



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting
January 21, 2026**

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

www.meadowpointe3cdd.org

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

January 15, 2026

Revised 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, January 21, 2026, 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 Maintenance
 1. Presentation of Waterway Inspection Report Tab 1
 2. Consideration of Solitude Lake Management Services Agreement Tab 2
 3. Consideration of Solitude Proposals Tab 3
 - D. Landscape Maintenance
 1. Presentation of OLM Inspection Report Tab 4
 - E. Yellowstone Inspection Report..... Tab 5**
 - 1. Presentation of Yellowstone Proposals Tab 6**
 - F. Amenity Management Report Tab 7
 - G. District Counsel
 - H. District Manager
 1. Review of the District Manager's Report & Monthly Financials..... Tab 8
- 5. BUSINESS ITEMS**
 - A. Discussion of Current Camera Expenses
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on December 17, 2025 Tab 9
 - B. Consideration of Operations & Maintenance Expenditures for December 2025..... Tab 10
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

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

Sincerely,

Daryl Adams
Daryl Adams
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe III CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-01-05

Prepared for:

District Manager

Prepared by:

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SITE ASSESSMENTS

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PONDS 85-87 _____ 8

PONDS 88 _____ 9

MANAGEMENT/COMMENTS SUMMARY _____ 9, 10

SITE MAP _____ 11

Site: 70

Comments:

Site looks good

Site looks great with some stem decay still in process from past torpedograss treatment.



Action Required:

Routine maintenance next visit

Target:

Site: 71

Comments:

Site looks good

Site looks great and is holding the blue dye very well. No nuisance growth seen within the site and the structure is looking good.



Action Required:

Routine maintenance next visit

Target:

Site: 72

Comments:

Site looks good

No nuisance growth noted within the pond. Site is holding the blue dye well and some beneficial plants are exposed along the shelf seen in the right photo.



Action Required:

Routine maintenance next visit

Target:

Site: 73

Comments:

Site looks good

Site looks good with clear open water and clean shorelines. The site doesn't have an outflow structure and flows out into the wetland.



Action Required:

Routine maintenance next visit

Target:

Site: 74

Comments:

Site looks good

Site looks great with no nuisance growth noted within the site. Water level is low and water outflows into the wetland and doesn't have a structure.



Action Required:

Routine maintenance next visit

Target:

Site: 75

Comments:

Site looks good

Site looks great with a minimal amount of native Duck Potato within the site. No outflow structure within the site.



Action Required:

Routine maintenance next visit

Target:

Site: 76

Comments:

Site looks good

Site looks great with a minimal amount of normal shoreline growth noted.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 77

Comments:

Site looks good

Site is free and clear of nuisance growth. The pond is holding the blue dye well and the structure looks to be in good shape.



Action Required:

Routine maintenance next visit

Target:

Site: 78

Comments:

Site looks good

Site is low on water but no nuisance growth was noted within the site. Overall in good shape.



Action Required:

Routine maintenance next visit

Target:

Site: 79

Comments:

Site looks good

Site looks great. Low water level but pond banks and open water are clear of nuisance growth.

Action Required:

Routine maintenance next visit

Target:



Site: 80

Comments:

Site looks good

Site looks good. Water is a bit turbid especially compared to other sites surrounding. No nuisance growth noted.

Action Required:

Routine maintenance next visit

Target:



Site: 81

Comments:

Site looks good

Site is holding the blue dye well. No nuisance growth noted within the site. Tall growth around the structure has been sprayed back and is looking great.

Action Required:

Routine maintenance next visit

Target:



Site: 82

Comments:

Site looks good

Site looks great with no nuisance growth noted.

Action Required:

Routine maintenance next visit

Target:



Site: 83

Comments:

Site looks good

Site looks great with no nuisance growth noted.

Action Required:

Routine maintenance next visit

Target:



Site: 84

Comments:

Site looks good

Site has a low water level with a lot of exposed pond bank but is clear of ny nuisance growth.

Action Required:

Routine maintenance next visit

Target:



Site: 85

Comments:

Site looks good

Site and structure looks good. Wetland side of structure has been maintained and kept clear of obstruction. GSR along perimeter of site.



Action Required:

Routine maintenance next visit

Target:

Site: 86

Comments:

Site looks good

Site looks awesome and is holding the blue dye very well. Seen in the left photo is the GSR planted last year. Overall looking great and filling in nicely.



Action Required:

Routine maintenance next visit

Target:

Site: 87

Comments:

Site looks good

Site has a lot of exposed bank with no new nuisance growth noted. Overall the site looks awesome.



Action Required:

Routine maintenance next visit

Target:

Site: 88**Comments:**

Site looks good

Site looks great with no noted nuisance growth overall in great shape and holding blue dye well.

**Action Required:**

Routine maintenance next visit

Target:

Management Summary

To start off 2026 I'm glad to announce that all sites are looking fantastic. Besides site 76 that has a minimal amount of shoreline growth, every sites within the report is looking phenomenal. Kenny has been doing an awesome job keeping up the the new growth within the ponds especially with the dropping water levels and newly exposed pond bank. The blue dye added is aesthetically pleasing to the community while theoretically helping with the nuisance growth noted within the sites. Overall there's not much to point out in this report in need of a little TLC.

Site 86 is looking especially great with a new perimeter of Gulf Spikerush planted a few months back during the latest panting for the community. These plants started very small along the perimeter and over the past few months are filling in very nicely. The plants paired with the stunning blue water really make this site stick out and look great on the corner of two busy roads within the community.

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

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
70	Site looks good		Routine maintenance next visit
71	Site looks good		Routine maintenance next visit
72	Site looks good		Routine maintenance next visit
73	Site looks good		Routine maintenance next visit
74	Site looks good		Routine maintenance next visit
75	Site looks good		Routine maintenance next visit
76	Site looks good	Shoreline weeds	Routine maintenance next visit
77	Site looks good		Routine maintenance next visit
78	Site looks good		Routine maintenance next visit
79	Site looks good		Routine maintenance next visit
80	Site looks good		Routine maintenance next visit
81	Site looks good		Routine maintenance next visit
82	Site looks good		Routine maintenance next visit
83	Site looks good		Routine maintenance next visit
84	Site looks good		Routine maintenance next visit
85	Site looks good		Routine maintenance next visit
86	Site looks good		Routine maintenance next visit
87	Site looks good		Routine maintenance next visit
88	Site looks good		Routine maintenance next visit

SOLITUDE
LAKE MANAGEMENT
A Penick Company
Restoring Balance. Enhancing Beauty.

Meadow Pointe III CDD Wesley Chapel, Florida

Call 888.480.LAKE



PCB 1/2020

Tab 2

Aquatic Services Agreement

This Aquatic Services Agreement (the “**Agreement**”) is made and entered into as of June 1, 2025, by and between the **Meadow Pointe III Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Solitude Lake Management, LLC**, a Virginia limited liability company registered to do business in Florida (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of the stormwater lakes, wetlands, and other waterways within the boundaries of the District. The District desires to retain an independent contractor to provide aquatic related services for the District’s lakes. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement. This Agreement shall supersede and replace any prior agreements between the parties.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Contractor’s Representations.**
 - a. Contractor has examined and carefully studied the project site, and has the experience, expertise, and resources to perform all required work.
 - b. Contractor is licensed to apply herbicides, pesticides, and other chemicals necessary for the work to be performed pursuant to this Agreement.
 - c. All products used for treatment will be EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and be applied in a manner consistent with their labeling.
 - d. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests will meet or exceed all of the legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA.
 - e. Treatments will be performed in a manner that is consistent with NPDES compliance standards as applicable in Florida.
 - f. The Contractor shall be liable for the decline or death of any beneficial aquatic plants, turf, shrubs, or trees due to the negligence of the Contractor.
3. **Scope of Services.**
 - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto and incorporated herein as **Exhibit A** for the District’s lakes as shown on the map attached hereto and incorporated herein as **Exhibit B**.
 - b. The Contractor’s account manager will attend the District’s monthly meetings in person to provide updates to the Board and answer any questions regarding issues or concerns.
 - c. Contractor will provide a monthly service report detailing all of the work performed including, but not limited to, areas of concern, declining vegetation, and any water use restrictions or pertinent information after treatment.

4. Manner of Performance and Care of the Property.

- a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
- b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
- c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

5. Compensation.

- a. The District agrees to compensate the Contractor for the work described above in the amount of **\$5,882.14** per month for a total annual amount of **\$70,585.68**. The cost for the initial 16-month term of this Agreement shall be **\$94,114.24**.
- b. Commencing on October 1, 2026, the total cost for the services shall increase by **three percent (3%)** upon each annual renewal.
- c. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District.
- d. The District shall pay the Contractor within 30 days of receipt of the invoice.
- e. Contractor requests that all payments be remitted to 1320 Brookwood Drive, Suite H, Little Rock AR 72202.

6. Additional Services. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.

7. Term and Renewal. The initial term of this Agreement shall be for 16 months from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent one (1) year terms under the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

8. Termination. Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

9. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

10. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including

conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

- 11. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
 - d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 12. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered. Notwithstanding anything to the contrary in this Agreement, Contractor's liability to the indemnified parties is limited to \$5,000,000 regardless of legal basis of recovery or type of claimed damages.

- 13. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

- 14. Responsibilities of the District.** The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District

agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.

15. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

16. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

17. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

18. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO

THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FL 33614.

- 19. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 20. Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 21. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 22. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 23. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 24. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 25. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 26. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

27. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
28. **Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:

c/o Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614
Attn: Darryl Adams
darryla@rizzetta.com

To Contractor:

1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451
Attn: Jason Diogo
jason.diogo@solitudelake.com

29. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written above.

Solitude Lake Management, LLC

**Meadow Pointe III
Community Development District**

Trina L. Duncan

Name: Trina L. Duncan

Title: Business Manager

06/30/2025

Exhibit A. Scope of Services

Exhibit B. Maintenance Map

Name: Paul Carlucci

Title: Chair of the Board of Supervisors

Exhibit A – Scope of Services

A SOLitude Aquatic Specialist will visit and inspect the lakes one time per month.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the lake(s) and disposed of off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide.
4. This proposal does not include debris removal or disposal.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Trina L. Duncan, who being duly sworn, deposes and says (the "Affiant"):

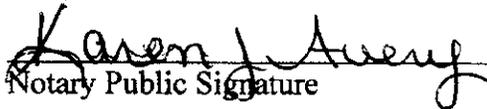
1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Business Manager (Title) of Solitude Lake Management, LLC (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Meadow Pointe III Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

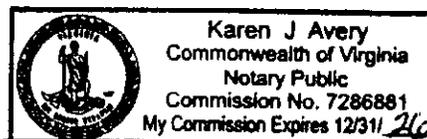
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.


Signature of Affiant

Sworn before me on July 1, 2025


Notary Public Signature



Notary Stamp

Tab 3

SERVICES AGREEMENT

PROPERTY NAME: **Meadow Point III**

CUSTOMER NAME: **Meadow Point III**

SERVICE DESCRIPTION: Site 53 Grass Carp stocking with Barrier

EFFECTIVE DATE: **1/7/2025**

SUBMITTED TO: Darryl Adams

SUBMITTED BY: Kyle Wilson

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

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

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Services Agreement

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5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[SIGNATURES FOLLOW ON THE NEXT PAGE]



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

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC. Meadow Point III

Signature: _____ Signature: _____ Printed Name: _____

Printed Name: _____ Title: _____
Title: _____ Date: _____ Date: _____

Please Remit All Payments to: Customer's Address for Notice Purposes:

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

Please Mail All Notices and Agreements to:

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



SCHEDULE A – SCOPE OF SERVICES

Project: Grass Carp Stocking

Task 1: Barrier Installation:

1. SOLitude Lake Management will install barrier(s) on the waterbody's outflow through which Grass Carp can escape downstream.
2. The installed barriers will:
 - a. Meet or exceed FWC requirements
 - b. Restrain the Grass Carp
 - c. Allow for easy removal of debris from the front of the barrier.
3. The customer is responsible for keeping all barriers free of debris, though if under contract to do so, SOLitude will remove debris buildup while on site.
4. **SOLitude is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from the installation of Grass Carp containment barriers or the structures.**

Number of Barriers: ____ 1 ____

Grass Carp Permitting: Pond

1. Grass Carp stocking is regulated by the state's fish and wildlife department.
2. A lengthy and detailed stocking application requires approval by the department for every property in which Grass Carp is intended to be stocked.
3. **SOLitude staff** will be responsible for the following:
 - a. Obtaining any federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - c. Notifying the customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.
4. **The customer** will be responsible for the following:
 - a. Providing information required for the permit application process upon request, including signing and mailing the required permit documents prepared by SOLitude.
 - b. Compliance with any Order of Conditions including barriers or other special requirements, or conditions required by the local municipality.
5. The contract price covers the permitting application process but does not guarantee that the permit application will be approved by the state's fish and wildlife department.

Grass Carp Stocking:

1. The following types and sizes of fish will be stocked in the lake pending permit approval:

Pond	Quantity	Species	Size
1	40	Grass Carp*	8-12"
2. Triploid (sterile) Grass Carp will be stocked to help prevent and control certain nuisance aquatic vegetation species. Stocking Grass Carp should be considered as part of any Integrated Pest Management (IPM) program.



3. The proper use of Grass Carp in these programs will often reduce the amount of pesticides required to properly maintain lakes and ponds, helping to achieve our long-term goals of quality management through the restoration of ecological balance.
4. The size and quantity of fish proposed is determined by the existing vegetation species and density, and the risk of predation.
5. The quantity of fish stocked may be limited by the state during the permit approval process.
6. Price includes the cost, delivery, and tempered release of all the above-specified fish.

General Qualifications:

5. Company is a licensed pesticide applicator in the state in which service is to be provided. 6. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided. 7. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
8. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
9. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
10. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

SCHEDULE B – PRICING SCHEDULE



Total Price: **\$3, 917.00** Price is valid for 60 days from the Effective Date

**Due upon execution of this Agreement: 50% of the Total Price Due
upon completion of the services: remaining 50% of the Total Price**

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SERVICES AGREEMENT

PROPERTY NAME: **Meadow Point III**
CUSTOMER NAME: **Meadow Point III**
SERVICE DESCRIPTION: Site 62 Rip Rap (620 linear feet)
EFFECTIVE DATE: **1/7/2025**
SUBMITTED TO: Darryl Adams
SUBMITTED BY: Kyle Wilson

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

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



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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

[SIGNATURES FOLLOW ON THE NEXT PAGE]



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

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Meadow Point III

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

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

Please Mail All Notices and Agreements to:

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



SCHEDULE A – SCOPE OF SERVICES

Project: Rip Rap Retention barrier

- 1) Use a mini excavator to pull out the sediment that has washed into the pond and use this sediment to re-slope the sides of the bank in order to install the rip rap.
- 2) Install felt and 6 to 8 inch riprap in a 3 foot wide band around the whole perimeter of the pond

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$77, 515.50** Price is valid for 60 days from the Effective Date

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

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

SERVICES AGREEMENT

PROPERTY NAME: **Meadow Point III**
CUSTOMER NAME: **Meadow Point III**
SERVICE DESCRIPTION: Site 62 Shoreline Erosion Repair
EFFECTIVE DATE: **1/7/2025**
SUBMITTED TO: Darryl Adams
SUBMITTED BY: Kyle Wilson

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

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



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

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



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

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

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

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

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

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

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

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



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

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

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

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[SIGNATURES FOLLOW ON THE NEXT PAGE]



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

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Meadow Point III

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

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

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

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



SCHEDULE A – SCOPE OF SERVICES

Project: Shoreline Erosion Repair

Erosion- install a drain box, install a drain pipe to the lake, build a berm around the box on the Lake side, concrete around the box, add an anchor to the end of the pipe, fill in the washed out area with fill dirt, compact the fill and install coco mat & sod over the fill.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
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6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.





SCHEDULE B – PRICING SCHEDULE

Total Price: **\$3, 500.70** Price is valid for 60 days from the Effective Date

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

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

Tab 4



MEADOW POINTE III CDD

LANDSCAPE INSPECTION

January 5, 2026

ATTENDING:

JIM MACWILLIAM – YELLOWSTONE LANDSCAPE

ALLAN ALCAIDE – YELLOWSTONE LANDSCAPE

CARLOS GARCIA – YELLOWSTONE LANDSCAPE

PAUL WOODS – OLM, INC.

SCORE: 90%

**NEXT INSPECTION
JANUARY 27, 2026 AT 1:00 PM**

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

15. North end of Meadow Pointe Blvd: Prune low tree branches for visibility and increase light penetration.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 11/25/2025

4. Clubhouse: Use a shovel to remove Sabal Palm volunteers.
9. Clubhouse: Control crack weeds along Miami curbs.

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Trench hard lines and soft lines, keeping mulch contained within beds.
2. Across from the flagpole: Reset the edge of sod to grade. Do not put sod above grade.
3. Remove windfall and debris around the perimeter of the tennis court.
4. Establish a 1 foot tree well around the Pine tree sodded area next the basketball court.
5. Improve site cleanliness around the pool area.

COMMON AREAS

6. Remove Spanish Moss up to 15 feet from common area trees.
7. Ammanford: Remove heavy leaf and debris accumulations from recently mulched beds.
8. Ammanford: Ensure good rooting in the Copperleaf planting. Stagger prune tallest branches to promote an improved, compact growth form.
9. Ammanford median island: Ground prune the interior middle Loropetalum confirm irrigation, and repair one dead 3-gallon Loropetalum.
10. Ammanford: Control weeds on the inside of the frontage fence adjacent to the Cypress trees.
11. Hillhurst Crossing entrance: Re-trench curb lines.

12. Ammanford eastern frontage: Monitor decline in Oak tree located between the Sweet Gum trees.
13. Broughton Place frontage: Remove dead plant material.
14. Whitlock entrance: Use a pole saw to remove stubs and downward growth from trees after Christmas lights are removed.
15. Alchester Place: Prune wood line overgrowth and encroaching grass around the west perimeter of pond 20 on Alchester Drive.
16. Rensselaer: Control crack weeds in the Rensselaer Drive cigar island.
17. **Rensselaer: Prune back wood line overgrowth at pond 44 in the 20000 block of Shelbourne Court.**
18. Larkenheath: Continue fertilizing Dwarf Ixora.
19. Meadow Pointe Blvd northbound right-of-way: Remove turf runners along the asphalt edge, maintaining clearance of the white fog line.
20. Sheringham: Control False Geranium in Bahia turf along right-of-ways in the 31000 block of Marchester Drive.
21. Sheringham frontage: Remove palm volunteers as bed weeds.
22. Heatherstone: Prune back wood line overgrowth in the conservation area across from 31354 Kirkshire Court.
23. Heatherstone: Remove bed weeds from newly installed Asiatic Jasmine.
24. Heatherstone: As established, tip prune the Arboricola Trinettes, maintaining a stair step presentation.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a price to harden off the area of erosion due to utility vehicle between the sidewalk and the maintenance shed where the utility vehicle is parked.
2. Provide a proposal for arbor care services on the entrance area of Broughton Place to improve light penetration.
3. To the west of Wrencrest: Provide a price to remove the damaged Oak tree limb. It appears a truck or high vehicle broke it at approximately 20 feet up.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Meadow Pointe Blvd south of Larkenheath: Confirm on a map the access points along the District owned row of Oak trees.

cc: Darryl Adams darryla@rizzetta.com
Natasha Betancourt nbetancourt@rizzetta.com
Michael Rodriguez mpiiclub@tampabay.rr.com
Michael Hall seat1@meadowpointe3.org
Michael Torres seat2@meadowpointe3.org
Glen Aleo seat3@meadowpointe3.org
John Johnson seat4@meadowpointe3.org
Paul Carlucci seat5@meadowpointe3.org
Justin Lawrence manager@meadowpointe3.com
Carlos Garcia cagarcia@yellowstonelandscape.com
James MacWilliam jmacwilliam@yellowstonelandscape.com

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		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-5	Entry, crack weeds, new planting
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Improve technique, Spanish moss, tree elevations
CLEANLINESS	10	-3	Weekly detail, remove mulch bed leaf buildup
MULCHING	5	-5	Trench
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		15, 4, 9

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 12-22-25 Score: 90.0 % Performance Payment™ % 100

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: 

Tab 5



YELLOWSTONE

LANDSCAPE

Meadow Pointe 3 Enhancement Opportunities

Wednesday, January 14, 2026

19 Issues Identified



Dead Pine By Clubhouse

There is a dead pine tree located by the clubhouse field. It appears to have died & snapped off.

A proposal has this pine tree to be removed & it includes removing the thick low hanging branch located on Beardsley.



Thick Caliper Branch On Beardsley Close To Wrencrest Entrance

This thick branch is proposed to be cut to avoid tall people or people riding bikes bumping their head.



Thick Low Hanging Branch
This thick branch is proposed to be cut to avoid tall people or people riding bikes bumping their head.



Big Oak Tree Starting To Clean
Close To Ammonford Entrance On
Beardsley

Mature oak tree close to Ammonford is starting to severely lean. A common issue could be weight distribution. Circled shows limbs missing from the back (the homeowner has the right to trim it off their side of the wall) but it causes our branches on the boulevard side to cause one side to be heavier than the other.

I can monitor this for the month & provide a proposal if it gets any worse. The best precaution is to remove these trees or redistribute weight by removing limbs & make it even.



Trees Leaning More On Beardsley
There were 3 trees I proposed awhile back on Beardsley that started to lean. All 3 have gotten worse since then, as you can see in these pictures.

I had resubmitted the old proposal to possibly remove them. Stump grind will be included if we want to place another tree in its place.



Leaning Trees On Beardsley
There were 3 trees I proposed awhile back on Beardsley that started to lean. All 3 have gotten worse since then, as you can see in these pictures.

I had resubmitted the old proposal to possibly remove them. Stump grind will be included if we want to place another tree in its place.



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Ammanford Visibility Project
As brought up in December's meeting, this road is scary due to not being able to see oncoming traffic coming from Meadow Pointe 2.

Whether you want to turn into Hillhurst or exit Ammonford, you cannot see a thing past these trees.

I provide a proposal to REMOVE multiple trees, shrubs & lifting up pine trees above our contracted height to improve visibility around this curb.

A separate proposal will be provided if county comes back & says we have to replant trees that we have removed. & we can place sod in these remaining big mulch beds once everything is removed to avoid a bare look.



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Trees Growing Towards Light Pole In Broughton

During Paul's inspection, we noticed the oak trees on the exit side of Broughton Place growing to the light post.

I have brought a proposal to cut some branches away off the light pole. Cutting SOME away would make the tree look ugly, so the arbor team will clean it up & lift it above our contracted height.



Broughton Place Tree Clean Up

The proposal containing the light pole clean up will also include oak tree lifting to both sides of Broughton Place. The current height is above our contract height, but the arbor team will clean up all the trees in this entrance/exit area.

Circled in red are the branches that are curling downwards & could be cleaned.



Dead Tree In Oak Has Been Reported & Removed
During my drive on January 5th week, I noticed a dead tree hanging out of the wood line on Beardsley.

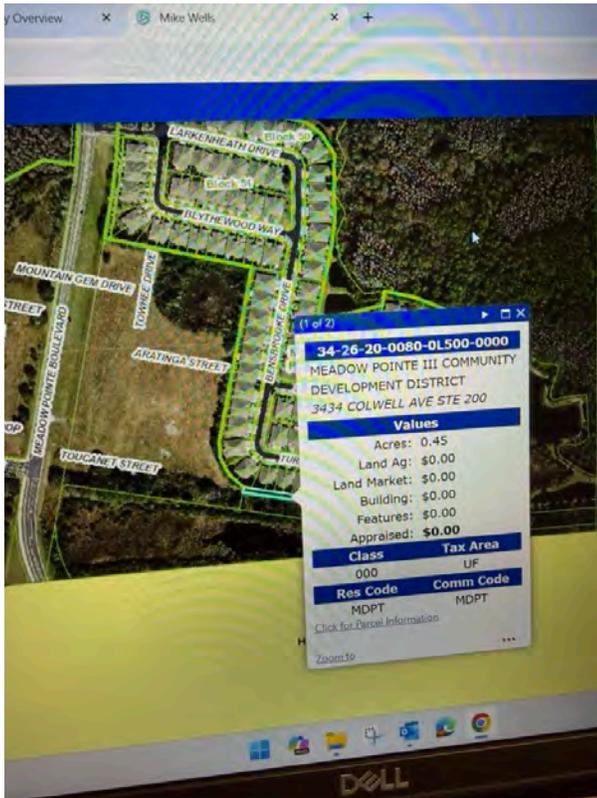
We have proposed & removed the tree as of today's report. Just wanted to let the board know what's going on.



The Cause Of The Dead Tree
The cause of the dead tree was due to uprooting from the ground & the roots were not attached to anything.



Blocked Off Behind The Fence Of Larkenheath



Blocked Off Area
 Since this area has been blocked off, we don't maintain anything besides the trees behind Turkeyhill Lane? Just want to confirm

Carlos Garcia
 Yellowstone Landscape

Claridge Place

Wesley Chapel, FL

August 2025

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



Existing



Potential

Landscape Design Suggestions

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

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



Existing

Landscape Design Suggestions

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



Potential

Sheringham Nesslewood

Wesley Chapel, FL

November 2025

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



Existing

Landscape Design Suggestions

Orange Bird of Paradise

Firebush

Gold Mound Duranta

Pink Dwarf Ixora

Asiatic Jasmine Border

Cocoa Brown Mulch



Potential

Sheringham Nesslewood

Wesley Chapel, Fl

November 2025

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



Existing

Landscape Design Suggestions

Orange Bird of Paradise

Firebush

Gold Mound Duranta

Pink Dwarf Ixora

Allamanda

Asiatic Jasmine Border

Fill in Trinette Arbicola

Ground Orchid

Hawaiian Ti-Plant



Potential

Sheringham Nesslewood

Wesley Chapel, Fl

November 2025

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



Existing



Potential

Landscape Design Suggestions

Orange Bird of Paradise

Jatropha Std

Copperleaf

Gold Mound Duranta

Pink Dwarf Ixora

Asiatic Jasmine Border

Cocoa Brown Mulch

Tab 6



Proposal #: 602935

Date: 9/5/2025

From: Carlos Garcia

Landscape Enhancement Proposal for
Meadow Pointe III CDD

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

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
 Wesley Chapel , FL 33543

3 Beardsley Leaning Trees

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Tree removal/stump grind	1	\$3,900.00	\$3,900.00





- The crews will flush cut and remove 3 leaning tree located on the Beardsley wall. Leaning towards the sidewalk.
- Stump grind will be included to these trees.
- We will clean up any leftover debris.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Meadow Pointe III CDD

Subtotal	\$3,900.00
Sales Tax	\$0.00
Proposal Total	\$3,900.00

THIS IS NOT AN INVOICE



Proposal #: 649669

Date: 1/14/2026

From: Carlos Garcia

Landscape Enhancement Proposal for
Meadow Pointe III CDD

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

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
 Wesley Chapel , FL 33543

Alchester Front Entrance Install

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	95	\$70.00	\$6,650.00
Top Soil (per yard)	3	\$100.00	\$300.00
Pallet of Mulch	1	\$600.00	\$600.00
Arboricola (3 GAL)	30	\$17.00	\$510.00
Orange Ixora (3 GAL)	70	\$17.00	\$1,190.00
Podocarpus (7 GAL)	16	\$69.00	\$1,104.00
Ti-Plant (3 GAL)	10	\$74.00	\$740.00
Asiatic Jasmine (1 GAL)	500	\$5.00	\$2,500.00
6" spray heads	6	\$27.00	\$162.00
Flex Pipe Roll	1	\$126.00	\$126.00
1/2 Fittings	25	\$26.00	\$650.00

Alchester Place

Wesley Chapel, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Japanese Blueberry
- Red Sister Ti-Plant
- Podocarpus
- Trinette Schefflera
- Dwarf Ixora
- Asiatic Jasmine
- Cocoa Brown Mulch



Potential

This is a proposal to completely rip out everything that is at the Alchester center island where the keypad is.

- Crew will RIP OUT EVERYTHING AND LEAVE EMPTY FOR A WEEK BEFORE INSTALL
- We will dress the bed with top soil with nutrients for the newly installed plants
- We will install a asiatic Jasmine border around the island
- Layer orange Ixora, Arbicola, Podocarpus going to the wall
- When everything is planted, we will layer the bed with brand new pine bark mulch
- We will clean any debris

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

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Meadow Pointe III CDD

Subtotal	\$14,532.00
Sales Tax	\$0.00
Proposal Total	\$14,532.00

THIS IS NOT AN INVOICE



Proposal #: 649635

Date: 1/14/2026

From: Carlos Garcia

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

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

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Ammanford Street Cleanup

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Cleanup	1	\$15,800.00	\$15,800.00





- Crew will remove multiple shrubs, 2 Crepe Myrtles, 4 Cypress Trees and lift up pine trees blocking visibility from oncoming traffic from MP2
- Stump Grind will be included
- We will clean all of our debris

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Meadow Pointe III CDD

Subtotal	\$15,800.00
Sales Tax	\$0.00
Proposal Total	\$15,800.00

THIS IS NOT AN INVOICE



Proposal #: 608300

Date: 1/14/2026

From: Carlos Garcia

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

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

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Beaconsfield Front Entrance Install

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	100	\$70.00	\$7,000.00
Top Soil (per yard)	3	\$100.00	\$300.00
Pallet of Mulch	1	\$600.00	\$600.00
Arboricola (3 GAL)	30	\$17.00	\$510.00
Orange Ixora (3 GAL)	70	\$17.00	\$1,190.00
Podocarpus (7 GAL)	16	\$69.00	\$1,104.00
Ti-Plant (3 GAL)	10	\$74.00	\$740.00
Japanese Blueberry Trees (30 GAL)	2	\$480.00	\$960.00
Asiatic Jasmine (1 GAL)	500	\$5.00	\$2,500.00
6" Spray Heads	6	\$27.00	\$162.00
Flex Pipe Roll	1	\$126.00	\$126.00
1/2 Fittings	25	\$26.00	\$650.00





This is a proposal to completely rip out everything that is at the Beaconsfield center island where the keypad is.

- Crew will RIP OUT EVERYTHING AND LEAVE EMPTY FOR A WEEK BEFORE INSTALL
- We will dress the bed with top soil with nutrients for the newly installed plants
- We will install a asiatic Jasmine border around the island
- Layer orange Ixora, Arbutus, Podocarpus going to the wall
- A Japanese Blueberry tree at each side of the wall sign with ti-plants around the tree
- When everything is planted, we will layer the bed with brand new pine bark mulch
- We will clean any debris

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

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Meadow Pointe III CDD

Subtotal	\$15,842.00
Sales Tax	\$0.00
Proposal Total	\$15,842.00

THIS IS NOT AN INVOICE



Proposal #: 649642

Date: 1/14/2026

From: Carlos Garcia

Landscape Enhancement Proposal for
Meadow Pointe III CDD

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

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
 Wesley Chapel , FL 33543

Broughton Place Tree Cleanup

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Broughton Place Cleanup	1	\$2,055.00	\$2,055.00



- Crew will cut away the oak tree limbs touching the light post
- Arbor team will crown clean and prune all the trees on the entrance/exit side of Broughton Place
- We will clean our debris

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Meadow Pointe III CDD

Subtotal	\$2,055.00
Sales Tax	\$0.00
Proposal Total	\$2,055.00

THIS IS NOT AN INVOICE

Landscape Enhancement Proposal for
Meadow Pointe III CDD

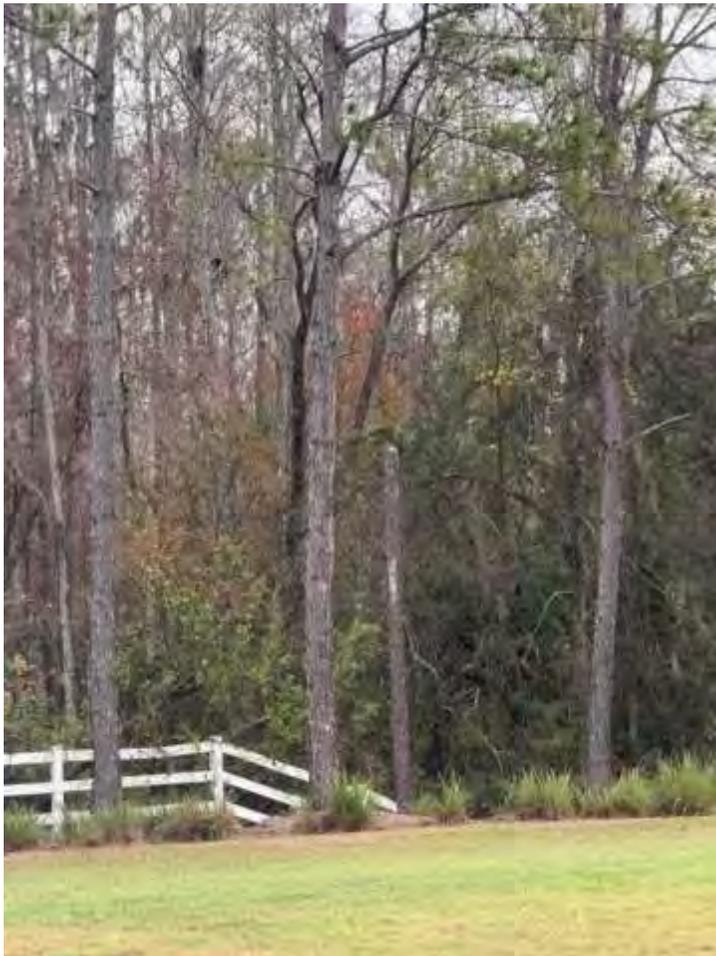
Justin Lawrence
Rizzetta & Company
5844 Old Pasco Rd.
Unit 100
Wesley Chapel, FL 33544
manager@meadowpointe3.com

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Dead Pine Tree by Clubhouse/Thick Branch Removal

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Dead Pine Removal/Tree Branch Cut	1	\$2,740.00	\$2,740.00



- Arbor crew will cut and stump grind the dead pine tree located in the field close to the clubhouse
- Crew will cut and remove the low hanging branch located on Beardsley Blvd
- We will clean our debris

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AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Meadow Pointe III CDD

Subtotal	\$2,740.00
Sales Tax	\$0.00
Proposal Total	\$2,740.00

THIS IS NOT AN INVOICE



YELLOWSTONE

LANDSCAPE

Meadow Pointe 3 Enhancement Opportunities

Wednesday, January 14, 2026

19 Issues Identified



Dead Pine By Clubhouse

There is a dead pine tree located by the clubhouse field. It appears to have died & snapped off.

A proposal has this pine tree to be removed & it includes removing the thick low hanging branch located on Beardsley.



Thick Caliper Branch On Beardsley Close To Wrencrest Entrance

This thick branch is proposed to be cut to avoid tall people or people riding bikes bumping their head.



Thick Low Hanging Branch
This thick branch is proposed to be cut to avoid tall people or people riding bikes bumping their head.



Big Oak Tree Starting To Clean
Close To Ammonford Entrance On
Beardsley

Mature oak tree close to Ammonford is starting to severely lean. A common issue could be weight distribution. Circled shows limbs missing from the back (the homeowner has the right to trim it off their side of the wall) but it causes our branches on the boulevard side to cause one side to be heavier than the other.

I can monitor this for the month & provide a proposal if it gets any worse. The best precaution is to remove these trees or redistribute weight by removing limbs & make it even.



Trees Leaning More On Beardsley
There were 3 trees I proposed awhile back on Beardsley that started to lean. All 3 have gotten worse since then, as you can see in these pictures.

I had resubmitted the old proposal to possibly remove them. Stump grind will be included if we want to place another tree in its place.



Leaning Trees On Beardsley
There were 3 trees I proposed awhile back on Beardsley that started to lean. All 3 have gotten worse since then, as you can see in these pictures.

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Ammanford Visibility Project
As brought up in December's meeting, this road is scary due to not being able to see oncoming traffic coming from Meadow Pointe 2.

Whether you want to turn into Hillhurst or exit Ammonford, you cannot see a thing past these trees.

I provide a proposal to REMOVE multiple trees, shrubs & lifting up pine trees above our contracted height to improve visibility around this curb.

A separate proposal will be provided if county comes back & says we have to replant trees that we have removed. & we can place sod in these remaining big mulch beds once everything is removed to avoid a bare look.



Ammanford Visibility Project
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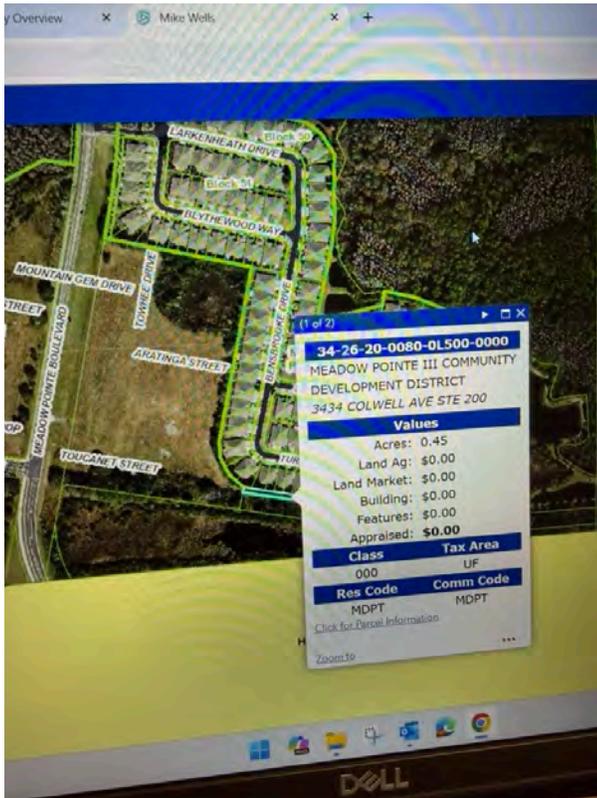
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The Cause Of The Dead Tree
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Blocked Off Behind The Fence Of Larkenheath



Blocked Off Area
 Since this area has been blocked off, we don't maintain anything besides the trees behind Turkeyhill Lane? Just want to confirm

Carlos Garcia
 Yellowstone Landscape

Tab 7



MEADOW POINTE III

Operations Report – January 2026 (December 10th- January 13th)

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

Clubhouse Operations, Maintenance & Improvements

- Worked with Yellowstone & Solitude Lake to improve maintenance in & around Pond 1-4,19-22,33-36,41-44,95-99 (Keeping an eye on algae build-up at 3,12,16-17,22-23,46)
- Detailed trash cleanup at pond 14,15 & 17
- Reported all irrigation issues to Luis & Juan (Yellowstone)
- 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 finalized/reinforced tennis entry gate to eliminate hand-triggering the gate release; Should be finalized/confirmed on January's operations report
- Maintenance repaired PVC fence off Beardsley (Near Hillhurst Crossing)
- Maintenance replaced burned-out headlight bulb in work truck
- Maintenance & clubhouse staff cleaned, checked or repainted all needed concrete curbing at the entry way of Hillhurst Crossing
- Clubhouse staff repainted & renumbered the clubhouse mailbox
- Requested Ignite Handy Solutions to resecured ADA mat with concrete screws nearest Wrencrest (Chatterly) (Maintenance attempted the month prior, but was unsuccessful)
- Still no more leak issues in pool restrooms; Maintenance repairs are holding up but we are still monitoring it monthly for a few more months
- 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

- 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 2/3 done; Originally "all-needed but decided to just replace all) (Safety/warning/camera monitored signs)
- Working with Ignite Handy Solutions to refurbish & repaint both sides of the Beaconsfield & Whitlock monuments
- 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 (75% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 2/5 (75% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 3 December room rentals
- 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, Claridge Place & Wrencrest (Chatterly & Thackery)
- Ammanford Place – SAAS replaced a bad power/internet board
- Beaconsfield – Maintenance replaced the pedestrian entrance side kant-Slam

- Claridge Place - Breaker box needs a bracket/clasp added so we can lock it – Awaiting SAAS to provide proposal or confirmation that they can complete the work
- Claridge Place – Bad circuit board; Awaiting chairman or board approval to replace it & upgrade to new CAPXL system
- Sheringham (Nesslewood) – Maintenance repaired gate alignment issues at exit gate
- Whitlock – Romaner Graphics is going to take the pedestrian exit side gate & repair/reinforce all needed parts
- Whitlock – Maintenance replaced the pedestrian exit side kant-Slam

Field Maintenance

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (N/A - See January 2026 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also January 2026 pressure washing report)
- Reported any needed streetlamp outages to TECO and Withlacoochee
- Conducted daily/weekly trash pickups in all needed areas of MP111
- 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 –January 2026 (December 10th – January 13th)

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

Current Projects

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

9-2021	Basketball court lighting installation	Install lighting for courts	Obtained revised proposal and Board will consider proposals in July meeting	Tabled for 2023	TBD
1-2022	Shuffleboard surface	Resurface/conduct maintenance on shuffleboard surface	Reach out to vendors/obtain quotes to resurface and/or conduct maintenance of shuffleboard surface	Surface still in solid shape. Due to lack of usage will table to near future	TBD
1-2022	Entire/all gates & security systems	Research upgrades on all parts of the system	The CH Manager has 3 vendors coming in the December CDD meeting to make presentations	Selected vendors will specify/narrow down options/create specific proposals that will best fit the communities needs	TBD
12-2022	Marked PVC stakes at all conservation & pond edges	Restarted/continued staking of all conversation and pond edges to monitor growth & assist in proper cutbacks when/where needed	All materials purchased. Switched back to durable wood stakes with solid green paint. Use cutback guide to track pond numbers	Will be finalizing the installation of all needed markers & continuing to observe each one & growth at the edges. Updates are available in the shared folder for the board to request at any time	Ongoing
4-2023	Front clubhouse LED sign	Gathering 3 proposals & doing research on regulations & limitations to LED signage	Temporarily tabled	N/A	TBD
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 now in February 2026 but continuing ongoing efforts for	2-2026

				the project with no deadline ever in place	
--	--	--	--	--	--

Potential Future Projects

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

Completed Projects

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

7-2021	Resurface multi-purpose court	Resurface multi-purpose court and paint lines for sports recreational use	Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment	Resurfacing began Feb 23 and will be completed on/about March 8th	Completed (3-2022)
7-2021	Tennis courts resurfacing	Resurface tennis courts	Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment. This project will commence following the clearing of areas around tennis courts by Bettin	Resurfacing began Feb 23 and will be completed on/about March 8th	Completed (3-2022)
1-2022	Gym mirror	Install additional gym mirror in workout room	Ordered 48 x 72 inch mirror. Mirror has been shipped and will be installed second week of Feb	Mirror scheduled to arrive March 4th	Completed (3-2022)
6-2021	Volleyball court sand	Replenish volleyball court sand	Yellowstone provided proposal for install of sand	Board approved Yellowstone proposal and Yellowstone replenished court sand	Completed (4-2022)
1-2022	Ceiling tiles and air ducts	Replace clubhouse ceiling tiles and air ducts	Purchasing & Installing new ones by August 2022	Completed	Completed (8-2022)
1-2022	Community holiday lights	Obtain quotes for installing lights and decorations entrance/monuments and clubhouse	Gathered 2 proposals & will be discussed on August agenda	Board chose Parkhurst Outdoor Lighting for our 2022 community holiday lights	Completed (9-2022)
8-2022	Upgrading/improving outdoor/pool restrooms	Creating a plan to repaint the pool restrooms along with upgrade mirrors, soap dispensers and anything else needed to create newer/more professional look	Choice new paint colors with staff. Will discuss with maintenance on purchasing of paint & days to complete painting	Finalized new paint colors in outdoor bathrooms. Bettin Construction updated manager that new doors should be delivered/installed before October 2022	Completed (10-2022)
10-2022	Upgrading/improving needed playground stations & benches	Creating a plan to repaint specific parts of needed playground stations and get proposals to replace benches	Did cost analysis for in-house maintenance Vs Vendor; More cost effective for a vendor to finalize	Got proposal approved & vendor (Romaner Graphics) will start & finalize in November 2022	Completed (11-2022)
1-2023	New tennis nets & cranks	Noticed we will be in need of new tennis nets soon (Both). Will work with Welch tennis to get the nets ordered.	Doing research to see if our maintenance staff can install nets or if it be more efficient/cost-effective to have Welch install	Maintenance successfully installed new nets	Completed (1-2023)
11-2022	Bike racks in Heatherstone, Sheringham /Nesslewood & Beaconsfield	Work with vendor & board to pick best location & bike racks for just inside entry gates	Bike racks are ordered & assembled. Romaner Graphics will finalize installation with concrete slab at desire location	1st bike racks installed in Heatherstone & Sheringham (Nesslewood) Added 1 more in Sheringham (Nesslewood) & 1 in Beaconsfield. Will monitor after to see if any additional/additional village bike racks are needed.	Completed (7-2023)

1-2023	Shed upgrades (New shed or upgrade current one)	Added 3 proposals to May 2023's agenda (Was also looked at in 2022) Added color options for all 3 proposals to June 2023's agenda. Gathering information and proposals for demolition, needed permit(s), concrete slabs, and strapped tie-downs	Working with Tonja & 3 selected vendors if concrete slab with strapped tie-downs is best/needed option	Tabled. Will look into it again next budget season or in the future. Finalized current shed upgrades instead. Added separate line item for exterior shed painting.	Completed (9-2023)
8-2023	Upgrade/replacement of outside water fountains	Obtain proposals to upgrade/replace outside water fountains, along with a purified water dispenser in the clubhouse	Submitting different ideas for water fountain upgrades inside and outside. Board recommended removal of all outside fountains	Adding 2 more/3 total proposals for removal of all outside fountains for board's approval. RJ Kielty's proposal was approved. Job was completed on 9/8/23.	Completed (9-2023)
1-2023	Community holiday lights	Obtain proposals/pricing for maintenance/staff to install lights and decorations entrance/monuments and clubhouse	Gathered 2 proposals for maintenance/staff installation (August) & 1 additional (September). Daryl helped gather 1 outside vendor proposal (September) & will be discussed on August & September agenda	Board chose American Illuminations & Décor (outside vendor) for our 2023 community holiday lights	Completed (9-2023)
9-2023	Repair/replace 6-inch PVC elbow & couplings for sand volleyball court	While very important, it's not an expensive or long repair so will get with maintenance staff to purchase proper items & schedule repair/replace asap	Based on dimensions we ordered new elbow & coupling but must have been different brand & didn't fit properly. Staff was able to repair/seal existing elbow and coupling and have them fitted safely back together	N/A	Completed (10-2023)
4-2023	Purified bottle filling station (attached to water fountain)	Gathered 3 proposals Added best option with installation included in June's agenda	Modified proposals; Added 2 more plumbing options for install of purchased Elkay unit; Included in August's agenda	Elkay proposal approved in August; System was installed on November 3rd	Completed (11-2023)
11-2023	Replace both outside pool restroom mirrors	Will investigate options and prices for replacement	Purchased both mirrors; One 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	Finalized detailed maintenance, repair (if-needed) & painting of all	Completed (4-2025)

			racks (Beaconsfield, Heatherstone & Sheringham [Nesslewood]. Will estimate extending replacement to at least 2026	village bike racks (Beaconsfield, Heatherstone & Sheringham [Nesslewood]. Will estimate extending replacement to at least 2026	
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 and also doing a vinyl re-strapping	Having our original vendor, OFC make presentation for all interested options for repairs/upgrades & replacement	Resubmitted 3 total proposals, including OFC with a narrowed scoped for the board to make a final decision during March CDD meeting (Including pool side table options as well)	Board approved OFC's final proposal/scope for a full refurbishing with addition to adding side pool tables as well	Completed (11-2024)
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	Selected favorable paints & was completed in January 2026	Completed (1-2026)
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	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	Selected favorable paints & was completed in January 2026	Completed (1-2026)

	(Progressively replacing them all with newer plastic lids that have a better fit to the can)				
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 –January 2026 December 10th-January 13th)

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

December Zones Started or Completed:

- Finalized Ammanford entry way (No monument p/w while Christmas lights are attached)
- Finalize Sheringham (Nesslewood) entry way (No monument p/w while Christmas lights are attached)
- Finalized Wrencrest (Chatterly) entry way (No monument p/w while Christmas lights are attached)
- Started & finalized front clubhouse sidewalks
- Started & finalized backside of pool deck
- Started/really focused on all needed PVC fencing & concrete walls down Meadow Pointe Boulevard due to Yellowstone cutbacks exposing dirt & rust



Rizzetta & Company

January Zones to be Started or Completed:

- Start & finalize Beaconsfield entry way & monument
 - Start & finalize Whitlock entry way & monument
 - Finalize all need PCV fencing & concrete walls down Meadow Pointe Boulevard
 - 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)

Parking Violations

Dec 10th – Jan 13th

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initial s
1203 Thackery Way		Beige Cadillac SRX	BR9 72X FL	12/19/2025 12:09pm			JL
1136 Thackery Way		Black Toyota Camry	FCV K15 FL	12/30/2025 5pm (PCSO Violation - Safety Issue)			Deputy Frances
1136 Thackery Way		Grey Honda Accord	KALID FL	12/30/2025 5pm (PCSO Violation - Safety Issue)			Deputy Frances

Parking Violations

Dec 10th – Jan 13th

<p>31721 Holcomb Pass</p>		<p>White Chrysler Pacifica</p>	<p>1OE ZKT FL</p>	<p>1/12/2026 3:53pm</p>			<p>JP</p>
<p>31601 Holcomb Pass</p>		<p>Black Acura TLX</p>	<p>O8F BIL FL</p>	<p>6/17/2025 2pm</p>	<p>1/12/2026 3:58pm</p>		<p>JP</p>
<p>1136 Thackery Way</p>		<p>Grey Honda Accord</p>	<p>BX5 5EZ FL</p>	<p>7/9/2025 3:53pm</p>	<p>8/5/2025 12:55pm</p>	<p>1/12/2026 5:20pm (Successful Tow)</p>	<p>JP</p>

DATE: 11/22 – 11/28

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY							
SUNDAY				I			
MONDAY	II		I	II	II		
TUESDAY			II				
WEDNESDAY				I	I		
THURSDAY	II		I	II			
FRIDAY	III		I				
TOTAL	7	0	4	5	3	0	0

DATE: 11/29 – 12/5

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY			I				
SUNDAY				I	I		
MONDAY			II				
TUESDAY			I				
WEDNESDAY	II	I					
THURSDAY	I			I			
FRIDAY	II						
TOTAL	5	1	4	2	1	0	0

DATE: 12/6 – 12/12

CALL LOG

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

DATE: 12/13 – 12/19

CALL LOG

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

January 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2 ABC 9-10am	3
4 Deltor (PR) 10am-2pm	5 ABC 9-10am	6 ARC 6:30pm	7 ABC 9-10am CPW 10am-12pm	8	9 ABC 9-10am	10
11 Rivera (PR) 3-7pm	12 ABC 9-10am	13 Master HOA 6:30pm	14 ABC 9-10am CPW 10am-12pm	15 Whitlock HOA 6:30pm	16 ABC 9-10am	17 Blood Drive 10:30am-1pm Maxwell (PR) 10am-7pm
18	19 ABC 9-10am	20 Larkenheath HOA 6:30pm	21 ABC 9-10am CPW 10am-12pm CDD 6:30pm	22	23 ABC 9-10am	24
25	26 ABC 9-10am	27 OLM Inspection 1pm	28 ABC 9-10am CPW 10am-12pm	29 Larkenheath (FC) HOA 6:30pm	30 ABC 9-10am	31

*ARC: Architectural Redesign Committee *CPW: Coffee Pastry Wednesday

*ABC: Aqua Belles Club *PR: Private Rental *FC: Fining Committee

February 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Joseph (PR) 10am-2pm	2 ABC 9-10am	3 ARC 6:30pm	4 ABC 9-10am CPW 10am-12pm	5	6 ABC 9-10am	7 Alberry (PR) 3-7pm
8	9 ABC 9-10am	10	11 ABC 9-10am CPW 10am-12pm	12	13 ABC 9-10am	14
15	16 ABC 9-10am	17 Larkenheath HOA 6:30pm	18 ABC 9-10am CPW 10am-12pm CDD 6:30pm	19	20 ABC 9-10am	21
22	23 ABC 9-10am	24	25 ABC 9-10am CPW 10am-12pm	26	27 ABC 9-10am	28

*ARC: Architectural Redesign Committee *CPW: Coffee Pastry Wednesday

*ABC: Aqua Belles Club *PR: Private Rental *FC: Fining Committee



Deputy Schedule – January 2026



MEADOW POINTE III

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



Deputy Schedule – February 2026



MEADOW POINTE III

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

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

January 2026 Removed and/or Deleted Exposed Call Box Gate Codes

#9070 (Name Not Documented - Whitlock)

#4321 (**Catrone** - Larkenheath)

#5305 (**Mullings** - Larkenheath)

#1500 (Vendor Code - Larkenheath) (X1)

#1500 (Vendor Code - Whitlock) (X1)

We had to switch to a new vending company. This one has a stronger selection with credit card input as well so we expect to start to actual create small revenue for the clubhouse as well.

The previous contract was a wash/we did not collect any revenue.

I couldn't find a contract or COI on file for the old one so I just wanted to see if the board wanted legal counsel to draft a contract like our other vendor templates & I provided the current COI as well.

The vendor just took over the company previously registered as **"Keylime Vending"** so I am awaiting to hear the name they want on the contract but under the COI it looks like it's registered as **"Vend Well Vending"**. I can provide that info to legal counsel as soon as I receive it.



Proposal #: 610393

Date: 9/29/2025

From: JB Basilio Perez

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

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

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Irrigation Rid O Rust Preventer 3 Tanks Installation

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$1,392.44	\$1,392.44
Rid O Rust (200-gal-Tank)	3	\$1,371.41	\$4,114.22
Metering Pump	3	\$1,057.13	\$3,171.38
Misc Fittings	1	\$428.57	\$428.57
Wire Connectors	12	\$2.86	\$34.29

This Proposal is to Install 3 Tanks of Rid O Rust Preventer and Metering injecting Pump at the 3 main 1 Pumps one at Beardsley Dr and 2 at Meadow Point Blvd. The Rid O Rust Preventer will be included on 1 time on a separate estimate after the water is tested for hardness will be a different charge around every 3 or 6 months to maintenance and fill up all 3 tanks again depending on the use.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Meadow Pointe III CDD

Subtotal	\$9,140.90
Sales Tax	\$0.00
Proposal Total	\$9,140.90

THIS IS NOT AN INVOICE



Proposal #: 625035

Date: 10/28/2025

From: JB Basilio Perez

Landscape Enhancement Proposal for Meadow Pointe III CDD

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

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
 Wesley Chapel , FL 33543

Fill up 3 Tanks with Rid O Rust Preventer

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$87.03	\$87.03
Rid O Rust Preventer 20 Gal Each Tank	60	\$52.00	\$3,119.95

Fill up Tank with Rid O Rust Preventer First Time will be \$1039.98 Each Tank. This will be the cost around 3 or 6 months depending the use on the Irrigation system.

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Meadow Pointe III CDD

Subtotal	\$3,206.98
Sales Tax	\$0.00
Proposal Total	\$3,206.98

THIS IS NOT AN INVOICE

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 18, 2026, at 6:30pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

**District
Manager's
Report**

January 21

2026

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District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>11/30/2025</u>
General Fund Cash & Investment Balance:	\$1,755,174
Reserve Fund Cash & Investment Balance:	\$2,011,232
Debt Service Fund & Investment Balance:	<u>\$669,436</u>
Total Cash and Investment Balances:	\$4,435,842
General Fund Expense Variance: \$14,330	Over Budget



Rizzetta & Company

Meadow Pointe III Community Development District

**Financial Statements
(Unaudited)**

November 30, 2025

Prepared by: Rizzetta & Company, Inc.

meadowpointe3.org
rizzetta.com

Meadow Pointe III Community Development District

Balance Sheet
As of 11/30/2025
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	342,239	117,558	142,142	601,939	0	0
Investments	1,412,935	1,893,674	527,294	3,833,903	0	0
Accounts Receivable	2,410,302	463,412	746,701	3,620,415	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	1,416,137
Amount To Be Provided Debt Service	0	0	0	0	0	5,098,863
Total Assets	4,192,188	2,474,644	1,416,137	8,082,969	11,070,208	6,515,000
Liabilities						
Accounts Payable	94,100	8,400	0	102,500	0	0
Deferred Revenue	461,359	0	0	461,359	0	0
Accrued Expenses	18,390	0	0	18,390	0	0
Other Current Liabilities	308	0	0	308	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	6,515,000
Deposits Payable	550	0	0	550	0	0
Total Liabilities	574,707	8,400	0	583,107	0	6,515,000
Fund Equity & Other Credits						
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	1,816,619	585,064	776,324	3,178,008	0	0
Total Fund Equity & Other Credits	3,617,481	2,466,244	1,416,137	7,499,862	11,070,208	0
Total Liabilities & Fund Equity	4,192,188	2,474,644	1,416,137	8,082,969	11,070,208	6,515,000

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <hr/> Annual Budget	Through 11/30/2025 <hr/> YTD Budget	Year To Date 11/30/2025 <hr/> YTD Actual	<hr/> YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,835	9,835
Special Assessments				
Tax Roll	2,211,761	2,211,761	2,224,296	12,535
Other Misc. Revenues				
Cell Tower Lease	28,262	4,710	6,783	2,072
Key/Access/Transponder Revenue	0	0	537	538
Miscellaneous Revenue	0	0	3,206	3,206
Non-Resident Annual Fees	0	0	374	374
Remotes	2,000	334	1,122	788
Room Rentals	0	0	93	93
Vending Machine Revenue	200	33	0	(33)
Total Revenues	<hr/> 2,242,223	<hr/> 2,216,838	<hr/> 2,246,246	<hr/> 29,408
Expenditures				
Legislative				
Supervisor Fees	13,000	2,167	2,000	167
Total Legislative	<hr/> 13,000	<hr/> 2,167	<hr/> 2,000	<hr/> 167
Financial & Administrative				
Accounting Services	22,495	3,749	3,749	0
Administrative Services	5,974	995	996	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	139	180	(43)
Disclosure Report	2,000	333	334	0
District Engineer	22,500	3,750	9,314	(5,564)
District Management	33,475	5,579	5,580	0
Dues, Licenses & Fees	450	75	175	(100)
Financial & Revenue Collections	5,150	859	858	0
Legal Advertising	2,200	366	0	367
Miscellaneous Mailings	2,200	367	0	366
Public Officials Liability Insurance	4,362	4,362	4,110	252
Tax Collector/Property Appraiser Fees	2,100	0	1,850	(1,850)
Trustees Fees	11,000	6,896	6,950	(54)
Website Hosting, Maintenance, Backup & E	4,058	676	220	457
Total Financial & Administrative	<hr/> 128,944	<hr/> 33,296	<hr/> 39,466	<hr/> (6,169)
Legal Counsel				
District Counsel	28,000	4,667	5,533	(867)
Total Legal Counsel	<hr/> 28,000	<hr/> 4,667	<hr/> 5,533	<hr/> (867)
Law Enforcement				
Off Duty Deputy	157,456	26,243	25,402	841
Total Law Enforcement	<hr/> 157,456	<hr/> 26,243	<hr/> 25,402	<hr/> 841
Electric Utility Services				

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	138,000	23,000	23,624	(625)
Utility Services	34,850	5,808	5,345	464
Total Electric Utility Services	172,850	28,808	28,969	(161)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	2,700	450	466	(16)
Garbage - Residential	305,378	50,896	48,452	2,445
Solid Waste Assessment	1,638	273	1,674	(1,402)
Total Garbage/Solid Waste Control Services	309,716	51,619	50,592	1,027
Water-Sewer Combination Services				
Utility - Recreation Facilities	19,200	3,200	3,785	(585)
Total Water-Sewer Combination Services	19,200	3,200	3,785	(585)
Stormwater Control				
Aquatic Maintenance	74,885	12,481	12,481	0
Aquatic Plant Replacement	3,750	625	0	625
Mitigation Area Monitoring & Maintenance	3,600	600	0	600
Stormwater Assessments	4,012	669	11,950	(11,281)
Stormwater System Maintenance	7,000	1,167	0	1,167
Total Stormwater Control	93,247	15,542	24,431	(8,889)
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	833	2,950	(2,117)
General Liability Insurance	8,197	8,197	7,294	903
Holiday Decorations	21,000	10,500	17,000	(6,500)
Irrigation Maintenance & Repair	25,000	4,167	1,792	2,374
Landscape - Annuals/Flowers	18,000	3,000	0	3,000
Landscape - Miscellaneous	8,835	1,472	0	1,473
Landscape - Mulch	45,000	7,500	0	7,500
Landscape - Pest Control	2,000	333	0	333
Landscape Inspection Services	9,000	1,500	1,500	0
Landscape Maintenance	329,712	54,952	49,711	5,242
Landscape Replacement Plants, Shrubs, Tr	30,000	5,000	30,684	(25,684)
Lift Station Maintenance	4,050	675	199	475
Property Insurance	19,148	19,148	18,342	806
Street Light Deposit Bond	760	127	0	127
Tree Trimming Services	16,000	2,667	0	2,667
Well Maintenance	3,000	500	245	255
Total Other Physical Environment	544,702	120,571	129,717	(9,146)
Road & Street Facilities				
Gate Maintenance & Repair	45,500	7,583	3,292	4,291
Gate Phone	18,000	3,000	13,244	(10,244)
Parking Lot Repair & Maintenance	2,500	417	6,750	(6,333)
Roadway Repair & Maintenance	5,000	833	0	833
Sidewalk Maintenance & Repair	11,500	1,917	4,500	(2,583)
Street Sign Repair & Replacement	6,000	1,000	0	1,000
Total Road & Street Facilities	88,500	14,750	27,786	(13,036)

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Parks & Recreation				
Cable & Internet	575	96	50	46
Clubhouse Maintenance & Repair	19,217	3,202	2,877	326
Computer Support, Maintenance & Repair	1,300	217	97	119
Dog Waste Station Supplies & Maintenance	1,900	317	0	316
Employee - Reimbursements	2,000	333	334	0
Facility A/C & Heating Maintenance & Rep	1,400	233	0	233
Fitness Equipment Maintenance & Repair	10,000	1,667	0	1,667
Management Contract	456,277	76,046	68,612	7,435
Operating Supplies	17,500	2,917	1,641	1,275
Pest Control	1,150	192	370	(179)
Playground Equipment & Maintenance	3,400	566	0	567
Pool Maintenance	40,650	6,775	6,993	(218)
Pool/Water Park/Fountain Maintenance	24,000	4,000	0	4,000
Security System Monitoring Services & Ma	8,000	1,334	2,149	(815)
Tennis/Athletic Court/Park Maintenance	5,000	833	2,175	(1,342)
Vehicle Maintenance	3,650	608	534	75
Total Parks & Recreation	596,019	99,336	85,832	13,505
Special Events				
Special Events	22,500	3,750	6,114	(2,365)
Total Special Events	22,500	3,750	6,114	(2,365)
Contingency				
Capital Outlay	68,089	11,348	0	11,348
Total Contingency	68,089	11,348	0	11,348
Total Expenditures	2,242,223	415,297	429,627	(14,330)
Total Excess of Revenues Over(Under) Expenditures	0	1,801,541	1,816,619	15,078
Fund Balance, Beginning of Period	0	0	1,800,862	1,800,862
Total Fund Balance, End of Period	0	1,801,541	3,617,481	1,815,940

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,494	12,494
Special Assessments				
Tax Roll	580,973	580,973	580,970	(3)
Total Revenues	<u>580,973</u>	<u>580,973</u>	<u>593,464</u>	<u>12,491</u>
Expenditures				
Contingency				
Capital Reserve - Asset Replacement	463,412	463,412	8,400	455,012
Capital Reserve - Road	117,561	117,561	0	117,561
Total Contingency	<u>580,973</u>	<u>580,973</u>	<u>8,400</u>	<u>572,573</u>
Total Expenditures	<u>580,973</u>	<u>580,973</u>	<u>8,400</u>	<u>572,573</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>585,064</u>	<u>585,064</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,881,180</u>	<u>1,881,180</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>2,466,244</u>	<u>2,466,244</u>

Meadow Pointe III Community Development District

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

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 11/30/2025 <u>YTD Budget</u>	Year To Date 11/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,806	3,806
Special Assessments				
Tax Roll	587,460	587,460	590,098	2,638
Total Revenues	<u>587,460</u>	<u>587,460</u>	<u>593,904</u>	<u>6,444</u>
Expenditures				
Debt Service				
Interest	207,460	207,460	94,846	112,614
Principal	380,000	380,000	0	380,000
Total Debt Service	<u>587,460</u>	<u>587,460</u>	<u>94,846</u>	<u>492,614</u>
Total Expenditures	<u>587,460</u>	<u>587,460</u>	<u>94,846</u>	<u>492,614</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>499,058</u>	<u>499,058</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>564,762</u>	<u>564,762</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,063,820</u>	<u>1,063,820</u>

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 11/30/2025 <u>YTD Budget</u>	Year To Date 11/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	471	471
Special Assessments				
Tax Roll	297,410	297,410	298,746	1,336
Total Revenues	<u>297,410</u>	<u>297,410</u>	<u>299,217</u>	<u>1,807</u>
Expenditures				
Debt Service				
Interest	41,410	41,410	21,950	19,460
Principal	256,000	256,000	0	256,000
Total Debt Service	<u>297,410</u>	<u>297,410</u>	<u>21,950</u>	<u>275,460</u>
Total Expenditures	<u>297,410</u>	<u>297,410</u>	<u>21,950</u>	<u>275,460</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>277,267</u>	<u>277,267</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>352,317</u>	<u>352,317</u>

Meadow Pointe III CDD
Investment Summary
November 30, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2025</u>
Valley National Operating	Governmental Checking/ICS	\$ 416,729
FLCLASS Operating	Average Monthly Yield 4.0389%	996,206
Total General Fund Investments		\$ 1,412,935
FLCLASS Asset Replacement	Average Monthly Yield 4.0389%	\$ 638,738
FLCLASS Road Reserve	Average Monthly Yield 4.0389%	537,551
Subtotal		1,176,289
Valley National Asset Replacement Reserve	Governmental Checking/ICS	\$ 681,280
Subtotal		681,280
Valley National Road Reserve	Governmental Checking	\$ 36,105
Subtotal		36,105
Total Reserve Fund Investments		\$ 1,893,674
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	18,618
US Bank Series 2013 Prepayment	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	95,726
US Bank Series 2015A Revenue	US Bank GCTS 0490 Money Market	73,426
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 2015A1 Interest	US Bank GCTS 0490 Money Market	2
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	53,571
Total Debt Service Fund Investments		\$ 527,294

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 11/01/2025 to 11/30/2025**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
720, 2670						
720-001	720 General Fund	Pasco County Tax Collector	AR00002917	12110	10/01/2025	1,893,242.78
Sum for 720, 2670						1,893,242.78
720, 2671						
720-005	720 Reserve Fund	Pasco County Tax Collector	AR00002917	12110	10/01/2025	463,412.00
Sum for 720, 2671						463,412.00
720, 2797						
720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	188,622.72
720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	307,107.86
Sum for 720, 2797						495,730.58
720, 2798						
720-202	720 Debt Service Fund S2021	Pasco County Tax Collector	AR00002917	12110	10/01/2025	250,970.74
Sum for 720, 2798						250,970.74
Sum for 720						3,103,356.10
Sum Total						3,103,356.10

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District
Summary A/P Ledger
From 11/01/2025 to 11/30/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
720, 2670					
720 General Fund	11/02/2025	Cooper Pools Inc.	2025-1393	Pool Maintenance 11/25	3,385.00
720 General Fund	11/01/2025	DCSI, Inc.	34489	Security Monitoring & Maintenance 11/25	1,795.00
720 General Fund	11/02/2025	Frontier Florida, LLC	110425-23918809150	Gate Phones 11/25	178.94
720 General Fund	11/01/2025	Jose Refugio Uribe Tello	919135 ACH 01053	Maintenance & Repairs 11/25	1,700.00
720 General Fund	11/02/2025	Outsmart Pest Management, Inc.	46359	Pest Control 11/25	60.00
720 General Fund	11/01/2025	Pasco County Utilities	23455756 ACH	Water Services 10/25	1,950.32
720 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104585	Personnel Reimbursement, Amenity Management & Oversight 11/25	18,057.07
720 General Fund	11/01/2025	Rizzetta & Company, Inc.	INV0000105078	Personnel Reimbursement 11/25	16,020.94
720 General Fund	11/01/2025	Robert L Stoney	120525 Holiday	Special Events 12/25	800.00
720 General Fund	11/01/2025	Romaner Graphics	22921	Monument Maintenance 11/25	1,250.00
720 General Fund	11/01/2025	Romaner Graphics	22792	Parking Lot Repair 08/25	6,750.00
720 General Fund	11/01/2025	Romaner Graphics	22741	Maintenance & Repairs 06/25	2,175.00
720 General Fund	11/01/2025	Romaner Graphics	22920	Maintenance & Repairs 11/25	704.00
720 General Fund	11/02/2025	Solitude Lake Management, LLC	PSI215712	Lake & Pond Management Services 11/25	6,240.38
720 General Fund	10/30/2025	Southern Automated Access Services, LLC	17189	Gate Repairs 10/25	9,832.50
720 General Fund	11/01/2025	Southern Automated Access Services, LLC	17311	Gate Maintenance & Repair 11/25	342.50
720 General Fund	11/01/2025	Southern Automated Access Services, LLC	17312	Gate Phones 11/25	115.00
720 General Fund	11/01/2025	Southern Automated Access Services, LLC	17320	Gate Phones 11/25	115.00
720 General Fund	11/01/2025	Stantec Consulting Services, Inc.	2400913	Engineering Services 05/25	5,365.75
720 General Fund	11/01/2025	Straley Robin Vericker	27500	Legal Services 10/25	3,184.94
720 General Fund	11/01/2025	TECO	311000030198-12052	Electric Services 11/25	10,189.16
720 General Fund	11/01/2025	TECO	5 ACH 311000030198-12052	Electric Services 11/25	2,320.78
720 General Fund	11/02/2025	U.S. Water Services Corporation	SI131216	Lift Station Maintenance 11/25	99.61
720 General Fund	11/20/2023	Waste Connections of Florida	1530432W426-Rev	Waste Disposal Services 11/23	(150.02)
720 General Fund	11/01/2025	Withlacoochee River Electric Cooperative, Inc.	112125-1353910 ACH	Electric Services 11/25	1,618.03
Sum for 720, 2670					94,099.90
720, 2671					
720 Reserve Fund	11/01/2025	Romaner Graphics	22720	Maintenance & Repairs 06/25	8,400.00
Sum for 720, 2671					8,400.00
Sum for 720					102,499.90
Sum Total					102,499.90

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

Balance Sheet

1. Trust statement activity has been recorded through 11/30/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

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

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice AR#00002917 totaling \$1,639,871.46 were received in December 2025.
6. Reserve Fund – Payment for Invoice AR#00002917 in the amount of \$463,412.00 was received in December 2025.
7. Debt Service Fund 200 – Payments for Invoice AR#00002917 totaling \$442,433.03 were received in December 2025.
8. Debt Service Fund 202 – Payments for Invoice AR#00002917 totaling \$223,988.08 were received in December 2025.

Tab 9

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 17of Supervisors was held on **Wednesday, December 17, 2025, at 6:30 p.m.** The meeting was conducted at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

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

Also, present were:

Darryl Adams	District Manager, Rizzetta & Company
Cari Allen	District Counsel, Straley Robin Vericker
Justin Lawrence	Clubhouse Manager, Rizzetta & Company
Carlos Garcia	Account Manager, Yellowstone Landscape
Sergio Lopez	Representative Turing
Ron Mosley	Owner, Alarm Engineers Inc.
Kyle Wilson	Account Manager, Solitude
Deputy Payton	Pasco Sheriff Office

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

Residents addressed the Board regarding the use of the clubhouse.

48 **FOURTH ORDER OF BUSINESS** **STAFF REPORTS**

49 **A. Community Deputy Update**

50 Deputy Payton reviewed his report from the previous month.

51

52 **B. District Engineer**

53 The District Engineer was not present, and no report was presented.

54

55 **C. Aquatics Inspection Report**

56 Mr. Wilson reviewed his report and will provide erosion proposals.

57

58 **D. OLM Landscape Inspection Report**

59 Mr. Garcia reviewed the OLM Report and stated that the score is expected to increase into
60 the 90s next week. The Board requested a different proposal for Beaconsfield.

61

62 **E. Yellowstone Inspection Report**

63 No report provided.

64

65 **F. Amenity Management Report**

66 Mr. Adams reviewed the Amenity Report.

67

68 **G. District Counsel**

69 District Counsel reviewed her report, noting that the logo agreement has been sent and that
70 there were no updates regarding the HOA fence dispute. District Counsel also mentioned a
71 potential cell tower vendor seeking to contract with the District, and the Board provided its
72 recommendation.

73

74 **H. District Manager's Report**

On a motion by Mr. Torres, seconded by Mr. Aleo, and with all in favor, the Board of
Supervisors approved to withhold the remaining deposit and request a full refund due to
breach of contract, for Meadow Pointe III Community Development District.

75

On a motion by Mr. Aleo, seconded by Mr. Torres, and with all in favor, the Board of
Supervisors approved Holiday Staff Bonus,(Clubhouse Manager \$350, Assistant Manager
\$250, other Staff \$100), for Meadow Pointe III Community Development District.

76

77 **FIFTH ORDER OF BUSINESS** **BUSINESS ITEMS**

78 **A. Community Deputy Update**

79 Deputy Payton presented his report.

80

81 **B. District Engineer**

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

84

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

86 The Board requested to table the street light project indefinitely.

87

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

89 District Manager approved and signed the Certification.

127 **held on October 15, 2025**

128

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.

129

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

131

132 The Board requested the District Manager to review Page #289 and determine why the District
133 paid for MP II CDD meeting invoice.

134

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.

135

136 **SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience
Comments**

137

138

139 No comments were presented.

140

141 **EIGHTH ORDER OF BUSINESS**

Adjournment

142

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.

143

144

145

146

147

148

Assistant Secretary

Chairman/Vice Chairman

Tab 10



**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

The total items being presented: **\$205,986.56**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	300363	1184084991	Security Monitoring & Maintenance 01/26	\$ 208.92
All Florida Mechanical Services, Inc	300349	i42771	Preventative Maintenance 12/25	\$ 193.12
Coastal Waste & Recycling, Inc.	300337	SW0001244345	Waste Disposal Services 12/25	\$ 25,448.15
Cooper Pools Inc.	300327	2025-1393	Pool Maintenance 11/25	\$ 3,385.00
Cooper Pools Inc.	300338	2025-1516	Pool Maintenance 12/25	\$ 3,385.00
DCSI, Inc.	300339	34489	Security Monitoring & Maintenance 11/25	\$ 1,795.00
Florida Department of Revenue	121125-01	6180155779674-121025	Sales & Use Tax 11/25	\$ 308.37
Frontier Florida, LLC	120125-01	110425- 23918809150919135 ACH	Gate Phones 11/25	\$ 178.94
Frontier Florida, LLC	123025-02	23918809150919135- 120425 ACH	Gate Phones 12/25	\$ 178.94
Glen Richard Aleo	300355	GAleo121725-720	Board of Supervisors Meeting 12/17/25	\$ 200.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
John A. Johnson	300356	JJohnson121725-720	Board of Supervisors Meeting 12/17/25	\$ 200.00
Jose Refugio Uribe Tello	300340	01053	Maintenance & Repairs 11/25	\$ 1,700.00
Michael J Hall	300357	MHall121725-720	Board of Supervisors Meeting 12/17/25	\$ 200.00
Michael Torres	300358	MTorres121725-720	Board of Supervisors Meeting 12/17/25	\$ 200.00
Outsmart Pest Management, Inc.	300328	46359	Pest Control 11/25	\$ 60.00
Outsmart Pest Management, Inc.	300341	46619	Pest Control 12/25	\$ 120.00
Pasco County Sheriff's Office- Finance	300350	ARNOV25 MPIII	Deputy Services 11/25	\$ 12,700.58
Pasco County Utilities	121025-01	23455756 ACH	Water Services 10/25	\$ 1,950.32
Paul Carlucci	300359	PCarlucci121725-720	Board of Supervisors Meeting 12/17/25	\$ 200.00
Rizzetta & Company, Inc.	300325	INV0000104585	Personnel Reimbursement, Amenity Management & Oversight 11/25	\$ 18,057.07

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300326	INV0000105078	Personnel Reimbursement 11/25	\$ 16,020.94
Rizzetta & Company, Inc.	300336	INV0000105362	Accounting Services 12/25	\$ 5,867.83
Rizzetta & Company, Inc.	300335	INV0000105393	Personnel Reimbursement, Amenity Management & Oversight 12/25	\$ 16,416.22
Rizzetta & Company, Inc.	300348	INV0000105462	Cell Phone, Auto Mileage & Travel 11/25	\$ 206.00
Rizzetta & Company, Inc.	300360	INV0000105847	Personnel Reimbursement 12/25	\$ 14,950.32
Robert L Stoney	300329	120525 Holiday	Special Events 12/25	\$ 800.00
Romaner Graphics	300342	22720	Maintenance & Repairs 06/25	\$ 8,400.00
Romaner Graphics	300330	22741	Maintenance & Repairs 06/25	\$ 2,175.00
Romaner Graphics	300342	22792	Parking Lot Repair 08/25	\$ 6,750.00
Romaner Graphics	300351	22840	Maintenance & Repairs 09/25	\$ 4,000.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Romaner Graphics	300342	22920	Maintenance & Repairs 11/25	\$ 704.00
Romaner Graphics	300342	22921	Monument Maintenance 11/25	\$ 1,250.00
Romaner Graphics	300361	22939	Sign Repair & Replacement 12/25	\$ 850.00
Skyway Supply, Inc.	300343	69480	Janitorial Supplies 12/25	\$ 199.90
Skyway Supply, Inc.	300343	69493	Janitorial Supplies 12/25	\$ 202.25
Solitude Lake Management, LLC	300331	PSI215712	Lake & Pond Management Services 11/25	\$ 6,240.38
Solitude Lake Management, LLC	300344	PSI222620	Lake & Pond Management Services 12/25	\$ 6,240.38
Southern Automated Access Services, LLC	300332	17189	Gate Repairs 10/25	\$ 9,832.50
Southern Automated Access Services, LLC	300332	17311	Gate Maintenance & Repair 11/25	\$ 342.50
Southern Automated Access Services, LLC	300332	17312	Gate Phones 11/25	\$ 115.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	300332	17320	Gate Phones 11/25	\$ 115.00
Southern Automated Access Services, LLC	300345	17330	Gate Phones 12/25	\$ 165.00
Southern Automated Access Services, LLC	300345	17331	Gate Phones 12/25	\$ 165.00
Southern Automated Access Services, LLC	300345	17333	Gate Phones 12/25	\$ 165.00
Southern Automated Access Services, LLC	300345	17345	Gate Phones 12/25	\$ 165.00
Southern Automated Access Services, LLC	300345	17346	Gate Phones 12/25	\$ 165.00
Southern Automated Access Services, LLC	300345	17350	Gate Phones 12/25	\$ 165.00
Southern Automated Access Services, LLC	300345	17361	Gate Phones 12/25	\$ 165.00
Southern Automated Access Services, LLC	300345	17370	Gate Phones 12/25	\$ 165.00
Southern Automated Access Services, LLC	300352	17402	Gate Phones 12/25	\$ 91.90

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	300362	17442	Gate Maintenance & Repair 12/25	\$ 135.00
Spectrum	120125-02	8337130620042426-111125	Internet Services 11/25	\$ 25.00
Spectrum	123025-01	8337130620042426-121125	Internet Services 12/25	\$ 25.00
Stantec Consulting Services, Inc.	300346	2400913	Engineering Services 05/25	\$ 5,365.75
Stantec Consulting Services, Inc.	300353	2499342	Engineering Services 11/25	\$ 5,026.75
Straley Robin Vericker	300333	27500	Legal Services 10/25	\$ 3,184.94
TECO	122625-01	311000030198-120525 ACH	Electric Services 11/25	\$ 12,509.94
U.S. Water Services Corporation	300334	SI131216	Lift Station Maintenance 11/25	\$ 99.61
U.S. Water Services Corporation	300347	SI133744	Lift Station Maintenance 12/25	\$ 99.61
Valley National Bank	122625-02	CC113025-720 ACH	Credit Card Expenses 11/25	\$ 3,592.08

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

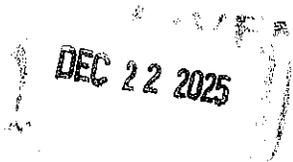
December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Connections of Florida	122425-01	2077159W426	Waste Disposal Services 01/26	\$ 258.56
Welch Tennis Courts, Inc.	300354	83305	Athletic Court/Field/Playground Maintenance 12/25	\$ 72.39
Withlacoochee River Electric Cooperative, Inc.	120525-01	112125-1353910 ACH	Electric Services 11/25	\$ 1,618.03
Withlacoochee River Electric Cooperative, Inc.	122625-03	1353911-120925	Electric Services 11/25	\$ 67.96
Withlacoochee River Electric Cooperative, Inc.	122625-03	1353912-120925	Electric Services 11/25	\$ 76.85
Withlacoochee River Electric Cooperative, Inc.	122625-03	1353913-120925	Electric Services 11/25	\$ <u>69.56</u>
Total Report				\$ <u>205,986.56</u>

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



Invoice date: Dec 13, 2025
Service period: Jan 1 - Mar 31, 2026



Your total due is: **\$208.92**
Due by: **Jan 2, 2026**

Visit our Support Center for quick and easy help

Your Bill at-a-glance

Previous Balance	\$0.00
Payments and Adjustments	\$0.00
Current Charges	\$208.92
Taxes and Fees	\$0.00
Total Due	\$208.92

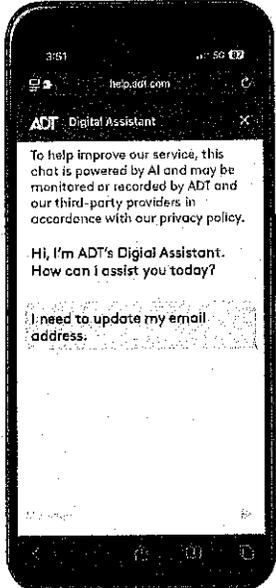
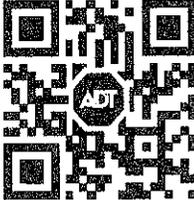
Would you like more detail? See the back of the bill for your account activity and charges.

Message from ADT

Exciting changes are coming to MyADT soon. Stay tuned!

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

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



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

Due Date	Jan 2, 2026
Amount Due	\$208.92

6230 0020 DY RP 13 12132025 NNNNNNNY 01 008609 0027

Amount Enclosed \$ _____

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

Please send payment to:

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



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



00017452420000000000000121225000000000000208920

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

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

Your Account Activity

Previous Balance	\$0.00
Payments and Adjustments	\$0.00
Current Charges	
RECURRING CHARGES	
Services	
Invoice Number 1184084991	Jan 1 - Mar 31, 2026 \$208.92
Total Non-taxable Charges	\$208.92

 Any balance left from previous billing periods

 All payments and adjustments received from you during billing period

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

Total Due to be paid by Jan 2, 2026 **\$208.92**

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

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

* Taxable charges

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



Keep your contacts up-to-date

Your designated contact list is important. ADT will reach out to your contacts as listed when we receive an emergency alarm signal or need to confirm a false alarm.

Scan the QR code below, or go to i.adt.com/mycontacts to log in. Once logged in, go to Account / Emergency Contacts.



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Show you care with an ADT referral that gives friends and family customized security savings and earns you a \$200 ADT Visa® Reward Card*. With ADT limitless rewards, it pays to be a good friend.

Scan the QR code or go to i.adt.com/referral to start earning now.



*When you make a referral and your referral activates their ADT system. Reward card issued by Pathward, N.A., Member FDIC. Card terms and expiration apply. Full terms at i.adt.com/referral.

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



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

License #CMC1249737



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

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

Work Order #: 41482

Transaction Date: 12/16/2025

Terms: Net 30

Invoice #: i42771

Customer PO #: December
2025 PM

Item	Description	Quantity	Price	Amount
Quarterly PM	December 2025 Quarterly PM - filters included.	1	\$193.12	\$193.12
Notes to Customer	12/16/25 Dwight Today upon arrival, the temperature was in the 50s. Our customer has two units . after cleaning the first system. I tested the heat and this action set off the smoke alarm.. I did not repeat this action for the second unit because the area was now occupied by people working out .I made sure each system was clean. I vacuumed the main drain line with my shop vac and using the garden hose. I rinse the outdoor systems. Before departing today, I made sure my work area was clean and both systems were functional .	1	\$0.00	\$0.00

Subtotal: \$193.12

Tax: \$0.00

Total: \$193.12

Balance Due: \$193.12

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



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

License #CMC1249737



Acceptance

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

A handwritten signature in black ink, appearing to be "S. J.", is written above a horizontal line.



www.coastalwasteinc.com

INVOICE

Invoice SW0001244345
Page Page 1 of 1
Date 11/30/2025
Customer 21985
Site 0
PO Number
Due Date 12/30/2025

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
30 - Nov	(0001) MEADOW POINTE III CDD 1500 MEADOW POINTE BLVD, WESLEY CHAPEL FL Serv #001 96 GALLON MSW 1,547 - 0YD 1547 Units @ \$16.45 (Dec 01/25 - Dec 31/25)		\$25,448.15	1.00	\$25,448.15

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

INVOICE TOTAL	\$25,448.15
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Payments made by credit card or debit card are subject to a 2.55% service fee

Invoice SW0001244345
Page Page 1 of 1
Date 11/30/2025
Customer 21985
Site 0
PO Number
Due Date 12/30/2025

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

AMOUNT REMITTED

0025756SW0219850000SW000124434500027892413

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.: 2025-1393
Terms: Net 30
Invoice date: 11/01/2025
Due date: 12/01/2025

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

Total **\$3,385.00**

Ways to pay



[View and pay](#)

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@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.: 2025-1516
Terms: Net 30
Invoice date: 12/01/2025
Due date: 12/31/2025

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

Total **\$3,385.00**

Ways to pay



[View and pay](#)



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

Invoice

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34489	12/02/2025	\$1,795.00	12/17/2025	Net 15	

P.O. NUMBER 11260	SALES REP Tech: DC	ACCT#/LOT/BLK Chatterly
-----------------------------	------------------------------	-----------------------------------

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/20/2025	Camera/DVR Service (C) Reason for call: Make repairs to Chatterly back gate camera system. Tech Notes: 1. Replaced DVR and programmed new DVR to network and cameras. 2. Replaced bad exit camera and set up new one. 3. Replaced bad license plate camera and set up OCR settings. Time on site: 11:30 AM to 2:30 PM.	2	145.00	290.00
11/20/2025	Camera/DVR Parts MD84TB Hybrid 4K DVR with AI	1	699.00	699.00
11/20/2025	Camera/DVR Parts H5TRF 5MP ColorMax IR Turret Camera	1	199.00	199.00
11/20/2025	Camera/DVR Parts IP5BVABB 5MP IP License Plate Camera with 2.8-12mm lens	1	499.00	499.00
11/20/2025	Camera/DVR Parts C2IP-POE PoE over Coax Balun	1	49.00	49.00
11/20/2025	Camera/DVR Parts POEPWR 1 CH PoE Injector 56V	1	59.00	59.00

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	1,795.00
TAX (6.5%)	0.00
TOTAL	1,795.00
BALANCE DUE	\$1,795.00

Pay invoice

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920000105534	Submitted Date	Wednesday, 12/10/2025
Status	IN PROCESS	Submitted Time	11:47 AM

Payment Information

Taxpayer Name	MEADOW POINTE III COMMUNITY DEVELOPMENT	Debit Date	Thursday, 12/11/2025
Document Type	Tax or Fee Payment	Filing Period End Date	11/30/2025
Amount Paid	\$308.37		
Payment Amount	\$308.37		
Fee Amount	\$0.00		

Electronic Check Information

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

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577967-4	11/30/2025	\$308.37



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

Billing Date:
Nov 04, 2025
Billing Period:
Nov 04 - Dec 03, 2025

Hi MEADOW POINTE III CDD,

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

Bill history

Previous balance	\$178.94
Payment received by Nov 04, thank you	-\$178.94

Service summary

	Previous month	Current month
Phone	\$149.30	\$149.30
Taxes and Fees	\$29.64	\$29.64
Total services	\$178.94	\$178.94
Total balance		\$178.94

Total balance
\$178.94
Auto Pay is scheduled
Nov 28



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



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

6790 0107 DY RP 04 11052025 NNNNNNNN 01 001222 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 or the MyFrontier app.



025007239188091509191300000000000000178945



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

Billing Date:
Nov 04, 2025

Billing Period:
Nov 04 - Dec 03, 2025

WAYS TO PAY YOUR BILL



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



Download the MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

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



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

Billing Date:
Nov 04, 2025

Billing Period:
Nov 04 - Dec 03, 2025

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

Master Summary Activity

Summary of charges by Account

Phone Number	Amount
239-188-0915 0	\$0.00
813-907-0937 0	\$89.47
813-994-5419 0	\$89.47

Total current month charges \$178.94

Account Payments

Payment received from 239-188-0915 \$178.94



**NEXT-GENERATION
BUSINESS
COMMUNICATIONS**

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

business.frontier.com/unified-communications



MEADOW POINTE III CDD
5844 OLD PASCO RD
STE 100
WESLEY CHAPEL FL 335444010

Account Number:
239-188-0915-091913-5

Billing Date:
Nov 04, 2025
Billing Period:
Nov 04 - Dec 03, 2025

Total current month charges

\$0.00





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

Billing Date:
Nov 04, 2025
Billing Period:
Nov 04 - Dec 03, 2025

Phone

Monthly Charges

11.04-12.03	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

Phone Total **\$74.65**

Taxes and Fees

Federal USF Recovery Charge	\$4.65
Federal Excise Tax	\$2.25
Federal Taxes	\$6.90
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
State Taxes	\$7.92

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:
Nov 04, 2025
Billing Period:
Nov 04 - Dec 03, 2025

Phone

Monthly Charges

11.04-12.03	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
Phone Total		\$74.65

Taxes and Fees

Federal USF Recovery Charge	\$4.65
Federal Excise Tax	\$2.25
Federal Taxes	\$6.90
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
State Taxes	\$7.92

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:
Dec 04, 2025
Billing Period:
Dec 04 - Jan 03, 2026

Hi MEADOW POINTE III CDD,

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

Bill history

Previous balance	\$178.94
Payment received by Dec 04, thank you	-\$178.94

Service summary

	Previous month	Current month
Phone	\$149.30	\$149.30
Taxes and Fees	\$29.64	\$29.64
Total services	\$178.94	\$178.94
Total balance		\$178.94

Total balance
\$178.94
Auto Pay is scheduled
Dec 29



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



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

6790 0107 DY RP 04 12052025 NNNNNNNN 01 001185 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 or the MyFrontier app.



0250072391880915091913000000000000000178945



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

Billing Date:
Dec 04, 2025

Billing Period:
Dec 04 - Jan 03, 2026



WAYS TO PAY YOUR BILL



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



Download the MyFrontier[®] app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

Master Summary Activity

Summary of charges by Account

Phone Number	Amount
239-188-0915 0	\$0.00
813-907-0937 0	\$89.47
813-994-5419 0	\$89.47

Total current month charges **\$178.94**

Account Payments

Payment received from 239-188-0915 \$178.94



**NEXT-GENERATION
BUSINESS
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Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

business.frontier.com/unified-communications



MEADOW POINTE III CDD
5844 OLD PASCO RD
STE 100
WESLEY CHAPEL FL 335444010

Account Number:
239-188-0915-091913-5

Billing Date:
Dec 04, 2025
Billing Period:
Dec 04 - Jan 03, 2026

Total current month charges

\$0.00





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

Billing Date:
Dec 04, 2025
Billing Period:
Dec 04 - Jan 03, 2026

Phone

Monthly Charges

12.04-01.03	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
Phone Total		\$74.65

Taxes and Fees

Federal USF Recovery Charge	\$4.65
Federal Excise Tax	\$2.25
Federal Taxes	\$6.90
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
State Taxes	\$7.92

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:
Dec 04, 2025
 Billing Period:
Dec 04 - Jan 03, 2026

Phone

Monthly Charges

12.04-01.03	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
	Phone Total	\$74.65

Taxes and Fees

	Federal USF Recovery Charge	\$4.65
	Federal Excise Tax	\$2.25
	Federal Taxes	\$6.90
	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
	State Taxes	\$7.92
	Taxes and Fees Total	\$14.82

Total current month charges

	Total current month charges	\$89.47
	Amount Transferred to 239-188-0915	\$89.47

**Meadow Pointe III CDD
BOS Meeting
Meeting Date: December 17, 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	Yes
Michael Torres	Yes

(*) Does not get paid
NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:31pm
Meeting End Time:	8:36
Total Meeting Time:	2.05

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 #	01053
Rizzetta & Company 3434 Colwell Ave, Suite 200	Invoice Date	11/25/2025
Tampa, FL 33614	Due Date	11/25/2025
Justin Lawrence	Amount Due	\$1,700.00 USD
1500 Meadow Pointe Blvd		
Wesley Chapel, 33543		

Description	Unit Cost	Quantity	Line Total
Monument Repair please see notes	\$1,700.00	1	\$1,700.00

Amount Due	\$1,700.00
-------------------	-------------------

November 14th
2 monuments repaired

Meadow Point III RENSSELAER Entry

Remove screws, sealed holes and cracks, repair broken column corner with stucco, paint monuments, letters and round logos.

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.



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

Service Slip/Invoice

INVOICE: 46359
DATE: 11/03/2025
ORDER: 46359

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
11/03/2025	10:29 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/03/2025		

Service	Description	Price
---------	-------------	-------

MONTHLY PEST	Monthly Pest Control	\$60.00
SUBTOTAL		\$60.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$60.00
PRIOR BAL		\$250.00
AMOUNT DUE		\$310.00

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

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

PLEASE PAY FROM THIS INVOICE



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

Service Slip/Invoice

INVOICE: 46619
DATE: 12/03/2025
ORDER: 46619

Bill To: [1323]
 Community Development District (CDD)
 P.O. Box 32414
 Charlotte, NC 28232

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
12/03/2025	03:58 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/03/2025		

Service	Description	Price
---------	-------------	-------

MONTHLY PEST	Monthly Pest Control	\$60.00
SUBTOTAL		\$60.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$60.00
PRIOR BAL		\$60.00
AMOUNT DUE		\$120.00

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

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

PLEASE PAY FROM THIS INVOICE



Pasco Sheriff's Office

INVOICE

Customer Number: C00279
Invoice Number: ARNOV25 MEADOW PT III #2
Invoice Date: 12/3/2025
Terms: DUE UPON RECEIPT

To: Email: rizzettacddinvoices@avidbill.com
MEADOW PT III
C/O RIZZETTA & CO
3434 COLWELL AVE, SUITE 200
TAMPA FL 33614

Date	Description	Amount
12/3/2025	0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR NOV25 - MEADOW PT III CDD, 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543	\$12,700.58
	Total Due	\$12,700.58

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00279
Invoice Number: ARNOV25 MEADOW PT III #2
Invoice Date: 12/3/2025
Total Amount Due \$ 12,700.58



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

Total Payment \$ _____

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	

**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	
Total Salary:			78,874	
<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>	
Total Benefits:			51,489	

Total Personal Services:	130,363
---------------------------------	----------------

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

Total Operating Expenses:	15,262
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Capital:

Patrol vehicle (\$35,910 less residual value of \$2,000/5 years) Year 4	6,782
---	-------

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

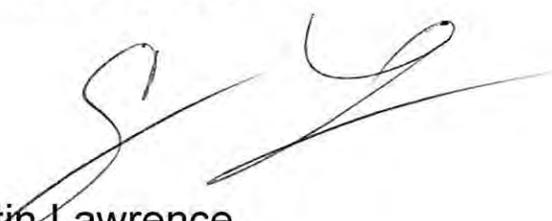
Total Estimate Sheriff's Office Costs - CONTRACT TOTAL	152,407
---	----------------

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



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

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

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

1 0 1
 17-96930

MEADOW POINT III CDD

Service Address: **1500 MEADOW POINTE BOULEVARD**

Bill Number: 23455756

Billing Date: 11/19/2025

Billing Period: 10/7/2025 to 11/6/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070428	10/7/2025	6031	11/6/2025	6156	30	125

Usage History

Month	Usage
November 2025	125
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

Transactions

Previous Bill	1,735.04
Payment 11/07/25	-1,735.04 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Water Tier 1	13.0 Thousand Gals X \$2.18 = 28.34
Water Tier 2	12.0 Thousand Gals X \$3.47 = 41.64
Water Tier 3	13.0 Thousand Gals X \$6.94 = 90.22
Water Tier 4	87.0 Thousand Gals X \$9.36 = 814.32
Sewer	
Sewer Base Charge	53.43
Sewer Charges	125.0 Thousand Gals X \$7.20 = 900.00
Total Current Transactions	1,950.32
TOTAL BALANCE DUE	\$1,950.32

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



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

Account # 0509200
 Customer # 01034858
 Balance Forward 0.00
 Current Transactions 1,950.32

Total Balance Due	\$1,950.32
Due Date	12/8/2025

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

The Total Due will be electronically transferred on 12/08/2025.

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

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

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

Invoice

Date	Invoice #
11/7/2025	INV0000104585

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,958.33	\$1,958.33
Personnel Reimbursement	1.00	\$16,098.74	\$16,098.74
Subtotal			\$18,057.07
Total			\$18,057.07

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

Invoice

Date	Invoice #
11/21/2025	INV0000105078

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$16,020.94	\$16,020.94
Subtotal			\$16,020.94
Total			\$16,020.94

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

Invoice

Date	Invoice #
12/2/2025	INV0000105362

Bill To:

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

Services for the month of	Terms	Client Number
December	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

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

Invoice

Date	Invoice #
12/5/2025	INV0000105393

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,958.33	\$1,958.33
Personnel Reimbursement	1.00	\$14,457.89	\$14,457.89
Subtotal			\$16,416.22
Total			\$16,416.22

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

Invoice

Date	Invoice #
12/1/2025	INV0000105462

Bill To:

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

Services for the month of	Terms	Client Number
November	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	56.00	\$1.00	\$56.00
Subtotal			\$206.00
Total			\$206.00

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

Invoice

Date	Invoice #
12/19/2025	INV0000105847

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$14,950.32	\$14,950.32
Subtotal			\$14,950.32
Total			\$14,950.32

ROBERT STONEY
9404 N. NEWPORT AVENUE
TAMPA, FL 33612

October 29, 2025

MPIII CDD
c/o Rizzetta & company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

INVOICE

Entertainment services for Holiday Party on December 5, 2025

\$800.00



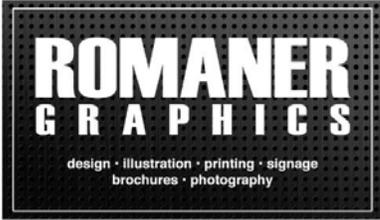
20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 22720

TO: Meadow Pointe III
COMPANY NAME: _____
DATE: 6/14/25

Trellis replacement:	_____
Take down existing trellis panels and replace with new. Fabric to be ash grey awntwx 70.	_____
Approx. 200 Linear Ft. x 10' 6".	_____
Covers could have some imperfections due to existing trellis condition. Site survey included.	_____
Any wood replacement if needed is not included.	_____
TOTAL: \$16,800.00	_____
50% deposit previously paid. \$8,400.00	_____
Total:	<u>\$8,400.00</u>

ROMANER
GRAPHICS
Thank You,



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

INVOICE # 22840

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

Remove and replace all areas on the pergola where
rotted wood is present. Replacement boards with
rough cut cedar. This is necessary to ensure that
the new canopy will have solid wood to be
anchored to.

Total: \$4,000.00

ROMANER
GRAPHICS
Thank You,



Invoice

Date	Invoice Number
12/5/2025	69480

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	1/4/2026	BK	12/5/2025	

Quantity	Item Code	Description	Price Each	Amount
2	Touch Point 2000	Touchpoint Cleaning Wipes, 2X2000ct rolls (4,000 total) 26 lbs.	99.95	199.90
1	Shipping No Charge	SHIPPING: NO CHARGE! FedEx Package 1 Tracking #: 396307966819 FedEx Package 2 Tracking #: 396307964194	0.00	0.00

Subtotal		\$199.90
Total		\$199.90
Payments/Credits		\$0.00
Balance Due		\$199.90



Invoice

Date	Invoice Number
12/8/2025	69493

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	1/7/2026	BK	12/8/2025	

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	Blue Nitrile Gloves Large	Blue Nitrile Gloves, Powder Free, Large, case of 1000 (10lbs)	89.95	89.95
	FedEx Service	Fed Ex Freight Charge(Gloves shipped at NO CHARGE)	26.40	26.40
		FedEx Package 1 Tracking #: 396406414825 FedEx Package 2 Tracking #: 396406415924 FedEx Package 3 Tracking #: 396406418095		

Subtotal		\$202.25
Total		\$202.25
Payments/Credits		\$0.00
Balance Due		\$202.25



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: PSI215712
Invoice Date: 11/1/2025

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 11/1/2025
Due Date 12/1/2025
Terms Net 30

Customer ID 8080
P.O. Number
P.O. Date 11/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance November Billing 11/1/2025 - 11/30/2025 Meadow Pointe III CDD-Lake-ALL		1	1	6,240.38	6,240.38

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

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



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: PSI222620
Invoice Date: 12/1/2025

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 12/1/2025
Due Date 12/31/2025
Terms Net 30

Customer ID 8080
P.O. Number
P.O. Date 12/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2025 - 12/31/2025 Meadow Pointe III CDD-Lake-ALL		1	1	6,240.38	6,240.38

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

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 #
10/30/2025	17189

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

Job Name	Terms
	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	WRENCREST CHATTERLY PULL DOWN GATES, BRING BACK TO SHOP LEFT LEAF FABRICATE NEW LEFT SIDE GATE - 17 1/8" X 91 1/2" ADD COMPOUND ARCH 2 HEAVY DUTY HINGES POWDER COAT RIGHT LEAF REPAIR 6 BENT OR BROKEN PICKETS REPAIR 2 HORIZONTALS - CRACKED 2 HEAVY DUTY HINGES TOUCH UP PAINT	9,832.50		9,832.50

RECEIVED

10-30-2025

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$9,832.50
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	Payments/Credits	\$0.00
	Balance Due	\$9,832.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/20/2025	17311

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

Job Name	Terms
SHERINGHAM	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that one of the arm mount pinch brackets is worn. Replaced both exit gate pinch brackets with new. I will need to return to replace the entrance as well.			
2	Aluminum pinch brackets - operator arm mounting point.	85.00		170.00
1.5	Hourly Tech Charge	115.00		172.50

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$342.50
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$342.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/20/2025	17312

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

Job Name	Terms
CLAIRIDGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	<p>Report that the display went blank again. I installed a loaner circuit board and will send this one to the manufacturer to see if it can be repaired.</p> <p>If not, I will quote the upgrade.</p> <p>Hourly Tech Charge</p> <p>Loaner circuit is provided to minimize customer down time. Should the loaner circuit board get damaged while installed in customer's equipment, customer will be responsible for repair/replacement.</p>	<p>115.00</p> <p>0.00</p>		<p>115.00</p> <p>0.00</p>

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/24/2025	17320

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

Job Name	Terms
AMAZON	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Checked all villages to confirm Amazon Ring was not in any of the gates. Only found in Claridge and removed it. Hourly Tech Charge	115.00		115.00

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17330

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

Job Name	Terms
ALCHESTER	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	DECEMBER 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 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.	Total	\$165.00
	Payments/Credits	\$0.00
	Balance Due	\$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17331

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

Job Name	Terms
AMMANFORD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	DECEMBER 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 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.	Total	\$165.00
	Payments/Credits	\$0.00
	Balance Due	\$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Date	Invoice #
12/2/2025	17333

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

Job Name	Terms
BEACONSFIELD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	DECEMBER 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	\$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.	\$0.00
--	--------

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.	\$165.00
--	----------

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.



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17345

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

Job Name	Terms
HEATHERSTONE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	DECEMBER 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 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.	Total	\$165.00
	Payments/Credits	\$0.00
	Balance Due	\$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17346

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

Job Name	Terms
HILLHURST	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	DECEMBER 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 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.	Total	\$165.00
	Payments/Credits	\$0.00
	Balance Due	\$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17350

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

Job Name	Terms
LARKENHEATH	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	DECEMBER 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 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.	Total	\$165.00
	Payments/Credits	\$0.00
	Balance Due	\$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17361

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

Job Name	Terms
SHERINGHAM	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	DECEMBER 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 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.	Total	\$165.00
	Payments/Credits	\$0.00
	Balance Due	\$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/2/2025	17370

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
	DECEMBER 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 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.	Total	\$165.00
	Payments/Credits	\$0.00
	Balance Due	\$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/17/2025	17402

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	Total	\$91.90
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$91.90



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/18/2025	17442

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

Job Name	Terms
ALCHESTER	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that the exit gates were opening slowly. The output shaft on the island operator was completely loose. The V belt was broken. Replaced belt and tightened the output shaft. Tested many cycles all performing properly at this time.			
1	Hourly Tech Charge	115.00		115.00
1	Elite V Belt	20.00		20.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$135.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$135.00



ACCOUNT NUMBER
8337 13 062 0042426

STATEMENT DATE
Nov 11, 2025

SERVICE ADDRESS
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543

PAGE
1 of 4

Hi, Pointe III!

Thank you for being a valued customer since 2016.

Amount Due Due by
\$25 **Nov 28**

How It Adds Up Service from Nov 11 - Dec 10

Previous Balance	\$25
Payments Received	-\$25
Remaining Balance	\$0

Current Activity \$25

Spectrum TV®	\$0
Spectrum Internet®	\$0
Spectrum Voice®	\$25

Auto Pay Amount **\$25**
YOUR AUTO PAY WILL BE PROCESSED 11/28/25

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) 757-7328.



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

8337 1300 DY RP 11 11122025 NNNNNNNN 01 997165

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

Amount Due **\$25**

Due by **Nov 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 11122025 NNNNNNNN 01 997165

Your Bill Details Service from Nov 11 - Dec 10

Thank you for being a valued customer since 2016.

Previous Balance		\$25
EFT Payment	10/28	-\$25
Remaining Balance		\$0

Current Activity

Spectrum TV®

Spectrum TV Select Package		\$0
Spectrum TV Select	\$0	
Your TV package includes over \$50 in streaming services		
Disney+, Hulu Bundle	Included	
HBO Max Basic with Ads	Included	
Paramount+ Essential	Included	
Peacock Premium	Included	
ESPN Unlimited	Included	
FOX One and more	Included	
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

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. 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.



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 for additional locations and hours.





ACCOUNT NUMBER
8337 13 062 0042426

STATEMENT DATE
Dec 11, 2025

SERVICE ADDRESS
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543

PAGE
1 of 4

Hi, Pointe III!

Thank you for being a valued customer since 2016.

Amount Due Due by
\$25 **Dec 28**

How It Adds Up Service from Dec 11 - Jan 10

Previous Balance	\$25
Payments Received	-\$25
Remaining Balance	\$0

Current Activity \$25

Spectrum TV®	\$0
Spectrum Internet®	\$0
Spectrum Voice®	\$25

Auto Pay Amount **\$25**
YOUR AUTO PAY WILL BE PROCESSED 12/28/25

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) 757-7328.



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

8337 1300 DY RP 11 12122025 NNNNNNNN 01 999451

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

Amount Due **\$25**

Due by **Dec 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 12122025 NNNNNNNN 01 999451

Your Bill Details Service from Dec 11 - Jan 10

Thank you for being a valued customer since 2016.

Previous Balance		\$25
EFT Payment	11/28	-\$25
Remaining Balance		\$0

Current Activity

Spectrum TV®

Spectrum TV Select Package		\$0
Spectrum TV Select	\$0	
Your TV package includes over \$50 in streaming services		
Disney+, Hulu Bundle	Included	
HBO Max Basic with Ads	Included	
Paramount+ Essential	Included	
Peacock Premium	Included	
ESPN Unlimited	Included	
FOX One and more	Included	
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

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. 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.



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 for additional locations and hours.



Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-04-15	238202089	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	DISTRICT ENGINEER PROJECT SUPPORT	
2025-04-16	238202089	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	DISTRICT ENGINEER PROJECT SUPPORT	
2025-03-19	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	RESEARCH RE: OLD OWNERSHIP MAP FROM 2011	
2025-04-08	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	RESEARCH RE: OLD RESERVE STUDY	
2025-04-15	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.75	167.00	125.25	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-04-16	238202089	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-03-12	238202089	2025	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	DISCUSSION WITH DM AND FOLLOW UP REGARDING EROSION.	
2025-03-19	238202089	2025	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	PREPARE FOR AND ATTEND CDD MEETING	
2025-03-26	238202089	2025	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	FOLLOW UP WITH DISTRICT COUNSEL	
2025-04-02	238202089	2025	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	FOLLOW UP WITH DISTRICT COUNSEL	
2025-04-09	238202089	2025	Direct - Regular	STEWART, TONJA L	1.50	240.00	360.00	FOLLOW UP REGARDING STREETLEAF	
2025-04-16	238202089	2025	Direct - Regular	STEWART, TONJA L	3.00	240.00	720.00	FOLLOW UP REGARDING STREETLEAF; PREPARE FOR AND ATTEND CDD MEETING	
2025-03-12	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	TEAM COORDINATION MEETING.	
2025-03-18	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION REGARDING UPCOMING BOARD MEETING.	
2025-03-19	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.50	190.00	665.00	TEAM COORDINATION, MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON).	
2025-04-02	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW POND 10 PHOTOS AND SEND OUT RFP TO VENDORS FOR REPAIRING EROSION AT PONDS EDGE.	
2025-04-04	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH VENDORS REGARDING POND 10 REPAIR QUESTIONS.	
2025-04-07	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	SPEAK WITH VENDOR REGARDING POND 10 REPAIR PROPOSAL. SEND PROPOSAL FROM CROSSCREEK TO DM FOR REVIEW.	
2025-04-09	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	SPEAK WITH VENDOR REGARDING POND 10 REPAIR PROPOSAL. TEAM COORDINATION ON POND 10 REPAIR.	
2025-04-10	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW VENDOR PROPOSAL AND DISTRIBUTE TO DM.	
2025-04-16	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	4.00	190.00	760.00	TEAM COORDINATION. CONTACT CONTRACTORS REGARDING PROPOSALS. DRAFT OVERVIEW OF PROPOSAL FOR DM. MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE (VIA CALL-IN, 2HR)	
2025-04-22	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	SEND RFP FOR STORMWATER INFRASTRUCTURE REPAIRS	
2025-04-30	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	SPEAK WITH VENDOR REGARDING POND 10 CONTRACT. FOLLOW UP WITH DISTRICT COUNSEL FOR THE SIGNED CONTRACT.	
2025-05-01	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL DISTRICT COUNSEL WITH CLS POND 10 REPAIR PROPOSAL.	
2025-05-02	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	RESPOND TO VENDOR WITH SIGNED POND 10 AGREEMENT.	
2025-05-05	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH CLS TO ASSIST WITH SCHEDULING REPAIR FOR POND 10. EMAIL CORRESPONDENCE WITH DC AND DM REGARDING SIGNED AGREEMENT.	

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-05-06	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW SIGNED POND 10 REPAIR AGREEMENT. EMAIL CORRESPONDENCE WITH DM REGARDING SIGNED POND 10 REPAIR AGREEMENT.	
2025-05-09	238202089	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW EMAIL CORRESPONDENCE FROM DC REGARDING POND 10 REPAIR AGREEMENT.	
Total Project 238202089					26.25	\$5,365.75			



INVOICE

Invoice Number 2499342
Invoice Date December 12, 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

Stantec Project Manager: Waag, Tyson
Authorization Amount: \$22,500.00
Authorization Previously Billed: \$3,738.50
Authorization Budget Remaining: \$13,734.75
Authorization Billed to Date: \$8,765.25
Current Invoice Due: \$5,026.75
For Period Ending: December 5, 2025

Invoice email: rizzettacddinvoices@avidbill.com
Client contact email: darryla@rizzetta.com
Include: 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

INVOICE

Invoice Number

2499342

Project Number

238202301

Top Task 2026

2026 FY Gen Cons

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 06 Gouveia, Caroline Patricia	0.50	156.00	78.00
	0.50		78.00
Level 07 Dabash, Sama	2.00	167.00	334.00
	2.00		334.00
Level 09 Nurse, Vanessa M	5.75	183.00	1,052.25
	5.75		1,052.25
Level 10 Waag, R Tyson (Tyson)	18.75	190.00	3,562.50
	18.75		3,562.50
Professional Services Subtotal	27.00		5,026.75

Top Task 2026 Total

5,026.75

Total Fees & Disbursements

\$5,026.75

INVOICE TOTAL (USD)

\$5,026.75

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-11-25	238202301	2026	Direct - Regular	DABASH, SAMA	1.00	167.00	167.00	PROJECT COORDINATION	
2025-11-25	238202301	2026	Direct - Regular	DABASH, SAMA	1.00	167.00	167.00	PROJECT COORDINATION	
2025-11-26	238202301	2026	Direct - Regular	GOUVEIA, CAROLINE PATRICIA	0.25	156.00	39.00	PROJECT COORDINATION	
2025-11-26	238202301	2026	Direct - Regular	GOUVEIA, CAROLINE PATRICIA	0.25	156.00	39.00	PROJECT COORDINATION	
2025-10-27	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
2025-12-01	238202301	2026	Direct - Regular	NURSE, VANESSA M	2.50	183.00	457.50	SUBMITTED 10 SOIS TO SWFWMD	
2025-12-03	238202301	2026	Direct - Regular	NURSE, VANESSA M	3.00	183.00	549.00	PREPARED & RESUBMITTED 10 SOIS TO SWFWMD	
2025-10-27	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	HOUSE BILL 7013 COMPLIANCE REVIEW.	
2025-10-28	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION. REVIEW LARGE PRINT INVOICING AND SEND TO CLUBHOUSE MANAGER.	
2025-10-30	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW CORRESPONDENCE FROM DC REGARDING SURVEY PROPOSAL. TEAM COORDINATION (SURVEY).	
2025-10-31	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW EMAIL CORRESPONDENCE AND RESPOND TO DC.	
2025-11-03	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	SWFWMD O&M INSPECTION CERTIFICATION REVIEW AND DISTRIBUTION TO DM FOR SIGNATURE (8 CERTS).	
2025-11-06	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINANCIAL REVIEW.	
2025-11-07	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW EMAIL CORRESPONDENCE REGARDING POND 92 EROSION AND SCHEDULE A SITE VISIT.	
2025-11-10	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	FOLLOW UP WITH DM REGARDING SWFWMD SOIS. FOLLOW UP WITH DC REGARDING SURVEY PROPOSAL REQUEST.	
2025-11-11	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH CLUBHOUSE MANAGER REGARDING POND 92 EROSION CONCERN.	
2025-11-12	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW BMPS FOR POND MAINTENANCE AND PREPARE FOR SITE VISIT TO REVIEW POND 92.	
2025-11-14	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW EMAIL CORRESPONDENCE REGARDING TRAFFIC CALMING MEETING ON WRENCREST DR. REVIEW SCHEDULE AND PROVIDE RESPONSE.	
2025-11-18	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	FOLLOW UP WITH RTS (LEGAL) AND STANTEC SURVEY FOR PROPOSAL.	
2025-11-19	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	4.50	190.00	855.00	SITE VISIT TO VIEW EROSION CONCERN NEAR POND 92 (1 HR). MONTHLY BOS MEETING PREPARATION AND ATTENDANCE (IN-PERSON, 2 HR MEETING 1.5 HOUR TRAVEL)	
2025-11-20	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	190.00	380.00	REVIEW MEETING NOTES. REVIEW COMMUNITY PLANS FOR SIGNAGE.	
2025-11-21	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	RESPOND TO DM AND CLUBHOUSE MANAGER REGARDING SIGN REMOVAL. SIGN AUDIT PREP WORK.	
2025-11-24	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	UPLOAD AND SIGN SWFWMD SOIS (10 FORMS). TEAM COORDINATION FOR RESUBMITTAL.	
2025-12-04	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	FINALIZE SWFWMD SOIS. REVIEW BEACONSFIELD ROADWAY CONDITION AND EMAIL CHAIR AND DM.	
Total subTask 2026					27.00		\$5,026.75		
Total Top Task 2026					27.00		\$5,026.75		
Total Project 238202301					27.00		\$5,026.75		

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

November 20, 2025

Client: 001009

Matter: 000001

Invoice #: 27500

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/2/2025	CAW	EMAIL CORRESPONDENCE WITH ATTORNEY S. SUTPHEN REGARDING HILLHURST CROSSING CASE; EMAIL CORRESPONDENCE WITH J. LAWRENCE REGARDING PARKING ISSUES.	0.5	\$152.50
10/3/2025	CAW	PREPARE TWO LETTERS TO HOMEOWNERS REGARDING UNAUTHORIZED DRIVEWAY ALTERATIONS; RESEARCH SERVICE MARK REQUIREMENTS.	1.5	\$457.50
10/8/2025	CAW	PHONE CALL WITH DORIS LEON AND BIBI KIZER REGARDING DRIVEWAY APRON PAINTING; CORRESPONDENCE REGARDING CELL TOWER LIGHTING.	0.5	\$152.50
10/10/2025	CAW	PREPARE FOR AND ATTEND PHONE CALL WITH ATTORNEY S. SUTPHEN; PHONE AND EMAIL CORRESPONDENCE WITH J. LAWRENCE REGARDING DISTRICT MATTERS.	1.1	\$335.50
10/14/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
10/14/2025	CAW	REVIEW AGENDA FOR OCTOBER 15TH BOARD MEETING.	0.4	\$122.00
10/15/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	3.6	\$1,098.00
10/21/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING DRIVEWAY LICENSE AGREEMENT FOR BLYTHEWOOD.	0.3	\$91.50
10/28/2025	CAW	PHONE CORRESPONDENCE WITH ATTORNEY S. SUTPHEN AND STANTEC REGARDING HILLHURST CROSSING CASE.	0.3	\$91.50

SERVICES

Date	Person	Description of Services	Hours	Amount
10/29/2025	MS	PREPARE RESOLUTION FOR GENERAL ELECTION; RECEIVE, REVIEW, AND PROCESS LETTER FROM THE COUNTY WITH QUALIFIED ELECTORS; REVIEW COUNTY SUPERVISOR OF ELECTORS WEBSITE TO OBTAIN DEADLINES.	1.0	\$175.00
10/30/2025	CAW	EMAIL AND PHONE CORRESPONDENCE WITH DISTRICT MANAGEMENT AND HILLHURST CROSSING ATTORNEY REGARDING PUBLIC RECORDS REQUEST; REVIEW MINUTES AND MEETING RECORDING TO VERIFY INFORMATION REQUESTED.	1.2	\$366.00
Total Professional Services			10.8	\$3,164.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/3/2025	Postage	\$20.94
Total Disbursements		\$20.94

Total Services	\$3,164.00
Total Disbursements	\$20.94
Total Current Charges	\$3,184.94
Previous Balance	\$2,283.35
<i>Less Payments</i>	(\$2,283.35)
PAY THIS AMOUNT	\$3,184.94

Please Include Invoice Number on all Correspondence



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

Statement Date: December 05, 2025

Amount Due: \$12,509.94

Due Date: December 19, 2025

Account #: 311000030198

DO NOT PAY. Your account will be drafted on December 19, 2025

Account Summary

Previous Amount Due	\$12,654.15
Payment(s) Received Since Last Statement	-\$12,654.15
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$12,509.94

Amount Due by December 19, 2025 \$12,509.94

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

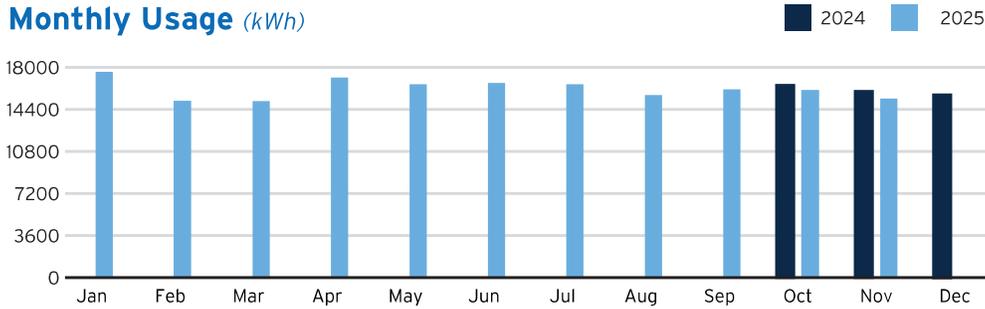
Your Locations With The Highest Usage

1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876 **8,189 KWH**

1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876 **3,158 KWH**



Monthly Usage (kWh)



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



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



Account #: 311000030198

Due Date: December 19, 2025

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$12,509.94

Payment Amount: \$ _____

700875003343

Your account will be drafted on December 19, 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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249

Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month

Increased
 Same
 Decreased

Service Address: MEADOW POINTE P1 U 1E, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014026192	Amount: \$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	11/12/2025	16,197		16,005		192 kWh	1	30 Days	\$53.12
									<input checked="" type="checkbox"/> 2.7%

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

Sub-Account Number: 211014023348

Amount: \$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	11/12/2025	9,800		9,763		37 kWh	1	30 Days	\$27.12
									<input type="checkbox"/> 17.8%

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	11/12/2025	16,779		16,553		226 kWh	1	30 Days	\$58.81
									<input type="checkbox"/> 2.6%

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

Sub-Account Number: 211014022449

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000127032	11/12/2025	27,774		27,557		217 kWh	1	30 Days	\$57.32
									<input checked="" type="checkbox"/> 0.9%

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	11/12/2025	18,196		17,901		295 kWh	1	30 Days	\$70.39
									<input type="checkbox"/> 2.0%

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	11/12/2025	12,989		12,847		142 kWh	1	30 Days	\$44.75
									<input checked="" type="checkbox"/> 4.4%

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	11/12/2025	3,715	3,214	501 kWh	1	30 Days	\$104.95	▲ 127.7%

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	11/12/2025	45,439	37,250	8,189 kWh	1	30 Days	\$812.10	
1000760922	11/12/2025	12.06	0	12.06 kW	1	30 Days		▲ 0.9%

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	11/12/2025	853	838	15 kWh	1	30 Days	\$23.45	
1000760919	11/12/2025	0.43	0	0.43 kW	1	30 Days		▲ 15.4%

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	11/12/2025	58,854	58,571	283 kWh	1	30 Days	\$68.38	▲ 0.7%

Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876					Sub-Account Number: 211014020864			
Meter	Read Date	Current	- Previous	= Total Used	Multiplier	Billing Period	Amount	
1000760920	11/12/2025	77,895	74,737	3,158 kWh	1	30 Days	\$550.57	▼ 26.4%

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	11/12/2025	15,576	15,391	185 kWh	1	30 Days	\$51.95	▲ 12.1%

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	11/12/2025	15,084	14,944	140 kWh	1	30 Days	\$44.42	▲ 1.4%

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	11/12/2025	2,096		653		1,443 kWh	1	30 Days	\$262.94
									▲ 0.7%

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	11/12/2025	13,280		13,130		150 kWh	1	30 Days	\$46.09
									▼ 2.6%

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	11/12/2025	12,521		12,381		140 kWh	1	30 Days	\$44.42
									▲ 6.9%

Total Current Month's Charges **\$12,509.94**



Sub-Account #: 211014502689
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	272 kWh @ \$0.03412/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$304.39
Lighting Fuel Charge	272 kWh @ \$0.03363/kWh	\$9.15
Storm Protection Charge	272 kWh @ \$0.00559/kWh	\$1.52
Clean Energy Transition Mechanism	272 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	272 kWh @ \$0.01230/kWh	\$3.35
Florida Gross Receipt Tax		\$0.60
Lighting Charges		\$487.87

Current Month's Electric Charges \$487.87

Billing information continues on next page →



Sub-Account #: 211014027679
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	272 kWh @ \$0.03412/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$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
Lighting Charges		\$539.26

Current Month's Electric Charges \$539.26

Billing information continues on next page →



Sub-Account #: 211014027422
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	400 kWh @ \$0.03412/kWh	\$13.65
Fixture & Maintenance Charge	25 Fixtures	\$234.50
Lighting Pole / Wire	25 Poles	\$440.15
Lighting Fuel Charge	400 kWh @ \$0.03363/kWh	\$13.45
Storm Protection Charge	400 kWh @ \$0.00559/kWh	\$2.24
Clean Energy Transition Mechanism	400 kWh @ \$0.00043/kWh	\$0.17
Storm Surcharge	400 kWh @ \$0.01230/kWh	\$4.92
Florida Gross Receipt Tax		\$0.88
State Tax		\$50.04
Lighting Charges		\$760.00

Current Month's Electric Charges \$760.00

Billing information continues on next page →



Sub-Account #: 211014027190
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	1275 kWh @ \$0.03412/kWh	\$43.50
Fixture & Maintenance Charge	25 Fixtures	\$345.75
Lighting Pole / Wire	25 Poles	\$471.95
Lighting Fuel Charge	1275 kWh @ \$0.03363/kWh	\$42.88
Storm Protection Charge	1275 kWh @ \$0.00559/kWh	\$7.13
Clean Energy Transition Mechanism	1275 kWh @ \$0.00043/kWh	\$0.55
Storm Surcharge	1275 kWh @ \$0.01230/kWh	\$15.68
Florida Gross Receipt Tax		\$2.81
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: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	306 kWh @ \$0.03412/kWh	\$10.44
Fixture & Maintenance Charge	6 Fixtures	\$82.98
Lighting Pole / Wire	6 Poles	\$203.88
Lighting Fuel Charge	306 kWh @ \$0.03363/kWh	\$10.29
Storm Protection Charge	306 kWh @ \$0.00559/kWh	\$1.71
Clean Energy Transition Mechanism	306 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	306 kWh @ \$0.01230/kWh	\$3.76
Florida Gross Receipt Tax		\$0.68
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: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	304 kWh @ \$0.03412/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$322.43
Lighting Fuel Charge	304 kWh @ \$0.03363/kWh	\$10.22
Storm Protection Charge	304 kWh @ \$0.00559/kWh	\$1.70
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.67
State Tax		\$37.18
Lighting Charges		\$564.66

Current Month's Electric Charges \$564.66

Billing information continues on next page →



Sub-Account #: 211014026457
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	208 kWh @ \$0.03412/kWh	\$7.10
Fixture & Maintenance Charge	13 Fixtures	\$121.94
Lighting Pole / Wire	13 Poles	\$220.61
Lighting Fuel Charge	208 kWh @ \$0.03363/kWh	\$7.00
Storm Protection Charge	208 kWh @ \$0.00559/kWh	\$1.16
Clean Energy Transition Mechanism	208 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	208 kWh @ \$0.01230/kWh	\$2.56
Florida Gross Receipt Tax		\$0.46
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: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

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
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: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

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
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: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	336 kWh @ \$0.03412/kWh	\$11.46
Fixture & Maintenance Charge	21 Fixtures	\$196.98
Lighting Pole / Wire	21 Poles	\$356.37
Lighting Fuel Charge	336 kWh @ \$0.03363/kWh	\$11.30
Storm Protection Charge	336 kWh @ \$0.00559/kWh	\$1.88
Clean Energy Transition Mechanism	336 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	336 kWh @ \$0.01230/kWh	\$4.13
Florida Gross Receipt Tax		\$0.74
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: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	1173 kWh @ \$0.03412/kWh	\$40.02
Fixture & Maintenance Charge	23 Fixtures	\$318.09
Lighting Fuel Charge	1173 kWh @ \$0.03363/kWh	\$39.45
Storm Protection Charge	1173 kWh @ \$0.00559/kWh	\$6.56
Clean Energy Transition Mechanism	1173 kWh @ \$0.00043/kWh	\$0.50
Storm Surcharge	1173 kWh @ \$0.01230/kWh	\$14.43
Florida Gross Receipt Tax		\$2.59
State Tax		\$30.50
Lighting Charges		\$452.14

Current Month's Electric Charges \$452.14

Billing information continues on next page →



Sub-Account #: 211014025285
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	176 kWh @ \$0.03412/kWh	\$6.01
Fixture & Maintenance Charge	11 Fixtures	\$103.18
Lighting Pole / Wire	11 Poles	\$186.67
Lighting Fuel Charge	176 kWh @ \$0.03363/kWh	\$5.92
Storm Protection Charge	176 kWh @ \$0.00559/kWh	\$0.98
Clean Energy Transition Mechanism	176 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	176 kWh @ \$0.01230/kWh	\$2.16
Florida Gross Receipt Tax		\$0.39
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: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	224 kWh @ \$0.03412/kWh	\$7.64
Fixture & Maintenance Charge	14 Fixtures	\$131.32
Lighting Pole / Wire	14 Poles	\$237.58
Lighting Fuel Charge	224 kWh @ \$0.03363/kWh	\$7.53
Storm Protection Charge	224 kWh @ \$0.00559/kWh	\$1.25
Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	224 kWh @ \$0.01230/kWh	\$2.76
Florida Gross Receipt Tax		\$0.49
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: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	304 kWh @ \$0.03412/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$322.43
Lighting Fuel Charge	304 kWh @ \$0.03363/kWh	\$10.22
Storm Protection Charge	304 kWh @ \$0.00559/kWh	\$1.70
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.67
State Tax		\$37.18
Lighting Charges		\$564.66

Current Month's Electric Charges \$564.66

Billing information continues on next page →



Sub-Account #: 211014024478
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	612 kWh @ \$0.03412/kWh	\$20.88
Fixture & Maintenance Charge	12 Fixtures	\$165.96
Lighting Fuel Charge	612 kWh @ \$0.03363/kWh	\$20.58
Storm Protection Charge	612 kWh @ \$0.00559/kWh	\$3.42
Clean Energy Transition Mechanism	612 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	612 kWh @ \$0.01230/kWh	\$7.53
Florida Gross Receipt Tax		\$1.35
State Tax		\$15.91
Lighting Charges		\$235.89

Current Month's Electric Charges \$235.89

Billing information continues on next page →



Sub-Account #: 211014024304
Statement Date: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	512 kWh @ \$0.03412/kWh	\$17.47
Fixture & Maintenance Charge	32 Fixtures	\$300.16
Lighting Pole / Wire	32 Poles	\$543.04
Lighting Fuel Charge	512 kWh @ \$0.03363/kWh	\$17.22
Storm Protection Charge	512 kWh @ \$0.00559/kWh	\$2.86
Clean Energy Transition Mechanism	512 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	512 kWh @ \$0.01230/kWh	\$6.30
Florida Gross Receipt Tax		\$1.13
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: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	320 kWh @ \$0.03412/kWh	\$10.92
Fixture & Maintenance Charge	20 Fixtures	\$187.60
Lighting Pole / Wire	20 Poles	\$339.40
Lighting Fuel Charge	320 kWh @ \$0.03363/kWh	\$10.76
Storm Protection Charge	320 kWh @ \$0.00559/kWh	\$1.79
Clean Energy Transition Mechanism	320 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	320 kWh @ \$0.01230/kWh	\$3.94
Florida Gross Receipt Tax		\$0.71
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: 12/02/2025

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

Service Period: 10/21/2025 - 11/19/2025

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
State Tax		\$25.14
Lighting Charges		\$378.16

Current Month's Electric Charges \$378.16

Billing information continues on next page →



Sub-Account #: 211014023603
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000097945	11/12/2025	16,197		16,005		192 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	192 kWh @ \$0.08641/kWh	\$16.59
Fuel Charge	192 kWh @ \$0.03391/kWh	\$6.51
Storm Protection Charge	192 kWh @ \$0.00577/kWh	\$1.11
Clean Energy Transition Mechanism	192 kWh @ \$0.00418/kWh	\$0.80
Storm Surcharge	192 kWh @ \$0.02121/kWh	\$4.07
Florida Gross Receipt Tax		\$1.23
Electric Service Cost		\$49.21
State Tax		\$3.91
Total Electric Cost, Local Fees and Taxes		\$53.12

Avg kWh Used Per Day



Current Month's Electric Charges \$53.12

Billing information continues on next page →



Sub-Account #: 211014023348
Statement Date: 12/02/2025

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

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	272 kWh @ \$0.03412/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$288.49
Lighting Fuel Charge	272 kWh @ \$0.03363/kWh	\$9.15
Storm Protection Charge	272 kWh @ \$0.00559/kWh	\$1.52
Clean Energy Transition Mechanism	272 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	272 kWh @ \$0.01230/kWh	\$3.35
Florida Gross Receipt Tax		\$0.60
State Tax		\$33.27
Lighting Charges		\$505.24

Current Month's Electric Charges \$505.24

Billing information continues on next page →



Sub-Account #: 211014022878
Statement Date: 12/02/2025

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

Meter Read

Meter Location: Gate

Service Period: 10/14/2025 - 11/12/2025

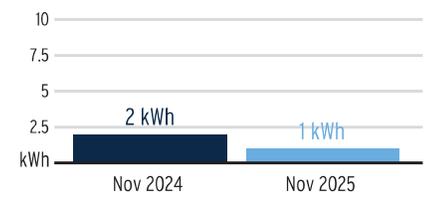
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000125768	11/12/2025	9,800		9,763		37 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	37 kWh @ \$0.08641/kWh	\$3.20
Fuel Charge	37 kWh @ \$0.03391/kWh	\$1.25
Storm Protection Charge	37 kWh @ \$0.00577/kWh	\$0.21
Clean Energy Transition Mechanism	37 kWh @ \$0.00418/kWh	\$0.15
Storm Surcharge	37 kWh @ \$0.02121/kWh	\$0.78
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.12
State Tax		\$2.00
Total Electric Cost, Local Fees and Taxes		\$27.12

Avg kWh Used Per Day



Current Month's Electric Charges \$27.12

Billing information continues on next page →



Sub-Account #: 211014022654
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123133	11/12/2025	16,779		16,553		226 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	226 kWh @ \$0.08641/kWh	\$19.53
Fuel Charge	226 kWh @ \$0.03391/kWh	\$7.66
Storm Protection Charge	226 kWh @ \$0.00577/kWh	\$1.30
Clean Energy Transition Mechanism	226 kWh @ \$0.00418/kWh	\$0.94
Storm Surcharge	226 kWh @ \$0.02121/kWh	\$4.79
Florida Gross Receipt Tax		\$1.36
Electric Service Cost		\$54.48
State Tax		\$4.33
Total Electric Cost, Local Fees and Taxes		\$58.81

Avg kWh Used Per Day



Current Month's Electric Charges \$58.81

Billing information continues on next page →



Sub-Account #: 211014022449
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000127032	11/12/2025	27,774		27,557		217 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	217 kWh @ \$0.08641/kWh	\$18.75
Fuel Charge	217 kWh @ \$0.03391/kWh	\$7.36
Storm Protection Charge	217 kWh @ \$0.00577/kWh	\$1.25
Clean Energy Transition Mechanism	217 kWh @ \$0.00418/kWh	\$0.91
Storm Surcharge	217 kWh @ \$0.02121/kWh	\$4.60
Florida Gross Receipt Tax		\$1.33
Electric Service Cost		\$53.10
State Tax		\$4.22
Total Electric Cost, Local Fees and Taxes		\$57.32

Avg kWh Used Per Day



Current Month's Electric Charges \$57.32

Billing information continues on next page →



Sub-Account #: 211014022233
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000103850	11/12/2025	18,196		17,901		295 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	295 kWh @ \$0.08641/kWh	\$25.49
Fuel Charge	295 kWh @ \$0.03391/kWh	\$10.00
Storm Protection Charge	295 kWh @ \$0.00577/kWh	\$1.70
Clean Energy Transition Mechanism	295 kWh @ \$0.00418/kWh	\$1.23
Storm Surcharge	295 kWh @ \$0.02121/kWh	\$6.26
Florida Gross Receipt Tax		\$1.63
Electric Service Cost		\$65.21
State Tax		\$5.18
Total Electric Cost, Local Fees and Taxes		\$70.39

Avg kWh Used Per Day



Current Month's Electric Charges \$70.39

Billing information continues on next page →



Sub-Account #: 211014022043
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000101280	11/12/2025	12,989		12,847		142 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	142 kWh @ \$0.08641/kWh	\$12.27
Fuel Charge	142 kWh @ \$0.03391/kWh	\$4.82
Storm Protection Charge	142 kWh @ \$0.00577/kWh	\$0.82
Clean Energy Transition Mechanism	142 kWh @ \$0.00418/kWh	\$0.59
Storm Surcharge	142 kWh @ \$0.02121/kWh	\$3.01
Florida Gross Receipt Tax		\$1.04
Electric Service Cost		\$41.45
State Tax		\$3.30
Total Electric Cost, Local Fees and Taxes		\$44.75

Avg kWh Used Per Day



Current Month's Electric Charges \$44.75

Billing information continues on next page →



Sub-Account #: 211014021839
Statement Date: 12/02/2025

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967413	11/12/2025	3,715		3,214		501 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	501 kWh @ \$0.08641/kWh	\$43.29
Fuel Charge	501 kWh @ \$0.03391/kWh	\$16.99
Storm Protection Charge	501 kWh @ \$0.00577/kWh	\$2.89
Clean Energy Transition Mechanism	501 kWh @ \$0.00418/kWh	\$2.09
Storm Surcharge	501 kWh @ \$0.02121/kWh	\$10.63
Florida Gross Receipt Tax		\$2.43
Electric Service Cost		\$97.22
State Tax		\$7.73
Total Electric Cost, Local Fees and Taxes		\$104.95

Avg kWh Used Per Day



Current Month's Electric Charges \$104.95

Billing information continues on next page →



Sub-Account #: 211014021607
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

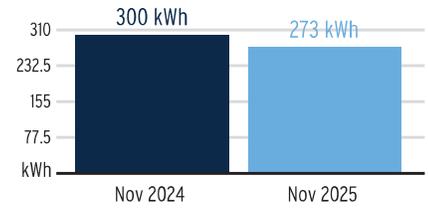
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760922	11/12/2025	45,439		37,250		8,189 kWh	1	30 Days
1000760922	11/12/2025	12.06		0		12.06 kW	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	12 kW @ \$18.07000/kW	\$216.84
Energy Charge	8,189 kWh @ \$0.00773/kWh	\$63.30
Fuel Charge	8,189 kWh @ \$0.03391/kWh	\$277.69
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	8,189 kWh @ \$0.00068/kWh	\$5.57
Clean Energy Transition Mechanism	12 kW @ \$1.15000/kW	\$13.80
Storm Surcharge	8,189 kWh @ \$0.01035/kWh	\$84.76
Florida Gross Receipt Tax		\$18.81
Electric Service Cost		\$752.29
State Tax		\$59.81
Total Electric Cost, Local Fees and Taxes		\$812.10

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Current Month's Electric Charges \$812.10

Billing information continues on next page →

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



Sub-Account #: 211014021375
Statement Date: 12/02/2025

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

Meter Read

Meter Location: Lift

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760919	11/12/2025	853		838		15 kWh	1	30 Days
1000760919	11/12/2025	0.43		0		0.43 kWh	1	30 Days

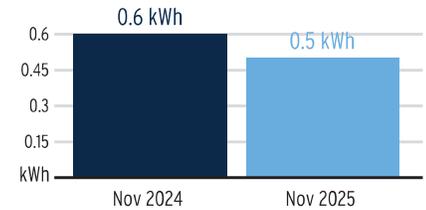
Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	15 kWh @ \$0.08641/kWh		\$1.30
Fuel Charge	15 kWh @ \$0.03391/kWh		\$0.51
Storm Protection Charge	15 kWh @ \$0.00577/kWh		\$0.09
Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh		\$0.06
Storm Surcharge	15 kWh @ \$0.02121/kWh		\$0.32
Florida Gross Receipt Tax			\$0.54
Electric Service Cost			\$21.72
State Tax			\$1.73
Total Electric Cost, Local Fees and Taxes			\$23.45

Current Month's Electric Charges \$23.45

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: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142218	11/12/2025	58,854		58,571		283 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	283 kWh @ \$0.08641/kWh	\$24.45
Fuel Charge	283 kWh @ \$0.03391/kWh	\$9.60
Storm Protection Charge	283 kWh @ \$0.00577/kWh	\$1.63
Clean Energy Transition Mechanism	283 kWh @ \$0.00418/kWh	\$1.18
Storm Surcharge	283 kWh @ \$0.02121/kWh	\$6.00
Florida Gross Receipt Tax		\$1.58
Electric Service Cost		\$63.34
State Tax		\$5.04
Total Electric Cost, Local Fees and Taxes		\$68.38

Avg kWh Used Per Day



Current Month's Electric Charges \$68.38

Billing information continues on next page →



Sub-Account #: 211014020864
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760920	11/12/2025	77,895		74,737		3,158 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	3,158 kWh @ \$0.08641/kWh	\$272.88
Fuel Charge	3,158 kWh @ \$0.03391/kWh	\$107.09
Storm Protection Charge	3,158 kWh @ \$0.00577/kWh	\$18.22
Clean Energy Transition Mechanism	3,158 kWh @ \$0.00418/kWh	\$13.20
Storm Surcharge	3,158 kWh @ \$0.02121/kWh	\$66.98
Florida Gross Receipt Tax		\$12.75
Electric Service Cost		\$510.02
State Tax		\$40.55
Total Electric Cost, Local Fees and Taxes		\$550.57

Avg kWh Used Per Day



Current Month's Electric Charges \$550.57

Billing information continues on next page →



Sub-Account #: 211014020591
Statement Date: 12/02/2025

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

Meter Read

Meter Location: GATE

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114901	11/12/2025	15,576		15,391		185 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	185 kWh @ \$0.08641/kWh		\$15.99
Fuel Charge	185 kWh @ \$0.03391/kWh		\$6.27
Storm Protection Charge	185 kWh @ \$0.00577/kWh		\$1.07
Clean Energy Transition Mechanism	185 kWh @ \$0.00418/kWh		\$0.77
Storm Surcharge	185 kWh @ \$0.02121/kWh		\$3.92
Florida Gross Receipt Tax			\$1.20
Electric Service Cost			\$48.12
State Tax			\$3.83
Total Electric Cost, Local Fees and Taxes			\$51.95

Avg kWh Used Per Day



Current Month's Electric Charges \$51.95

Billing information continues on next page →



Sub-Account #: 211014020351
Statement Date: 12/02/2025

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

Meter Read

Meter Location: Gate

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142239	11/12/2025	15,084		14,944		140 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	140 kWh @ \$0.08641/kWh	\$12.10
Fuel Charge	140 kWh @ \$0.03391/kWh	\$4.75
Storm Protection Charge	140 kWh @ \$0.00577/kWh	\$0.81
Clean Energy Transition Mechanism	140 kWh @ \$0.00418/kWh	\$0.59
Storm Surcharge	140 kWh @ \$0.02121/kWh	\$2.97
Florida Gross Receipt Tax		\$1.03
Electric Service Cost		\$41.15
State Tax		\$3.27
Total Electric Cost, Local Fees and Taxes		\$44.42

Avg kWh Used Per Day



Current Month's Electric Charges \$44.42

Billing information continues on next page →



Sub-Account #: 211014020187
Statement Date: 12/02/2025

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

Meter Read

Meter Location: Behind wall look left

Service Period: 10/14/2025 - 11/12/2025

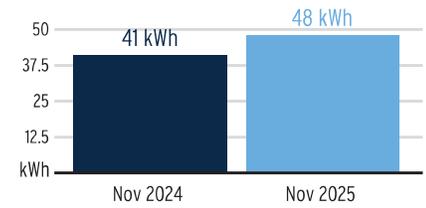
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760998	11/12/2025	2,096		653		1,443 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,443 kWh @ \$0.08641/kWh	\$124.69
Fuel Charge	1,443 kWh @ \$0.03391/kWh	\$48.93
Storm Protection Charge	1,443 kWh @ \$0.00577/kWh	\$8.33
Clean Energy Transition Mechanism	1,443 kWh @ \$0.00418/kWh	\$6.03
Storm Surcharge	1,443 kWh @ \$0.02121/kWh	\$30.61
Florida Gross Receipt Tax		\$6.09
Electric Service Cost		\$243.58
State Tax		\$19.36
Total Electric Cost, Local Fees and Taxes		\$262.94

Avg kWh Used Per Day



Current Month's Electric Charges \$262.94

Billing information continues on next page →



Sub-Account #: 211013949949
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000115610	11/12/2025	13,280		13,130		150 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	150 kWh @ \$0.08641/kWh	\$12.96
Fuel Charge	150 kWh @ \$0.03391/kWh	\$5.09
Storm Protection Charge	150 kWh @ \$0.00577/kWh	\$0.87
Clean Energy Transition Mechanism	150 kWh @ \$0.00418/kWh	\$0.63
Storm Surcharge	150 kWh @ \$0.02121/kWh	\$3.18
Florida Gross Receipt Tax		\$1.07
Electric Service Cost		\$42.70
State Tax		\$3.39
Total Electric Cost, Local Fees and Taxes		\$46.09

Avg kWh Used Per Day



Current Month's Electric Charges \$46.09

Billing information continues on next page →



Sub-Account #: 211013949733
Statement Date: 12/02/2025

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

Meter Read

Service Period: 10/14/2025 - 11/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000098994	11/12/2025	12,521		12,381		140 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	140 kWh @ \$0.08641/kWh	\$12.10
Fuel Charge	140 kWh @ \$0.03391/kWh	\$4.75
Storm Protection Charge	140 kWh @ \$0.00577/kWh	\$0.81
Clean Energy Transition Mechanism	140 kWh @ \$0.00418/kWh	\$0.59
Storm Surcharge	140 kWh @ \$0.02121/kWh	\$2.97
Florida Gross Receipt Tax		\$1.03
Electric Service Cost		\$41.15
State Tax		\$3.27
Total Electric Cost, Local Fees and Taxes		\$44.42

Avg kWh Used Per Day



Current Month's Electric Charges \$44.42

Total Current Month's Charges \$12,509.94



INVOICE

Page: 1

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

Invoice Number: SI131216
Invoice Date: 11/1/2025
Due Date: 12/1/2025

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
11/1/2025	Monthly Lift Station Inspection	2001	1	EA	99.61	99.61

Remit To:
U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652
Phone: (727) 848-8292 Ext. 219
Toll Free: (866) 753-8292 Ext. 219
Email: ar@uswatercorp.net

Subtotal:	99.61
Total Sales Tax:	0.00
Total USD:	99.61
Adjustments:	0.00
Amount Due:	99.61

U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe 3 DATE: 10-13-25
 MODEL OF PUMPS: _____ HP: 2
 POWER: AC VOLTS: 230 PHASE: 1
 PUMPS AMPS: #1 L1 19.8 L2 19.8 L3 0
 #2 L1 21.8 L2 21.3 L3 0
 RESISTANCE: #1 L1 & L2 0 L2 & L3 0 L1 & L3 0
 #2 L1 & L2 0 L2 & L3 0 L1 & L3 0
 PUMP GROUND: #1 ETMs 433.7 #2 ETMs 300.4
 CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL:

ALTERNATION OK
 ALARM HORN OK
 ALARM LIGHT _____

FLOAT SYSTEM

#1 OK
 #2 OK
 #3 OK
 #4 OK

CONDITION OF PANEL BOX:

PAINT OK
 HASP OK
 HINGES OK
 STAND OK
 LOCK OK

OTHER PANEL PROBLEMS _____

WET WELL:

SIZE PIPING 2in
 TYPE PVC
 COND. PIPE OK
 GREASE ON WALL Min
 GREASE FLOATING 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 [Signature] 10-13-25



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



INVOICE

Page: 1

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

Invoice Number: SI133744
Invoice Date: 12/1/2025
Due Date: 12/31/2025

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
12/1/2025	Monthly Lift Station Inspection	2001	1	EA	99.61	99.61

Remit To:
U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652
Phone: (727) 848-8292 Ext. 219
Toll Free: (866) 753-8292 Ext. 219
Email: ar@uswatercorp.net

Subtotal:	99.61
Total Sales Tax:	0.00
Total USD:	99.61
Adjustments:	0.00
Amount Due:	99.61

U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management
MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe 3 DATE: 11-12-25
 MODEL OF PUMPS: _____ HP: 2
 POWER: AC VOLTS: 230 PHASE: 1
 PUMPS AMPS: #1 L1 19.4 L2 19.3 L3 0
 #2 L1 20.3 L2 26.0 L3 0
 RESISTANCE: #1 L1 & L2 0 L2 & L3 0 L1 & L3 0
 #2 L1 & L2 0 L2 & L3 0 L1 & L3 0
 PUMP GROUND: #1 ETMs 435.2 #2 ETMs 301.9
 CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL:

ALTERNATION OK
 ALARM HORN OK
 ALARM LIGHT _____
 FLOAT SYSTEM #1 OK
 #2 OK
 #3 OK
 #4 OK

CONDITION OF PANEL BOX:

PAINT OK
 HASP OK
 HINGES OK
 STAND OK
 LOCK OK

OTHER PANEL PROBLEMS _____

WET WELL:

SIZE PIPING 2in
 TYPE PVC
 COND. PIPE OK
 GREASE ON WALL Min
 GREASE FLOATING 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

[Handwritten Signature] 11-12-25

Owned & Operated
in the U.S.A.

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



RECEIVED
DEC - 8 2025

CC113025-720

00

BY:

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$6,407.00
Statement Closing Date	November 30, 2025
Days in Billing Cycle	30
Previous Balance	\$3,476.06
Payments & Credits	\$3,741.05
Purchases & Other Charges	\$3,857.07
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$3,592.08

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	\$3,592.08
Minimum Payment Due	\$3,592.08
Payment Due Date	December 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

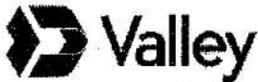
TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				\$3,476.06-
11/25	11/25	F151500A900CHGDDA	AUTOMATIC PAYMENT - THANK YOU	3,476.06-
		MICHELLE WHITE		\$0.00
		JUSTIN LAWRENCE		\$3,592.08
10/31	11/01	02305379HHHEX3KGZD	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	34.97
11/04	11/04	22303799L00J26Q6P	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	119.19
11/04	11/04	02305379M00GYNXY7	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	78.01
11/06	11/06	87021309NEHVA1TLP	FLOWCODE PRO NEW YORK NY MCC: 5734 MERCHANT ZIP:	60.00
11/07	11/07	82305099PEHN42VY9	AMAZON MARK* BT5MK8GN0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	334.98

Transactions continued on next page

1080 0001 TVH 001 7 31 251130 0 PAGE 1 of 3 10 1515 0000 BASE 701

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	December 25, 2025
New Balance	\$3,592.08
Minimum Payment Due	\$3,592.08
Past Due Amount	\$0.00

Make Check Payable to:

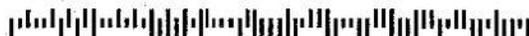
Amount Enclosed: \$

00

MEADOW POINTE III CDD
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

701

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716



00359208003592082

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the account holder (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
11/11	11/11	55432869V5XJMTY4	AMAZON MKTPL*B80VH8L11 SEATTLE WA MCC: 5942 MERCHANT ZIP:	264.99
11/11	11/11	82305099WEHP02MFS	AMAZON MARK* BT5MK8GN0 SEATTLE W CREDIT MCC: 5999 MERCHANT ZIP:	264.99-
11/11	11/11	02305379W00GAE8ZA	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	31.14
11/12	11/12	82305099WEHN4NAGN	AMAZON MARK* BT4BK4S12 SEATTLE WA MCC: 5999 MERCHANT ZIP:	69.90
11/12	11/12	82305099WEHP70EHA	AMAZON RETA* B80QC3ETO SEATTLE WA MCC: 5331 MERCHANT ZIP:	232.59
11/12	11/12	82305099XEHMA8VLK	AMAZON MARK* B89JW10X0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	80.67
11/12	11/12	52707159X09FWMYSF	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	633.41
11/13	11/13	22303799X023YWQXW	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	32.14
11/13	11/13	02305379Y00H30EAF	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	223.85
11/13	11/13	87021309XEHVQ1SEF	360 CSTM N* O433629 ODESSA FL MCC: 5699 MERCHANT ZIP:	326.52
11/17	11/17	0265390A12X7DZADL	THE WEBSTAIRANT STORE LANCASTER PA MCC: 5099 MERCHANT ZIP:	232.58
11/18	11/18	0230537A300FSGEV1	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	73.68
11/19	11/19	2230379A303874JQ3	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	62.51
11/19	11/19	8230509A3EHMV5NYR	AMAZON MARK* B01O71J20 SEATTLE WA MCC: 5999 MERCHANT ZIP:	153.55
11/19	11/19	0230537A400H92F36	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	16.49
11/20	11/20	8230509A4EHN6TAQJ	AMAZON MARK* B097Y4XD2 SEATTLE WA MCC: 5999 MERCHANT ZIP:	125.89
11/21	11/21	5543286A560V6DZHS	AMAZON PRIME*TO7950JA3 SEATTLE WA MCC: 5968 MERCHANT ZIP:	139.00
11/23	11/23	5543286A761KYPYGK	AMAZON MKTPL*B28WB83Y2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	90.92
11/26	11/26	8230509AAEHN6QJ0L	AMAZON MARK* B245S3K92 SEATTLE WA MCC: 5999 MERCHANT ZIP:	55.97
11/26	11/26	0230537ABHEYS2PF6	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	34.91
11/26	11/26	5754024AALX4TPPPN	VISTAPRINT 8662074955 MA MCC: 2741 MERCHANT ZIP: 02451	79.57
11/29	11/29	1230202AD00SX5KS7	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50
11/30	11/30	8230509AEEHMXEDJ2	AMAZON MARK* BB9NA94E0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	223.14

IMPORTANT ACCOUNT INFORMATION

\$0 - \$3,592.08 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$34.04	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$8.98	\$0-\$500,000 = 0.25%
New Cashback Balance	\$43.02	\$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.

Meadow Pointe III CDD

Closing Date

November 30, 2025

Payment Date

December 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
11/1/2025		Beginning Balance	\$ 3,476.06				
11/01/25	Publix	CH Halloween Candy	\$ 34.97				\$ 34.97
11/04/25	Daybreak M&F	Gas for Truck/Power	\$ 119.19			\$ 119.19	
11/04/25	Publix	CPW Items	\$ 78.01		\$ 78.01		
11/06/25	Flowcode	Annual Charges	\$ 60.00	\$ 60.00			
11/07/25	Amazon	New Front Desk Printer + Ink	\$ 334.98		\$ 334.98		
11/11/25	Amazon	New Front Desk Printer	\$ 284.99		\$ 284.99		
11/11/25	Amazon	Refund from 11/6 Purchase	\$ (264.99)		\$ (264.99)		
11/11/25	Publix	CPW Items	\$ 31.14		\$ 31.14		
11/12/25	Amazon	Misc. Clubhouse Supplies	\$ 69.90	\$ 69.90			
11/12/25	Amazon	Outdoor Pool Chemical Cabinet	\$ 232.59	\$ 232.59			
11/12/25	Amazon	Misc. Clubhouse & Maint.	\$ 80.67	\$ 80.67			
11/12/25	Home Depot	Misc. Maintenance Supplies	\$ 633.41	\$ 633.41			
11/13/25	Daybreak M&F	Gas for Truck	\$ 32.14			\$ 32.14	
11/13/25	Publix	House Decorating Contest GC's	\$ 223.85				\$ 223.85
11/13/25	360 Custom Ink	Employee Shirts	\$ 326.52				\$ 326.52
11/17/25	Webstaurant	55G Plastic Waste Receptacle Lid (Ct. 2)	\$ 232.58	\$ 232.58			
11/18/25	Publix	CPW Items & CDD Meeting Fruit/Drinks	\$ 73.68		\$ 73.68		
11/19/25	Daybreak M&F	Gas for Truck/Power Washer/Bobcat	\$ 62.51			\$ 62.51	
11/19/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 153.55	\$ 153.55			
11/19/25	Publix	CDD Meeting Snacks (Chips)	\$ 16.49		\$ 16.49		
11/20/25	Amazon	CH Christmas	\$ 125.89				\$ 125.89
11/21/25	Amazon	Amazon Prime Renewal	\$ 139.00	\$ 139.00			
11/23/25	Amazon	Custom MPIII Staff Hoodie (Ct. 2)	\$ 90.92				\$ 90.92
11/26/25	Amazon	Christmas Event Materials	\$ 55.97				\$ 55.97
11/26/25	Publix	CPW Items	\$ 34.91		\$ 34.91		
11/26/25	Vista Print	Business Cards	\$ 79.57		\$ 79.57		
11/29/25	MailChimp	Monthly Charges	\$ 26.50	\$ 26.50			
11/30/25	Amazon	Christmas Event Materials	\$ 223.14				\$ 223.14
11/25/25		CC Payment	\$ (3,476.06)				
11/30/25	TOTAL		\$ 3,592.08	\$ 1,628.20	\$ 668.78	\$ 213.84	\$ 1,081.26
				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

HERSHEY HAL ASST	13.59	T	F
HERSHEY HAL ASST	13.59	T	F
KIT KAT	5.89	F	
KIT KAT	5.89	F	
Promotion	-5.89	F	

Order Total	33.07	
Sales Tax	1.90	
Grand Total	34.97	
Credit	Payment	34.97
Change	0.00	

Savings Summary

Special Price Savings 5.89

 * Your Savings at Publix *
 * 5.89 *

Receipt ID: 0006 AWQ 748 820

PRESTO!

Trace #: 748067
Reference #: 1260284865
Acct #: XXXXXXXXXXXX2746
Purchase Mastercard
Amount: \$34.97
Auth #: 031079

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

Your cashier was Self-Checkout Lane 1
10/31/2025 9:15 S0006 R174 8820 C0774

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



Manager
Publix

Hollybrook Plaza
5400 Bruce B Downs Blvd
Wesley Chapel, FL 33544-8616
(813) 907-1699
Store Manager: Stacie Bradham

Domino Sgr Drk Brwn 160z	F	1.90
Pub Sgr Envelope 100Ct	F	2.49
Banana Walnut Loaf Cke Sl	F	6.99
Vanilla Loaf Cke Sl	F	6.99
Dunkin Orig Kcup 32Ct	F	31.99
Publix Purified 32Pk(Pal)	F	4.59
Publix Purified 32Pk(Pal)	F	4.59
15Ct Guava Pastry Bites	F	5.99
Gw Variety Mini Muffin	F	6.49
Raspberry Coffee Cake	F	5.99

Subtotal	78.01
Total Tax	0.00
Total	78.01
Credit	78.01
Change	0.00

MasterCard: *2746	\$78.01
Credit Card	Purchase
Auth/Trace: 004973/052139	Chip Read
Reference: 000189497524	
A0000000041010	
Mastercard	

11/04/2025 09:33AM
Thank you for shopping at store 0618
Your cashier today was Jane.
8603, 0105, 226

73327

Manager

Gas for
Truck
PW/ Bob-
Cat

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

Description	Qty	Amount
REGULAR CR #09 SELF @ 2.869/ G	41.544G	119.19

Subtotal	119.19
TOTAL	119.19
CREDIT \$	119.19

ENTRY: Insert
 MASTERCARD Acct: 2746
 Term ID: 21
 AUTH: 00-004174
 Batch: 49
 Seq: 006
 INVOICE: 103726
 EMV STAN#: 04702976136
 APP NAME: Mastercard
 AID: A0000000041010
 APP CRYPTOGRAM:

ARQC 3F32AEE5ECAC18B3

11/4/25

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
 10441

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#9093080
11/4/25 10:46:11 AM

Manager

Order Summary

Order placed November 6, 2025 Order # 114-7165778-0965063

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:	\$334.98
Shipping & Handling:	\$0.00
Total before tax:	\$334.98
Estimated tax to be collected:	\$0.00
Grand Total:	\$334.98

Arriving tomorrow



206X Toner Cartridges 4 Pack High Yield with Chip Replacement for 206X 206A HP
Toner Cartridges Set for Color Laserjet Pro MFP M283fdw M283cdw M283fdn Pro
M255dw M255nw M283 M255 Printer | W2110X

Sold by: Woot

Supplied by: Other

\$69.99



Brother MFC-L2820DW Wireless Compact Monochrome All-in-One Laser Printer
with Copy, Scan and Fax, Duplex, Black & White | Includes Refresh Subscription
Trial(1), Works with Alexa

Sold by: Amazon.com

Supplied by: Other

\$264.99

11/6/25

Manager

FLOWCODE

Receipt

Invoice number OFEDF655-0002
Date paid November 6, 2025

Flowcode
support@flowcode.com

Bill to
manager@meadowpointe3.com

\$60.00 paid on November 6, 2025

Description	Qty	Unit price	Amount
Flowcode Pro Annual Nov 1, 2025 – Nov 1, 2026	1	\$60.00	\$60.00

Subtotal \$60.00
Total \$60.00
Amount paid **\$60.00**

Payment history

Payment method	Date	Amount paid	Receipt number
Mastercard - 2746	November 6, 2025	\$60.00	2264-0859

Signer will agree to the following <https://www.flowcode.com/termservice/>.

11/6/25

Manager

Your Return Summary

Order #114-7165778-0965063

Refund *

Refund subtotal

\$264.99

Shipping:

\$0.00

Total estimated refund*

\$264.99

FREE Return: You can return the item without any shipping charges.

\$264.99 will be refunded to your MasterCard ending in 2746

^The total refund amount may vary based Amazon return policy. [learn more.](#)

Dropoff by:

Sun, Feb 1

Dropoff Location:

The UPS Store locations only—box needed

Item to be returned: 1

11/10/25

Brother MFC-L2820DW Wireless Compact...

Quantity: 1

(* Wanted Color Printer; ordered monochrome instead)

Manager

Order Summary

Order placed November 10, 2025

Order # 113-3085117-4227431

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:	\$284.99
Shipping & Handling:	\$0.00
Total before tax:	\$284.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$284.99

Arriving Wednesday



Brother Color Laser Printer with Wireless Printing Fast 19 PPM Output, Duplex Feature, Mobile Device Compatible, 250-Sheet Paper Tray for Professional Home Office Printing (HL-L3220CDW)

Sold by: Fast and Precise by Staples

Supplied by: Other

\$284.99

11/10/25

Manager

PUBLIX

Hollybrook Plaza
5400 Bruce B Downs Blvd
Wesley Chapel, FL 33544
Store Manager: Stacie Bradham
813-907-1699

SR CRM CK DNT 6CT	3.89	F
BB TOASTER TOP 4CT	4.19	F
GW VRTY MIN MUFFIN	6.49	F
VEGAN COCONUT KEY	4.59	F
15CT GUAVA PSTY BT	5.99	F
SHORTBREAD COOKIES	5.99	F

Order Total	31.14
Sales Tax	0.00
Grand Total	31.14
Credit	
Payment	31.14
Change	0.00

* 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 *
* gratuita y otros detalles. *
*

* Store Number: 0618 **11/11/25** *
* Survey Code 1111061851722030 *
*

Manager

Order Summary

Order placed November 11, 2025 Order # 113-4144785-4433862

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:	\$69.90
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$69.90
Estimated tax to be collected:	\$0.00
Grand Total:	\$69.90

Arriving overnight 7 AM – 11 AM



The Original Donut Shop Regular, Single-Serve Keurig K-Cup Pods, Medium Roast Coffee Pods, 48 Count

Sold by: Amazon.com

Supplied by: Other

\$27.97



Puroma 2 Pack Combination Lock for Locker 4 Digit Outdoor Waterproof Padlock for School, Gym, Sports, Fence, Toolbox, Gate, Case, Outdoor, Hasp Storage (Black)

Sold by: PuromaDirect

Supplied by: Other

\$8.99



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

Track this order

11/11/25

Manager

Order Summary

Order placed November 11, 2025 Order # 113-9126600-8081047

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:	\$84.20
Shipping & Handling:	\$0.00
10% off on any 4:	-\$3.53
Total before tax:	\$80.67
Estimated tax to be collected:	\$0.00
Grand Total:	\$80.67

Arriving Thursday



Lanyard 50PCS Lanyards with Swivel Hook clips for ID Name Badge Holder (Black)

Sold by: Beebel

Supplied by: Other

\$15.95



SWRT 9 Mil 2-Pack Black Heavy Duty Duct Tape Strong Adhesive, 2 in x 30 YD (Total 60YD) Duct Heavy Duty Waterproof All Weather Black Duct Tape No Residue Sealing & Patching for Indoor&Outdoor Repair

Sold by: Shanaimu Reflective Safety Tape

Supplied by: Other

\$12.99



Puroma 2 Pack 2.6 Inch Long Shackle Combination Lock 4 Digit Outdoor Waterproof Padlock for Hasp Locker Lock, Sports Locker, Fence, Gate, Toolbox, Case, Hasp Storage, Cabinets (Black)

Sold by: PuromaDirect

Supplied by: Other

\$9.99



Amazon Basics Plunger - 2-Pack

Sold by: Amazon.com

Supplied by: Other

\$8.82

Back to top

11/11/25

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Manager

Order Summary

Order placed November 11, 2025 Order # 113-9901608-2120218

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:	\$232.59
Shipping & Handling:	\$0.00
Total before tax:	\$232.59
Estimated tax to be collected:	\$0.00
Grand Total:	\$232.59

Arriving November 25



Suncast 19 Cubic Ft. Heavy-Duty Resin Cabinet with Lockable Handles, Multi-Wall Construction, and Metal-Reinforced Shelves for Basement, Utility Room and Garage Storage, Black, Made in the USA

Sold by: Amazon.com

Supplied by: Other

\$232.59

11/11/25

Manager



How doers
get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00007 96110 11/12/25 01:01 PM
SALE CASHIER MARIAH

020066387488 2X MDWGRN <A>
PAINTERS TOUCH 2X MEADOW GREEN
4@6.78 27.12N

020066420901 2X GLSBLK <A>
PAINTERS TOUCH 2X GLOSS BLACK
4@6.78 27.12N

077089150070 4" FMBRSHWDHN <A>
CHIP 4.0 IN. T BRUSH
8@4.67 37.36N

032167000012 PB BLASTER <A>
BLASTER PB PENETRANT 110Z
7.50N

079567300106 WD40 SPR/STA <A> 12.98N
WD-40 SPECIALIST SPRAY&STAY GEL 100Z

079567490197 WD40 EX REAC <A> 13.63N
WD-40 MP EZ-REACH FLEX STRAW 14.40Z

045242591503 6 IN. 18 TPI <A> 14.97N
MKE TORCH 5PK 5" 18TPI MEDIUM METAL

070183000340 RU REFILL <A> 15.97N
ROUNDUP W&GK4 REFILL

033959711024 PC 160Z <A>
PC 50:1 160Z 2-CYC OIL
2@9.97 19.94N

020066754341 PRFDSFTYYWGA <A>
PRO SAFETY YELLOW 450VOC GAL
2@48.48 96.96N

022367568443 GL EXT SAT <A>
GLIDDEN PREM EXT SATIN BASE 3 1120Z
2@38.98 77.96N

048441221813 RED GALVANIZ <A> 64.97N
5GAL EAGLE STEEL SAFETY GAS CAN

7891117104315 22 LEAF RAKE <A> 19.98N
HUSKY 22IN STEEL TINE LEAF RAKE

093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
4@19.98 79.92N

076308495817 3M 33+ 3 PK <A> 17.98N
SCOTCH SUPER 33+ ELECTRICAL TAPE 3PK

040235751377 2.5 GAL PROF <A>
30 SECONDS PRO MOLD AND MILDEW 2.5 C
2@34.97 69.94N

887480019476 FLAT PLATE <A> 7.55N
BAR FLAT ALUM 36X3/4X1/8

698416017042 ROD & STEEL <A> 21.56N
SHEET METAL STL 24X8X16GA

SUBTOTAL 633.41
SALES TAX 0.00

TAX EXEMPT

TOTAL \$633.41

XXXXXXXXXXXX2746 MASTERCARD

USD\$ 41
TA

AUTH CODE 012091/5071406

Chip Read

ATD A0000000041010

Master card

P.O.#/JOB NAME: 0

6311 11/12/25 01:01 PM



6311 07 96110 11/12/2025 8962

Manager

WebstaurantStore
Sales Invoice

Order Number	User ID	Date Ordered
118592108	38266753	11/13/2025 at 11:01 AM

Bill To	Ship To	Shipping Method
Justin Lawrence Meadow Pointe III CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614	Justin Lawrence Meadow Pointe III CDD 1500 Meadow Pointe Boulevard Wesley Chapel, FL 33543	Ground

Your Contact	Customer PO	Customer Phone
help@webstaurantstore.com		(813) 383-6674

Item Number	Description	Unit Price	QTY	Est. Tax	Total
692SC55DT	Witt Industries SC55DT 55 Gallon Push Dome Top Lid for SC55 Standard Series Outdoor Trash Can	\$98.99	2	\$0.00	\$197.98

				Subtotal:	\$197.98
				Shipping & Handling:	\$34.60
				Estimated Tax:	\$0.00
				Total:	\$232.58
				Balance Due:	\$0.00
Payment Method: mastercard - XXXX2746 - \$0.00					

Thank you for your business!

WebstaurantStore
40 Citation Lane
Lititz, PA 17543
717-392-7472

Note: The above address is for billing purposes only. For questions regarding returns, visit your account at <https://www.webstaurantstore.com/myaccount>

11/13/25

Manager



360 Custom Ink
1023 GUNN HWY
Odessa, Florida 33556
United States
<http://360customink.com>

Order # **433629**
Date 13/Nov/2025
Date Ship By 27/Nov/2025
Shipping 360 Pick Up
Maximum Delivery Days 14

Billing Address

John Pizzuto
Meadow Point III Community (originally "
C/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL
33614 (originally '1023 Gunn Highway')
Tampa (originally 'Odessa'), Florida 33614 (originally '33556')
United States
PH: (813)618-1173
Email: amjpizzuto@gmail.com

Shipping Address

Justin Lawrence
1500 Meadow Pointe Blvd
Wesley Chapel, Florida 33543
United States
PH: 813-383-6676
Email: amjpizzuto@gmail.com

Product	Color	Size / Qty	Unit Price	Qty	Total
1. ST350 - PosiCharge ® Competitor Tee	True Navy	Large x 2 X Large x 2	\$23.48	4	\$93.92
2. DM108 - Perfect Blend ® CVC Tee	Charcoal	Small x 4 Medium x 4 Large x 2	\$23.26	10	\$232.60

Subtotal \$326.52

Shipping \$0.00

Tax \$0.00

Grand Total \$326.52

Payments \$326.52

Balance Due \$0.00

(All prices are shown in USD)

Payment Date

13/Nov/2025

Payment Method

Credit Cards (*****2746)

x John Pizzuto

date 13/Nov/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.

11/13/25

Manager

WELCOME
Daybreak Market and
3182 Hueland Pond
Wesley Chapel FL
33543

Gas For Truck

DATE 11/13/25 15:18
TRAN#9144984
PUMP# 14
SERVICE LEVEL: SELF
PRODUCT: REGULAR
GALLONS: 10.936
PRICE/G: \$2.939
FUEL SALE \$52.14
CREDIT **\$32.14**

ENTRY: Insert
MASTERCARD Acct: 2746
Term ID: 21
AUTH: 00-013962
Batch: 71
Seq: 001
INVOICE: 151628
EMV STAN#: 047930433
74
APP NAME: Mastercard
AID: A0000000041010
APP CRYPTOGRAM:
ARQC AEC10F50B57AA6B
A

11/13/25

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
2815

Tell us about
your visit for a
chance to win
a fuel gift card!
gasfeedback.com
THANK YOU
HAVE A NICE DAY

Manager
Publix

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

VISA META KEV GC 100.00
Account #XXXXXXXXXXXX2269
GIFT CARD SVC FEE 7.95
VISA META KEV GC 50.00
Account #XXXXXXXXXXXX2237
GIFT CARD SVC FEE 7.95
VISA META KEV GC 50.00
Account #XXXXXXXXXXXX1921
GIFT CARD SVC FEE 7.95

Order Total 223.85
Sales Tax 0.00
Grand Total 223.85
Credit Payment **223.85**
Change 0.00

Receipt ID: 0006 BDQ 097 379

PRESTO!
Trace #: 091086
Reference #: 0995606917
Acct #: XXXXXXXXXXXX2746
Purchase Mastercard
Amount: \$223.85
Auth #: 013765

CREDIT CARD **11/13/25** PURCHASE
A0000000041010 Mastercard
Entry Method: Chip Read
Mode: Issuer

Your cashier was cheryl

11/13/2025 15:05 S0006 R109 7379 C0210

Manager

Order Summary

Order placed November 18, 2025

Order # 113-9400446-0219430

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:	\$153.55
Shipping & Handling:	\$0.00
Total before tax:	\$153.55
Estimated tax to be collected:	\$0.00
Grand Total:	\$153.55

Arriving tomorrow



Avery Heavy-Duty View 3 Ring Binder, 1" One Touch Slant Rings, Holds 8.5" x 11" Paper, 1 Black Binder (05300)

Sold by: Amazon.com

Supplied by: Other

\$5.89

Arriving tomorrow



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

Sold by: Deals 2 Grab

Supplied by: Other

\$21.99

Arriving tomorrow



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



Ginger Lily Farms Club & Fitness Conditioning Liquid Hand Soap Refill, 100% Vegan & Cruelty-Free, Ocean Breeze Scent, 1 Gallon (128 fl oz)

Sold by: TNG Worldwide

Supplied by: Other

\$21.99



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

\$39.99



Ginger Lily Farms Botanicals Plant-Based Liquid Dish Soap, Concentrated Formula with Max Grease Cleaning Power, Cruelty-Free, Lavender Chamomile Scent, 1 Gallon Refill (128 Fl. Oz.)

Sold by: Amazon.com

Supplied by: Other

\$19.99



Ortho Orthene Fire Ant Killer, Kills the Queen and Destroys Mounds, Begins Working in 60 minutes, 12 oz., 2-Pack

Sold by: Amazon.com

Supplied by: Other

\$23.92

Back to
11/18/25

Manager

Order Summary

Order placed November 18, 2025 Order # 113-2167940-5395454

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:	\$72.98
Shipping & Handling:	\$17.94
Total before tax:	\$90.92
Estimated tax to be collected:	\$0.00
Grand Total:	\$90.92

Arriving December 9 - December 10



Ussunarts Unisex Hoodies Full Zip Up Sweatshirt Design Your Own Picture, 2 Sided
Sold by: HuaKai WuSheng
Supplied by: Other
\$38.99



Ussunarts Custom Full Zip Hooded Sweatshirt Personalized Picture Logo Printed Hoodies Front & Back
Sold by: HuaKai WuSheng
Supplied by: Other
\$33.99

11/18/25

Manager
Publix

Shoppes at New Tampa
1920 County Road 581
Wesley Chapel, FL 33544-9262
(813) 994-4566
Store Manager: Michael Barton

Gw Variety Mini Muffin	F	6.49
Publix Purified 32Pk(Pal)	F	
\$4.59 x 2		9.18
13Ct Cran Honey Cookie	F	5.99
You saved: \$1.00		
Black Raspbry Linzer Tart	F	5.29
10Ct. Cran Orng Shortbrea	F	5.99
6Ct Vegan Oatmeal Raisin	F	4.59
Diet Coca-Cola	FT	9.99
Coca-Cola Classic	FT	9.99
Sprite	FT	0.00
You saved: \$9.99		
Mandarins	F	6.99
Sour Crm Cake Donut 6Ct	F	3.89
6Ct Apple Sourcream	F	3.89

Subtotal	72.28
Sales Tax 7% - T	1.40*
Total	73.68
Credit	73.68
Change	0.00

SAVINGS: \$10.99

(Missed \$1.40 in tax)

MasterCard: *2746 \$73.68
Credit Card Purchase
Auth/Trace: 018487/046481 Chip Read
Reference: 000575928219
A0000000041010
Mastercard 11/18/25

11/18/2025 04:57PM

Thank you for shopping at store 0006
Your cashier today was Billy M..
2327, 0104, 203

Manager

Order Summary

Order placed November 19, 2025 Order # 113-6495636-7919447

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:	\$125.89
Shipping & Handling:	\$0.00
Total before tax:	\$125.89
Estimated tax to be collected:	\$0.00
Grand Total:	\$125.89

Arriving tomorrow



Minetom Clear Christmas String Lights 100 Count 25 Feet Incandescent Bulb Mini Lights for Indoor Xmas Tree Garland Birthday Wedding Party Festival Decoration, Green Wire

Sold by: eLightBulb
Supplied by: Other
\$12.99



Halloscume 4 Pcs 18 Inch Christmas Pet Stockings Knit Vintage Cat Dog Stockings Large Hanging Ornaments Cute Candy Gift Toy Bags for Xmas Tree Stair Fireplace Holiday Party Decoration

Sold by: YuuLang
Supplied by: Other
\$16.99



TAJWE Christmas Pillow Covers 18x18 Set of 2 Let it Snow Snowman Christmas Trees Xmas Throw Lumbar Cushion Cases for Couch Sofa Home Decorations

Sold by: TAJWE
Supplied by: Other
\$9.97



Tatuo 6 Pieces Christmas Pillow Covers 18 x 18 Inch Buffalo Plaid Cushion Case Christmas Pillow Case Holiday Throw Pillow Cover for Xmas Winter Sofa Couch Bedroom Decorations (Red, Black)

Sold by: Jeweyeah
Supplied by: Other
\$16.99



DINDOSAL Red and Lime Green Christmas Ribbon Wired 2.5" Red Green Christmas Tree Ribbon Garland Red Green Wired Ribbon for Wreaths, Topper Bows, Gift Wrapping, Crafts (6 Rolls 36 Yards)

Sold by: DINDOSAL
Supplied by: Other
\$23.99

Arriving Friday



G2PLUS Christmas String, Gift Wrapping String, 2MM White and Red Twine String, 328 Feet Cotton Natural String Butchers Twine for Gift Packaging, Baking, DIY Arts & Crafts

Sold by: G2PLUS
Supplied by: Other
\$5.99

Back in stock
11/19/25

Manager

73545 Mi.

WELCOME
Daybreak Market and Truck
3182 Hueland Pond Pw
Wesley Chapel FL 33543
Bobcat

DATE 11/19/25 15:58
TRAN#9055082
PUMP# 05
SERVICE LEVEL: SELF
PRODUCT: REGULAR
GALLONS: 19.725
PRICE/G: \$3.169
FUEL SALE \$62.51
CREDIT \$62.51

ENTRY: Tap
MASTERCARD Acct: 2746
Term ID: 21
AUTH: 00-019458
Batch: 21
Seq: 017
INVOICE: 155609
EMV STAN#: 048530891
80
APP NAME: Mastercard
AID: A0000000041010
APP CRYPTOGRAM:
ARQC 79068C55AACDBF3
C

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
5476

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

THANK YOU
HAVE A NICE DAY

11/19/25

Manager Publix

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



0006 BJQ 098 825

FL FUN MIX 28CT 16.49 F

Order Total 16.49
Sales Tax 0.00
Grand Total 16.49
Credit Payment 16.49

Change 0.00

* * * * *

* 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 GUSTARÍAN \$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 información de *
* premios, las probabilidades de *
* ganar, el método de participación *
* gratuita y otros detalles. *
* * * * *

* Store Number 0006 *
* Survey Code 1119000601098825 *
* * * * *

11/19/25

Manager

Order Summary

Subscription charged on November 21, 2025 Order # D01-9348143-7987404

Recipient
Justin Lawrence

Payment method
Mastercard ending in 2746

Order Summary

Item(s) Subtotal:	\$139.00
Total Before Tax:	\$139.00
Tax Collected:	\$0.00
Total for this Order:	\$139.00



Prime Membership Fee
Sold by: Amazon US
\$139.00

11/24/25

Manager

Order Summary

Order placed November 25, 2025

Order # 113-8912335-5285834

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:	\$223.14
Shipping & Handling:	\$0.00
Total before tax:	\$223.14
Estimated tax to be collected:	\$0.00
Grand Total:	\$223.14

Arriving tomorrow



Howzcci 48 Pack Christmas Party Favors Toys, 24 PCS Sticky Hands Toy with 24 PCS Mini Coil Springs Toys for Kids Girls Boys Christmas Stocking Stuffers Party Favors Gifts

Sold by: Eavotoy
Supplied by: Other
\$5.99



Max Fun 30pcs Christmas Wind Up Toys Stocking Stuffers for Kids Christmas Party Favors Bulk Christmas Goody Bag Filler

Sold by: Siauction
Supplied by: Other
\$19.74



Fumogym 358PCS Christmas Toys for Party Favors , Goodie Bag Pinata Stocking Stuffers Bulk, Treasure Box Toy for Classroom Rewards, Xmas Advent Calendar Stuff Filler, Carnival Prizes, Birthday Gifts

Sold by: LMY-US88
Supplied by: Other
\$39.99



BeeGreen 2 Pieces Santa Sack Extra Large 27.6 x 42 Inch Santa Bags Reusable Christmas Bags Drawstring For Gifts Wrapping Giant Xmas Bag For Presents

Sold by: beegreenbags
Supplied by: Other
\$13.13



LIDSCURA c - Multifunctional Lottery Box for Business Meetings, Fundraising Events

Sold by: Lidscura
Supplied by: Other
\$15.29



Basket For Gifts Empty, 5 PCS Sturdy Diy Bulk Gift Basket Kraft Market Tray Cardboard Basket With Handles, Gift Baskets Kit Supplies Wrap To Fill For Valentines Christmas Weddings Anniversaries

Sold by: No'1 shop US
Supplied by: Other
\$17.37



Pasimy 1000 Pcs Christmas Tickets Roll Single Merry Christmas Raffle Tickets Red Numbered Card Fundraiser Events Door Prizes Drinks Entry Class Reward Events for Xmas Carnival Party Supplies

Sold by: Hidermoon
Supplied by: Other
\$7.89



CCINEE 96pcs Christmas Burlap Gift Bags with Drawstrings Candy Goody Treat Bags with Double Jute Drawstrings 4X6 Inch

Sold by: CCINEE-US
Supplied by: Other
\$26.99

Arriving December 2



3 Pack Christmas Snowflake Plastic Tablecloth, 54 x 108Inch Red and White Snowflake Table Cloth Disposable Waterproof Winter Snowflakes Table Cover for Winter Holiday New Year Party Supplies Decor

Sold by: NatNarr
Supplied by: Other
\$7.59

11/25/25

Manager

Order Summary

Order placed November 25, 2025 Order # 113-0012121-9197050

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:	\$55.97
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$55.97
Estimated tax to be collected:	\$0.00
Grand Total:	\$55.97

Arriving tomorrow 10 AM – 3 PM



Coogam 40PCS Christmas Silicone Bracelets, Xmas Rubber Wristbands Accessories
Gift for Kids Adults Stocking Stuffers, New Year Holiday Decoration Wrist Band
Party Supplies Favors

Sold by: Coogam Direct
Supplied by: Other
\$13.99



Coluans Christmas Stocking Stuffers for Kid 50Pcs Christmas Party Favors for Kid
LED Light Up Rings Flash Christmas Toys Glow in The Dark Goodie Bag Stuffers Non
Candy Gift Bag Fillers

Sold by: BUDI Official
Supplied by: Other
\$19.99



Anditoy 100 PCS Christmas Mochi Squishy Toys Squishies Christmas Toys for Kids
Girls Boys Toddlers Christmas Party Favors Stocking Stuffers Gifts

Sold by: ANDIYANG
Supplied by: Other
\$21.99

11/25/25

Manager
Publix

Hollybrook Plaza
5400 Bruce B Downs Blvd
Wesley Chapel, FL 33544
Store Manager: Stacie Bradham
813-907-1699



0618 BRQ 060 736

BISCUIT CHEDDAR HB	3.49	F
15CT RASPB BITES	5.99	F
SHORTBREAD PUMPKIN	5.99	F
BL RASP LINZER TRT	5.29	F
13CT MINI CROISSAN	5.29	F
You Saved	1.50	
LOL SPRD CANOLA OI	2.87	F
PUMPKIN PIE	5.99	F
You Saved	1.00	

Order Total	34.91
Sales Tax	0.00
Grand Total	34.91
Credit	
Payment	34.91
Change	0.00

Savings Summary

Special Price Savings	2.50

* Your Savings at Publix *	
* 2.50 *	

Receipt ID: 0618 BRQ 060 736

PRESTO!
Trace #: 064075
Reference #: 1113182941
Acct #: XXXXXXXXXXXX2746
Purchase Mastercard
Amount: \$34.91
Auth #: 026142

11/26/25

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

Manager

[Back to history](#)

Order details

ssponberg@rizzetta.com

Order #: VP_6TTMHJZQ

Order date: November 26th 2025

[Print order details](#)

[Manage text alerts](#)

Shipping method

Economy
Estimated arrival Dec 11th

Shipping address

Justin Lawrence
MPIII
1500 Meadow Pointe Blvd
Wesley Chapel, Florida 33543-6876
United States of America
9197109058
[Change](#)

Billing address

Justin Lawrence
MPIII CDD
1500 Meadow Pointe Blvd
Wesley Chapel, Florida 33543-6876
United States of America
813-383-6676

Payment method

Mastercard
**** 2746 \$79.57

Items

Glossy Business Cards
Quantity: 1000



Order placed
Expected delivery: Thursday, Dec 11
Check status

Order summary

Subtotal
[Savings](#)
Shipping: Economy
Total paid

\$86.98
-\$17.40
~~\$9.99~~
\$79.57

Selected options

Item total ~~\$54.99~~ \$43.99
You saved \$11.00

[Buy now](#) [Add to cart](#) [Edit design & reorder](#)

More products with this design
[Shop the collection](#)

Glossy Business Cards
Quantity: 500



Order placed
Expected delivery: Thursday, Dec 11
Check status

Selected options

Item total ~~\$31.99~~ \$25.59
You saved \$6.40

[Buy now](#) [Add to cart](#) [Edit design & reorder](#)

More products with this design
[Shop the collection](#)

11/26/25

[Chat with us](#)



Manager

mailchimp

Your order has been processed.

Order MC24805119

Processed on November 29, 2025 01:46 AM New York.

Essentials plan

1,500 contacts

\$26.50

Paid via Mast ending in **2746** which expires **05/2027**

on November 29, 2025

\$26.50

Balance as of November 29, 2025

\$0.00

11/29/25



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING EAST
 20719 US HIGHWAY 301
 DADE CITY, FL 33523-6665
 DISTRICT NO. 6426

ACCOUNT NO. 6426-016054
 INVOICE NO. 2077159W426
 STATEMENT DATE 12/20/25
 DUE DATE 12/27/25
 BILLING PERIOD //--//

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

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

INVOICE STATEMENT

Date	Description	Amount
	Contract No: #02882	
	Service Location	MEADOW POINT III CDD
	Acct #016054-0001	1500 MEADOW POINT BLVD WESLEY CH
12/20/25	FUEL SURCHARGE	1.00 SC70366725 \$ 43.45
12/20/25	ENVIRONMENTAL SURCHARGE	1.00 SC70366724 \$ 19.56
12/20/25	BASIC SERVICE CHARGE	1.00 6.00YD \$ 195.55
	1/1/2026-1/31/2026	
	Invoice Total	\$ 258.56
	Account Balance	\$ 258.56

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

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****
 Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING EAST
 20719 US HIGHWAY 301
 DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-016054
 INVOICE NO. 2077159W426
 STATEMENT DATE 12/20/25
 DUE DATE 12/27/25
PAY THIS AMOUNT 258.56

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 0000002585600000000000002077159 7



Invoice

Welch Tennis Courts, Inc.
 Welch Sport Surfaces
 P.O. Box 7770
 Sun City, FL 33586
 Phone: 813-641-7787

Date	Invoice #
12/9/2025	83305

Bill To
Meadow Pointe III 3434 Colwell Avenue Tampa FL 33614 United States

Ship To
Meadow Pointe III 1500 Meadow Pointe Blvd. Wesley Chapel FL 33543

Terms	PO #	Due Date
Net 30	Justin	1/8/2026
Sales Rep	Ship Via	Ship Date
Kimberly Valencia	FedEx Ground	12/9/2025

Notes

Quantity	Units	Description	Options	Unit Price	Amount
1		Clean Court Complete -		62.95	62.95
Thank you for your business.				Subtotal	62.95
				Shipping Cost (FedEx Ground)	9.44
				Total	\$72.39

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH
 THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL
 REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE
 SUBJECT TO A RESTOCKING FEE.



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 **11/21/2025**
Amount Due **1,618.03**
Current Charges Due **12/16/2025**

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	kWh Used

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 @ 0.04200 199.46
Poles (QTY 114) 570.00
FL Gross Receipts Tax 11.53
State Tax 104.18
Pasco County Tax 14.99

Total Current Charges 1,618.03
Total Due E.F.T. 1,618.03

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 12/05/2025.

Comparative Usage Information
Average kWh
Period Days Per Day

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



1 0 2 1 3 5 7 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.



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: 11/21/2025

Use above space for address change ONLY.

District: OP15

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

Electronic Funds Transfer on or after	12/05/2025
TOTAL CHARGES DUE	1,618.03
DO NOT PAY	

000135391000016180300016180307



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 **12/09/2025**
 Amount Due **67.96**
 Current Charges Due **01/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 2219 MEADOW POINTE BLVD
 Service Description IRR
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/04	90429	12/04	90645				216

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2025	30	7
Nov 2025	29	49
Dec 2024	29	62

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



1 0 2 1 3 5 7 9

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Previous Balance 205.70
 Payment 205.70CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 216 KWH @ 0.06090 13.15
 Fuel Adjustment 216 KWH @ 0.04200 9.07
 FL Gross Receipts Tax 1.57
 State Tax 4.38
 Pasco County Tax 0.63

Total Current Charges 67.96
 Total Due **E.F.T.** 67.96

DO NOT PAY
 Total amount will be electronically transferred on or after 12/26/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 12/09/2025

Use above space for address change ONLY.

District: OP06

1353911 OP06
 MEADOW POINTE III CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	67.96
DO NOT PAY	

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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 **12/09/2025**
 Amount Due **76.85**
 Current Charges Due **01/02/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/04	93564	12/04	93858				294

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2025	30	10
Nov 2025	29	9
Dec 2024	29	11

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

Previous Balance 71.85
 Payment 71.85CR
 Balance Forward 0.00



Customer Charge 39.16
 Energy Charge 294 KWH @ 0.06090 17.90
 Fuel Adjustment 294 KWH @ 0.04200 12.35
 FL Gross Receipts Tax 1.78
 State Tax 4.95
 Pasco County Tax 0.71

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Total Current Charges 76.85
 Total Due **E.F.T.** 76.85

DO NOT PAY
 Total amount will be electronically transferred on or after 12/26/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 12/09/2025

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	12/26/2025
TOTAL CHARGES DUE	76.85
DO NOT PAY	

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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 **12/09/2025**
Amount Due **69.56**
Current Charges Due **01/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/04	46457	12/04	46687				230

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2025	30	8
Nov 2025	29	7
Dec 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

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Previous Balance 66.70
Payment 66.70CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 230 KWH @ 0.06090 14.01
Fuel Adjustment 230 KWH @ 0.04200 9.66
FL Gross Receipts Tax 1.61
State Tax 4.48
Pasco County Tax 0.64

Total Current Charges 69.56
Total Due **E.F.T.** 69.56

DO NOT PAY
Total amount will be electronically transferred on or after 12/26/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 12/09/2025

Use above space for address change ONLY.

District: OP06

1353913 OP06
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	69.56
DO NOT PAY	

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