



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:

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

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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 any 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.

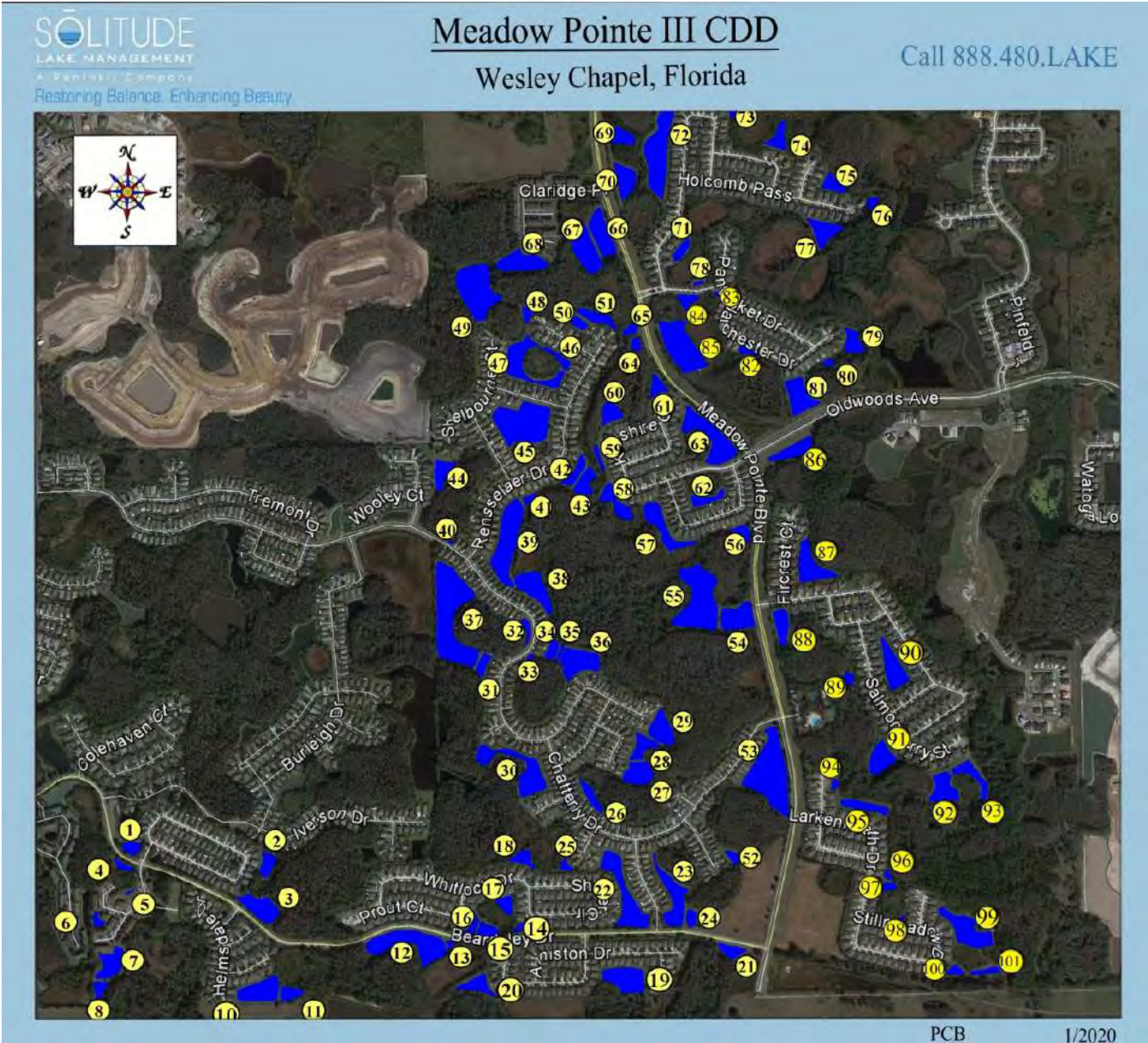
Site 86 is looking especially great with a new perimeter of Gulf Spikerush planted a few months back during the latest panting for the community. These plants started very small along the perimeter and over the past few months are filling in very nicely. The plants paired with the stunning blue water 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 |



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.

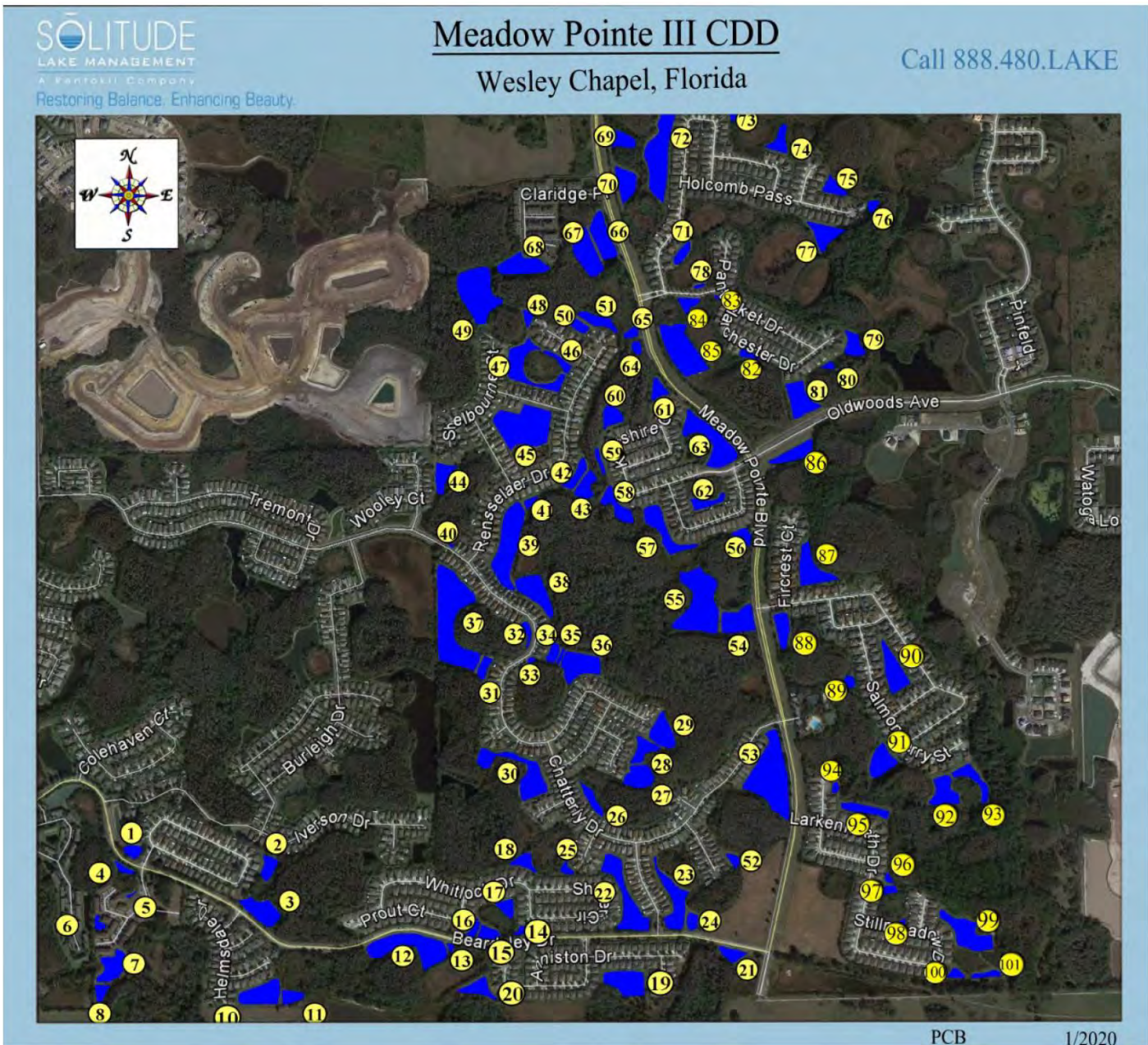
Service Reporting:

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.

Exhibit B
(Maintenance Map)



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.

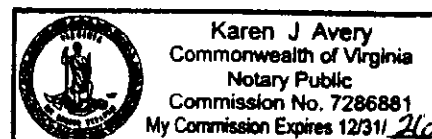
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as,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

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:

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





SCHEDULE B – PRICING SCHEDULE

Total Price: **\$3, 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: [Signature]

Inspector Signature: [Signature]

Property Representative Signature: [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 Lean 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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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.



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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Ammanford Visibility Project



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Ammanford Visibility Proposal
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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.



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.

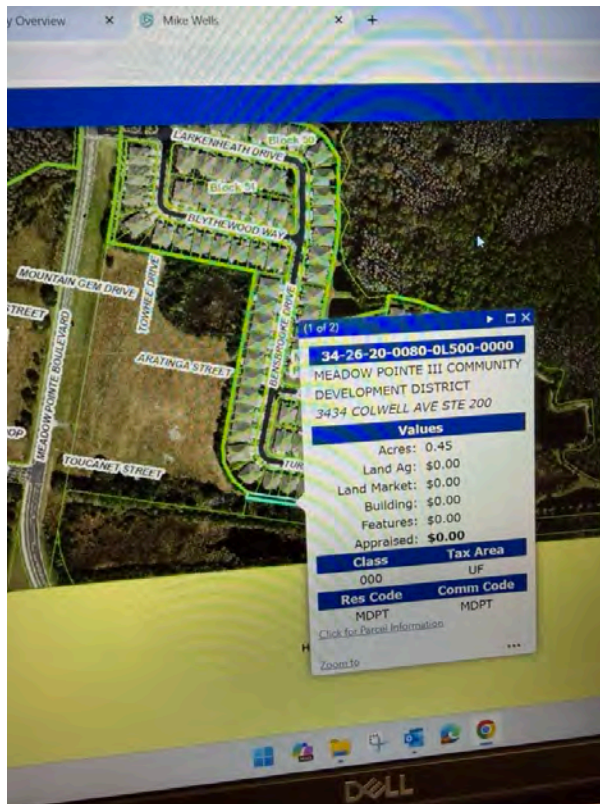


The Cause Of The Dead Tree

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

Claridge Place

Wesley Chapel, FL

August 2025

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



Existing

Landscape Design Suggestions

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



Potential

Sheringham Nesslewood

Wesley Chapel, FL

November 2025

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



Existing

Landscape Design Suggestions

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



Potential

Sheringham Nesslewood

Wesley Chapel, FL

November 2025

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



Existing

Landscape Design Suggestions

Orange Bird of Paradise

Firebush

Gold Mound Duranta

Pink Dwarf Ixora

Allamanda

Asiatic Jasmine Border

Fill in Trinette Arbuticola

Ground Orchid

Hawaiian Ti-Plant



Potential

Sheringham Nesslewood

Wesley Chapel, Fl

November 2025

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



Existing

Landscape Design Suggestions

Orange Bird of Paradise

Jatropha Std

Copperleaf

Gold Mound Duranta

Pink Dwarf Ixora

Asiatic Jasmine Border

Cocoa Brown Mulch



Potential

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

3 Beardsley Leaning Trees

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

| 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, Arbutus, 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.

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 | \$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

Ammanford Street Cleanup

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

| 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

Broughton Place Tree Cleanup

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

| 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

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

THIS IS NOT AN INVOICE



Proposal #: 649557

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

**Dead Pine Tree by Clubhouse/Thick Branch
Removal**

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

| 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 Lean 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.



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



Dead Tree In Oak Has Been Reported & Removed

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

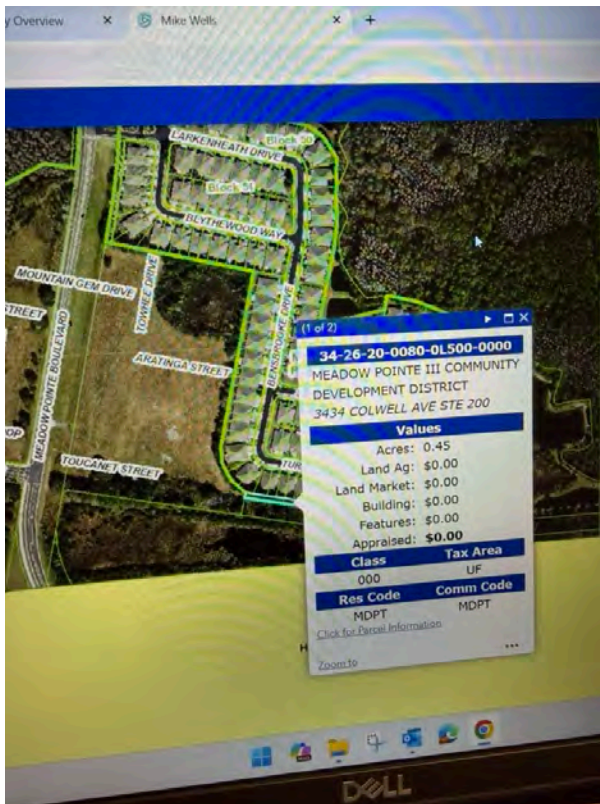


The Cause Of The Dead Tree

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

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's 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 MPIII
- Conducted weekly emptying of all dog waste stations
- Removed and disposed of any roadkill seen or reported
- Responded to all resident calls, reports, concerns & complaints



MEADOW POINTE III

Project Tracker –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 |

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| | | | | 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) | <p>Added 3 proposals to May 2023's agenda (Was also looked at in 2022)</p> <p>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</p> | 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 | <p>Adding 2 more/3 total proposals for removal of all outside fountains for board's approval.</p> <p>RJ Kielty's proposal was approved. Job was completed on 9/8/23.</p> | 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)



Rizzetta & Company




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 KI5 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

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

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 |
| | | | Deputy Payton: 11am-11pm Deputy Francis: 11am-11pm RD = Replacement Deputy | | | |



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.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/09/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306 | CONTACT NAME: PHONE (A/C No. Ext): (855) 222-5919 FAX (A/C No.): E-MAIL ADDRESS: support@nextinsurance.com | | | | | | | | | | | | | | |
|---|---|-------------------------------|--------|--------------------------------------|-------|------------|--|------------|--|------------|--|------------|--|------------|--|
| INSURED Michael Rocrou DBA Vend Well Vending 10319 Birdwatch Dr Tampa, FL 33647 | <table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: Next Insurance US Company</td><td>16285</td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table> | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A: Next Insurance US Company | 16285 | INSURER B: | | INSURER C: | | INSURER D: | | INSURER E: | | INSURER F: | |
| INSURER(S) AFFORDING COVERAGE | NAIC # | | | | | | | | | | | | | | |
| INSURER A: Next Insurance US Company | 16285 | | | | | | | | | | | | | | |
| INSURER B: | | | | | | | | | | | | | | | |
| INSURER C: | | | | | | | | | | | | | | | |
| INSURER D: | | | | | | | | | | | | | | | |
| INSURER E: | | | | | | | | | | | | | | | |
| INSURER F: | | | | | | | | | | | | | | | |

COVERAGES

CERTIFICATE NUMBER: 834329784

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADOL | SUBR | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|---|------|------|-----------------|-------------------------|-------------------------|--|
| A | COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER | | | NXTYYQHFI-00-GL | 01/09/2026 | 01/09/2027 | EACH OCCURRENCE \$1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00 MED EXP (Any one person) \$10,000.00 PERSONAL & ADV INJURY \$1,000,000.00 GENERAL AGGREGATE \$1,000,000.00 PRODUCTS - COMPOD AGG \$1,000,000.00 \$ |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY | | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ |
| | UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ | | | | | | EACH OCCURRENCE \$ AGGREGATE \$ \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance:

CERTIFICATE HOLDERMichael Rocrou DBA Vend Well Vending
10319 Birdwatch Dr
Tampa, FL 33647**LIVE CERTIFICATE**

Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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 | | Over |
| Variance: \$14,330 | | 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 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 | 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 | 2,242,223 | 2,216,838 | 2,246,246 | 29,408 |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 13,000 | 2,167 | 2,000 | 167 |
| Total Legislative | 13,000 | 2,167 | 2,000 | 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 | 128,944 | 33,296 | 39,466 | (6,169) |
| Legal Counsel | | | | |
| District Counsel | 28,000 | 4,667 | 5,533 | (867) |
| Total Legal Counsel | 28,000 | 4,667 | 5,533 | (867) |
| Law Enforcement | | | | |
| Off Duty Deputy | 157,456 | 26,243 | 25,402 | 841 |
| Total Law Enforcement | 157,456 | 26,243 | 25,402 | 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 Annual Budget | Through 11/30/2025 YTD Budget | Year To Date 11/30/2025 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- | <u>0</u> | <u>0</u> | <u>585,064</u> | <u>585,064</u> |
| penditures | | | | |
| 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 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 | 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) Expenditures | <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 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 | 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) Expenditures | <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 | | <u><u>\$ 1,412,935</u></u> |
| FLCLASS Asset Replacement | Average Monthly Yield 4.0389% | \$ 638,738 |
| FLCLASS Road Reserve | Average Monthly Yield 4.0389% | 537,551 |
| Subtotal | | <u>1,176,289</u> |
| Valley National Asset Replacement Reserve | Governmental Checking/ICS | \$ 681,280 |
| Subtotal | | <u>681,280</u> |
| Valley National Road Reserve | Governmental Checking | \$ 36,105 |
| Subtotal | | <u>36,105</u> |
| Total Reserve Fund Investments | | <u><u>\$ 1,893,674</u></u> |
| 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 | | <u><u>\$ 527,294</u></u> |

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 5 ACH | Electric Services 11/25 | 10,189.16 |
| | 720 General Fund | 11/01/2025 | TECO | 311000030198-12052 5 ACH | 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 17 of 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.

FOURTH ORDER OF BUSINESS

STAFF REPORTS

A. Community Deputy Update

Deputy Payton reviewed his report from the previous month.

B. District Engineer

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

C. Aquatics Inspection Report

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

D. OLM Landscape Inspection Report

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

E. Yellowstone Inspection Report

No report provided.

F. Amenity Management Report

Mr. Adams reviewed the Amenity Report.

G. District Counsel

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

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.

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.

FIFTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Community Deputy Update

Deputy Payton presented his report.

B. District Engineer

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

1. Update on Street Light Project

The Board requested to table the street light project indefinitely.

2. Consideration of SWFWMD Inspection Certifications

District Manager approved and signed the Certification.

90
91 **C. Aquatics Maintenance**
92

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

94 Mr. Wilson presented the report
95

96 **D. Landscape Maintenance**
97

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

99 The Board reviewed the OLM Inspection Report.
100

101 **E. Yellowstone Inspection Report**

102 **1. Presentation of Yellowstone Inspection Report & Proposals**
103

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

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

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

106 **F. Amenity Management**
107

108 **1. Presentation of Amenities Report**

109 Mr. Lawrence reviewed the report and discussed the pickleball court proposal.
110 The Board informed staff that the District would not be paying for the resident's
111 car repairs after reviewing the repair estimate and pictures.
112

113 **G. District Counsel**

114 Nothing to report.
115

116 **H. District Manager**

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

118 Mr. Adams reviewed the District Manager's report and financials with the Board.
119 He reminded the Board that the next meeting is scheduled for December 17,
120 2025, at 6:30 p.m.
121

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

123 Mr. Adams reviewed the 3rd Quarter Website Audit
124

125 **SIXTH ORDER OF BUSINESS**

BUSINESS ADMINISTRATION

126 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting**

held on October 15, 2025

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

B. Consideration of Operations & Maintenance Expenditures for September 2025

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

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

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

No comments were presented.

EIGHTH ORDER OF BUSINESS

Adjournment

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

Assistant Secretary

Chairman/Vice Chairman

Tab 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

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|--------------|----------------------------------|--|----------------|
| 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

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|--------------|---------------------|--|----------------|
| 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

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|--------------------------|--------------|----------------|---|----------------|
| 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

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|--------------|----------------|---------------------------------------|----------------|
| 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

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|--------------|----------------|---------------------|----------------|
| 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

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|--------------|-------------------------|---------------------------------|----------------|
| 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

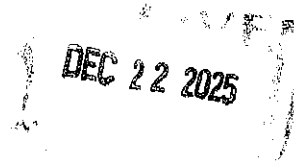
| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|--------------|--------------------|--|-----------------------------|
| Waste Connections of Florida | 122425-01 | 2077159W426 | Waste Disposal Services 01/26 | \$ 258.56 |
| Welch Tennis Courts, Inc. | 300354 | 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

Page 1/2



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 |

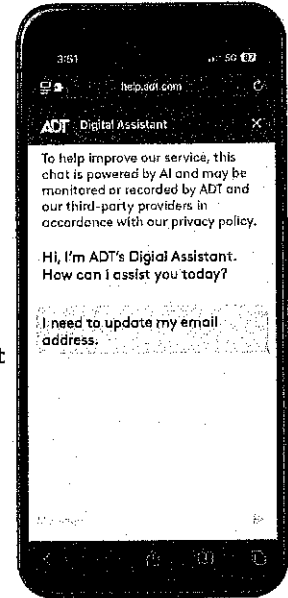
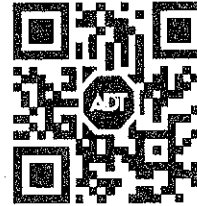
Would you like more detail? See the back of the bill for your account activity and charges.

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

6230 0020 DY RP 13 12132025 NNNNNNNY 01 008609 0027

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

| | |
|------------|-------------|
| Due Date | Jan 2, 2026 |
| Amount Due | \$208.92 |

Amount Enclosed \$

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.



000174524200000000000000121225000000000000208920

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

Page 2/2

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

Your Account Activity

| | |
|---------------------------|-------------------------------|
| Previous Balance | \$0.00 |
| Payments and Adjustments | \$0.00 |
| Current Charges | |
| RECURRING CHARGES | |
| Services | |
| Invoice Number 11B4084991 | Jan 1 - Mar 31, 2026 \$208.92 |
| Total Non-taxable Charges | \$208.92 |

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

* Taxable charges

Any balance left from previous billing periods

All payments and adjustments received from you during billing period

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

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

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

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.



REFERRAL REWARDS ARE WAITING



Refer a friend to earn a \$200 ADT Visa® Reward Card*

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 "SY", is written above a horizontal line.



www.coastalwasteinc.com

INVOICE

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

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

| DATE | DESCRIPTION | REFERENCE | RATE | QTY. | AMOUNT |
|----------|---|-----------|-------------|------|-------------|
| | (0001) MEADOW POINTE III CDD 1500 MEADOW POINTE BLVD, WESLEY CHAPEL FL Serv #001 96 GALLON MSW 1,547 - 0YD | | | | |
| 30 - Nov | 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 |
|----------------------|-------------|

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.



02500723918809150919130000000000000000178945



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
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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 | Account Number: | Billing Date: |
| 5844 OLD PASCO RD | 239-188-0915-091913-5 | Nov 04, 2025 |
| STE 100 | | Billing Period: |
| WESLEY CHAPEL FL 335444010 | | 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.



02500723918809150919130000000000000000178945



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.

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

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

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
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Communications

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

*Standard package

business.frontier.com/unified-communications



| | | |
|----------------------------|------------------------------|------------------------------|
| MEADOW POINTE III CDD | Account Number: | Billing Date: |
| 5844 OLD PASCO RD | 239-188-0915-091913-5 | Dec 04, 2025 |
| STE 100 | | Billing Period: |
| WESLEY CHAPEL FL 335444010 | | 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 **\$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: | 8:36pm |
| 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 |
|----------------------------------|---------------|

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

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

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

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

Usage History

| | |
|----------------|-------|
| | Water |
| 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 |

[illegible]

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 |

[illegible]

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 |

[illegible]

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 |

[illegible]

ROBERT STONEY
9404 N. NEWPORT AVENUE
TAMPA, FL 33612

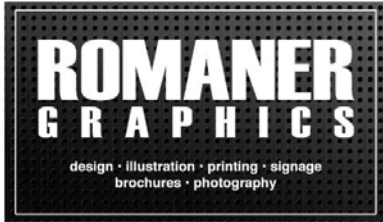
October 29, 2025

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.

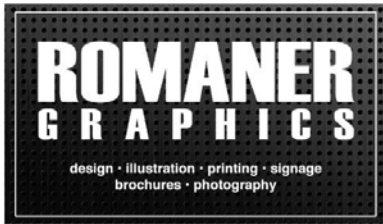
Any wood replacement if needed is not included.

TOTAL: \$16,800.00

50% deposit previously paid. \$8,400.00

Total: \$8,400.00

ROMANER
GRAPHICS
Thank You,



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

INVOICE # 22741

TO: Meadow Pointe III

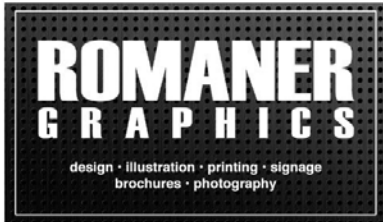
COMPANY NAME: _____

DATE: 6/21/25

Tennis court fence sections damaged by Hurricane Milton - replace two sections of black vinyl coated chain link fence, replace damaged 1-5/8" pipe black, replace 10' Tension Bars and all hardware, remove all debris

Total: \$2,175.00

Thank You,



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

INVOICE # 22792

TO: MPIII Community Development District / C/o Rizzetta & Company
COMPANY NAME: 3434 Colwell Ave, Suite 200. Tampa, FL 33614
DATE: 8/6/25

Meadow Pointe III Clubhouse

Parking lot curb replacement:

Install 175 linear feet of concrete curbs with rebar.

Remove roots.

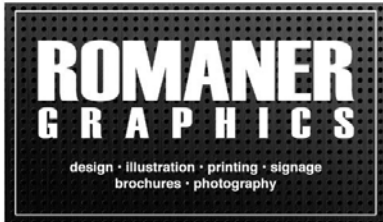
Repair asphalt damage.

Remove all debris from site.

Total: \$6,750.00

Thank You,

Thank You,



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

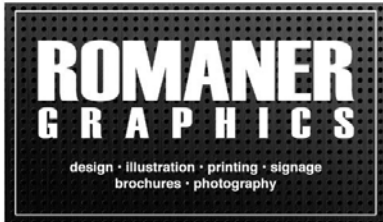
INVOICE # 22840

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 |
| | |
| | |
| | |

Thank You,
ROMANER
GRAPHICS



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

INVOICE # 22920

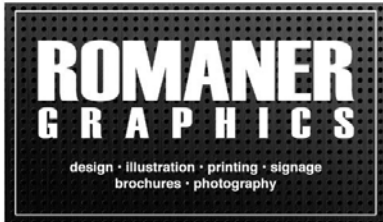
TO: Meadow Pointe III

COMPANY NAME: _____

DATE: 11/26/25

| | |
|--|----------|
| Meadow Pointe III Clubhouse - American flag 3' x 5' and 25' telescoping aluminum pole | \$329.00 |
| Remove existing flag pole and install new pole with concrete | \$375.00 |
| TOTAL: | \$704.00 |

Thank You,



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

INVOICE # 22921

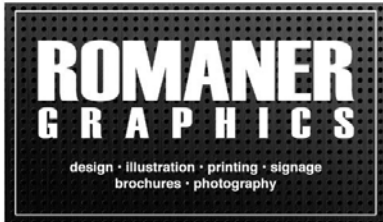
TO: Meadow Pointe III
COMPANY NAME: _____
DATE: 11/26/25

Hillhurst Crossing:

| | |
|--|--|
| Rebuild pyramid pier cap on entry monument | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

TOTAL: \$1,250.00

ROMANER
GRAPHICS
Thank You,



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

INVOICE # 22939

TO: Meadow Pointe III
COMPANY NAME: _____
DATE: 12/17/25

No Trespassing signs 5 @ \$170.00 each

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

TOTAL: \$850.00

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) FedEx Package 1 Tracking #: 396406414825 FedEx Package 2 Tracking #: 396406415924 FedEx Package 3 Tracking #: 396406418095 | 26.40 | 26.40 | |
| | | | Subtotal | \$202.25 | |
| | | | Total | \$202.25 | |
| | | | Payments/Credits | \$0.00 | |
| | | | Balance Due | \$202.25 | |



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

Page: 1

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 | | 1 | 1 | 6,240.38 | 6,240.38 |
| November Billing | | | | | |
| 11/1/2025 - 11/30/2025 | | | | | |
| Meadow Pointe III CDD-Lake-ALL | | | | | |

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

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



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 | | 1 | 1 | 6,240.38 | 6,240.38 |
| December Billing | | | | | |
| 12/1/2025 - 12/31/2025 | | | | | |
| Meadow Pointe III CDD-Lake-ALL | | | | | |

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

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|------------|-----------|
| 10/30/2025 | 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 |
| Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days | | | Total | |
| <p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p> | | | \$9,832.50 | |
| | | | Payments/Credits | |
| | | | \$0.00 | |
| | | | Balance Due | |
| | | | \$9,832.50 | |

RECEIVED
10-30-2025



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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|------------|-----------|
| 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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p> | | | Payments/Credits | \$0.00 |
| | | | Balance Due | \$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 | | | Total | \$165.00 |
| <p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p> | | | 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 | | | Total | \$165.00 |
| Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made. | | | Payments/Credits | \$0.00 |
| | | | Balance Due | \$165.00 |



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 | | | Total | \$165.00 |
| <p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p> | | | 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 | | | Total | \$165.00 |
| <p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p> | | | 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

Total \$165.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

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

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$165.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

| Date | Invoice # |
|-----------|-----------|
| 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 | | | Total | \$165.00 |
| <p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p> | | | 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 | | | Total | \$165.00 |
| <p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p> | | | 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 |
| Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made. | | | Payments/Credits | \$0.00 |
| | | | Balance Due | \$91.90 |



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

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



ACCOUNT NUMBER
8337 13 062 0042426

STATEMENT DATE
Nov 11, 2025

SERVICE ADDRESS
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543

PAGE
2 of 4

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 **\$25** Due by **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



ACCOUNT NUMBER
8337 13 062 0042426

STATEMENT DATE
Dec 11, 2025

SERVICE ADDRESS
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543

PAGE
2 of 4

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.



| | |
|-----------------|--------------|
| Invoice Number | 2400913 |
| Invoice Date | May 16, 2025 |
| Purchase Order | 238202089 |
| Customer Number | 83270 |
| Project Number | 238202089 |

Bill To

Meadow Pointe III Community
Development District
Accounts Payable
C/O Rizzetta & Company Inc.
5844 Old Pasco Rd. 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

| | | | | |
|----------------|------------------------------|------------------|-----------------------|---------------------|
| Project | Meadow Pointe III CDD | | | |
| | Project Manager | Stewart, Tonja L | Contract Upset | 16,179.00 |
| | Current Invoice Total (USD) | 5,365.75 | Amount Billed to Date | 14,523.06 |
| | | | For Period Ending | May 16, 2025 |

| | | |
|-----------------|-------------|-----------------------------|
| Top Task | 2025 | 2025 FY General Cons |
|-----------------|-------------|-----------------------------|

Professional Services

| Billing Level | | Current Hours | Rate | Current Amount |
|---------------------------------------|----------------------------|------------------|--------|-------------------|
| Level 07 | Nurse, Vanessa M | 1.75 | 167.00 | 292.25 |
| Level 08 | Litzelfelner, Samantha Lee | 0.50 | 177.00 | 88.50 |
| Level 10 | Waag, R Tyson (Tyson) | 15.50 | 190.00 | 2,945.00 |
| Level 14 | Stewart, Tonja L | 8.50 | 240.00 | 2,040.00 |
| Subtotal Professional Services | | <u>26.25</u> | | <u>5,365.75</u> |

| | | |
|---------------------------------------|----------------------|-----------------|
| Top Task Subtotal | 2025 FY General Cons | 5,365.75 |
| Total Fees & Disbursements | | <u>5,365.75</u> |
| INVOICE TOTAL (USD) | | 5,365.75 |

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

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

Billing Backup

| Date | Project | Task | Expnd Type | Employee/Supplier | Quantity | Bill Rate | Bill Amount | Comment | AP Ref. # |
|------------|-----------|------|------------------|----------------------------|----------|-----------|-------------|--|-----------|
| 2025-04-15 | 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

Page 1 of 2

| | |
|-----------------|-------------------|
| 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

Page 2 of 2

2499342

238202301

2026 FY Gen Cons

Billing Level

Rate

**Current
Amount**

Gouveia, Caroline Patricia

0.50

156.00

78.00

78.00

Dabash, Sama

2.00

167.00

334.00

334.00

Nurse, Vanessa M

5.75

183.00

1,052.25

1,052.25

Waag, R Tyson (Tyson)

18.75

190.00

3,562.50

3,562.50

27.00

5,026.75

5,026.75

\$5,026.75

\$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 |

November 20, 2025
Client: 001009
Matter: 000001
Invoice #: 27500

Page: 2

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 |
| Less Payments | | (\$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**



Scan here to interact
with your bill online.

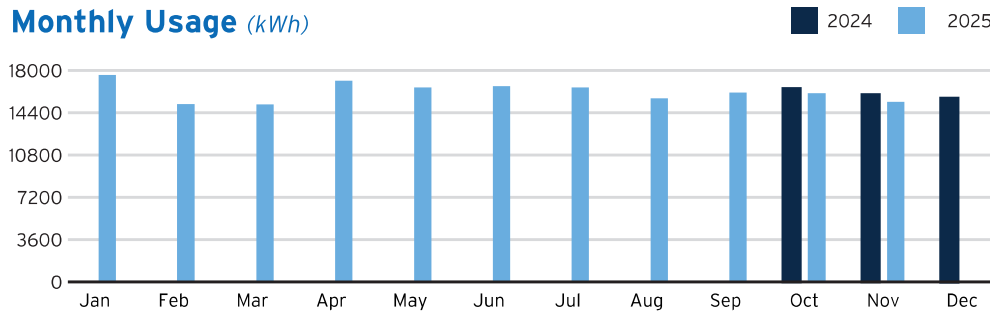


**DOWNED IS
DANGEROUS!**

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

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

Monthly Usage (kWh)



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

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



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.

Account #: 311000030198

Due Date: December 19, 2025

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](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.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 |
| | | | | | | | | |  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 |
| | | | | | | | | |  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 |
| | | | | | | | | |  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 |
| | | | | | | | | |  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 |
| | | | | | | | | |  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 |
| | | | | | | | | |  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 →

\$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

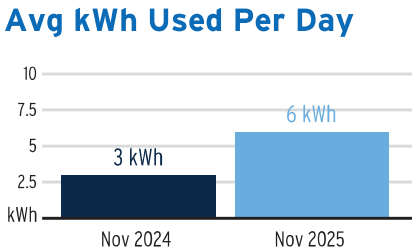
| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000097945 | 11/12/2025 | 16,197 | | 16,005 | | 192 kWh | 1 | 30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



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

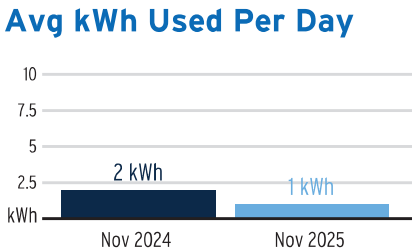
Service Period: 10/14/2025 - 11/12/2025

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 |



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

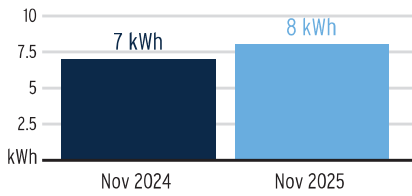
Service Period: 10/14/2025 - 11/12/2025 Rate Schedule: General Service - Non Demand

| 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

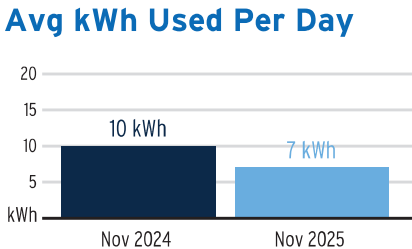
Meter Read

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 |



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

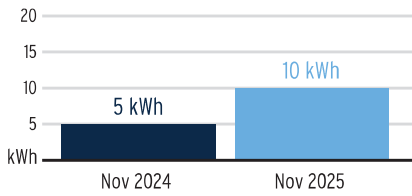
Service Period: 10/14/2025 - 11/12/2025 Rate Schedule: General Service - Non Demand

| 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

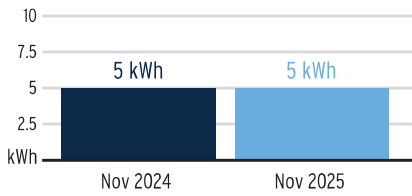
Service Period: 10/14/2025 - 11/12/2025 Rate Schedule: General Service - Non Demand

| 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

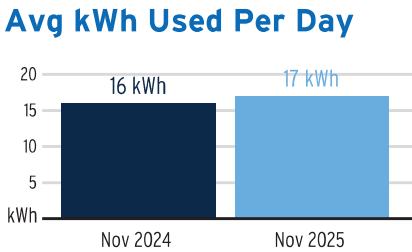
Meter Read

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

| | | | |
|--|-------------------------|--|-----------------|
| <div>⚡</div> 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 |



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

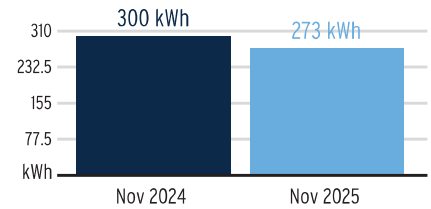
Rate Schedule: General Service Demand - Standard

| 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 |

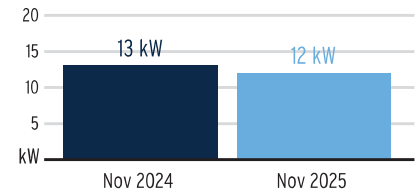
Charge Details

| | | |
|--|---------------------------|-----------------|
| 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 kW | 1 | 30 Days |

Charge Details

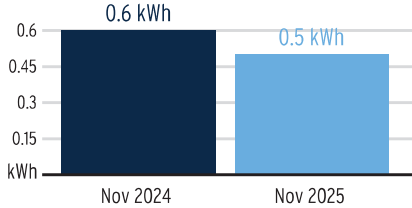
| | | |
|---|------------------------|----------------|
|  Electric Charges | | |
| Daily Basic Service Charge | 30 days @ \$0.63000 | \$18.90 |
| Energy Charge | 15 kWh @ \$0.08641/kWh | \$1.30 |
| Fuel Charge | 15 kWh @ \$0.03391/kWh | \$0.51 |
| Storm Protection Charge | 15 kWh @ \$0.00577/kWh | \$0.09 |
| 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

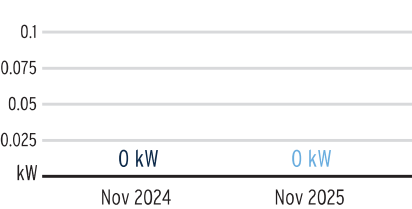
\$23.45

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

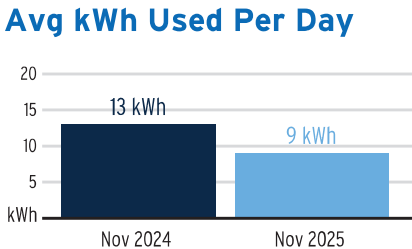
Meter Read

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 |



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

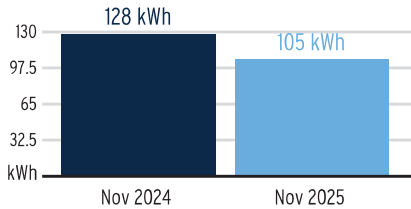
Service Period: 10/14/2025 - 11/12/2025 Rate Schedule: General Service - Non Demand

| 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

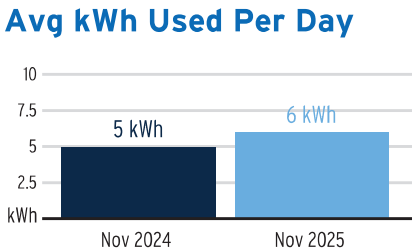
Service Period: 10/14/2025 - 11/12/2025

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 |



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

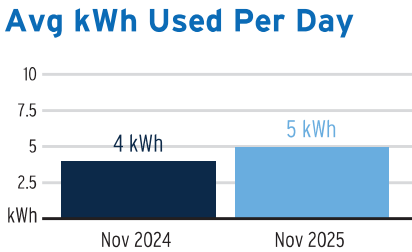
Meter Read

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 |



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

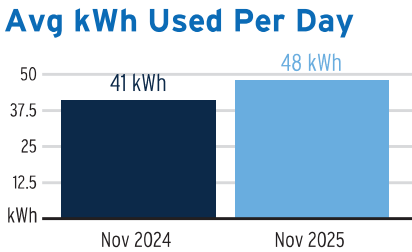
Service Period: 10/14/2025 - 11/12/2025

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 |



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

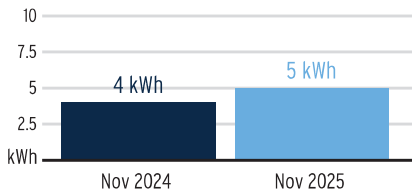
Service Period: 10/14/2025 - 11/12/2025 Rate Schedule: General Service - Non Demand

| 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

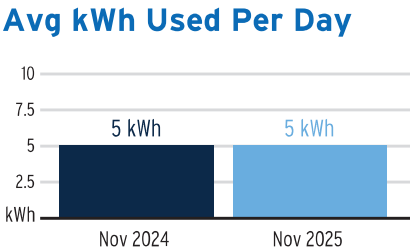
Meter Read

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 |



Current Month's Electric Charges \$44.42

Total Current Month's Charges \$12,509.94



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

INVOICE

Page: 1

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

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

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

Job Number: J02197
Job Description: Meadow Pointe III, CDD

Customer ID: C00588
P.O. Number:
WA:

| Date | Item/Description | Task Number | Qty. | Unit | Unit Price | Total Price |
|-----------|---------------------------------|-------------|------|------|------------|-------------|
| 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



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

INVOICE

Page: 1

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

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 2021

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 | 02305379HHEX3KGZD | PUBLIX #006 WESLEY CHAPEL FL | 34.97 |
| | | | MCC: 5411 MERCHANT ZIP: 33544 | |
| 11/04 | 11/04 | 22303799L00J26Q6P | 76 - DAYBREAK MARKET A WESLEY CHAPEL FL | 119.19 |
| | | | MCC: 5542 MERCHANT ZIP: | |
| 11/04 | 11/04 | 02305379M00GYNXY7 | PUBLIX #618 ZEPHYRHILLS FL | 78.01 |
| | | | MCC: 5411 MERCHANT ZIP: 33543 | |
| 11/06 | 11/06 | 87021309NEHVA1TLP | FLOWCODE PRO NEW YORK NY | 60.00 |
| | | | MCC: 5734 MERCHANT ZIP: | |
| 11/07 | 11/07 | 82305099PEHN42VY9 | AMAZON MARK* BT5MK8GN0 SEATTLE WA | 334.98 |
| | | | MCC: 5999 MERCHANT ZIP: | |

Transactions continued on next page

1080 0001 TVH

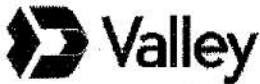
001 7 31 251130 0

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

Amount Enclosed: \$

Make Check
Payable to:

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 accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442, or write to us at: PO Box 2988 Omaha, NE 68103-2988.

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

TRANSACTIONS (continued)

| Tran Date | Post Date | Reference Number | Transaction Description | Amount |
|-----------|-----------|-------------------|--|---------|
| 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* BT4BK4SI2 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 WEBSTaurant 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 | \$1,500,001-\$4,000,000 = 0.75% |
| | | \$4,000,001-\$12,500,000 = 0.90% |
| | | \$12,500,001+ = 1.00% |

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

| Type of Balance | ANNUAL PERCENTAGE RATE (APR) | Balance Subject to Interest Rate | Days in Billing Cycle | Interest Charge |
|-----------------|------------------------------|----------------------------------|-----------------------|-----------------|
| Purchases | 14.25% (v) | \$0.00 | 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 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 | 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 | 41.544G | 119.19 |
| SELF @ 2.869/ G | | |

| | |
|--------------|---------------|
| 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

Receipt

Manager

FLOWCODE

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/termsofservice/>.

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 información de *
* premios, las probabilidades de *
* ganar, el método de participación *
* gratuita y otros detalles. *
*

* Store Number 0618
* Survey Code 1111061851722030
*

11/11/25

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

Order ID: 113-4144785-4433862

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

Mandger



How does
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 11T BRUSH
8@4.67 37.36N
032167000012 PB BLASTER <A>
BLASTER PB PENETRANT 110Z
7.50N
079567300106 WD40 SPR/STA <A>
WD-40 SPECIALIST SPRAY&STAY GEL 100Z
12.98N
079567490197 WD40 EX REAC <A>
WD-40 MP EZ-REACH FLEX STRAW 14.40Z
13.63N
045242591503 6 IN. 18 TPI <A>
MKE TORCH 5PK 5" 18TPI MEDIUM METAL
14.97N
070183000340 RU REFILL <A>
ROUNDUP W&GK4 REFILL
15.97N
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>
5GAL EAGLE STEEL SAFETY GAS CAN
64.97N
7891117104315 22 LEAF RAKE <A>
HUSKY 22IN STEEL TINE LEAF RAKE
19.98N
093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
4@19.98 79.92N
076308495817 3M 33+ 3 PK <A>
SCOTCH SUPER 33+ ELECTRICAL TAPE 3PK
17.98N
040235751377 2.5 GAL PROF <A>
30 SECONDS PRO MOLD AND MILDEW 2.5 C
2@34.97 69.94N
887480019476 FLAT PLATE <A>
BAR FLAT ALUM 36X3/4X1/8
7.55N
698416017042 ROD & STEEL <A>
SHEET METAL STL 24X8X16GA
21.56N

SUBTOTAL 633.41
SALES TAX 0.00

TAX EXEMPT

TOTAL \$633.41

XXXXXXXXXXXX2746 MASTERCARD

USD\$ 41

AUTH CODE 012091/5071406

Chip Read

TA

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

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

Ship To

Justin Lawrence
Meadow Pointe III CDD
1500 Meadow Pointe Boulevard
Wesley Chapel, FL 33543

Shipping Method

Ground

Your Contact

help@webstaurantstore.com

Customer PO

Customer Phone

(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

WebstaurantStore

40 Citation Lane
Lititz, PA 17543
717-392-7472

Thank you for your business!

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

Paid In Full

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 \$32.14
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 #XXXXXXXXXX2269
GIFT CARD SVC FEE 7.95
VISA META KEV GC 50.00
Account #XXXXXXXXXX2237
GIFT CARD SVC FEE 7.95
VISA META KEV GC 50.00
Account #XXXXXXXXXX1921
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 to top

11/19/25

Manager

73545 Mi.

WELCOME
Daybreak Market and
3182 Hueiland Pond
Wesley Chapel FL
33543

Gas for
Truck
PWL
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: NatNar

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
A0000000041010

Entry Method:
Mode:

PURCHASE
Mastercard
Chip Read
Issuer

Manager

[Back to history](#)

Order details

sspongborg@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](#)



Your order has been processed.

Order MC24805119

Processed on November 29, 2025 01:46 AM New York.

Essentials plan

\$26.50

1,500 contacts

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

PAGE 1

ACCOUNT NO. 6426-016054
INVOICE NO. 2077159W426
STATEMENT DATE 12/20/25
DUE DATE 12/27/25
BILLING PERIOD 11-11

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

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

INVOICE STATEMENT

| Date | Description | Amount |
|----------|----------------------------------|--------------------------|
| | Contract No: #02882 | |
| | Service Location | |
| | Acct #016054-0001 | |
| | MEADOW POINT III CDD | |
| | 1500 MEADOW POINT BLVD WESLEY CH | |
| 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



Welch Tennis Courts, Inc.
Welch Sport Surfaces
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787

Invoice

| 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 Shipping Cost (FedEx Ground) Total | 62.95 9.44 \$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 | KW Demand | kWh Used |

Comparative Usage Information

Average kWh

Period Days Per Day

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



1 0 2 1 3 5 7 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 1,628.54
Payment 1,628.54CR
Balance Forward 0.00

| | |
|------------------------------------|--------|
| Light Energy Charge | 135.12 |
| Light Support Charge | 115.26 |
| Light Maintenance Charge | 213.36 |
| Light Fixture Charge | 254.13 |
| Light Fuel Adj 4,749 KWH @ 0.04200 | 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.



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

District: OP15

Use above space for address change ONLY.

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

| | |
|---------------------------------------|-----------------|
| Electronic Funds Transfer on or after | 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

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

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE

| From | To | | | | | | |
|-------|---------|-------|---------|------------|--------------|-----------|----------|
| Date | Reading | Date | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
| 11/04 | 90429 | 12/04 | 90645 | | | | 216 |

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

District: OP06

Use above space for address change ONLY.

1353911 OP06
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

| | |
|---------------------------------------|------------|
| Electronic Funds Transfer on or after | 12/26/2025 |
| TOTAL CHARGES DUE | 67.96 |
| DO NOT PAY | |

000135391100000679600000679604



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

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.



1 0 2 1 3 5 7 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

| ELECTRIC SERVICE | | | | | | | |
|------------------|---------|-------|---------|------------|--------------|-----------|----------|
| From | To | | | | | | |
| Date | Reading | Date | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
| 11/04 | 93564 | 12/04 | 93858 | | | | 294 |

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

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 | |

000135391200000768500000768502



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

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

See Reverse Side For More Information

ELECTRIC SERVICE

| From | | To | | Multiplier | Dem. Reading | KW Demand | kWh Used |
|-------|---------|-------|---------|------------|--------------|-----------|----------|
| Date | Reading | Date | Reading | | | | |
| 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

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 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

District: OP06

Use above space for address change ONLY.

1353913 OP06
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

| | |
|---------------------------------------|------------|
| Electronic Funds Transfer on or after | 12/26/2025 |
| TOTAL CHARGES DUE | 69.56 |
| DO NOT PAY | |

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