT REQUEST A WRITTEN ESTIMATE AS LONG AS THE REPAIR COSTS DO NOT EXCEED \$\_\_\_\_. THE SHOP MAY NOT EXCEED THIS AMOUNT WITHOUT MY WRITTEN OR ORAL APPROVAL. ☐ I DON'T REQUEST AN ESTIMATE. SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

PARTS	LABOR	TAX %	TAXABLE AMT	TAX	FET	MISC AMT	INVOICE TOTAL
317.98	49.98					2.00	Total Invoice 403.21
7.00	0.00		374.96	25.25	0.00	0.00	Balance Due 403.21

★ Vendor had  
wrong name &  
address; corrected

10/6/25

★ Vendor / Employee  
Could not remove  
bill D.I.T



Manager

TIRE KINGDOM  
2127 BRINSON RD  
LUTZ, FL 33558  
FL REGISTRATION: MV28160  
Phone: (813) 708-7823

ST:4082 WO:00024714 INV:00015963

CUSTOMER COPY

SOLD TO: MILLAN, WILLIAM, MEADOW P  
8405 COUNTRY SQUARE CT  
TAMPA FL 33615

5/4082

SHIP TO:

E-mail : noemail

CUSTOMER PO#	MAKE-MODEL	PLATE /ST	MILEAGE	TELEPHONE	RTE	SALESMAN	SHIP VIA	ORDER#/DATE	PAGE	REMARKS
	16 CHEVROLET		In: 73046							
	COLORADO	JTUT94 /FL	Out: 73046	(727)488-3433	0	000003		00024714	1	
INV DATE	INVOICE#	PREV INVOICE#	TERMS				OPENED BY OPER			
10/06/2025	00015963		CASH SALE				10/06/25 11:26:20	40821	40822	
ITEM NUMBER	SIZE	DESCRIPTION				QTY	UNIT PRICE	T	FET	EXTENSION

2016 CHEVROLET COLORADO 4 Dr Extended Cab Pickup, 6 Ft Bed RWD WT VIN:1GCGSBE35G1290215

177076003	265/70R16	Mastercraft Stratus HT R31	2	158.99	32	0.00	317.98
216	(16" RIM)	COMPUTER BALANCE PACKAGE	2	24.99	32	0.00	49.98
		TEST TPMS SYSTEM & BATTERIES					
CKA		CUSTOMER STATES CHECK ALIGNMENT	1	0.00	32	0.00	0.00
		BOTH FRONT TIRES ARE GETTING REPLACED					
CKB		CHECK BRAKES	1	0.00	32	0.00	0.00
CKS		CHECK SHOCKS	1	0.00	32	0.00	0.00
CKW		CHECK WIPERS	1	0.00	32	0.00	0.00
CKT		CHECK TIRES	1	0.00	32	0.00	0.00
		TEST TPMS SYSTEM & BATTERIES					
CKE		CHECK EXHAUST	1	0.00	32	0.00	0.00
CLB		CHECK LIGHT BULBS	1	0.00	32	0.00	0.00
CKFE		CHECK FRONT END	1	0.00	32	0.00	0.00
CKBAT	TECH PLEASE	VERIFY BATTERY LIFE	1	0.00	32	0.00	0.00
		TEST VEHICLE & TPMS BATTERIES					
DOT/G01:1UTC2F44R3224/G01:1UTC2F44R3224							
305		Mavis tire recycling charge	1	7.00	32	0.00	7.00

Method of Payment:

Mastercard/Visa

403.21

CHANGE:

.00

C O N T I N U E D . . . .



Manager

## Order Summary

Order placed October 6, 2025    Order # 114-5674819-8385022

### 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:	\$749.99
Shipping & Handling:	\$0.00
Total before tax:	\$749.99
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$749.99</b>

### Arriving tomorrow



ASUS Vivobook 16 Laptop, 16" WUXGA 60Hz Display, Qualcomm Snapdragon X, Qualcomm Adreno GPU, 16GB RAM, 512GB SSD, Windows 11, Quiet Blue, X1607QA-DSS4

Sold by: Amazon.com

Supplied by: Other

\$749.99

10/6/25



Manager  
**Publix**

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566



0006 A8Q 078 553

6CT APPLE SOURCRM	3.89	F
SHORTBREAD COOKIES	4.99	F
<b>You Saved</b>	<b>1.00</b>	
15CT APL PSTRY BTE	5.99	F
SCONE 8CT PUMPKIN	3.99	F
SCONE 8CT PUMPKIN	3.99	F
GW BLBRRY MINI MFF	6.49	F

Order Total	29.34
Sales Tax	0.00
Grand Total	29.34
Credit	
Payment	29.34
Change	0.00

Savings Summary

Special Price Savings	1.00
*****	
* Your Savings at Publix *	
* 1.00 *	
*****	

Receipt ID: 0006 A8Q 078 553

PRESTO!  
Trace #: 070892  
Reference #: 0980342642  
Acct #: XXXXXXXXXXXX2746  
Purchase Mastercard  
Amount: \$29.34  
Auth #: 008231

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Necita



Manager

## Order Summary

Order placed October 8, 2025    Order # 114-2214984-8377839

### 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:	\$80.94
Shipping & Handling:	\$0.00
Total before tax:	\$80.94
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$80.94</b>

### Arriving Tuesday



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

**\$31.98**



Lysol Disinfectant Wipes, Multi-Surface Antibacterial Cleaning Wipes, For Disinfecting and Cleaning, Lemon and Lime Blossom, 80 Count (Pack of 3)

Sold by: Amazon.com

Supplied by: Other

**\$12.97**



The Original Donut Shop Regular Keurig Single-Serve K-Cup Pods, Medium Roast Coffee, 72 Count

Sold by: Amazon.com

Supplied by: Other

**\$35.99**

10/8/25



Manager

## Order Summary

Order placed October 8, 2025

Order # 114-4225181-9966634

### 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:	\$129.47
Shipping & Handling:	\$0.00
Total before tax:	\$129.47
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$129.47</b>

### Arriving tomorrow



Sparkle Pick-A-Size Paper Towels, 6 Double Rolls, Everyday Value Paper Towel With Full And Half Sheets

Sold by: Amazon.com

Supplied by: Other

\$7.92



Coffee mate Flavored Creamer 4 Pack Variety Pack (15 oz bottles) - Chocolate Crème, French Vanilla, Hazelnut, Caramel Latte

Sold by: Amazon.com

Supplied by: Other

\$24.68

### Arriving Tuesday



Roundup Dual Action 365 Weed & Grass Killer Plus 12 Month Preventer Refill, Kills & Prevents for up to 1 Year, 1.25 gal.

Sold by: Amazon.com

Supplied by: Other

\$32.29

10/8/25



*Manager*  
**Publix**

Shoppes of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566



0006 ADQ 089 770

GW VRTY MIN MUFFIN	6.49	F
ZEPHYR SPRNG WATER		
2 @ 6.71	13.42	F
ZEPHYR SPRNG WATER	6.71	F
Promotion	-6.71	F
HALLOWEEN MINI SUG	3.99	F
15CT APL PSTRY BTE	5.99	F
NY STYLE CRMB CAKE	5.59	F
24CT ASSORTED CKIE	5.99	F

Order Total	41.47	
Sales Tax	0.00	
Grand Total	41.47	
Credit	Payment	41.47
Change	0.00	

Savings Summary

Special Price Savings	6.71
*****	
* Your Savings at Publix *	
* 6.71 *	
*****	

Receipt ID: 0006 ADQ 089 770

PRESTO!

Trace #: 087786

Reference #: 1252998172

Acct #: XXXXXXXXXXXX2746

Purchase Mastercard

Amount: \$41.47

Auth #: 013855

CREDIT CARD  
A0000000041010  
Entry Method:  
Mode:

PURCHASE  
Mastercard  
Chip Read  
Issuer

*manager*  
73,160 mi. Gas For Truck

WELCOME  
Daybreak Market and  
3182 Hueland Pond  
Wesley Chapel FL  
33543

DATE 10/13/25 14:02  
TRAN# 9217558  
PUMP# 21  
SERVICE LEVEL: SELF  
PRODUCT: REGULAR  
GALLONS: 13.476  
PRICE/G: \$2.729  
FUEL SALE \$36.78  
CREDIT \$36.78

ENTRY: Tap  
MASTERCARD Acct: 2746  
Term ID: 21  
AUTH: 00-013224  
Batch: 24  
Seq: 039  
INVOICE: 135936  
EMV STAN#: 044828190  
18  
APP NAME: Mastercard  
AID: A0000000041010  
APP CRYPTOGRAM:  
ARQC B8E265C6C1491C2  
B

10/13/25

Save up to  
30 cents/gal\* on  
your first fill-up  
and 15 cents/gal\*  
everyday discount  
using the  
Fuel Forward App  
Good thru 6/30/25  
\*For more info see

my76card.com  
3222





19651 Bruce B Downs Blvd  
Ste C1  
Tampa, FL 33647  
(813) 575-3838

Manager

PAID  
IN  
FULL

INVOICE  
2160-9323

<https://www.fastsigns.com/2160-new-tampa-wesley-ch>

Payment Terms: Cash Customer

Created Date: 10/7/2025

DESCRIPTION: QTY 20 / 24" W x 18" H / DS / Yard Signs with stakes

Bill To: Meadow Pointe III  
1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543  
US

Pickup At: FASTSIGNS of Wesley Chapel  
19651 Bruce B Downs Blvd  
Ste C1  
Tampa, FL 33647  
US

Ordered By: Justin Lawrence  
Email: [mpiiiclub@tampabay.rr.com](mailto:mpiiiclub@tampabay.rr.com)  
Work Phone: (813) 383-6676  
Tax ID: 85-8012667439C-1

Salesperson: Derek Mills

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	QTY 20 / 24" W x 18" H / DS / Yard Signs with stakes	20	\$22.2625	\$0.00	\$445.25
1.1	Coroplast 4 mil - sub / graphic				
1.2	Wire Stake - H Stake				

FINE PRINT...PLEASE READ CAREFULLY: We appreciate the opportunity to provide you with outstanding signage products and service. Acceptance of this FASTSIGNS of Wesley Chapel (FSWC) invoice in any way, whether verbal, by email, by active participation or with monetary deposit, constitutes all of the following: the creation of this invoice as a purchase contract for exactly, and only, the custom signage products and services described and contained herein; and that this contract can only be cancelled in writing (not by email) received within 2 business days of invoice creation date; and that purchaser agrees to forfeit all deposit money paid regardless of work level begun or completed at the sole reasonable discretion of FSWC; and that any verbal discussions regarding details and/or changes to this contract do not apply to altering this contract; and that during the sales process, FSWC is not responsible for any implied or conveyed customer expectations that are not specifically covered in writing, in advance of signage production; and that the purchaser is responsible to carefully review signage proofs and purchaser's approval will constitute final sign production - POST-PRODUCTION changes or remake of signage will require additional payment; and that any PRE-PRODUCTION email discussion regarding details and/or changes to this contract, without direct FSWC response and acknowledgment of those changes, are not valid and do not apply to altering this contract; and that purchaser agrees to pay the invoice in full upon receipt of FINAL/COMPLETION invoice; and that past-due invoices will be subject to finance charges to the extent permitted by Florida law; and that the company takes full responsibility for the invoice listed listed contact buyer as having the authority to represent the said company listed on this purchase contract. Thank you.

Subtotal:	\$445.25
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$445.25
Amount Paid:	\$445.25
BALANCE DUE:	\$0.00

10/13/25



Manager

Gas for  
PW/ Bob  
Cat

Speedway

IID : 642938525917159  
10/17/2025 08:50:08  
Receipt # 2042756

28332 WESTLY CHAPL BLVD  
WESTLY CHAPL, IL  
STORE : 43322  
PHONE : 8139914619

SALE  
MASTERCARD  
\*\*\*\*\*2746  
AUTH : 017605  
REF : 27337089070  
APPROVED  
ENTRY: CONTACTLESS  
Batch: 69  
Seq : 25

PUMP 4  
GRADE RUB  
GALLONS 12.441  
PRICE/GAL \$ 2.949

FUEL TOTAL \$ 36.69

CREDIT \$ 36.69  
MASTERCARD  
AID: A0000000041010  
IC: AC17CA93D5749015  
COMPLETION

THANKS FOR  
YOUR BUSINESS

10/17/25



Manager

## Order Summary

Order placed October 20, 2025

Order # 114-0940818-0643429

### 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:	\$53.40
Shipping & Handling:	\$0.00
Total before tax:	\$53.40
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$53.40</b>

### Arriving Thursday



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



Wood Garden Edging, Wooden Fence Border Decorative Small Picket Panels for Flower Bed Barriers and Landscape Fencing (5.9" H x 47" L, 1 Pack)

Sold by: Zenith Flow

Supplied by: Other

\$16.99



VGBUY 360PCS Stainless Steel Hardware Nails, 1-1/2 Inch Flat Head Nails for Hanging Pictures, Picture Hanging Nails, Small Nails, Wall Nails, Wood Nails, Finishing Nail

Sold by: Valued Global BUY

Supplied by: Other

\$8.99



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

\$5.79

10/20/25

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Manager

## Order Summary

Order placed October 20, 2025    Order # 114-9795570-2908245

### 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:	\$75.70
Shipping & Handling:	\$0.00
Total before tax:	\$75.70
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$75.70</b>

### Arriving Friday



Krylon 100500A07 12-Ounce Triple Thick Clear Glaze Aerosol Spray, High-Gloss

Sold by: Amazon.com

Supplied by: Other

\$6.47

### Arriving Friday



Glad ForceFlex Tall Kitchen Drawstring Trash Bags, 13 Gal, Fragrance Free, 110 Ct  
(Package May Vary)

Sold by: Amazon.com

Supplied by: Other

\$19.78

### Arriving October 31



1/4-20 x 5 Phillips Flat Machine Screw (8 Pieces)

Sold by: Amazon.com

Supplied by: Other

\$9.89

10/20/25



Manager

## Order Summary

Order placed October 20, 2025

Order # 114-9070690-6032264

### 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:	\$37.95
Shipping & Handling:	\$0.00
Total before tax:	\$37.95
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$37.95</b>

### Arriving October 27 - October 28



Kay Berry Stone with Easel

Sold by: UnbeatableSale, Inc

Supplied by: Other

\$37.95

10/20/25





Manager

What can we help you find today?



**NEED IT TODAY? PICK IT UP TODAY.**

Get Your DIY Takeout Order in Hours

[Learn More](#)



Feedback

Order #**WH12528973**

Placed on: Oct 20, 2025

## Billing Information

**Justin Lawrence**

1500 Meadow Pointe Boulevard  
Wesley Chapel FL 33543

Payment Method: MC \*\*\*2746

Item	Price/Item	Qty	Line Total
------	------------	-----	------------

### **Delivery (1 item)**

1500 Meadow Pointe Blvd , Wesley Chapel, FL 33543

Everbilt 10 in. x 14 in. Aluminium 24-Hour Video Surveillance Sign	\$3.47	12	\$41.64
--------------------------------------------------------------------	--------	----	---------

Expect it on Oct 22

### **Delivery (1 item)**

1500 Meadow Pointe Blvd , Wesley Chapel, FL 33543

Lynch Sign 10 in. x 14 in. Gate Warning Sign Printed on More Durable Thicker Longer Lasting Styrene Plastic	\$17.58	32	\$562.56
-------------------------------------------------------------------------------------------------------------	---------	----	----------

Expect it on Oct 24 - Oct 28

Subtotal \$604.20

Sales Tax \$0.00

**Total \$604.20**

### **Need help?**

Online Customer Support:  
1-800-430-3376

Call 7 days a week:  
6 a.m. to 2 a.m. EST

10/20/25



Manager

**Publix**

Hollybrook Plaza

5400 Bruce B Downs Blvd

Wesley Chapel, FL 33544

Store Manager: Stacie Bradham

813-907-1699

BAN WLNT LF CKE SL	6.99	F
CHOC CHP MINI MFFN	6.49	F
15CT GUAVA PSTY BT	5.99	F
BL RASP LINZER TRT	5.29	F
14CT CHOC PECAN BT	5.59	F
14CT MACADAMIA BTE	5.59	F
Promotion	-5.59	F

Order Total	30.35	
Sales Tax	0.00	
Grand Total	30.35	
Credit	Payment	30.35
Change	0.00	

Savings Summary

Special Price Savings 5.59

\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 5.59 \*

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Manager  
**Walmart**

WM Supercenter

813-262-2180 Mgr. ALEJANDRA

28500 STATE ROAD 54

WESLEY CHAPEL FL 33543

ST# 03418 OP# 002445 TE# 18 TR# 00967

# ITEMS SOLD 29

TC# 0732-6096 6042 8512 6810 3



GV AUTMN MIX 194346244970 F	1.97 N
CNDYCORN 6PK 011300820700 F	
6 AT 1 FOR 2.68	16.08 N
SKELETON ST 191245566880	10.00 N
PUMPKIN 857943006080	8.83 D
HAL PILLOW 843832113810	6.58 D
CUTOUTS 872671129330	2.22 D
CROW CLING 196610215130	0.93 D
HANDS CLING 196610215220	1.74 D
FOODSTORJNC 597742931005	5.22 N
30 GLW STICK 489415212828	8.42 N
30 GLW STICK 489415212828	8.42 N
AST 55CT 034000946570 F	9.94 N
MNGMYWMS 040000600480 F	24.96 N
BLK CAT 65CT 040000599970 F	14.96 N
MEGA BRANDS 041376222740 F	9.94 N
CH DEVL 60CT 040000601000 F	9.94 N
CH DEVL 60CT 040000601000 F	9.94 N
PUMPKIN DECR 843832121940	3.00 N
MDF GHOST 843832122090	10.00 N
HSY AST PRTY 034000400610 F	14.84 N
DARDEN VGC 799366956030	0.00 D
DARDENVGC DE 605388405140	50.00 D
APPLEBEEGC25 799366503520	25.00 D
STARBUCKSVGC 799366791880	0.00 D
STARBUCKS DE 605388400680	25.00 D
STARBUCKSVGC 799366791880	0.00 D
STARBUCKS DE 605388400680	15.00 D

SUBTOTAL 292.93

TOTAL 292.93

MCARD TEND 292.93

CHANGE DUE 0.00

VOIDED SHOPPING CARD 0.00

Beg Bal Tran Amt End Bal

0.00 0.00 0.00

10/21/25 15:22:40

Receipt ID: 0618 ALQ 723 208

PRESTO!

Trace #: 725410

Reference #: 1072235198

Acct #: XXXXXXXXXXXX2746

Purchase Mastercard

Amount: \$30.35

Auth #: 021742

CREDIT CARD  
A00000000041010

10/21/25  
PURCHASE  
Mastercard



Manager

## Order Summary

Order placed October 21, 2025    Order # 114-5781657-2404233

### 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:	\$104.73
Shipping & Handling:	\$0.00
Total before tax:	\$104.73
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$104.73</b>

### Arriving Friday



MCJC Halloween Horror Curtain, Halloween Decoration, Window Door Cover

Sold by: [daisenday](#)

Supplied by: Other

\$12.99



Max Fun 332PCS Halloween Crafts for Kids, Halloween Activities Foam Pumpkins for Crafts Stickers Gift Kits, DIY Art and Craft Set for Holiday Classroom Decorations Party Favors Supplies

Sold by: [Ecsfantasy](#)

Supplied by: Other

\$16.99



Beistle Skeleton Restroom Door Cover Party Accessory

Sold by: [Amazon.com](#)

Supplied by: Other

\$8.05



Halloween Decorations - 295" Halloween Spider Web Decorations Outdoor + 59" Giant Fake Spider with Triangular Huge Spiders Web - Scary Decor Clearance for Yard, Patio, Garden, Haunted House Décor

Sold by: [Lovinland](#)

Supplied by: Other

\$20.99



JOYIN 2 Pcs 53" Halloween Decoration Outdoor, Halloween Bendable Hanging Ghost for Lawn, Tree, Pillar Decorations, Tree Wrap Ghost Party Supplies

Sold by: [JoyinDirect](#)

Supplied by: Other

\$29.99



JOYIN Halloween Haunted House Decoration Window Door Cover Zombie Hands Indoor Outdoor 72" x 30" Party Supplies Favors for Garage Wall

Sold by: [JoyinDirect](#)

Supplied by: Other

\$7.67

10/21/25



## Order Summary

## Order Summary

Order placed October 24, 2025

Order # 114-1928172-0821847

**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:	\$35.19
Shipping & Handling:	\$0.00
Total before tax:	\$35.19
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$35.19</b>

### Arriving Tuesday



Rust-Oleum 1905830 Lacquer Spray Paint, 11 oz, Gloss Black

Sold by: Amazon.com

Supplied by: Other

\$7.48

### Arriving Tuesday



Varathane Premium Fast Dry Wood Stain Spray, 10.25 oz, Dark Walnut

Sold by: Amazon.com

Supplied by: Other

**\$8.94**

### Arriving Monday



Amazon Basics Disposable Clear Plastic Spoons, Premium Quality, 100 Count, Large Pack

Sold by: Amazon.com

Supplied by: Other

\$8.17



Amazon Basics Everyday Paper Plates, 8.62 Inch, Disposable, 100 Count

Sold by: Amazon.com

Supplied by: Other

\$5.30

10/24/25



Manager



How doers  
get more done.

17601 BRUCE B. DOWNS BLVD.  
TAMPA, FL 33647 (813)971-7791

6311 00051 74693 10/24/25 03:28 PM  
SALE CASHIER AVA

090932320161 1G TRWL PTCH <A>  
LATEX-ITE TROWEL PATCH 1 GAL  
2@13.37 26.74N

SUBTOTAL 26.74  
SALES TAX 0.00

TAX EXEMPT TOTAL \$26.74

XXXXXXXXXXXX2746 MASTERCARD USD\$ 26.74

AUTH CODE 024168/4513543 TA

Chip Read

AID A0000000041010 Mastercard

P.O.#/JOB NAME: ASPHALT PATCH  
6311 10/24/25 03:28 PM



6311 51 74693 10/24/2025 4122

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 01/22/2026



Manager

**Publix.**

Hollybrook Plaza  
5400 Bruce B Downs Blvd  
Wesley Chapel, FL 33544  
Store Manager: Stacie Bradham  
813-907-1699

BLUEBERRY MUFFINS	5.39	F
GCT VEGAN OAT RAIS	4.59	F
ASST MINI DONUTS	3.99	F
LEMON LOAF CAKE SL	6.99	F
GW PPY SD MINI MFN	6.49	F

Order Total	27.45
Sales Tax	0.00
Grand Total	27.45
Credit	27.45
Payment	27.45
Change	0.00

10/28/25

\*\*\*\*\*

\* IN THE MARKET \*  
\* FOR \$1,000 IN GROCERIES? \*

\* Use this receipt to complete a \*  
\* survey at PublixSurvey.com for \*  
\* a chance to win \$1000 in \*  
\* Publix gift cards. \*

\* NO PURCH NEC. You must be legal \*  
\* age+. Other eligibility \*  
\* restrictions apply. See Official \*  
\* Rules (publixsurvey.com) for \*  
\* eligibility & prize info, odds, \*  
\* free entry method & \*  
\* other details. \*

\* ¿LE GUSTAR=AN \$1000 PARA SU \*  
\* COMPRA DE SUPERMERCADO? \*

\* Use este comprobante y visite \*  
\* publixsurvey.com para participar \*  
\* en un sorteo para ganar \$1000 \*  
\* en tarjetas de regalo de Publix. \*

\* NO SE REQUIERE COMPRA. Debe ser \*  
\* mayor de edad. Se aplican otras \*  
\* restricciones. Lea las Reglas \*  
\* Oficiales en (publixsurvey.com) \*  
\* para ver los requisitos de \*  
\* elegibilidad, la informaci3n de \*  
\* premios, las probabilidades de \*  
\* ganar, el m3todo de participaci3n \*  
\* y otros detalles. \*

\* Store Number 0618 \*  
\* Survey Code 1028061861711202 \*  
\* \*

\*\*\*\*\*

Receipt ID: 0618 ATO 711 202





Manager

**mailchimp**

**Your order has been processed.**

**Order MC24574255**

Processed on October 29, 2025 02:52 AM New York.

**Essentials plan**

**\$26.50**

1,500 contacts

**Paid via Mast** ending in **2746** which expires **05/2027**  
on October 29, 2025

**\$26.50**

**Balance as of October 29, 2025**

**\$0.00**

10/29/25





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. 2056432W426  
STATEMENT DATE 11/20/25  
DUE DATE 11/26/25  
BILLING PERIOD 11-11

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

FOR ASSISTANCE CALL  
Customer Service (352) 583-4204  
One Time Payments (800) 457-1379

### INVOICE STATEMENT

Date	Description	Amount
	Contract No: #02882	
	Service Location	
	Acct #016054-0001	
	MEADOW POINT III CDD	
	1500 MEADOW POINT BLVD WESLEY CH	
11/20/25	FUEL SURCHARGE	1.00 SC70364695 \$ 36.90
11/20/25	ENVIRONMENTAL SURCHARGE	1.00 SC70364694 \$ 17.78
11/20/25	BASIC SERVICE CHARGE	1.00 6.00YD \$ 177.76
	12/1/2025-12/31/2025	
	Invoice Total	\$ 232.44
	Account Balance	\$ 232.44

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at [myaccount.wcicustomer.com](http://myaccount.wcicustomer.com).

\*\*\*\*To avoid late fees, payment must be posted to your account within 30 days of your invoice date.\*\*\*\*  
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING EAST  
20719 US HIGHWAY 301  
DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-016054  
INVOICE NO. 2056432W426  
STATEMENT DATE 11/20/25  
DUE DATE 11/26/25  
PAY THIS AMOUNT 232.44

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 0000002324400000000000002056432 6





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 **11/10/2025**  
Amount Due **205.70**  
Current Charges Due **12/03/2025**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2025	29	49
Oct 2025	31	19
Nov 2024	32	60

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.



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: **11/10/2025**

Use above space for address change ONLY.

District: OP06

**1353911** **OP06**  
MEADOW POINTE III CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	89004	11/04	90429				1425

Previous Balance 113.51  
Payment 113.51CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 1,425 KWH @ 0.06090 86.78  
Fuel Adjustment 1,425 KWH @ 0.04200 59.85  
FL Gross Receipts Tax 4.76  
State Tax 13.24  
Pasco County Tax 1.91

Total Current Charges 205.70  
Total Due **E.F.T.** 205.70

**DO NOT PAY**  
Total amount will be electronically transferred on or after 11/21/2025.

Electronic Funds Transfer on or after <b>11/21/2025</b>
<b>TOTAL CHARGES DUE 205.70</b>
<b>DO NOT PAY</b>

000135391100002057000002057006





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 **11/10/2025**  
Amount Due **71.85**  
Current Charges Due **12/03/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 31404 SHERINGHAM WAY  
Service Description ENTRANCE  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2025	29	9
Oct 2025	31	9
Nov 2024	32	8

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.



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: 11/10/2025

Use above space for address change ONLY.

District: OP06

1353912 OP06  
MEADOW POINTE III CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	93314	11/04	93564				250

Previous Balance 74.60  
Payment 74.60CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 250 KWH @ 0.06090 15.23  
Fuel Adjustment 250 KWH @ 0.04200 10.50  
FL Gross Receipts Tax 1.66  
State Tax 4.63  
Pasco County Tax 0.67

Total Current Charges 71.85  
Total Due E.F.T. 71.85

**DO NOT PAY**  
Total amount will be electronically transferred on or after 11/21/2025.

Electronic Funds Transfer on or after 11/21/2025
<b>TOTAL CHARGES DUE 71.85</b>
<b>DO NOT PAY</b>

000135391200000718500000718502





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 **11/10/2025**  
Amount Due **66.70**  
Current Charges Due **12/03/2025**

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				
10/06	46252	11/04	46457				205

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2025	29	7
Oct 2025	31	7
Nov 2024	32	7

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



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 68.21  
Payment 68.21CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 205 KWH @ 0.06090 12.48  
Fuel Adjustment 205 KWH @ 0.04200 8.61  
FL Gross Receipts Tax 1.54  
State Tax 4.29  
Pasco County Tax 0.62

Total Current Charges 66.70  
Total Due **E.F.T.** 66.70

**DO NOT PAY**

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025**

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 <b>11/21/2025</b>
<b>TOTAL CHARGES DUE 66.70</b>
<b>DO NOT PAY</b>

000135391300000667000000667004





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 **10/23/2025**  
Amount Due **1,628.54**  
Current Charges Due **11/13/2025**

District Office Serving You  
One Pasco Center

Service Address **PUBLIC LIGHTING**  
Service Classification **Public Lighting**

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 1 3 5 7 9

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](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 **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 **1,628.54** E.F.T.

**RECEIVED**  
10-27-2025

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 11/07/2025.



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: 10/23/2025**

District: OP15

Use above space for address change ONLY.

**1353910** **OP15**  
MEADOW POINTE III CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	<b>11/07/2025</b>
<b>TOTAL CHARGES DUE</b>	<b>1,628.54</b>
<b>DO NOT PAY</b>	

000135391000016285400016285409





## INVOICE

INVOICE #	INVOICE DATE
1013588	10/8/2025
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:** November 7, 2025

**Invoice Amount:** \$359.50

Description	Current Amount
Irrigation Inspection made on 9/29/25	
Irrigation Repairs	\$359.50

**Invoice Total** **\$359.50**

**RECEIVED**  
10-08-2025

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**





## INVOICE

INVOICE #	INVOICE DATE
1013609	10/1/2025
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 31, 2025

**Invoice Amount:** \$24,855.23

Description	Current Amount
Monthly Landscape Maintenance October 2025	\$24,855.23

**Invoice Total** **\$24,855.23**

*Excellence*

**RECEIVED**  
10-08-2025

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**





## INVOICE

INVOICE #	INVOICE DATE
1014947	10/14/2025
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:** November 13, 2025**Invoice Amount:** \$4,350.00

Description	Current Amount
Empty Areas at the Clubhouse	
Landscape Enhancement	\$4,350.00

**Invoice Total** \$4,350.00**RECEIVED**  
10-14-2025

# Excellence

## IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



**Bill To:**

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

**Property Name:** Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543**INVOICE**

INVOICE #	INVOICE DATE
1014948	10/14/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** November 13, 2025**Invoice Amount:** \$17,454.00

Description	Current Amount
Heatherstone Front Entrance Install	
Landscape Enhancement	\$17,454.00

**Invoice Total** **\$17,454.00****RECEIVED**  
10-14-2025**EXCELLENCE**  
**IN COMMERCIAL LANDSCAPING****Should you have any questions or inquiries please call (386) 437-6211.**





## INVOICE

INVOICE #	INVOICE DATE
1014949	10/14/2025
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:** November 13, 2025**Invoice Amount:** \$6,955.00

Description	Current Amount
Meadow Pointe 3 Street Tree Cleanup	
Landscape Enhancement	\$6,955.00

**Invoice Total** **\$6,955.00****RECEIVED**  
10-14-2025

# Excellence

## IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



**Bill To:**

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

**Property Name:** Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543**INVOICE**

INVOICE #	INVOICE DATE
1014950	10/14/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** November 13, 2025**Invoice Amount:** \$960.00

Description	Current Amount
Sod Install	
Landscape Enhancement	\$960.00

**Invoice Total \$960.00****RECEIVED**  
10-14-2025**IN COMMERCIAL LANDSCAPING****Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286





## INVOICE

INVOICE #	INVOICE DATE
1014951	10/14/2025
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:** November 13, 2025**Invoice Amount:** \$965.00

Description	Current Amount
Sod and Dirt Install	
Landscape Enhancement	\$965.00

**Invoice Total \$965.00****RECEIVED**  
10-14-2025

# Excellence

## IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**





## INVOICE

INVOICE #	INVOICE DATE
1025974	10/31/2025
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:** November 30, 2025

**Invoice Amount:** \$1,540.12

Description	Current Amount
Irrigation Inspection made on 10/20/25	
Irrigation Repairs	\$1,540.12

**Invoice Total** **\$1,540.12**

EXCELLENCE  
IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Meadow Pointe III CDD  
1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543  
  
Contact  
Matthew Huber  
[mhuber@rizzetta.com](mailto:mhuber@rizzetta.com)

Inspection

Started: 10/20/2025  
Last Updated: 10/23/2025  
Inspector: Selestino Eduardo

Estimate Summary

Labor: 9 hours, 41 minutes - \$726.00  
Materials: \$814.12  
  
Total: \$1,540.12  
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	116	\$0.00
Repair Drip Line	1	\$20.00
Repair Lateral Line	2	\$170.00
Replace Sprinkler Head	10	\$340.12
Troubleshoot Controller	1	\$735.00
Troubleshoot Valve	1	\$275.00
Total (plus applicable taxes):		\$1,540.12

Signature

Justin Lawrence  
  
Darryl Adams

Date

10-24-2025  
  
10-24-2025





## INVOICE

INVOICE #	INVOICE DATE
1030169	11/1/2025
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:** December 1, 2025

**Invoice Amount:** \$24,855.23

Description	Current Amount
Monthly Landscape Maintenance November 2025	\$24,855.23

**Invoice Total** **\$24,855.23**

*Excellence*

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**





## INVOICE

INVOICE #	INVOICE DATE
1032920	11/11/2025
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:** December 11, 2025

**Invoice Amount:** \$252.30

Description	Current Amount
Irrigation Emergency call repair on 11/5/25	
Irrigation Repairs	\$252.30

**Invoice Total** \$252.30

*Excellence*  
IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**