



Rizzetta & Company

# **Meadow Pointe III Community Development District**

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**Board of Supervisors'  
Regular Meeting  
February 18, 2026**

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

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

# **MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

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

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

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

District Office - Wesley Chapel, Florida 33544 - 813-994-1001  
Mailing Address – 3434 Colwell Ave, Suite 200, Tampa, Florida 33614  
[meadowpointe3CDD.org](http://meadowpointe3CDD.org)

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

February 11, 2026

## **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, February 18, 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 Report ..... Tab 1
  - D. Landscape Maintenance
    1. Presentation of OLM Inspection Report ..... Tab 2
  - E. Yellowstone Inspection Report
    1. Presentation of Yellowstone Proposals ..... Tab 3
  - F. Amenity Management Report ..... Tab 4
  - G. District Counsel
  - H. District Manager
    1. Review of the District Manager's Report & Monthly Financials ..... Tab 5
    2. Review of the 4<sup>th</sup> Quarterly Website Report ..... Tab 6
- 5. BUSINESS ITEMS**
  - A. Discussion of 2026-2027 Budget
  - B. Discussion of Call Box Vandalism/Gate Code Leaks
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on January 21, 2026 ..... Tab 7
  - B. Consideration of Operations & Maintenance Expenditures for January 2026 ..... Tab 8
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

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

Sincerely,

*Daryl Adams*

Daryl Adams  
District Manager

## **Tab 1**



# SOLITUDE

LAKE MANAGEMENT



## Meadow Pointe III CDD Waterway Inspection Report

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**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2026-02-02

**Prepared for:**

District Manager

**Prepared by:**

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SITE ASSESSMENTS

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MANAGEMENT/COMMENTS SUMMARY 9, 10

SITE MAP 11

**Site: 89****Comments:**

Site looks good

Site looks good with no noticeable issues. In the right photo are two wash outs on the pond bank.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 90****Comments:**

Site looks good

Site looks great with various native plants throughout. Water level is much higher than some other sites in the community.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 91****Comments:**

Site looks good

Site is in great condition. Flow structure is also in good condition with no notable issues.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 92****Comments:**

Site looks good

Site is in great condition with no notable issues. Flow structure free of obstruction.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 93****Comments:**

Normal growth observed

Very minor sub surface algae.  
Will treat next visit. No structure within site to check.

**Action Required:**

Routine maintenance next visit

**Target:**

Sub-surface algae

**Site: 94****Comments:**

Site looks good

Site is in good condition. Water level is low. Structure is in good shape.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 95****Comments:**

Site looks good

Site in great condition. No noted nuisance growth within site. Structure is in good condition.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 96****Comments:**

Site looks good

Site looks great with not much to note. Site does not have a structure and flows directly into wetland.

**Action Required:**

Routine maintenance next visit

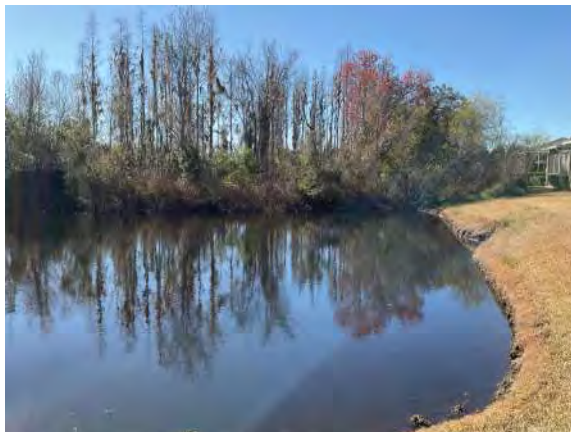
**Target:****Site: 97****Comments:**

Site looks good

Site does not have a structure and flows directly into wetland. Noted washout in left photo along homeowners shoreline.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 98****Comments:**

Site looks good

Site and structure both look great with no notable issues.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 99****Comments:**

Site looks good

Site and structure both look great. Site has a healthy population of GSR and has been dyed blue.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 100****Comments:**

Site looks good

Site looks good, no notable issues. Structure is in good shape with low water levels.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 101****Comments:**

Site looks good

Site is in great shape. Water level is low. Structure is in good condition.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 102****Comments:**

Site looks good

Site is completely dry and free of trash. Overall in good shape.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 1****Comments:**

Site looks good

Sites in good shape with the littoral shelf completely exposed. Emergent growth has been maintained. Structure is in good condition.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 2****Comments:**

Site looks good

Site is in good shape. No notable issues. Structure looks good.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 3****Comments:**

Site looks good

Site and structure both look good. Pond has been dyed blue.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 4****Comments:**

Site looks good

Site is almost completely dry. Structure is in good condition. No notable issues.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 5****Comments:**

Site looks good

Water level is low but site is in good condition as well as structure.

**Action Required:**

Routine maintenance next visit

**Target:****Management Summary**

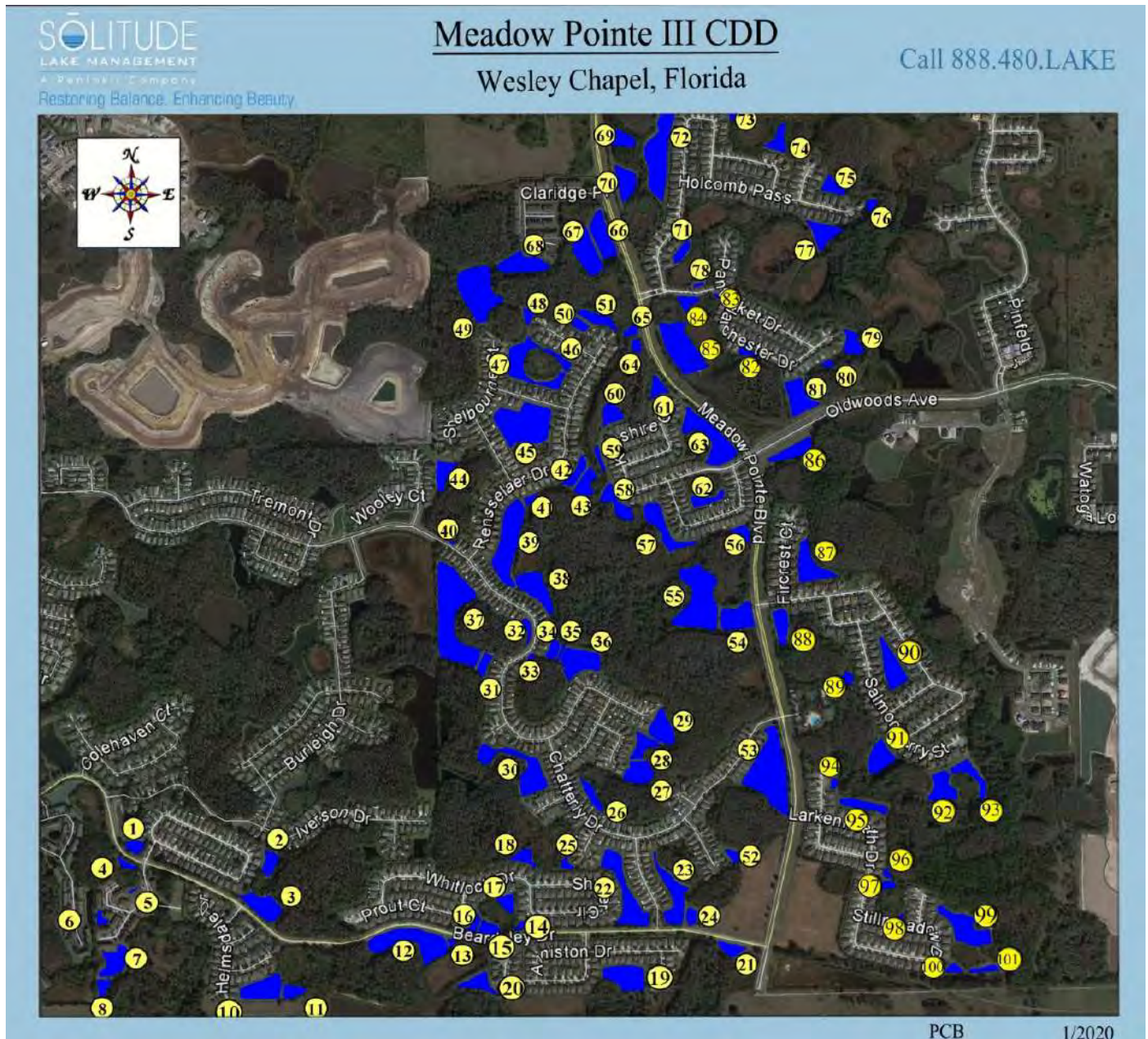
Overall all the sites in the community are looking great. We have had a severe cold snap that has really slowed the growth within the sites. Overall not much to note besides some very minor algae blooms within a site or 2. A couple of sites pictured above do have some erosion washouts that were noted and we will continue to keep an eye on. These minor washouts may be good applicants for rip rap in the future though i believe some other sites in the neighborhood may be a bit higher on the priority list. Water levels are severely low throughout many of the ponds and will continue to drop within the coming months. These sites are being maintained and managed with a pre emergent herbicide that helps maintain the new growth before it is even noticeable by looking at the site.

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

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

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
89	Site looks good		Routine maintenance next visit
90	Site looks good		Routine maintenance next visit
91	Site looks good		Routine maintenance next visit
92	Site looks good		Routine maintenance next visit
93	Normal growth observed	Sub-surface algae	Routine maintenance next visit
94	Site looks good		Routine maintenance next visit
95	Site looks good		Routine maintenance next visit
96	Site looks good		Routine maintenance next visit
97	Site looks good		Routine maintenance next visit
98	Site looks good		Routine maintenance next visit
99	Site looks good		Routine maintenance next visit
100	Site looks good		Routine maintenance next visit
101	Site looks good		Routine maintenance next visit
102	Site looks good		Routine maintenance next visit
1	Site looks good		Routine maintenance next visit
2	Site looks good		Routine maintenance next visit
3	Site looks good		Routine maintenance next visit
4	Site looks good		Routine maintenance next visit
5	Site looks good		Routine maintenance next visit



## **Tab 2**



# MEADOW POINTE III

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
TURF INSECT/DISEASE CONTROL	10		
TURF WEED CONTROL	10	-10	Broadleaf grassy and winter weeds (thistle, dandelion)
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2	Viney bed weeds
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		Woodline cut backs
CLEANLINESS	10		
MULCHING	5	-5	Trench across all Hardee's
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		Mulch over unused beds
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		



Date: 1-27-26 Score: 87% Performance Payment™ % 100

Contractor Signature: [Signature]

Inspector Signature: [Signature]

Property Representative Signature: [Signature]



# MEADOW POINTE III CDD

LANDSCAPE INSPECTION

January 27, 2026

ATTENDING:

CARLOS GARCIA – YELLOWSTONE LANDSCAPE

PAUL WOODS – OLM, INC.

**SCORE: 87%**

**NEXT INSPECTION  
FEBRUARY 24, 2026 AT 1:00 PM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

### CLUBHOUSE

1. Improve fertility in Loropetalum.
2. **Re-trench curb lines. Excess mulch can be redistributed into thin areas.**
3. Basketball court: Remove suckering growth from Pine trees and stubs from Sycamore tree.
4. Behind the shuffleboard court: Use brush blade or line trimmer to detail wood lines. I recommend establishing a nongrowth band at the base of the wood line.
5. Redistribute mulch in beds to cover bare soil.
6. Rejuvenate prune Loropetalum around the splash pad and then fertilize to stimulate flush of growth.
7. Tamp tire ruts on the exit side of the clubhouse main entrance.
8. Control crack weeds along curb lines.

### COMMON AREAS

9. Beaconsfield entrance monument: Control Stinkvine.
10. Beaconsfield: Round outside edge of Ilex 'Schillings' to maintain a low, compact hedgerow.
11. Beaconsfield: Rejuvenate prune Indian Hawthorn to 1 foot.
12. Meadow Pointe Blvd frontage at Sheringham: Prune and elevate tree limbs along the white vinyl fence to improve visibility to the pond shore.
13. Sheringham: Use an iron rake to groom spent foliage from Flax Lilies and improve fertility.
14. Sheringham: Rejuvenate prune Indian Hawthorn at gate island and throughout

entrance and right-of-way areas to 1 foot and fertilize to stimulate new growth.

15. Sheringham entrance: Complete mulching tree wells.
16. Nesslewood: Prune back wood line overgrowth adjacent to the wood line at Holcomb Pass and Kenchester Loop, establishing a 3 foot nongrowth band per contract specifications.
17. Sheringham/Nesslewood frontage: Groom Saw Palmettos.
18. **Claridge Place: Trench and re-tuck mulch along entrance and exit side sidewalks.**
19. Claridge Place median island: Round outside edge of Ilex 'Schillings' to create a mounded form.
20. Heatherstone: Confirm irrigation coverage. Reduce unneeded irrigation volumes to prevent damage to newly installed plant material.
21. Heatherstone: Complete pencil pruning Crape Myrtles to remove weak attachments, stubs, and crossing branches. Do not over-prune Crape Myrtles.
22. Heatherstone entrance: Straighten recently installed Japanese Blueberry.
23. I recommend elevating trees throughout common areas, pruning the lowest scaffold of branches, improving overall appearance.
24. Wrencrest frontage: Establish and maintain hedgerows at a consistent height below the rail fence.
25. **Wrencrest: Control grassy and broadleaf weeds in turf along the Beardsley Drive right-of-way with the expectation that weeds will be reduced significantly prior to the growing season.**
26. **Whitlock: Remove pine needle and leaf drop matted on turf along the Beardsley Drive right-of-way.**
27. Whitlock: Repair failed Copperleaf and Gold Mound Duranta along the frontage wall under warranty by the end of March.
28. Ammanford: Remove Spanish Moss from Crape Myrtle canopies.
29. Hillhurst Crossing: Control bed weeds on the entrance side of the gate.
30. Hillhurst Crossing: Rejuvenate prune Dwarf Firebush by 50%, maintaining a consistent appearance with the inbound side. Maintain the shrubs so the insignias are visible on all four corners.
31. Broughton Place: Rejuvenate prune Firebush by 50% in the median island.
32. Broughton Place: Control weeds in turf.

33. Alchester Place entrance: Re-tuck mulch along curb lines.
34. Larkenheath: Improve fertility to Ixora.
35. Larkenheath: Groom Flax Lilies.
36. Larkenheath: Re-trench and tuck mulch along curb lines.

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

1. Clubhouse: Provide a proposal to add additional stand and use a roller to improve the area where truck tire vandalism occurred.
2. Larkenheath: Provide a proposal to remove the dead Pine trees at the edge of the wood line adjacent to 1138 Wright Swynde Court.

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

NONE

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

1. Please review contract standards and frequencies, confirming schedules align.

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



## **Tab 3**



**Proposal #: 649669**

Date: 2/9/2026

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	105	\$70.00	\$7,350.00
Top Soil (per yard)	3	\$100.00	\$300.00
Bags of Mulch	10	\$11.00	\$110.00
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 Tree	1	\$540.00	\$540.00
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  
Variegated Schefflera  
Dwarf Ixora  
Asiatic Jasmine  
Cocoa Brown Mulch



Potential



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

- Crew will RIP OUT EVERYTHING AND LEAVE EMPTY FOR A WEEK BEFORE INSTALL
- We will dress the bed with top soil with nutrients for the newly installed plants
- We will install a asiatic Jasmine border around the island
- Layer orange Ixora, Arbicola, Podocarpus on each side of the entrance wall
- One Japanese Blueberry Tree will be next to the palms by the key pad
- 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	\$15,282.00
Sales Tax	\$0.00
Proposal Total	\$15,282.00

THIS IS NOT AN INVOICE



# Alchester Place

Wesley Chapel, FL

*Conceptual Rendering-Plants are depicted at mature stage*



*Existing*

## Landscape Design Suggestions

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



*Potential*



**YELLOWSTONE**  
LANDSCAPE



**Proposal #: 619801**

Date: 2/10/2026

From: Carlos Garcia

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

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

**LOCATION OF PROPERTY**

1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543

**Ammanford Entrance Install**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	70	\$70.00	\$4,900.00
Gold Duranta (7 GAL)	14	\$90.00	\$1,260.00
Arboricola (3 GAL)	60	\$19.00	\$1,140.00
Dwarf Orange Ixora (3 GAL)	16	\$20.00	\$320.00
Asiatic Jasmine (1 GAL)	50	\$9.00	\$450.00
Bags of Mulch	10	\$13.00	\$130.00
Drip Line Roll (250 FT)	4	\$385.00	\$1,540.00
Drip Fittings (25 count)	2	\$31.00	\$62.00
1/2" Fittings (25 count)	2	\$1.00	\$2.00
Flex Pipe 1/2" Roll (100 ft)	1	\$127.00	\$127.00



## Meadow Pointe III Wesley Chapel, FL

October 2025

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



Existing

### Landscape Design Suggestion

Gold Mound Duranta  
Keep Existing Asiatic Jasmine  
Keep Existing Lorapetalum



Potential

## Amman Ford Wesley Chapel, FL

August 2025

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



Existing

### Landscape Design Suggestions

Variegated Arbutus  
Dwarf Orange Ixora  
Cocoa Brown Mulch



Potential



- Crew will rip out the entire middle key pad island plants and save the mulch
- WE WILL LEAVE THE AREA BARE FOR A WEEK FOR ANY REPAIRS NEEDED
- Orange Ixoras and Arbutus will be planted in the middle key pad island
- 7-Gallon Gold Duranta will be planted on both entrance sides of Ammanford to hide the lights under the sign
- Asiatic Jasmine will be installed in front of the Ammanford signs to fill in current jasmine
- We will clean our debris

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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

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

Date \_\_\_\_\_

Meadow Pointe III CDD

Subtotal	\$9,931.00
Sales Tax	\$0.00
Proposal Total	\$9,931.00

THIS IS NOT AN INVOICE



# Amman F0rd

Wesley Chapel, Fl

August 2025

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



*Existing*

## Landscape Design Suggestions

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



*Potential*



# Amman F0rd

Wesley Chapel, Fl

August 2025

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



*Existing*

## Landscape Design Suggestions

*Variegated Arbutus  
Dwarf Orange Ixora  
Cocoa Brown Mulch*



*Potential*





**Proposal #: 608300**

Date: 2/10/2026

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	110	\$70.00	\$7,700.00
Top Soil (per yard)	3	\$100.00	\$300.00
Bags of Mulch	20	\$14.00	\$280.00
Arboricola (3 GAL)	46	\$17.00	\$782.00
Orange Ixora (3 GAL)	86	\$17.00	\$1,462.00
Podocarpus (7 GAL)	26	\$69.00	\$1,794.00
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

## Meadow Pointe III

Wesley Chapel, FL

August 2025

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



Existing

### Landscape Design Suggestions

Podocarpus  
Gold Mound Duranta  
Dwarf Orange Ixora  
Cocoa Brown Mulch



Potential

## Beaconsfield

Wesley Chapel, FL

October 2025

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



Existing

### Landscape Design Suggestions

Red Sister Ti-Plant  
Podocarpus  
Gold Mound Duranta  
Asiatic Jasmine  
Dwarf Ixora  
Cocoa Brown Mulch



Potential



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 SAVE AND BAG UP THE CURRENT MULCH
- 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 and at the wall by the gate

- Layer orange Ixora, Arbutus, Podocarpus going to the island wall and gate wall
- Ligustrum Trees will stay!
- When everything is planted, we will touch up the beds with 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	\$16,496.00
Sales Tax	\$0.00
Proposal Total	\$16,496.00

**THIS IS NOT AN INVOICE**



# Beaconsfield

Wesley Chapel, FL

October 2025

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



*Existing*

## Landscape Design Suggestions

*Red Sister Ti-Plant*  
*Podocarpus*  
*Gold Mound Duranta*

*Asiatic Jasmine*  
*Dwarf Ixora*  
*Cocoa Brown Mulch*



*Potential*



# Meadow Pointe III

Wesley Chapel, FL

August 2025

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



*Existing*

## Landscape Design Suggestions

*Podocarpus*  
*Gold Mound Duranta*  
*Dwarf Orange Ixora*  
*Cocoa Brown Mulch*



*Potential*





**Proposal #: 660612**

Date: 2/10/2026

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

**Beardsley/Ammanford Street Cleanup**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor (per hour)	60	\$72.00	\$4,320.00







- Crew will remove multiple shrubs and lift up trees blocking visibility from oncoming traffic from MP2
- We will clean all of our debris

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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

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

Date \_\_\_\_\_

**Meadow Pointe III CDD**

<b>Subtotal</b>		<b>\$4,320.00</b>
<b>Sales Tax</b>		<b>\$0.00</b>
<b>Proposal Total</b>		<b>\$4,320.00</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 660662**

Date: 2/10/2026

From: Carlos Garcia

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

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

**LOCATION OF PROPERTY**

1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543

**Broughton Place Entrance Install**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor (per hour)	100	\$72.00	\$7,200.00
Arboricola (3 GAL)	80	\$19.00	\$1,520.00
Orange Ixora (3 GAL)	70	\$19.00	\$1,330.00
Gold Mound Duranta (3 GAL)	24	\$19.00	\$456.00
Loralpetalum (3 GAL)	14	\$19.00	\$266.00
Drip Line Roll (250 ft)	4	\$390.00	\$1,560.00
Drip Fittings (25 count)	2	\$3.00	\$6.00
1/2" Fittings (25 count)	2	\$2.00	\$4.00
Flex Pipe 1/2" Roll (100 ft)	1	\$127.00	\$127.00

# Broughton Place

Wesley Chapel, FL

August 2025

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



Existing

## Landscape Design Suggestions

Gold Mound Duranta  
Dwarf Orange Ixora  
Asiatic Jasmine  
(Fill in Lorapetalum where needed)  
Cocoa Brown Mulch



Potential



# Broughton Place

Wesley Chapel, FL

August 2025

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



Existing

## Landscape Design Suggestions

Dwarf Orange Ixora  
Variegated Arbutus  
Cocoa Brown Mulch



Potential



- This is a proposal to completely rip out everything that is on the center key pad island and rip out the entrance signs
  - Crew will RIP OUT EVERYTHING AND LEAVE EMPTY FOR A WEEK BEFORE INSTALL
  - Crew will remove and save the current mulch that are on the beds

- We will dress the bed with top soil with nutrients for the newly installed plants
- We will install Arboricola in the center and Ixoras on each end of the island
- We will refresh the current bed of the signs with more jasmine, gold duranta and fill lorapetalum where needed
- When everything is planted, we will place the mulch back and refresh a few spots with bags of 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

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Meadow Pointe III CDD

<b>Subtotal</b>	<b>\$12,469.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$12,469.00</b>

**THIS IS NOT AN INVOICE**



# Broughton Place

Wesley Chapel, FL

August 2025

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



*Existing*

## Landscape Design Suggestions

*Gold Mound Duranta*

*Dwarf Orange Ixora*

*Asiatic Jasmine*

*(Fill in Lorapetalum where needed)*

*Cocoa Brown Mulch*



*Potential*



# *Broughton Place*

*Wesley Chapel, FL*

*August 2025*

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



*Existing*

## *Landscape Design Suggestions*

*Dwarf Orange Ixora*  
*Variegated Arbutus*  
*Cocoa Brown Mulch*



*Potential*





**Proposal #: 660623**

Date: 2/10/2026

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

**Claridge Place Entrance Install**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor (per hour)	110	\$72.00	\$7,920.00
Japanese Blueberry Trees	2	\$540.00	\$1,080.00
Dwarf Orange Ixora (3 GAL)	80	\$18.00	\$1,440.00
Gold Mound Duranta (3 GAL)	80	\$18.00	\$1,440.00
Arboricola (3 GAL)	50	\$18.00	\$900.00
Asiatic Jasmine (1 GAL)	400	\$9.00	\$3,600.00
Hawaiian Ti (7 GAL)	12	\$90.00	\$1,080.00
Drip Line Roll (250 ft)	4	\$390.00	\$1,560.00
Drip Fittings (25 Count)	2	\$31.00	\$62.00
1/2" Fittings (25 count)	2	\$3.00	\$6.00
Flex Pipe 1/2" Roll (100 ft)	1	\$127.00	\$127.00



# Claridge Place

Wesley Chapel, FL

August 2025

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



Existing

## Landscape Design Suggestions

Firebush  
Japanese Blueberry  
Dwarf Orange Ixora  
Asiatic Jasmine  
Gold Mound Duranta  
Cocoa Brown Mulch



Potential



August 2025

# Claridge Place

Wesley Chapel, FL

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



Existing

## Landscape Design Suggestions

Red Sister Ti-Plant  
Copperleaf  
Asiatic Jasmine  
Variegated Arbutus  
Dwarf Orange Ixora  
Cocoa Brown Mulch



Potential



August 2025

This is a proposal to completely rip out everything that is at the center island for Claridge Place

- Crew will RIP OUT EVERYTHING AND LEAVE EMPTY FOR A WEEK BEFORE INSTALL
- WE WILL SAVE AND BAG UP THE CURRENT MULCH
- We will dress the bed with top soil with nutrients for the newly installed plants

- We will install an asiatic Jasmine border around the island
- Layer orange Ixora, Arboricola, gold duranta going to the front sign
- Gold duranta, arboricola and ixora will be layered behind the sign with Hawaiian ti plants in the bed
- Japanese Blueberry Trees will be installed at each side of the entrance sign
- When everything is planted, we will touch up the beds with 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	\$19,215.00
Sales Tax	\$0.00
Proposal Total	\$19,215.00

**THIS IS NOT AN INVOICE**



# Claridge Place

Wesley Chapel, FL

August 2025

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



*Existing*

## Landscape Design Suggestions

*Firebush  
Japanese Blueberry  
Dwarf Orange Ixora  
Asiatic Jasmine  
Gold Mound Duranta  
Cocoa Brown Mulch*



*Potential*



# Claridge Place

Wesley Chapel, FL

August 2025

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



*Existing*

## Landscape Design Suggestions

*Red Sister Ti-Plant*  
*Copperleaf*  
*Asiatic Jasmine*  
*Variegated Arbutus*  
*Dwarf Orange Ixora*  
*Cocoa Brown Mulch*



*Potential*





**Proposal #: 619753**

Date: 2/10/2026

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

**Hillhurst Crossing Enhancement**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	90	\$70.00	\$6,300.00
Gold Duranta (3 GAL)	48	\$18.00	\$864.00
Birds of Paradise (7 GAL)	4	\$79.00	\$316.00
Copperleaf (3 GAL)	18	\$24.00	\$432.00
Pine Bark Mulch (per bag)	25	\$10.00	\$250.00
Pallet of Bermuda Sod	1	\$900.00	\$900.00
6" Spray Heads	6	\$27.00	\$162.00
Flex Pipe Roll	1	\$125.00	\$125.00
1/2 Fittings	25	\$25.00	\$625.00



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



Existing

## Landscape Design Suggestion

Orange Bird of Paradise  
Gold Mound Duranta  
Asiatic Jasmine  
African Iris



Potential

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



Existing

## Landscape Design Suggestion

Copperleaf  
Gold Mound Duranta  
Asiatic Jasmine  
Cocoa Brown Mulch



Potential

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

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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

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

Date \_\_\_\_\_

Meadow Pointe III CDD

Subtotal	\$9,974.00
Sales Tax	\$0.00
Proposal Total	\$9,974.00

THIS IS NOT AN INVOICE



# Meadow Pointe III Wesley Chapel, Fl

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



*Existing*

## Landscape Design Suggestion

*Copperleaf  
Gold Mound Duranta  
Asiatic Jasmine  
Cocoa Brown Mulch*



*Potential*



# Meadow Pointe III Wesley Chapel, Fl

October 2025

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



Existing

## Landscape Design Suggestion

Orange Bird of Paradise  
Gold Mound Duranta  
Asiatic Jasmine  
African Iris



Potential



**Proposal #: 660724**

Date: 2/10/2026

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

**Sheringham/Nesslewood Entrance Install**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	150	\$72.00	\$10,800.00
Top Soil (per yard)	3	\$100.00	\$300.00
Pallet of Mulch	1	\$650.00	\$650.00
Arboricola (3 GAL)	40	\$17.00	\$680.00
Gold Mound Duranta (3 GAL)	100	\$17.00	\$1,700.00
Orange Ixora (3 GAL)	100	\$17.00	\$1,700.00
Podocarpus (7 GAL)	55	\$69.00	\$3,795.00
Lorapetalum (3 GAL)	30	\$18.00	\$540.00
Ti-Plant (3 GAL)	10	\$74.00	\$740.00
Watermelon Crepe Myrtle Multi Trunk (10-12 feet)	4	\$1,400.00	\$5,600.00
Asiatic Jasmine (1 GAL)	300	\$5.00	\$1,500.00
Drip Line Roll (250 ft)	4	\$385.00	\$1,540.00
Drip Fittings (25 count)	2	\$31.00	\$62.00
1/2" Fittings (25 count)	2	\$2.00	\$4.00
Flex Pipe 1/2" Roll (100 ft)	1	\$127.00	\$127.00



# Sheringham Nesslewood

Wesley Chapel, FL

November 2025

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



Existing

## Landscape Design Suggestions

Purple Lorapetalum  
Gold Mound Duranta  
Red Crape Myrtle  
Orange Dwarf Ixora  
Asiatic Jasmine Border  
Cocoa Brown Mulch



Potential



# Sheringham Nesslewood

Wesley Chapel, FL

February 2026

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



Existing

## Landscape Design Suggestions

Podocarpus  
Gold Mound Duranta  
Dwarf Orange Ixora  
Red Sister Ti-Plant  
Purple Lorapetalum  
Annuals  
Cocoa Brown Mulch



Potential





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



*Existing*

Landscape Design Suggestions

*Gold Mound Duranta  
Orange Dwarf Ixora  
Podocarpus  
Asiatic Jasmine Border  
Fill in Trinette Arbuticola  
Hawaiian Ti-Plant  
Cocoa Brown Mulch*



*Potential*



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

- 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, Arbuticola, Podocarpus and Hawaiian Ti plants going to the wall
- Both signs at the sides will have new Crepe Myrtles, Gold Duranta to fill in the bare spots, asiatic jasmine for ground cover and orange ixora
- Both sides of the entrance will have a perimeter of asiatic jasmine with Loralpetalum in the center. Both sides will have Gold Duranta and Orange Ixora. The black gate side will have Podocarpus planted alongside the gate.
- 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	\$29,738.00
Sales Tax	\$0.00
Proposal Total	\$29,738.00

THIS IS NOT AN INVOICE



# *Sheringham Nesslewood*

*Wesley Chapel, FL*

*November 2025*

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



*Existing*

## *Landscape Design Suggestions*

*Gold Mound Duranta*  
*Japanese Blueberry*  
*Orange 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*

*Gold Mound Duranta  
Orange Dwarf Ixora  
Podocarpus  
Asiatic Jasmine Border  
Fill in Trinette Arbuticola  
Hawaiian Ti-Plant  
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*

*Purple Lorapetalum*  
*Gold Mound Duranta*  
*Red Crape Myrtle*  
*Orange Dwarf Ixora*  
*Asiatic Jasmine Border*  
*Cocoa Brown Mulch*



*Potential*



# *Sheringham Nesslewood*

*Wesley Chapel, Fl*

*February 2026*

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



*Existing*

## *Landscape Design Suggestions*

*Podocarpus*  
*Gold Mound Duranta*  
*Dwarf Orange Ixora*  
*Red Sister Ti-Plant*  
*Purple Lorapetalum*  
*Annuals*  
*Cocoa Brown Mulch*



*Potential*





**Proposal #: 660699**

Date: 2/10/2026

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

**Wrencrest/Renssalaer Entrance Install**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor (per hour)	130	\$72.00	\$9,360.00
Copperleaf (3 GAL)	40	\$26.00	\$1,040.00
Podocarpus (3 GAL)	10	\$28.00	\$280.00
Dwarf Orange Ixora (3 GAL)	90	\$18.00	\$1,620.00
Gold Mound Duranta (3 GAL)	80	\$18.00	\$1,440.00
Asiatic Jasmine (1 GAL)	500	\$9.00	\$4,500.00
Bags of Mulch	25	\$10.00	\$250.00
Drip Line Roll (250 ft)	4	\$390.00	\$1,560.00
Drip Fittings (25 Count)	2	\$31.00	\$62.00
1/2" Fittings (25 count)	2	\$3.00	\$6.00
Flex Pipe 1/2" Roll (100 ft)	1	\$127.00	\$127.00

# Wrencrest Rensselaer

Wesley Chapel, FL

October 2025

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



Existing

## Landscape Design Suggestions

Gold Mound Duranta  
Asiatic Jasmine  
Cocoa Brown Mulch



Potential

# Wrencrest Rensselaer

Wesley Chapel, FL

October 2025

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



Existing

## Landscape Design Suggestions

Copperleaf  
Dwarf Orange Ixora  
Gold Mound Duranta  
Asiatic Jasmine  
Cocoa Brown Mulch



Potential

This is a proposal to completely rip out everything that is at the center island for Wrencrest/Rensselaer off Beardsley

- Crew will RIP OUT EVERYTHING AND LEAVE EMPTY FOR A WEEK BEFORE INSTALL
- WE WILL SAVE AND BAG UP THE CURRENT MULCH
- We will dress the bed with top soil with nutrients for the newly installed plants
- We will install an asiatic Jasmine border around the center and gate island
- Layer orange Ixora, red Copperleaf, gold duranta in the center island
- Fill in Jasmine and Gold Mound Duranta on both sides of the Wrencrest sign
- When everything is planted, we will touch up the beds with 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	\$20,245.00
Sales Tax	\$0.00
Proposal Total	\$20,245.00

THIS IS NOT AN INVOICE



# Wrencrest Rensselaer

Wesley Chapel, FL

October 2025

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



*Existing*

## Landscape Design Suggestions

*Gold Mound Duranta*  
*Asiatic Jasmine*  
*Cocoa Brown Mulch*



*Potential*



# Wrencrest Rensselaer

Wesley Chapel, FL

October 2025

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



*Existing*

## Landscape Design Suggestions

*Copperleaf*

*Dwarf Orange Ixora*

*Gold Mound Duranta*

*Asiatic Jasmine*

*Cocoa Brown Mulch*



*Potential*



# Wrencrest Rensselaer

Wesley Chapel, FL

October 2025

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



*Existing*

## Landscape Design Suggestions

*Podocarpus*  
*Dwarf Orange Ixora*  
*Asiatic Jasmine*  
*Cocoa Brown Mulch*



*Potential*



## Tab 4



# MEADOW POINTE III

## Operations Report – February 2026 (January 14<sup>th</sup>- February 10<sup>th</sup>)

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

### Clubhouse Operations, Maintenance & Improvements

- Worked with Yellowstone & Solitude Lake to improve maintenance in & around Pond 1-4,19-22,33-36,41-44,95-99 (Keeping an eye on algae build-up at 3,12,16-17,22-23,46)
- Detailed trash cleanup at pond 12 & 63
- Repaired 'No Trespassing/No Fishing' sign at Pond 12
- Fixed/adjusted timers for the tennis courts
- Yoga-Pilates class terminated; Will explain to CDD board & legal counsel during the February meeting
- Installed locks on all pool storage and/or pump boxes
- Maintenance did detailed weed cleanup on the pool deck
- Full (ongoing) audit of all village gate call boxes, detailed cleaning & reporting of all exposed codes along with communication or attempted communication with all regular vendors
- Full playground safety check & needed repairs/clean-ups
- Replaced all needed light bulbs in pool fixtures
- Worked with Ignite Handy Solutions to mark, repair or replace all needed sidewalks with safety hazards (Larkenheath)
- Maintenance did a detailed cleaning of all water fountains
- Working with Romaner Graphics to add one more "Staff or Vendor Parking Only" sign
- Worked with Fitness Logic on quarterly check/cleaning & to replace LCD screen on a treadmill in the fitness center
- Maintenance tightened all needed loose bolts on any fitness center equipment (Before quarterly check/cleaning)
- Did detailed trash pickup of all village islands (If Applicable)
- Solitude Lake recommends cutbacks at 5, 19 & 23 (Reported to Yellowstone)



- Reported all irrigation issues to Luis & Juan (Yellowstone)
- Maintenance & clubhouse staff cleaned, checked or repainted all needed concrete curbing at the entry way of Hillhurst Crossing
- 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
- Maintenance touched-up/spray painted all needed pedestrian gates
- Caution-off (Caution tape) fallen Hillhurst fence (Weekly; Until repaired or fully removed) Also reported to Cari (SRV Legal) that the majority of fencing was propped back up & was not done or touched by MPIII staff
- 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)
- Ignite Handy Solutions refurbished & repainted 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 (100% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 2/5 (100% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 3 January 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 Ammanford, Broughton Place, Hillhurst Crossing & Wrencrest (Chatterly & Thackery)
- Ammanford - Bad circuit board; Awaiting chairman or board approval to replace it & upgrade to new CAPXL system
- Broughton Place - Bracket/clasp installed on the breaker box (SAAS)
- Claridge Place - Bracket/clasp installed on the breaker box (SAAS)
- Claridge Place – Bad circuit board; Vice Chairman approved; Awaiting vendor (SAAS) to replace it & upgrade to new CAPXL system
- 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 February 2026 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also February 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 –February 2026 (January 14<sup>th</sup> – February 10<sup>th</sup>)

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

### Current Projects

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

9-2021	Basketball court lighting installation	Install lighting for courts	Obtained revised proposal and Board will consider proposals in July meeting	Tabled for 2023	TBD
1-2022	Shuffleboard surface	Resurface/conduct maintenance on shuffleboard surface	Reach out to vendors/obtain quotes to resurface and/or conduct maintenance of shuffleboard surface	Surface still in solid shape. Due to lack of usage will table to near future	TBD
1-2022	Entire/all gates & security systems	Research upgrades on all parts of the system	The CH Manager has 3 vendors coming in the December CDD meeting to make presentations	Selected vendors will specify/narrow down options/create specific proposals that will best fit the communities needs	TBD
12-2022	Marked PVC stakes at all conservation & pond edges	Restarted/continued staking of all conversation and pond edges to monitor growth & assist in proper cutbacks when/where needed	All materials purchased. Switched back to durable wood stakes with solid green paint. Use cutback guide to track pond numbers	Will be finalizing the installation of all needed markers & continuing to observe each one & growth at the edges. Updates are available in the shared folder for the board to request at any time	Ongoing
4-2023	Front clubhouse LED sign	Gathering 3 proposals & doing research on regulations & limitations to LED signage	Temporarily tabled	N/A	TBD
8-2024 & 7-2025	Researching different ways to potentially upgrade shuffleboard or multi-purpose courts to expand from 1 to 2 Pickleball courts	Pulled the dimensions of the standard Pickleball courts. Measured current dimensions of the shuffleboard & multi-purpose court.	Based on our measurements, it seems like we have the potential to expand to 2 courts only at the multi-purpose if there is enough approved playing space, without any major changes to the playing surface	Board is now considering complete renovation of multi-purpose court to expand to 2 full pickleball courts with gate enclosure & fob access – Will have 3 proposals for the September 2025 CDD meeting	TBD
2-2025	Will be starting a detailed pond & conservation edge analysis to make sure we are caught up with all wood stake markings, ensuring all ponds are clean & reporting any potential deficiencies or issues to Stantec (Tonja)	Have made great progress in the project & are about 10-20% complete in re-checking all pond's current status. Provided a detailed report (Conservation-District Pond Cutback Guide) for the board in the share folder along with sending a copy to board member/project liason Mr. Johnson	Continued efficient progress in the project & just completed 100% of re-checking all pond's current status. Will provide a detailed report (Conservation-District Pond Cutback Guide) for the board in the share folder along with sending a copy to board member/project liason Mr. Johnson	Need to go back at handful of locations & replace wood stakes with stronger/standard 4x4x6 stake or larger & continue those for any future stakes; Working with a graphic design vendor to also create matching map with my list; Estimating finalizing now in February 2026 but continuing ongoing efforts for	2-2026



				the project with no deadline ever in place	
1-2025	The shed flooring needs to be completely repaired/refurbished. I would also like to improve air flow/circulation along with improve lighting for maintenance as well.	Due to it being a safety hazard on the floor, Daryl (Rizzetta) said I could work with him to approve the repairs on the flooring. I reached out to Romaner Graphics & Ignite Handy Solutions.	Romaner Graphics sent me a proposal in a timely manner along with a very fair cost. Daryl approved the repairs & they should be started & finalized in February.	I will look to receive more proposals for the improvements of the circulation & lighting as well. Estimate all improvements should be done by April.	4-2026

## Potential Future Projects

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

## Completed Projects

8-2021	Gym fitness equipment and flooring	Replace old fitness equipment and install new flooring	Obtaining proposals to replace fitness equipment and install new flooring in the gym	Equipment and flooring scheduled for install week of January 17 <sup>th</sup> , 2022	Completed (1-2022)
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8-2021	Roof replacement	Replace original clubhouse roof (2004).	Board approved Weiler Roofing proposal. Project will commence when deposit is received and NOC is executed.	Roof schedule to be replaced January 17 <sup>th</sup> , 2022	Completed (1-2022)
8-2021	Basketball courts resurfacing	Resurface basketball court	Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment	Resurfacing began Feb 23 and will be completed on/about March 8th	Completed (3-2022)
7-2021	Resurface multi-purpose court	Resurface multi-purpose court and paint lines for sports recreational use	Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment	Resurfacing began Feb 23 and will be completed on/about March 8th	Completed (3-2022)
7-2021	Tennis courts resurfacing	Resurface tennis courts	Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment. This project will commence following the clearing of areas around tennis courts by Bettin	Resurfacing began Feb 23 and will be completed on/about March 8th	Completed (3-2022)
1-2022	Gym mirror	Install additional gym mirror in workout room	Ordered 48 x 72 inch mirror. Mirror has been shipped and will be installed second week of Feb	Mirror scheduled to arrive March 4th	Completed (3-2022)
6-2021	Volleyball court sand	Replenish volleyball court sand	Yellowstone provided proposal for install of sand	Board approved Yellowstone proposal and Yellowstone replenished court sand	Completed (4-2022)
1-2022	Ceiling tiles and air ducts	Replace clubhouse ceiling tiles and air ducts	Purchasing & Installing new ones by August 2022	Completed	Completed (8-2022)
1-2022	Community holiday lights	Obtain quotes for installing lights and decorations entrance/monuments and clubhouse	Gathered 2 proposals & will be discussed on August agenda	Board chose Parkhurst Outdoor Lighting for our 2022 community holiday lights	Completed (9-2022)
8-2022	Upgrading/improving outdoor/pool restrooms	Creating a plan to repaint the pool restrooms along with upgrade mirrors, soap dispensers and anything else needed to create newer/more professional look	Choice new paint colors with staff. Will discuss with maintenance on purchasing of paint & days to complete painting	Finalized new paint colors in outdoor bathrooms. Bettin Construction updated manager that new doors should be delivered/installed before October 2022	Completed (10-2022)
10-2022	Upgrading/improving needed playground stations & benches	Creating a plan to repaint specific parts of needed playground stations and get proposals to replace benches	Did cost analysis for in-house maintenance Vs Vendor; More cost effective for a vendor to finalize	Got proposal approved & vendor (Romaner Graphics) will start & finalize in November 2022	Completed (11-2022)
1-2023	New tennis nets & cranks	Noticed we will be in need of new tennis nets soon (Both). Will work with Welch tennis to get the nets ordered.	Doing research to see if our maintenance staff can install nets or if it be more efficient/cost-effective to have Welch install	Maintenance successfully installed new nets	Completed (1-2023)



11-2022	Bike racks in Heatherstone, Sheringham /Nesslewood & Beaconsfield	Work with vendor & board to pick best location & bike racks for just inside entry gates	Bike racks are ordered & assembled. Romaner Graphics will finalize installation with concrete slab at desire location	1st bike racks installed in Heatherstone & Sheringham (Nesslewood) Added 1 more in Sheringham (Nesslewood) & 1 in Beaconsfield. Will monitor after to see if any additional/additional village bike racks are needed.	Completed (7-2023)
1-2023	Shed upgrades (New shed or upgrade current one)	Added 3 proposals to May 2023's agenda (Was also looked at in 2022)  Added color options for all 3 proposals to June 2023's agenda. Gathering information and proposals for demolition, needed permit(s),concrete slabs, and strapped tie-downs	Working with Tonja & 3 selected vendors if concrete slab with strapped tie-downs is best/needed option	Tabled. Will look into it again next budget season or in the future. Finalized current shed upgrades instead. Added separate line item for exterior shed painting.	Completed (9-2023)
8-2023	Upgrade/replacement of outside water fountains	Obtain proposals to upgrade/replace outside water fountains, along with a purified water dispenser in the clubhouse	Submitting different ideas for water fountain upgrades inside and outside. Board recommended removal of all outside fountains	Adding 2 more/3 total proposals for removal of all outside fountains for board's approval.  RJ Kielty's proposal was approved. Job was completed on 9/8/23.	Completed (9-2023)
1-2023	Community holiday lights	Obtain proposals/pricing for maintenance/staff to install lights and decorations entrance/monuments and clubhouse	Gathered 2 proposals for maintenance/staff installation (August) & 1 additional (September). Daryl helped gather 1 outside vendor proposal (September) & will be discussed on August & September agenda	Board chose American Illuminations & Décor (outside vendor) for our 2023 community holiday lights	Completed (9-2023)
9-2023	Repair/replace 6-inch PVC elbow & couplings for sand volleyball court	While very important, it's not an expensive or long repair so will get with maintenance staff to purchase proper items & schedule repair/replace asap	Based on dimensions we ordered new elbow & coupling but must have been different brand & didn't fit properly. Staff was able to repair/seal existing elbow and coupling and have them fitted safely back together	N/A	Completed (10-2023)
4-2023	Purified bottle filling station (attached to water fountain)	Gathered 3 proposals Added best option with installation included in June's agenda	Modified proposals; Added 2 more plumbing options for install of purchased Elkay unit; Included in August's agenda	Elkay proposal approved in August; System was installed on November 3rd	Completed (11-2023)

11-2023	Replace both outside pool restroom mirrors	Will investigate options and prices for replacement	Purchased both mirrors; One accidentally broke during install. Safely removed broken one & purchased another new mirror	Finalized removal and install of both outside pool restroom mirrors	Completed (1-2024)
1-2024	Refill playground mulch to needed ADA standard/requirement	Worked with Aaron from Yellowstone to get a proposal for a mulch refill	Proposal approved & mulch was filled to needed ADA standard/requirement	N/A	Completed (2-2024)
3-2025			Will be starting detailed maintenance, repair (if-needed) & painting of all village bike racks (Beaconsfield, Heatherstone & Sheringham [Nesslewood]). Will estimate extending replacement to at least 2026	Finalized detailed maintenance, repair (if-needed) & painting of all village bike racks (Beaconsfield, Heatherstone & Sheringham [Nesslewood]). Will estimate extending replacement to at least 2026	Completed (4-2025)
10-2024	No new projects at this time; All efforts are focused on the documentation & recovery from Hurricane Milton	Same for November; Continuing our board-approved priority list along with working with/documenting with our insurance & FEMA	Same for December; Continuing our board-approved priority list along with working with/documenting with our insurance & FEMA	Same for January-March; We are about 90% complete with all pending items/board-approved priority list from Hurricane Milton. Only remaining projects rest is the tennis court fencing, playground shade covering & pool shade coverings	Completed (4-2025)
1-2024	Upgrade or replace all inside/clubhouse tables & chairs	Submitting 3 different price points with similar styles from local vendor to get narrowed scope/direction from the board	The board is going to review some more local options for styles and prices	Board approved purchase of new IKEA set (Ekedalen)	Completed (5-2024)
9-2023	Exterior shed painting	Felt it was important to add new exterior paint to finalize full shed upgrades	Getting proposals from Romaner Graphics. Will do cost analysis for which is more cost-effective: Hiring a vendor or having maintenance handle the task	Based on the cost analysis, we are going to have maintenance handle the task (Finalized base of shed in 4/24, finalized roof by 6/24)	Completed (6-2024)
7-2024	Would like to replace the playground benches	I think the new green benches from the tennis court would be perfect fit. Will speak with Daryl on getting an approval to purchase 3 of the same benches	Once purchased will have maintenance attempt to properly & safely install the benches (May have to drill into concrete & make some adjustments/fills from previous benches) If there are any issues, will reach out to Romaner Graphics to help finalize the install	Purchased finalized. Benches arrived; Need some small concrete additions from Romaner Graphics to finalize installations	Completed (9-2024)
11-2023	Received 3 initial proposals with options of replacing all furniture 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 (Progressively replacing them all with newer plastic lids that have a better fit to the can)	Did not complete in June or July due to other pending/more important projects but plan to finalize in August	Have selected some paint options and currently running some tests now	Selected favorable paints & was completed in January 2026	Completed (1-2026)
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 –February 2026 January 14th-February 10th)

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

### January Zones Started or Completed:

- Started & finalized Beaconsfield entry way & monument
- Started & finalized Whitlock entry way & monument
- Finalized all need PCV fencing & concrete walls down Meadow Pointe Boulevard
- Started & finalized all pool covers & storage boxes
- Started & finalized all needed clubhouse sidewalks
- Continued on all needed PVC fencing down Beardsley Drive
- Continued on all needed concrete walls down Beardsley Drive



Rizzetta & Company



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



- Start & finalize Concrete dumpster enclosure
  - Start & finalize all needed PVC (county pump station) fences
  - Start & finalize PVC fencing surrounding clubhouse cell tower
  - Start & finalize Alchester entry way & monument
  - Start & finalize Claridge Place entry way & monument
  - 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

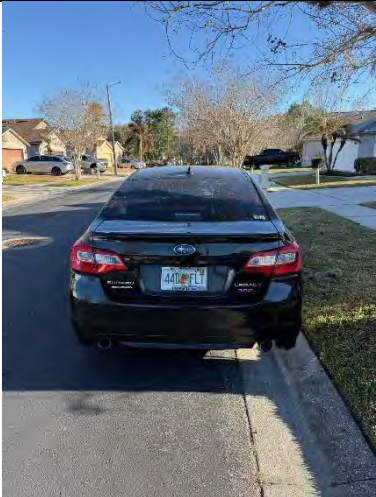


Jan 14<sup>th</sup> – Feb 10<sup>th</sup>

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initial s
31141 Chatterly Dr		Black Chevy Silverado	68C J77 FL	1/19/2026 4:30pm			JP
1136 Thackery Wy		Grey Honda Accord	BX5 5EZ FL	8/5/25 12:55pm	11/12/2026 5:20pm	1/20/2026 10:50am (Attempted Tow)	JL
1811 Rensselaer Dr	Picture Unavailable	Black Nissan 350z	RHG D54 FL	1/20/2026 3:24PM			JL
1128 Helmsdale Dr		White Wrapped GMC 3500 Box Truck	O4A LWQ FL	1/21/2026 1:30pm			JP




# Parking Violations

Jan 14<sup>th</sup> – Feb 10<sup>th</sup>

1143 Thackery Wy		Black Subaru Legacy	44D FLT FL	2/4/2026 4:38pm			JP
31218 Crestmont Ct		LXQ K42 FL	2/4/2026 4:53pm				JP
2101 Rensselaer Dr		Silver Nissan SE V6	CJ6 3UN FL	2/4/2026 4:58pm			JP

# Parking Violations

Jan 14<sup>th</sup> – Feb 10<sup>th</sup>

190 Rensselaer Dr		White Acura TL	353 58Z FL	2/4/2026 5:05pm			JP
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DATE: 12/20 – 12/26

## CALL LOG

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

DATE: 12/27/25 – 1/2/26

## CALL LOG

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



DATE: 1/3 – 1/9

## CALL LOG

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

DATE: 1/10 – 1/16

CALL LOG

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



## February 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Joseph (PR) 10am-2pm	2 ABC 9-10am	3     <b>ARC 6:30pm</b>	4 ABC 9-10am  CPW 10am-12pm  Card Group 12-4pm	5 Gianni Paint LLC (CDD Concrete Walls) 1pm	6 ABC 9-10am	7     Alberry (PR) 3-7pm
8 Joseph (PR) 10am-2pm	9 ABC 9-10am	10	11 ABC 9-10am  CPW 10am-12pm	12	13 ABC 9-10am	14     Holden (PR) 3-7pm
15 Joseph (PR) 10am-2pm	16 ABC 9-10am	17     <b>Larkenheath HOA 6:30pm</b>	18 ABC 9-10am  CPW 10am-12pm  Card Group 12-4pm  <b>CDD 6:30pm</b>	19	20 ABC 9-10am	21     Glisson (PR) 3-7pm
22 Joseph (PR) 10am-2pm	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

## March 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 ABC 9-10am	3  <b>ARC 6:30pm</b>	4 ABC 9-10am  CPW 10am-12pm  Wells (PR) Card Group 12-4pm	5	6 ABC 9-10am	7
8	9 ABC 9-10am	10  <b>Master HOA 6:30pm</b>	11 ABC 9-10am  CPW 10am-12pm	12	13 ABC 9-10am	14
15	16 ABC 9-10am	17  <b>Larkenheath HOA 6:30pm</b>	18 ABC 9-10am  CPW 10am-12pm  Card Group 12-4pm <b>CDD 6:30pm</b>	19  <b>Whitlock HOA 6:30pm</b>	20 ABC 9-10am	21 Garage Sale (W/ MPIV) 8am-2pm
22	23 ABC 9-10am	24	25 ABC 9-10am  CPW 10am-12pm	26	27 ABC 9-10am	28
29	30 ABC 9-10am	31				

\***ARC**: Architectural Redesign Committee \***CPW**: Coffee Pastry Wednesday  
 \***ABC**: Aqua Belles Club \***PR**: Private Rental \***FC**: Fining Committee





## 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			



## Deputy Schedule – March 2026



**MEADOW POINTE III**

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



## 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)

## February 2026 Removed and/or Deleted Exposed Call Box Gate Codes

#9903 (Bailey - Alchester) (X1)  
#1145 (Lombardi - Alchester) (X1)  
#2649 (Destefano - Alchester) (X1)  
#7371 (Johnston - Larkenheath) (X1)  
#0084 (Segrest - Wrencrest) (X1)  
#2626 (Podolsky - Whitlock) (X1)  
#7777 (Hobbs - Whitlock) (X1)  
#5075 (Duquella - Heatherstone) (X1)  
#1103 (Acosta - Sheringham-NW) (X1)  
#2017 (White - Wrencrest) (X1)  
#2823 (Croswell - Sheringham-NW) (X1)  
#4309 (Luther - Sheringham-NW) (X1)  
#1972 (Almeida - Claridge Place) (X1)  
#9947 (Jurgens - Larkenheath) (X1)  
#2505 (Roldan - Larkenheath) (X1)  
#1209 (Fillingham - Wrencrest) (X1)  
#1234 (Gonzalez - Whitlock) (X1)  
#1203 (Vendor Code - Whitlock) (X1)  
#1234 (Gonzalez - Whitlock) (X2)  
#1205 (Harris - Larkenheath) (X1)



#0525 (Campbell - Hillhurst Crossing) (X1)

#1243 (Barnes - Claridge Place) (X1)

#1234 (Fermin - Claridge Place) (X1)

#1243 (Progress - Heatherstone) (X1)

#2017 (Already Deleted - Previously White - Wrencrest) (X2)



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Estimate

Date	Estimate#
2/10/2026	2359

Name / Address

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

**Manager Notes: A few meetings ago the board asked about having LED lights at all gates, not just Heatherstone. This proposal would be for 1 village each but would be same cost for any additional villages we wanted to add.**

Description	Qty	Cost	Total
This estimate is to install LED strips and controllers on both sides of each gate panel. Entrance and Exit totaling 4 gate panels.		3,906.00	3,906.00
Estimate valid for 30 days.		<b>Total</b>	\$3,906.00

Please sign and return if acceptable

Signature \_\_\_\_\_

Phone #

813-714-1430

E-mail

saasgates@gmail.com





**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**

<b>Subtotal</b>	<b>\$9,140.90</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$9,140.90</b>

**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.**

**Manager Notes: After the initial/1X \$9,140.90 - the max we would spend annually is \$12,479.90 & the lowest we would spend (Carlos said this is more of a reasonable guess/estimate) \$6,239.90. I just don't want to see the district spend 100K+ for painting & then have the same issues right after on brand new paint.**

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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

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

Date \_\_\_\_\_

**Meadow Pointe III CDD**

<b>Subtotal</b>	<b>\$3,206.98</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$3,206.98</b>

**THIS IS NOT AN INVOICE**



## **Tab 5**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 18, 2026, at 6:30pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats):** Term 11/22 – 11/26 (Michael Hall-Seat 1); Term 11/22-11/26 (Glen Aleo-Seat 3); & Term 11/22 – 11/26 (Paul Carlucci-Seat 5)

## District Manager's Report

January 21

# 2026

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#### District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>12/31/2025</u>
General Fund Cash & Investment Balance:		\$3,230,617
Reserve Fund Cash & Investment Balance:		\$2,472,910
Debt Service Fund & Investment Balance:		<u>\$1,344,842</u>
<b>Total Cash and Investment Balances:</b>		<b>\$7,048,369</b>
<b>General Fund Expense</b>		<b>Under</b>
<b>Variance: \$17,593</b>		<b>Budget</b>





Rizzetta & Company

# **Meadow Pointe III Community Development District**

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**Financial Statements  
(Unaudited)**

**December 31, 2025**

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

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

**Meadow Pointe III Community Development District**

Balance Sheet  
As of 12/31/2025  
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	1,813,124	0	0	1,813,124	0	0
Investments	1,417,493	2,472,910	1,344,842	5,235,245	0	0
Accounts Receivable	747,321	0	72,958	820,279	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	1,417,800
Amount To Be Provided Debt Service	0	0	0	0	0	5,097,200
<b>Total Assets</b>	<b>4,004,650</b>	<b>2,472,910</b>	<b>1,417,800</b>	<b>7,895,360</b>	<b>11,070,208</b>	<b>6,515,000</b>
<b>Liabilities</b>						
Accounts Payable	73,046	0	0	73,046	0	0
Deferred Revenue	461,359	0	0	461,359	0	0
Accrued Expenses	2,085	0	0	2,085	0	0
Other Current Liabilities	294	0	0	294	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	6,515,000
Deposits Payable	550	0	0	550	0	0
<b>Total Liabilities</b>	<b>537,334</b>	<b>0</b>	<b>0</b>	<b>537,334</b>	<b>0</b>	<b>6,515,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	1,800,862	1,881,180	639,813	4,321,854	0	0
Investment In General Fixed Assets						
Investment In General Fixed Assets	0	0	0	0	11,070,208	0
Total Investment In General Fixed Assets	0	0	0	0	11,070,208	0
Net Change in Fund Balance	1,666,454	591,730	777,987	3,036,172	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>3,467,316</b>	<b>2,472,910</b>	<b>1,417,800</b>	<b>7,358,026</b>	<b>11,070,208</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>4,004,650</b>	<b>2,472,910</b>	<b>1,417,800</b>	<b>7,895,360</b>	<b>11,070,208</b>	<b>6,515,000</b>

See Notes to Unaudited Financial Statements



**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	14,575	14,575
Special Assessments				
Tax Roll	2,211,761	2,211,761	2,224,297	12,536
Other Misc. Revenues				
Cell Tower Lease	28,262	7,066	10,174	3,108
Key/Access/Transponder Revenue	0	0	678	678
Miscellaneous Revenue	0	0	3,206	3,206
Non-Resident Annual Fees	0	0	373	374
Remotes	2,000	500	1,599	1,098
Room Rentals	0	0	280	280
Vending Machine Revenue	200	50	0	(50)
<b>Total Revenues</b>	<b>2,242,223</b>	<b>2,219,377</b>	<b>2,255,182</b>	<b>35,805</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	3,250	3,000	250
<b>Total Legislative</b>	<b>13,000</b>	<b>3,250</b>	<b>3,000</b>	<b>250</b>
Financial & Administrative				
Accounting Services	22,495	5,624	5,624	0
Administrative Services	5,974	1,494	1,493	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	207	216	(8)
Disclosure Report	2,000	500	500	0
District Engineer	22,500	5,625	14,342	(8,717)
District Management	33,475	8,369	8,369	0
Dues, Licenses & Fees	450	113	175	(62)
Financial & Revenue Collections	5,150	1,287	1,287	0
Legal Advertising	2,200	550	0	550
Miscellaneous Mailings	2,200	550	0	550
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	1,015	330	685
<b>Total Financial &amp; Administrative</b>	<b>128,944</b>	<b>41,742</b>	<b>50,396</b>	<b>(8,654)</b>
Legal Counsel				
District Counsel	28,000	7,000	8,455	(1,456)
<b>Total Legal Counsel</b>	<b>28,000</b>	<b>7,000</b>	<b>8,455</b>	<b>(1,456)</b>
Law Enforcement				
Off Duty Deputy	157,456	39,364	38,102	1,263
<b>Total Law Enforcement</b>	<b>157,456</b>	<b>39,364</b>	<b>38,102</b>	<b>1,263</b>
Electric Utility Services				

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Utility - Street Lights	138,000	34,500	35,432	(932)
Utility Services	34,850	8,712	7,217	1,495
Total Electric Utility Services	172,850	43,212	42,649	563
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	2,700	675	724	(49)
Garbage - Residential	305,378	76,345	73,900	2,444
Solid Waste Assessment	1,638	409	1,675	(1,265)
Total Garbage/Solid Waste Control Services	309,716	77,429	76,299	1,130
Water-Sewer Combination Services				
Utility - Recreation Facilities	19,200	4,800	6,018	(1,218)
Total Water-Sewer Combination Services	19,200	4,800	6,018	(1,218)
Stormwater Control				
Aquatic Maintenance	74,885	18,721	18,721	0
Aquatic Plant Replacement	3,750	938	0	938
Mitigation Area Monitoring & Maintenance	3,600	900	0	900
Stormwater Assessments	4,012	1,003	11,949	(10,947)
Stormwater System Maintenance	7,000	1,750	0	1,750
Total Stormwater Control	93,247	23,312	30,670	(7,359)
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	1,250	2,950	(1,700)
General Liability Insurance	8,197	8,197	7,294	903
Holiday Decorations	21,000	21,000	17,000	4,000
Irrigation Maintenance & Repair	25,000	6,250	5,007	1,244
Landscape - Annuals/Flowers	18,000	4,500	0	4,500
Landscape - Miscellaneous	8,835	2,209	0	2,209
Landscape - Mulch	45,000	11,250	0	11,250
Landscape - Pest Control	2,000	500	0	500
Landscape Inspection Services	9,000	2,250	1,500	750
Landscape Maintenance	329,712	82,428	74,565	7,862
Landscape Replacement Plants, Shrubs, Tr	30,000	7,500	39,114	(31,614)
Lift Station Maintenance	4,050	1,012	299	714
Property Insurance	19,148	19,148	18,342	806
Street Light Deposit Bond	760	190	0	190
Tree Trimming Services	16,000	4,000	0	4,000
Well Maintenance	3,000	750	245	505
Total Other Physical Environment	544,702	172,434	166,316	6,119
Road & Street Facilities				
Gate Maintenance & Repair	45,500	11,375	3,427	7,948
Gate Phone	18,000	4,500	14,835	(10,335)
Parking Lot Repair & Maintenance	2,500	625	6,750	(6,125)
Roadway Repair & Maintenance	5,000	1,250	0	1,250
Sidewalk Maintenance & Repair	11,500	2,875	4,500	(1,625)
Street Sign Repair & Replacement	6,000	1,500	850	650
Total Road & Street Facilities	88,500	22,125	30,362	(8,237)

See Notes to Unaudited Financial Statements



**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Parks & Recreation				
Cable & Internet	575	144	75	69
Clubhouse Maintenance & Repair	19,217	4,804	8,907	(4,103)
Computer Support, Maintenance & Repair	1,300	325	98	228
Dog Waste Station Supplies & Maintenance	1,900	475	240	235
Employee - Reimbursements	2,000	500	333	166
Facility A/C & Heating Maintenance & Rep	1,400	350	193	157
Fitness Equipment Maintenance & Repair	10,000	2,500	0	2,500
Management Contract	456,277	114,069	100,334	13,735
Operating Supplies	17,500	4,375	2,311	2,065
Pest Control	1,150	288	490	(203)
Playground Equipment & Maintenance	3,400	850	0	850
Pool Maintenance	40,650	10,162	10,931	(768)
Pool/Water Park/Fountain Maintenance	24,000	6,000	0	6,000
Security System Monitoring Services & Ma	8,000	2,000	2,358	(358)
Tennis/Athletic Court/Park Maintenance	5,000	1,250	2,247	(998)
Vehicle Maintenance	3,650	913	748	165
Total Parks & Recreation	596,019	149,005	129,265	19,740
Special Events				
Special Events	22,500	5,625	7,195	(1,570)
Total Special Events	22,500	5,625	7,195	(1,570)
Contingency				
Capital Outlay	68,089	17,022	0	17,022
Total Contingency	68,089	17,022	0	17,022
Total Expenditures	2,242,223	606,320	588,727	17,593
Total Excess of Revenues Over(Under) Expenditures	0	1,613,057	1,666,455	53,398
Fund Balance, Beginning of Period	0	0	1,800,861	1,800,862
Total Fund Balance, End of Period	0	1,613,057	3,467,316	1,854,260

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	19,160	19,160
Special Assessments				
Tax Roll	580,973	580,973	580,970	(3)
<b>Total Revenues</b>	<b>580,973</b>	<b>580,973</b>	<b>600,130</b>	<b>19,157</b>
<b>Expenditures</b>				
Contingency				
Capital Reserve - Asset Replacement	463,412	463,412	8,400	455,012
Capital Reserve - Road	117,561	117,561	0	117,561
<b>Total Contingency</b>	<b>580,973</b>	<b>580,973</b>	<b>8,400</b>	<b>572,573</b>
<b>Total Expenditures</b>	<b>580,973</b>	<b>580,973</b>	<b>8,400</b>	<b>572,573</b>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<b>0</b>	<b>0</b>	<b>591,730</b>	<b>591,730</b>
<b>penditures</b>				
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>1,881,180</b>	<b>1,881,180</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>0</b>	<b>2,472,910</b>	<b>2,472,910</b>



**Meadow Pointe III Community Development District**  
 Statement of Revenues and Expenditures  
 720 Debt Service Fund S2013 & S2015 As of 12/31/2025  
 (In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,306	5,306
Special Assessments				
Tax Roll	587,460	587,460	590,098	2,638
Total Revenues	<u>587,460</u>	<u>587,460</u>	<u>595,404</u>	<u>7,944</u>
Expenditures				
Debt Service				
Interest	207,460	207,460	94,846	112,614
Principal	380,000	380,000	0	380,000
Total Debt Service	<u>587,460</u>	<u>587,460</u>	<u>94,846</u>	<u>492,614</u>
Total Expenditures	<u>587,460</u>	<u>587,460</u>	<u>94,846</u>	<u>492,614</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>500,558</u>	<u>500,558</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>564,763</u>	<u>564,763</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,065,321</u>	<u>1,065,321</u>

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	633	633
Special Assessments				
Tax Roll	297,410	297,410	298,746	1,336
Total Revenues	<u>297,410</u>	<u>297,410</u>	<u>299,379</u>	<u>1,969</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>277,429</u>	<u>277,429</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>352,479</u>	<u>352,479</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2025</u>
Valley National Operating	Governmental Checking/ICS	\$ 417,987
FLCLASS Operating	Average Monthly Yield 3.8943%	999,506
<b>Total General Fund Investments</b>		<b>\$ 1,417,493</b>
FLCLASS Asset Replacement	Average Monthly Yield 3.8943%	\$ 750,127
FLCLASS Road Reserve	Average Monthly Yield 3.8943%	1,003,233
Subtotal		1,753,360
Valley National Asset Replacement Reserve	Governmental Checking/ICS	\$ 683,337
Subtotal		683,337
Valley National Road Reserve	Governmental Checking	\$ 36,213
Subtotal		36,213
<b>Total Reserve Fund Investments</b>		<b>\$ 2,472,910</b>
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	18,677
US Bank Series 2013 Prepayment	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	95,859
US Bank Series 2015A Revenue	US Bank GCTS 0490 Money Market	280,105
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	3
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	327,957
<b>Total Debt Service Fund Investments</b>		<b>\$ 1,344,842</b>

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



**Meadow Pointe III Community Development District**  
**Summary A/R Ledger**  
**From 12/01/2025 to 12/31/2025**

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
<b>720, 2670</b>							
	720-001	720 General Fund	Pasco County Tax Collector	AR00002917	12110	10/01/2025	230,262.00
<b>Sum for 720, 2670</b>							<b>230,262.00</b>
<b>720, 2797</b>							
	720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	18,429.79
	720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	30,006.64
<b>Sum for 720, 2797</b>							<b>48,436.43</b>
<b>720, 2798</b>							
	720-202	720 Debt Service Fund S2021	Pasco County Tax Collector	AR00002917	12110	10/01/2025	24,521.65
<b>Sum for 720, 2798</b>							<b>24,521.65</b>
<b>Sum for 720</b>							<b>303,220.08</b>
<b>Sum Total</b>							<b>303,220.08</b>

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District**  
**Summary A/P Ledger**  
**From 12/01/2025 to 12/31/2025**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>720, 2670</b>						
	720 General Fund	12/01/2025	Cooper Pools Inc.	2025-1576	Pool Maintenance 12/25	376.42
	720 General Fund	12/01/2025	Cooper Pools Inc.	2025-1575	Pool Maintenance 12/25	176.80
	720 General Fund	12/01/2025	OLM, Inc.	46506	Landscape Inspection 12/25	750.00
	720 General Fund	12/01/2025	Pasco County Utilities	0509200-121825	Water Services 11/25	2,132.48
	720 General Fund	12/01/2025	Pasco Sheriffs Office	ARDEC25 MP111	Deputy Services 12/25	12,700.58
	720 General Fund	12/01/2025	Rizzetta & Company, Inc.	INV0000106310	Cell Phone 12/25	150.00
	720 General Fund	12/01/2025	Skyway Supply, Inc.	69613	Dog Waste Station Supplies & Maintenance 12/25	239.90
	720 General Fund	12/01/2025	Straley Robin Vericker	27675	Legal Services 11/25	2,135.00
	720 General Fund	12/01/2025	Straley Robin Vericker	27752	Legal Services 12/25	3,786.50
	720 General Fund	12/01/2025	TECO	311000030198-010726	Electric Services 12/25	10,189.16
	720 General Fund	12/01/2025	TECO	311000030198-010726	Electric Services 12/25	2,442.71
	720 General Fund	11/20/2023	Waste Connections of Florida	1530432W426-Rev	Waste Disposal Services 11/23	(150.02)
	720 General Fund	12/01/2025	Withlacoochee River Electric Cooperative, Inc.	1353910-122225	Electric Services 12/25	1,618.03
	720 General Fund	12/01/2025	Yellowstone Landscape	1053672	Landscape Maintenance 12/25	24,855.23
	720 General Fund	12/01/2025	Yellowstone Landscape	1063230	Irrigation Repair 11/25	1,695.28
	720 General Fund	12/01/2025	Yellowstone Landscape	1079508	Landscape Maintenance 12/25	730.00
	720 General Fund	12/01/2025	Yellowstone Landscape	1063231	Irrigation Repair 12/25	835.95
	720 General Fund	12/01/2025	Yellowstone Landscape	1081802	Irrigation Repair 12/25	353.64
	720 General Fund	12/01/2025	Yellowstone Landscape	1081801	Irrigation Repair 12/25	328.77
	720 General Fund	12/01/2025	Yellowstone Landscape	1079506	Landscape Maintenance 12/25	7,700.00
<b>Sum for 720, 2670</b>						<b>73,046.43</b>
<b>Sum for 720</b>						<b>73,046.43</b>
<b>Sum Total</b>						<b>73,046.43</b>

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

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/25.
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 – Payment for Invoice AR#00002917 in the amount of \$64,650.73 was received in January 2026.
6. Debt Service Fund 200 – Payment for Invoice AR#00002917 in the amount of \$13,599.51 was received in January 2026.
7. Debt Service Fund 202 – Payment for Invoice AR#00002917 in the amount of \$6,884.95 was received in January 2026.



## **Tab 6**



# Quarterly Compliance Audit Report

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## Meadow Pointe III

**Date:** December 2025 - 4th Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

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

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





# Florida F.S. 189.069 Requirements

Result: **PASSED**

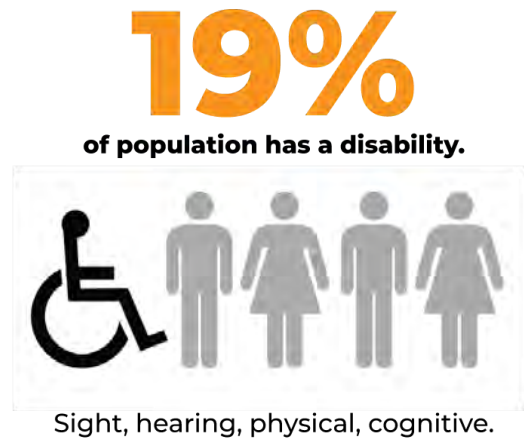
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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



# ADA Compliance Categories

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



## Contrast and colors

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

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



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

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





## Ability to navigate with the keyboard

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

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

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



## Easy to navigate and find information

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

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



## Properly formatting tables

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

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



## **Making PDFs accessible**

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

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



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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



## Feedback for users

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



## Other related requirements

### ***No flashing***

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

### ***Timers***

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

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

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

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

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



# Web Accessibility Glossary

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

## **Tab 7**

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**MEADOW POINTE III  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Meadow Pointe III Community Development District Board of Supervisors was held on **Wednesday, January 21, 2026, 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:

Michael Hall	<b>Board Supervisor, Vice Chairman</b>
John Johnson	<b>Board Supervisor, Assistant Secretary</b>
Michael Torres	<b>Board Supervisor, Assistant Secretary</b>
Glen Aleo	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Darryl Adams	<b>District Manager, Rizzetta &amp; Company</b>
Paul Carlucci	<b>Board Supervisor, Chairman (on Conference Call)</b>
Cari Allen Webster	<b>District Counsel, Straley Robin Vericker</b>
John Pizzuto	<b>Clubhouse Assistant, Rizzetta &amp; Company</b>
Justin Lawrence	<b>Clubhouse Manager, Rizzetta &amp; Company</b>
Carlos Garcia	<b>Account Manager, Yellowstone Landscape</b>
Tyson Waag	<b>Stantec Project Engineer</b>
Scarlett Sponberg	<b>Amenity Service Coordinator, Rizzetta &amp; Company</b>
Kyle Wilson	<b>Account Manager, Solitude</b>
Deputy Payton	<b>Pasco Sheriff Office</b>

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

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

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

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**



Residents addressed the Board regarding pond erosion, Beaconsfield enhancements, gate damage caused by a vehicle, and activity originating from the wall, and overhanging trees and branches.

## **FOURTH ORDER OF BUSINESS**

## **STAFF REPORTS**

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

Deputy Payton reviewed his report from the previous month.

### **B. District Engineer**

Mr. Waag provided an update on erosion within the community. The Board requested photographs depicting the affected areas in order to place erosion prevention on a future agenda and requested a proposal for bank resurfacing.

### **C. Aquatics Inspection Report**

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

Mr. Wilson reviewed his report.

#### **2. Consideration of Solitude Lake Management Services Agreement**

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

#### **3. Consideration of Solitude Proposals**

On a motion by Mr. Hall, seconded by Mr. Torres, and with all in favor, the Board of Supervisors approved the Solitude Site 53 Grass Carp stocking with Barrier Proposal, in the amount of \$3,917, for Meadow Pointe III Community Development District.

### **D. OLM Landscape Inspection Report**

Mr. Garcia reviewed the OLM Report.

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

The Board reviewed the Yellowstone Report.

#### **1. Presentation of Yellowstone Proposals**

The Board discussed Yellowstone's Proposals.

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

Mr. Adams reviewed the Amenity Report.

The Board requested that staff coordinate with Paul Woods to determine why the area with natural growth is not being maintained.

On a motion by Mr. Torres, seconded by Mr. Aleo, and with all in favor, the Board of Supervisors approved moving forward with payment of \$500 to Barbara Flannery contingent upon execution of a full release agreement, for Meadow Pointe III Community Development District.

**G. District Counsel**

District Counsel reviewed her report. The Board agreed not to move forward with the Cell Tower offer.

**H. District Manager's Report**

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

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. Discussion of Current Camera Expenses**

**SIXTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on December 17, 2025**

On a motion from Mr. Johnson, seconded by Mr. Hall, with four in favor, the Board of Supervisors approved the Regular Meeting held on December 17, 2025, as amended, for the Meadow Pointe III Community Development District.

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

On a motion from Mr. Johnson, seconded by Mr. Hall, with all in favor, the Board approved The Operation and Maintenance Expenditures for December 2025 ( \$205,986.56), 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.

121 \_\_\_\_\_  
122 Assistant Secretary

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

DRAFT



## **Tab 8**



**MEADOW POINTE III  
COMMUNITY DEVELOPMENT DISTRICT**

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

Meadowpointe3cdd.org

**Operations and Maintenance Expenditures  
January 2026  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$161,874.36**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cooper Pools Inc.	300369	2025-1575	Pool Maintenance 12/25	\$ 176.80
Cooper Pools Inc.	300369	2025-1576	Pool Maintenance 12/25	\$ 376.42
Cooper Pools Inc.	300369	2026-1050	Pool Maintenance 01/26	\$ 3,385.00
Florida Department of Revenue	011626-01	6180155779674-011526	Sales & Use Tax 12/25	\$ 286.49
Frontier Communications of FL	012926-01	23918809150919135-010426	Gate Phones 01/26	\$ 178.80
Glen Richard Aleo	012325-03	GAleo012126-720	Board of Supervisors Meeting 01/21/26	\$ 200.00
Higginbotham Insurance Agency, Inc.	300367	446327	Bond Renewal - Utility 02/13/26-02/13/27	\$ 566.00
John A. Johnson	012325-04	JJohnson012126-720	Board of Supervisors Meeting 01/21/26	\$ 200.00
Jose Refugio Uribe Tello	300379	01059	Maintenance & Repairs 12/25	\$ 2,200.00
Jose Refugio Uribe Tello	300379	01068	Maintenance & Repairs 01/26	\$ 1,700.00
Michael J Hall	012325-01	MHall012126-720	Board of Supervisors Meeting 01/21/26	\$ 200.00



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Michael Torres	012325-02	MTorres012126-720	Board of Supervisors Meeting 01/21/26	\$ 200.00
OLM, Inc.	300370	46506	Landscape Inspection 12/25	\$ 750.00
Outsmart Pest Management, Inc.	300371	46905	Pest Control 01/26	\$ 75.00
Pasco County Utilities	010726-01	23637374	Water Services 11/25	\$ 2,132.48
Pasco Sheriff's Office	300372	ARDEC25 MPIII	Deputy Services 12/25	\$ 12,700.58
Paul Carlucci	012325-05	PCarlucci012126-720	Board of Supervisors Meeting 01/21/26	\$ 200.00
Rizzetta & Company, Inc.	300365	INV0000106042	Personnel Reimbursement, Amenity Management & Oversight 01/26	\$ 17,820.99
Rizzetta & Company, Inc.	300364	INV0000106283	Accounting Services 01/26	\$ 5,867.83
Rizzetta & Company, Inc.	300368	INV0000106310	Cell Phone 12/25	\$ 150.00
Rizzetta & Company, Inc.	300378	INV0000106573	Personnel Reimbursement 01/26	\$ 15,329.24
Romaner Graphics	300380	22970	Sign Repair & Replacement 01/26	\$ 330.00

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Skyway Supply, Inc.	300366	69613	Dog Waste Station Supplies & Maintenance 12/25	\$ 239.90
Solitude Lake Management, LLC	300373	PSI229395	Lake & Pond Management Services 01/26	\$ 6,240.31
Southern Automated Access Services, LLC	300375	17467	Gate Phones 01/26	\$ 165.00
Southern Automated Access Services, LLC	300375	17468	Gate Phones 01/26	\$ 165.00
Southern Automated Access Services, LLC	300375	17470	Gate Phones 01/26	\$ 165.00
Southern Automated Access Services, LLC	300375	17482	Gate Phones 01/26	\$ 165.00
Southern Automated Access Services, LLC	300375	17483	Gate Phones 01/26	\$ 165.00
Southern Automated Access Services, LLC	300375	17487	Gate Phones 01/26	\$ 165.00
Southern Automated Access Services, LLC	300375	17498	Gate Phones 01/26	\$ 165.00
Southern Automated Access Services, LLC	300374	17507	Gate Phones 01/26	\$ 165.00
Southern Automated Access Services, LLC	300375	17509	Gate Phones 01/26	\$ 115.00

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300375	17518	Gate Phones 01/26	\$ 608.00
Southern Automated Access Services, LLC	300381	17532	Gate Phones 01/26	\$ 62.95
Southern Automated Access Services, LLC	300381	17536	Gate Phones 01/26	\$ 62.95
Southern Automated Access Services, LLC	300381	17575	Gate Maintenance & Repair 01/26	\$ 135.00
Southern Automated Access Services, LLC	300381	17576	Gate Maintenance & Repair 01/26	\$ 135.00
Spectrum	013026-01	8337130620042426-011126	Internet Services 01/26	\$ 25.00
Straley Robin Vericker	300376	27675	Legal Services 11/25	\$ 2,135.00
Straley Robin Vericker	300376	27752	Legal Services 12/25	\$ 3,786.50
TECO	012626-01	311000030198-010726	Electric Services 12/25	\$ 12,631.87
U.S. Water Services Corporation	300377	SI136680	Lift Station Maintenance 01/26	\$ 99.61
Valley National Bank	012726-01	CC123125-720	Credit Card Expenses 12/25	\$ 4,738.22



## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Connections of Florida	012226-01	2102242W426	Waste Disposal Services 02/26	\$ 256.61
Withlacoochee River Electric Cooperative, Inc.	010226-01	1353910-122225	Electric Services 12/25	\$ 1,618.03
Withlacoochee River Electric Cooperative, Inc.	012326-01	1353911-011326	Electric Services 12/25	\$ 118.43
Withlacoochee River Electric Cooperative, Inc.	012326-01	1353912-011326	Electric Services 12/25	\$ 87.57
Withlacoochee River Electric Cooperative, Inc.	012326-01	1353913-011326	Electric Services 12/25	\$ 78.68
Yellowstone Landscape	010626-01	1053672	Landscape Maintenance 12/25	\$ 24,855.23
Yellowstone Landscape	012826-01	1063230	Irrigation Repair 11/25	\$ 1,695.28
Yellowstone Landscape	012826-01	1063231	Irrigation Repair 12/25	\$ 835.95
Yellowstone Landscape	012826-01	1079506	Landscape Maintenance 12/25	\$ 7,700.00
Yellowstone Landscape	012826-01	1079508	Landscape Maintenance 12/25	\$ 730.00
Yellowstone Landscape	012826-01	1081801	Irrigation Repair 12/25	\$ 328.77

## Meadow Pointe III Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	012826-01	1081802	Irrigation Repair 12/25	\$ 353.64
Yellowstone Landscape	012826-01	1081931	Landscape Maintenance 01/26	\$ 24,855.23
Yellowstone Landscape	012826-01	1082160	Irrigation Repair 01/26	<u>\$ 1,000.00</u>
<b>Total Report</b>				<u><b>\$ 161,874.36</b></u>

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.: 2025-1575  
Terms: Net 30  
Invoice date: 12/23/2025  
Due date: 01/22/2026

Technician: Bob / Noah

#	Date	Product or service	Description	Qty	Rate	Amount
1.		MISC PRODUCTS	7 Gallon Specialty Tank	1	\$176.80	\$176.80

Total

\$176.80

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.: 2025-1576  
Terms: Net 30  
Invoice date: 12/30/2025  
Due date: 01/29/2026

Technician: Noah / Bob  
PO#: Gas Shocks for Lids

#	Date	Product or service	Description	Qty	Rate	Amount
1.		GAS SHOCK 60LB	GAS SHOCK 60LB	2	\$63.21	\$126.42
2.		GAS SHOCK, 115LB	GAS SHOCK, 115LB	0	\$63.21	\$0.00
3.		GAS SHOCK, 115LB, LOCKING	GAS SHOCK, 115LB, LOCKING	0	\$100.99	\$0.00
4.		COMMERCIAL SERVICE CALL / INSTALLATION	Remove and replace all gas shocks on lids to keep lids up while working on equipment	1	\$250.00	\$250.00

Total

\$376.42

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.: 2026-1050  
Terms: Net 30  
Invoice date: 01/01/2026  
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance January 2026	1	\$3,385.00	\$3,385.00

Total

\$3,385.00

Ways to pay



View and pay

## Payment Confirmation

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

### Transaction Information

<b>Confirmation#</b>	920000660825	<b>Submitted Date</b>	Thursday, 01/15/2026
<b>Status</b>	IN PROCESS	<b>Submitted Time</b>	01:40 PM

### Payment Information

<b>Taxpayer Name</b>	MEADOW POINTE III COMMUNITY DEVELOPMENT	<b>Debit Date</b>	Friday, 01/16/2026
<b>Document Type</b>	DR-15	<b>Filing Period End Date</b>	12/31/2025
<b>Amount Paid</b>	\$286.49		
<b>Payment Amount</b>	\$286.49		
<b>Fee Amount</b>	\$0.00		

### Electronic Check Information

<b>Bank Nickname</b>	N/A
<b>Bank Account Type</b>	BUSINESS/CORPORATE CHECKING

### Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577967-4	12/31/2025	\$286.49





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

Billing Date:  
**Jan 04, 2026**

Billing Period:  
**Jan 04 - Feb 03, 2026**

Hi MEADOW POINTE III CDD,

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

### Bill history

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

### Service summary

	Previous month	Current month
Phone	\$149.30	\$149.30
Taxes and Fees	\$29.64	↓\$29.50
<b>Total services</b>	<b>\$178.94</b>	<b>\$178.80</b>
<b>Total balance</b>		<b>\$178.80</b>

Total balance

**\$178.80**

Auto Pay is scheduled  
**Jan 28**

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



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

6790 0107 DY RP 04 01062026 NNNNNNNN 01 001173 0006

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

**You are all set with Auto Pay! To review your account, go to [frontier.com](https://frontier.com) or the MyFrontier app.**



8250062391880915091913000000000000000178805



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

Billing Date:  
Jan 04, 2026  
Billing Period:  
Jan 04 - Feb 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](https://enterprise.frontier.com/managed-network-services)

Master Summary Activity		
Summary of charges by Account		
Phone Number		Amount
239-188-0915	0	\$0.00
813-907-0937	0	\$89.40
813-994-5419	0	\$89.40
Total current month charges		\$178.80
Account Payments		
Payment received from 239-188-0915		\$178.94

Next-Generation  
Business  
Communications

Frontier® + RingCentral starting at

\$19.99

/mo. when bundled with Frontier Fiber

\*Standard package

business.frontier.com/unified-communications



---

MEADOW POINTE III CDD	Account Number:	Billing Date:
5844 OLD PASCO RD	<b>239-188-0915-091913-5</b>	<b>Jan 04, 2026</b>
STE 100		Billing Period:
WESLEY CHAPEL FL 335444010		<b>Jan 04 - Feb 03, 2026</b>

---

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







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

Billing Date:  
**Jan 04, 2026**  
 Billing Period:  
**Jan 04 - Feb 03, 2026**

## Phone

### Monthly Charges

01.04-02.03	Business Line - 2 Yr Term	\$57.95
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
<b>Phone Total</b>		<b>\$74.65</b>

## Taxes and Fees

Federal USF Recovery Charge	\$4.59
Federal Excise Tax	\$2.25
<b>Federal Taxes</b>	<b>\$6.84</b>
FL State Communications Services Tax	\$3.89
County Communications Services Tax	\$1.93
FL State Gross Receipts Tax	\$1.48
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.13
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$7.91</b>

**Taxes and Fees Total** **\$14.75**

**Total current month charges** **\$89.40**

Amount Transferred to 239-188-0915 \$89.40



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

Billing Date:  
**Jan 04, 2026**  
 Billing Period:  
**Jan 04 - Feb 03, 2026**

## Phone

### Monthly Charges

01.04-02.03	Business Line - 2 Yr Term	\$57.95
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
<b>Phone Total</b>		<b>\$74.65</b>

### Taxes and Fees

Federal USF Recovery Charge	\$4.59
Federal Excise Tax	\$2.25
<b>Federal Taxes</b>	<b>\$6.84</b>
FL State Communications Services Tax	\$3.89
County Communications Services Tax	\$1.93
FL State Gross Receipts Tax	\$1.48
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.13
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$7.91</b>

**Taxes and Fees Total** **\$14.75**

### Total current month charges

**\$89.40**

Amount Transferred to 239-188-0915

\$89.40



**Meadow Pointe III CDD  
BOS Meeting  
Meeting Date: January 21, 2026**

**SUPERVISOR PAY REQUEST  
DIRECT DEPOSIT**

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

(\*) Does not get paid

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

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:30pm
Meeting End Time:	8:55
Total Meeting Time:	2.25

Time Over (3) Hours:

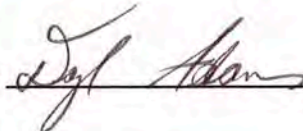
Total at \$400 per Hour:

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







3939 Tampa Road  
Oldsmar, FL 34677  
Phone: (813) 818-5300

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

Invoice # 446327

Page: 1 of 1

Account Code

Date

MEADPOI-02

1/12/2026

Balance Due On

Amount Due

2/13/2026

\$566.00

*\*New Remit To Address\**

Please remit payment to:  
Higginbotham Trust Account  
P.O. Box 385  
Fort Worth, TX 76101-0385

Policy Type: Miscellaneous

Policy Number: RSB2004556

Effective: 2/13/2026 to 2/13/2027

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
	2/13/2026	2/13/2026	RENB	Renewal of BONDS - UTILITY BOND \$18,850 - TECO Effective 2/13/202	\$566.00
Sub-Total					\$566.00

Total Invoice Balance: \$566.00

Payment due upon receipt of invoice. Please note that you will need your account code, MEADPOI-02, to process with ePay.

*Please make check payable to Higginbotham and include your invoice for proper application of your payment.  
Or, pay on-line at <https://higginbothamtrust.epaypolicy.com/>*

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

MPIII Community Development District C/o  
Rizzetta & Company 3434 Colwell Ave, Suite 200  
Tampa, FL 33614  
Justin Lawrence  
1500 Meadow Pointe Blvd  
Wesley Chapel, 33543



Date

Invoice #01059

12/16/2025

Due Date

12/23/2025

**Amount Due**

**\$2,200.00 USD**

Description	Unit Cost	Quantity	Line Total
Please see notes	\$2,200.00	1	\$2,200.00

**Amount Due**

**\$2,200.00**

Beaconsfield Monument both sides , repair surface, resecure south side of sign to base, paint background and letters.

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.

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 #	01068
Rizzetta & Company 3434 Colwell Ave, Suite 200	Invoice Date	01/14/2026
Tampa, FL 33614	Due Date	01/28/2026
Justin Lawrence	<b>Amount Due</b>	<b>\$1,700.00 USD</b>
1500 Meadow Pointe Blvd		
Wesley Chapel, 33543		

Description	Unit Cost	Quantity	Line Total
See notes for Whitlock monument	\$1,700.00	1	\$1,700.00

<b>Amount Due</b>	<b>\$1,700.00</b>
-------------------	-------------------

Project Title and Location: Meadow Point III

Project Description: invoice for repair of monument at Whitlock Monument both sides, paint surface ,paint Whitlock letters.

Description

Paint front and back of monument

Paint surface background in Brown and letters in gold.

Manager Approval:\_\_\_\_\_

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





**OLM, Inc.**  
PO Box 440725  
Kennesaw, GA 30160  
7704200900  
mlimbaugh@olminc.com  
www.olminc.com

**BILL TO**

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

**INVOICE 46506**

**DATE** 01/05/2026 **TERMS** Net 30

**DUE DATE** 02/04/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
12/23/2025	<b>Inspection</b>	monthly landscape inspection conducted at Meadow Pointe III CDD by Paul Woods	750.00

Please include invoice number on all payments.

**TOTAL DUE** **\$750.00**



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

## Service Slip/Invoice

**INVOICE:** 46905  
**DATE:** 01/02/2026  
**ORDER:** 46905

**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
01/02/2026	03:16 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	01/02/2026			

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	\$75.00
		<b>SUBTOTAL</b> \$75.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$75.00
		<b>PRIOR BAL</b> \$0.00
		<b>AMOUNT DUE</b> \$75.00

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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
17-96930

MEADOW POINT III CDD

Service Address: **1500 MEADOW POINTE BOULEVARD**

Bill Number: 23637374

Billing Date: 12/18/2025

Billing Period: 11/6/2025 to 12/10/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070428	11/6/2025	6156	12/10/2025	6292	34	136

Usage History

	Water
December 2025	136
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

Transactions

Previous Bill	1,950.32
Payment 12/08/25	-1,950.32 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Water Tier 1 13.0 Thousand Gals X \$2.18	28.34
Water Tier 2 12.0 Thousand Gals X \$3.47	41.64
Water Tier 3 13.0 Thousand Gals X \$6.94	90.22
Water Tier 4 98.0 Thousand Gals X \$9.36	917.28
Sewer	
Sewer Base Charge	53.43
Sewer Charges 136.0 Thousand Gals X \$7.20	979.20
<b>Total Current Transactions</b>	2,132.48
<b>TOTAL BALANCE DUE</b>	<b>\$2,132.48</b>

Please return this portion with payment

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

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

Account # 0509200  
Customer # 01034858  
Balance Forward 0.00  
Current Transactions 2,132.48

**Total Balance Due \$2,132.48**  
**Due Date 1/5/2026**

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

**The Total Due will be electronically  
transferred on 01/05/2026.**

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

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





Pasco Sheriff's Office

# INVOICE

**Customer Number:** C00279  
**Invoice Number:** ARDEC25 MEADOW PT III #3  
**Invoice Date:** 1/5/2026  
**Terms:** DUE UPON RECEIPT

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

Date	Description	Amount
1/5/2026	<b>0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR</b> DEC25 - MEADOW PT III CDD, 1500 MEADOW POINT BLVD, WESLEY CHAPEL, FL 33543	\$12,700.58
	<b>Total Due</b>	\$12,700.58

## PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

**Customer Number:** C00279  
**Invoice Number:** ARDEC25 MEADOW PT III #3  
**Invoice Date:** 1/5/2026  
**Total Amount Due \$** 12,700.58



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

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



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

# Invoice

Date	Invoice #
1/2/2026	INV0000106042

**Bill To:**

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

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

[illegible]

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

Invoice

Date	Invoice #
1/2/2026	INV0000106283

Bill To:

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

Services for the month of	Terms	Client Number
January	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 #
1/1/2026	INV0000106310

**Bill To:**

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

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

[illegible]

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

# Invoice

Date	Invoice #
1/16/2026	INV0000106573

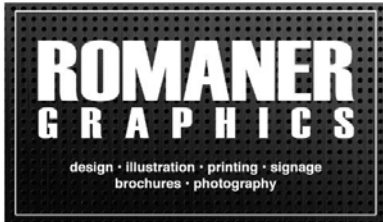
**Bill To:**

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

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

[illegible]





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

INVOICE # 22970

TO: Meadow Pointe III  
COMPANY NAME: \_\_\_\_\_  
DATE: 1/21/26

Not an Exit sign/Not an Entrance signs with	
blackout backers, installed on three clubhouse	
doors.	
6 @ \$55.00 each	

TOTAL: \$330.00

ROMANER  
GRAPHICS  
Thank You,



# Invoice

Date	Invoice Number
12/18/2025	69613

**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	1/17/2026	BK	12/18/2025	
Quantity	Item Code	Description	Price Each	Amount	
2	HANGING SINGLE PU...	HANGING Single Pull Dog Waste Bags. Case 4 boxes 800 ct (3200 total) 22lbs	119.95	239.90	
	Shipping No Charge	SHIPPING: NO CHARGE! FedEx Package 1 Tracking #: 396931027921	0.00	0.00	
			<b>Subtotal</b>	\$239.90	
			<b>Total</b>	\$239.90	
			<b>Payments/Credits</b>	\$0.00	
			<b>Balance Due</b>	\$239.90	



INVOICE

Please Remit Payment to:

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

Page: 1

Invoice Number: PSI229395  
Invoice Date: 1/1/2026

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 1/1/2026  
Due Date 1/31/2026  
Terms Net 30

Customer ID 8080  
P.O. Number  
P.O. Date 1/1/2026  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 1/31/2026 Meadow Pointe III CDD-Lake-ALL		1	1	6,240.31	6,240.31

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 6,240.31

**Subtotal:** 6,240.31  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
**Total:** 6,240.31



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17467

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





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17468

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17470

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17482

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
	JANUARY 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 #
1/5/2026	17483

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





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17487

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17498

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17507

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



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/5/2026	17509

**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
1	Report that codes weren't working. The CAPXLV was offline. Rebooted modem and unit rejoined the network. There was an issue with door board 3&4 noted in the activity log. I power cycled that board. I did not observe an issue with the codes not working. All performing properly at this time. Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$115.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$115.00





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/9/2026	17518

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
	Codes not working. Issue with door board 3&4 error code in log. That circuit board is not used, I disconnected it. Determined the power/internet board is bad. Replaced it and unit resumed normal operation. tested many cycles, all performing properly at this time.			
2	Hourly Tech Charge	115.00		230.00
1	CAPXL Power Internet Board	378.00		378.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$608.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$608.00



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/19/2026	17532

Bill To

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

			Job Name	Terms
			WHITLOCK	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Phone number 813 482 2049	62.95		62.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$62.95
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/19/2026	17536

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
	Cellular usage Chatterly gate phone number 813-435-0748	62.95		62.95
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$62.95
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$62.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/20/2026	17575

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	Installed lock Hasp on breaker box.	20.00		20.00
	Miscellaneous materials.			
	Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$135.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$135.00





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/20/2026	17576

**Bill To**

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

			Job Name	Terms
			BROUGHTON	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Installed lock Hasp on breaker box.	20.00		20.00
	Miscellaneous materials.			
	Hourly Tech Charge	115.00		115.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$135.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$135.00



ACCOUNT NUMBER  
8337 13 062 0042426

STATEMENT DATE  
Jan 11, 2026

SERVICE ADDRESS  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543

PAGE  
1 of 4

## Hi, Pointe III!

Thank you for being a valued customer since 2016.

Amount Due	Due by
<b>\$25</b>	<b>Jan 28</b>

### How It Adds Up

Service from Jan 11 - Feb 10

Previous Balance	\$25
Payments Received	-\$25
<b>Remaining Balance</b>	<b>\$0</b>

<b>Current Activity</b>	<b>\$25</b>
Spectrum TV®	\$0
Spectrum Internet®	\$0
Spectrum Voice®	\$25

<b>Auto Pay Amount</b>	<b>\$25</b>
YOUR AUTO PAY WILL BE PROCESSED 01/28/26	

### 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.

### IMPORTANT BILLING UPDATE

At Spectrum, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

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 01122026 NNNNNNNN 01 997089

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

Amount Due **\$25**

Due by **Jan 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  
Jan 11, 2026

SERVICE ADDRESS  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543

PAGE  
2 of 4

8337 1300 DY RP 11 01122026 NNNNNNNN 01 997089

## Your Bill Details Service from Jan 11 - Feb 10

Thank you for being a valued customer since 2016.

Previous Balance		\$25
EFT Payment	12/28	-\$25
<b>Remaining Balance</b>		<b>\$0</b>

### Current Activity

#### Spectrum TV®

Spectrum TV Select Package		\$0
Spectrum TV Select	\$0	
Your TV package includes over \$50 in 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](https://spectrum.net/account)

**Spectrum Voice® Total** **\$25**

**Auto Pay Amount** **\$25**

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

- Spectrum TV Select will increase by \$7 per month
- Broadcast TV Surcharge will increase by \$3 per month
- Spectrum Receivers will increase by \$3 each per month
- Spectrum Voice will increase by \$5 per month

To learn about how these changes impact your services now and in the future, visit [Spectrum.net/enhancements](https://spectrum.net/enhancements).

### 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.

## Ways to Pay



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



**App:** Pay your bill through the My Spectrum App.



**Online:** Pay your bill online at [Spectrum.net](https://spectrum.net).



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



### Store

Your Spectrum Stores are located at:

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

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



# 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

December 23, 2025

Client: 001009

Matter: 000001

Invoice #: 27675

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through November 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/13/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING PUBLIC RECORDS REQUEST; REVIEW EMAIL CORRESPONDENCE REGARDING WRENCREST SAFETY LIASON.	0.4	\$122.00
11/18/2025	CAW	REVIEW AGENDA AND PREPARE FOR NOVEMBER 19TH BOARD MEETING.	0.6	\$183.00
11/19/2025	CAW	EMAIL AND PHONE CORRESPONDENCE WITH J. LAWRENCE AND D. ADAMS REGARDING FOLLOW UP ITEMS AND ITEMS TO BE DISCUSSED AT NOVEMBER 19TH BOARD MEETING; EMAIL CORRESPONDENCE WITH TOWERPOINT TELECOM CONTACT; PREPARE FOR AND ATTEND BOARD MEETING IN PERSON.	5.3	\$1,616.50
11/24/2025	CAW	REVIEW AND REPSOND TO EMAIL CORRESPONDENCE REGARDING PUBLIC RECORDS REQUEST AND FLORAL CLASSES.	0.5	\$152.50
11/25/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING DISTRICT GATES.	0.2	\$61.00
Total Professional Services			7.0	\$2,135.00



December 23, 2025  
Client: 001009  
Matter: 000001  
Invoice #: 27675

Page: 2

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Total Services	\$2,135.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,135.00
Previous Balance		\$3,184.94
Less Payments		(\$3,184.94)
<b>PAY THIS AMOUNT</b>		<b>\$2,135.00</b>

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

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Meadow Pointe III Community Development District

Rizzetta

5844 Old Pasco Road

Suite 100

Wesley Chapel, FL 33544

January 14, 2026

Client: 001009

Matter: 000001

Invoice #: 27752

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through December 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/1/2025	CAW	PHONE CALL WITH TOWERPOINT REGARDING CELL TOWER PROPOSAL.	0.2	\$61.00
12/1/2025	MS	REVISE GENERAL ELECTION RESOLUTION.	0.2	\$35.00
12/8/2025	CAW	REVIEW RESOLUTION REGARDING THE GENERAL ELECTION.	0.2	\$61.00
12/15/2025	CAW	PREPARE LICENSE AGREEMENT FOR SERVICE MARK WITH MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICTS.	1.5	\$457.50
12/16/2025	CAW	PREPARE LICENSE AGREEMENT FOR SERVICE MARK WITH MEADOW POINTE HOMEOWNERS' ASSOCIATIONS; PREPARE LETTERS TRANSMITTING LICENSE AGREEMENTS TO MEADOW POINTE CDDS AND ASSOCIATIONS.	3.8	\$1,159.00
12/17/2025	CAW	REVIEW AGENDA AND PREPARE FOR DECEMBER BOARD MEETING; PHONE CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING; ATTEND BOARD MEETING IN PERSON.	4.7	\$1,433.50
12/23/2025	CAW	PREPARE AGREEMENT WITH JULIE FOWLER FOR FLORAL DESIGN CLASSES; PHONE CALL TO AMERICAN TOWER TO REPORT LIGHTING ISSUE; EMAIL CORRESPONDENCE TO TOWERPOINT REGARDING PROPOSAL.	1.6	\$488.00
12/24/2025	CAW	REVIEW EMAIL CORRESPONDENCE AND ATTACHMENTS REGARDING DRIVEWAY REPAIR.	0.3	\$91.50
Total Professional Services			12.5	\$3,786.50

January 14, 2026  
Client: 001009  
Matter: 000001  
Invoice #: 27752

Page: 2

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Total Services	\$3,786.50	
Total Disbursements	\$0.00	
Total Current Charges		\$3,786.50
Previous Balance		\$2,135.00
<b>PAY THIS AMOUNT</b>		<b>\$5,921.50</b>

*Please Include Invoice Number on all Correspondence*



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

Statement Date: January 07, 2026

Amount Due: \$12,631.87

Due Date: January 22, 2026

Account #: 311000030198

DO NOT PAY. Your account will be drafted on January 22, 2026

## Account Summary

Previous Amount Due	\$12,509.94
Payment(s) Received Since Last Statement	-\$12,509.94
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$12,631.87</b>

**Amount Due by January 22, 2026 \$12,631.87**

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

**8,516  
KWH**



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

**2,856  
KWH**



Scan here to interact  
with your bill online.

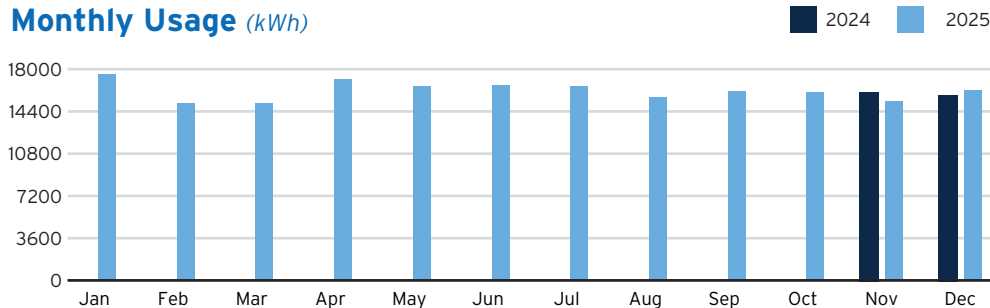


**DOWNED IS  
DANGEROUS!**

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

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

## Monthly Usage (kWh)



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

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



Account #: 311000030198

Due Date: January 22, 2026



**Pay your bill online at TampaElectric.com**

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

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

Amount Due: \$12,631.87

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

701125000527

Your account will be  
drafted on January 22, 2026

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month



Increased



Same



Decreased

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

Sub-Account Number: 211014502689

Amount: \$487.87

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

Sub-Account Number: 211014027679

Amount: \$539.26

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

Sub-Account Number: 211014027422

Amount: \$760.00

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

Sub-Account Number: 211014027190

Amount: \$996.44

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

Sub-Account Number: 211014026929

Amount: \$336.10

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

Sub-Account Number: 211014026697

Amount: \$564.66

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

Sub-Account Number: 211014026457

Amount: \$386.36

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



Phone

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

**All Other Correspondences:**

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

Contact Us

Online:

[TampaElectric.com](http://TampaElectric.com)

Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:  
7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

## Summary of Charges by Service Address

Account Number: 311000030198

### Energy Usage From Last Month



Increased



Same



Decreased

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

**Sub-Account Number:** 211014026192

**Amount:** \$534.95

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

**Sub-Account Number:** 211014025996

**Amount:** \$534.95

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

**Sub-Account Number:** 211014025715

**Amount:** \$624.09

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

**Sub-Account Number:** 211014025491

**Amount:** \$452.14

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

**Sub-Account Number:** 211014025285

**Amount:** \$326.92

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

**Sub-Account Number:** 211014024973

**Amount:** \$416.06

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

**Sub-Account Number:** 211014024759

**Amount:** \$564.66

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

**Sub-Account Number:** 211014024478

**Amount:** \$235.89

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

**Sub-Account Number:** 211014024304

**Amount:** \$951.01

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

**Sub-Account Number:** 211014024056

**Amount:** \$594.40

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

**Sub-Account Number:** 211014023785

**Amount:** \$378.16

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month



Increased




Same



Decreased

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

Sub-Account Number: 211014023603

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000097945	12/12/2025	16,421		16,197		224 kWh	1	30 Days	\$58.50
									 16.7%


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	12/12/2025	9,883		9,800		83 kWh	1	30 Days	\$34.85
									 124.3%


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	12/12/2025	17,014		16,779		235 kWh	1	30 Days	\$60.34
									 4.0%


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

Sub-Account Number: 211014022449

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000127032	12/12/2025	28,020		27,774		246 kWh	1	30 Days	\$62.19
									 13.4%


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	12/12/2025	18,483		18,196		287 kWh	1	30 Days	\$69.07
									 2.7%

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	12/12/2025	13,170		12,989		181 kWh	1	30 Days	\$51.29
									 27.5%

Continued on next page →

## Summary of Charges by Service Address

Account Number: 311000030198

### Energy Usage From Last Month



Increased



Same



Decreased

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

**Sub-Account Number:** 211014021839

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000967413	12/12/2025	4,864		3,715		1,149 kWh	1	30 Days	<b>\$213.63</b>
									129.3%

**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	12/12/2025	53,955		45,439		8,516 kWh	1	30 Days	<b>\$831.16</b>
1000760922	12/12/2025	12.48		0		12.48 kW	1	30 Days	4.0%

**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	12/12/2025	861		853		8 kWh	1	30 Days	<b>\$22.27</b>
1000760919	12/12/2025	0.33		0		0.33 kW	1	30 Days	46.7%

**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	12/12/2025	59,174		58,854		320 kWh	1	30 Days	<b>\$74.60</b>
									13.1%

**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	12/12/2025	80,751		77,895		2,856 kWh	1	30 Days	<b>\$499.94</b>
									9.6%

**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	12/12/2025	15,793		15,576		217 kWh	1	30 Days	<b>\$57.32</b>
									17.3%

**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	12/12/2025	15,247		15,084		163 kWh	1	30 Days	<b>\$48.26</b>
									16.4%

Continued on next page →



Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month

 Increased  Same  Decreased

Service Address: 30730 BEARDSLEY DR, WESLEY CHAPEL, FL 33543-0000						Sub-Account Number: 211014020187			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760998	12/12/2025	3,537		2,096		1,441 kWh	1	30 Days	\$262.59
<div><div></div></div>									0.1%
Service Address: 1122 THACKERY WAY, MP, WESLEY CHAPEL, FL 33543-6835						Sub-Account Number: 211013949949			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000115610	12/12/2025	13,451		13,280		171 kWh	1	30 Days	\$49.61
<div><div></div></div>									14.0%
Service Address: 31220 WHITLOCK DR, MP, WESLEY CHAPEL, FL 33543-3945						Sub-Account Number: 211013949733			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000098994	12/12/2025	12,677		12,521		156 kWh	1	30 Days	\$47.09
<div><div></div></div>									11.4%

Total Current Month's Charges

\$12,631.87




Sub-Account #: 211014502689  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025      **Rate Schedule:** Lighting Service

Charge Details

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

**Current Month's Electric Charges      \$487.87**

Billing information continues on next page ➡




Sub-Account #: 211014027679  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	272 kWh @ \$0.03412/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$320.29
Lighting Fuel Charge	272 kWh @ \$0.03363/kWh	\$9.15
Storm Protection Charge	272 kWh @ \$0.00559/kWh	\$1.52
Clean Energy Transition Mechanism	272 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	272 kWh @ \$0.01230/kWh	\$3.35
Florida Gross Receipt Tax		\$0.60
State Tax		\$35.49
<b>Lighting Charges</b>		<b>\$539.26</b>

**Current Month's Electric Charges** **\$539.26**

Billing information continues on next page →




Sub-Account #: 211014027422  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025      **Rate Schedule:** Lighting Service

Charge Details

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

**Current Month's Electric Charges** **\$760.00**

Billing information continues on next page ➡





Sub-Account #: 211014027190  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025

**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: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	306 kWh @ \$0.03412/kWh	\$10.44
Fixture & Maintenance Charge	6 Fixtures	\$82.98
Lighting Pole / Wire	6 Poles	\$203.88
Lighting Fuel Charge	306 kWh @ \$0.03363/kWh	\$10.29
Storm Protection Charge	306 kWh @ \$0.00559/kWh	\$1.71
Clean Energy Transition Mechanism	306 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	306 kWh @ \$0.01230/kWh	\$3.76
Florida Gross Receipt Tax		\$0.68
State Tax		\$22.23
<b>Lighting Charges</b>		<b>\$336.10</b>

**Current Month's Electric Charges      \$336.10**

Billing information continues on next page ➡




Sub-Account #: 211014026697  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025

**Rate Schedule:** Lighting Service

Charge Details

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

**Current Month's Electric Charges** **\$564.66**

Billing information continues on next page ➡




Sub-Account #: 211014026457  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	208 kWh @ \$0.03412/kWh	\$7.10
Fixture & Maintenance Charge	13 Fixtures	\$121.94
Lighting Pole / Wire	13 Poles	\$220.61
Lighting Fuel Charge	208 kWh @ \$0.03363/kWh	\$7.00
Storm Protection Charge	208 kWh @ \$0.00559/kWh	\$1.16
Clean Energy Transition Mechanism	208 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	208 kWh @ \$0.01230/kWh	\$2.56
Florida Gross Receipt Tax		\$0.46
State Tax		\$25.44
<b>Lighting Charges</b>		<b>\$386.36</b>

**Current Month's Electric Charges      \$386.36**

Billing information continues on next page ➡






Sub-Account #: 211014026192  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	288 kWh @ \$0.03412/kWh	\$9.83
Fixture & Maintenance Charge	18 Fixtures	\$168.84
Lighting Pole / Wire	18 Poles	\$305.46
Lighting Fuel Charge	288 kWh @ \$0.03363/kWh	\$9.69
Storm Protection Charge	288 kWh @ \$0.00559/kWh	\$1.61
Clean Energy Transition Mechanism	288 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	288 kWh @ \$0.01230/kWh	\$3.54
Florida Gross Receipt Tax		\$0.64
State Tax		\$35.22
<b>Lighting Charges</b>		<b>\$534.95</b>

**Current Month's Electric Charges** **\$534.95**

Billing information continues on next page →



Sub-Account #: 211014025996  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025

**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: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025

**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: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025

**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: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	176 kWh @ \$0.03412/kWh	\$6.01
Fixture & Maintenance Charge	11 Fixtures	\$103.18
Lighting Pole / Wire	11 Poles	\$186.67
Lighting Fuel Charge	176 kWh @ \$0.03363/kWh	\$5.92
Storm Protection Charge	176 kWh @ \$0.00559/kWh	\$0.98
Clean Energy Transition Mechanism	176 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	176 kWh @ \$0.01230/kWh	\$2.16
Florida Gross Receipt Tax		\$0.39
State Tax		\$21.53
<b>Lighting Charges</b>		<b>\$326.92</b>

**Current Month's Electric Charges      \$326.92**

Billing information continues on next page ➡




Sub-Account #: 211014024973  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025

**Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	224 kWh @ \$0.03412/kWh	\$7.64
Fixture & Maintenance Charge	14 Fixtures	\$131.32
Lighting Pole / Wire	14 Poles	\$237.58
Lighting Fuel Charge	224 kWh @ \$0.03363/kWh	\$7.53
Storm Protection Charge	224 kWh @ \$0.00559/kWh	\$1.25
Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	224 kWh @ \$0.01230/kWh	\$2.76
Florida Gross Receipt Tax		\$0.49
State Tax		\$27.39
<b>Lighting Charges</b>		<b>\$416.06</b>

<b>Current Month's Electric Charges</b>	<b>\$416.06</b>
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Billing information continues on next page ➡




Sub-Account #: 211014024759  
Statement Date: 01/02/2026

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

Service Period: 11/20/2025 - 12/19/2025      Rate Schedule: Lighting Service

Charge Details

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

Current Month's Electric Charges      **\$564.66**

Billing information continues on next page ➡



Sub-Account #: 211014024478  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025      **Rate Schedule:** Lighting Service

Charge Details

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

**Current Month's Electric Charges** **\$235.89**

Billing information continues on next page →






Sub-Account #: 211014024304  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	512 kWh @ \$0.03412/kWh	\$17.47
Fixture & Maintenance Charge	32 Fixtures	\$300.16
Lighting Pole / Wire	32 Poles	\$543.04
Lighting Fuel Charge	512 kWh @ \$0.03363/kWh	\$17.22
Storm Protection Charge	512 kWh @ \$0.00559/kWh	\$2.86
Clean Energy Transition Mechanism	512 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	512 kWh @ \$0.01230/kWh	\$6.30
Florida Gross Receipt Tax		\$1.13
State Tax		\$62.61
<b>Lighting Charges</b>		<b>\$951.01</b>

**Current Month's Electric Charges** **\$951.01**

Billing information continues on next page ➡




Sub-Account #: 211014024056  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	320 kWh @ \$0.03412/kWh	\$10.92
Fixture & Maintenance Charge	20 Fixtures	\$187.60
Lighting Pole / Wire	20 Poles	\$339.40
Lighting Fuel Charge	320 kWh @ \$0.03363/kWh	\$10.76
Storm Protection Charge	320 kWh @ \$0.00559/kWh	\$1.79
Clean Energy Transition Mechanism	320 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	320 kWh @ \$0.01230/kWh	\$3.94
Florida Gross Receipt Tax		\$0.71
State Tax		\$39.14
<b>Lighting Charges</b>		<b>\$594.40</b>

**Current Month's Electric Charges** **\$594.40**

Billing information continues on next page ➡




Sub-Account #: 211014023785  
Statement Date: 01/02/2026

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

**Service Period:** 11/20/2025 - 12/19/2025      **Rate Schedule:** Lighting Service

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	510 kWh @ \$0.03412/kWh	\$17.40
Fixture & Maintenance Charge	10 Fixtures	\$138.30
Lighting Pole / Wire	10 Poles	\$169.70
Lighting Fuel Charge	510 kWh @ \$0.03363/kWh	\$17.15
Storm Protection Charge	510 kWh @ \$0.00559/kWh	\$2.85
Clean Energy Transition Mechanism	510 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	510 kWh @ \$0.01230/kWh	\$6.27
Florida Gross Receipt Tax		\$1.13
State Tax		\$25.14
<b>Lighting Charges</b>		<b>\$378.16</b>

**Current Month's Electric Charges** **\$378.16**

Billing information continues on next page ➡



Sub-Account #: 211014023603  
Statement Date: 01/02/2026

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

Meter Read

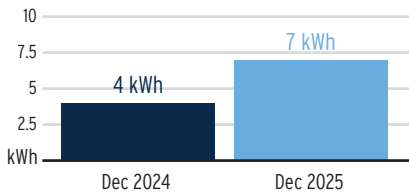
Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000097945	12/12/2025	16,421		16,197		224 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	224 kWh @ \$0.08641/kWh		\$19.36
Fuel Charge	224 kWh @ \$0.03391/kWh		\$7.60
Storm Protection Charge	224 kWh @ \$0.00577/kWh		\$1.29
Clean Energy Transition Mechanism	224 kWh @ \$0.00418/kWh		\$0.94
Storm Surcharge	224 kWh @ \$0.02121/kWh		\$4.75
Florida Gross Receipt Tax			\$1.35
<b>Electric Service Cost</b>			<b>\$54.19</b>
State Tax			\$4.31
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$58.50</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$58.50

Billing information continues on next page →






Sub-Account #: 211014023348  
Statement Date: 01/02/2026

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

**Service Period:** 11/13/2025 - 12/12/2025      **Rate Schedule:** Lighting Service

Charge Details

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

**Current Month's Electric Charges** **\$505.24**

Billing information continues on next page ➡



Sub-Account #: 211014022878  
Statement Date: 01/02/2026

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

Meter Read

Meter Location: Gate

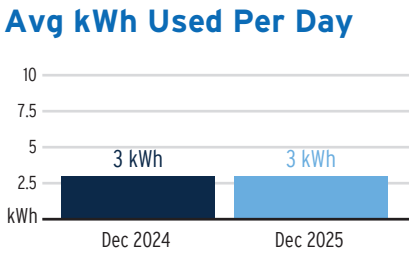
Service Period: 11/13/2025 - 12/12/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000125768	12/12/2025	9,883		9,800		83 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	83 kWh @ \$0.08641/kWh		\$7.17
Fuel Charge	83 kWh @ \$0.03391/kWh		\$2.81
Storm Protection Charge	83 kWh @ \$0.00577/kWh		\$0.48
Clean Energy Transition Mechanism	83 kWh @ \$0.00418/kWh		\$0.35
Storm Surcharge	83 kWh @ \$0.02121/kWh		\$1.76
Florida Gross Receipt Tax			\$0.81
<b>Electric Service Cost</b>			<b>\$32.28</b>
State Tax			\$2.57
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$34.85</b>



Current Month's Electric Charges \$34.85

Billing information continues on next page →



Sub-Account #: 211014022654  
Statement Date: 01/02/2026


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

Meter Read

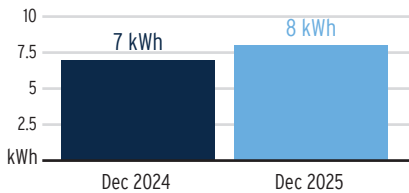
Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123133	12/12/2025	17,014		16,779		235 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	235 kWh @ \$0.08641/kWh	\$20.31
Fuel Charge	235 kWh @ \$0.03391/kWh	\$7.97
Storm Protection Charge	235 kWh @ \$0.00577/kWh	\$1.36
Clean Energy Transition Mechanism	235 kWh @ \$0.00418/kWh	\$0.98
Storm Surcharge	235 kWh @ \$0.02121/kWh	\$4.98
Florida Gross Receipt Tax		\$1.40
<b>Electric Service Cost</b>		<b>\$55.90</b>
State Tax		\$4.44
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$60.34</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$60.34

Billing information continues on next page →



Sub-Account #: 211014022449  
Statement Date: 01/02/2026


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

Meter Read

Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service - Non Demand

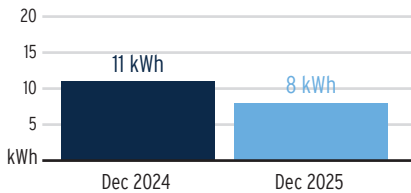
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000127032	12/12/2025	28,020		27,774		246 kWh	1	30 Days

Charge Details



Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	246 kWh @ \$0.08641/kWh	\$21.26
Fuel Charge	246 kWh @ \$0.03391/kWh	\$8.34
Storm Protection Charge	246 kWh @ \$0.00577/kWh	\$1.42
Clean Energy Transition Mechanism	246 kWh @ \$0.00418/kWh	\$1.03
Storm Surcharge	246 kWh @ \$0.02121/kWh	\$5.22
Florida Gross Receipt Tax		\$1.44
<b>Electric Service Cost</b>		<b>\$57.61</b>
State Tax		\$4.58
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$62.19</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$62.19

Billing information continues on next page →



Sub-Account #: 211014022233  
Statement Date: 01/02/2026

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

Meter Read

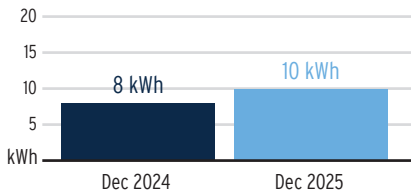
Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000103850	12/12/2025	18,483		18,196		287 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	287 kWh @ \$0.08641/kWh		\$24.80
Fuel Charge	287 kWh @ \$0.03391/kWh		\$9.73
Storm Protection Charge	287 kWh @ \$0.00577/kWh		\$1.66
Clean Energy Transition Mechanism	287 kWh @ \$0.00418/kWh		\$1.20
Storm Surcharge	287 kWh @ \$0.02121/kWh		\$6.09
Florida Gross Receipt Tax			\$1.60
<b>Electric Service Cost</b>			<b>\$63.98</b>
State Tax			\$5.09
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$69.07</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$69.07

Billing information continues on next page →





Sub-Account #: 211014022043  
Statement Date: 01/02/2026


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

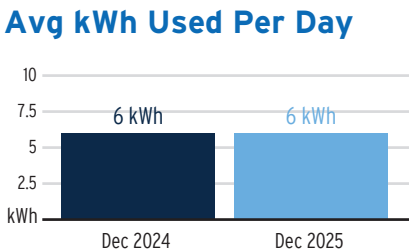
Meter Read

Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000101280	12/12/2025	13,170		12,989		181 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	181 kWh @ \$0.08641/kWh	\$15.64
Fuel Charge	181 kWh @ \$0.03391/kWh	\$6.14
Storm Protection Charge	181 kWh @ \$0.00577/kWh	\$1.04
Clean Energy Transition Mechanism	181 kWh @ \$0.00418/kWh	\$0.76
Storm Surcharge	181 kWh @ \$0.02121/kWh	\$3.84
Florida Gross Receipt Tax		\$1.19
<b>Electric Service Cost</b>		<b>\$47.51</b>
State Tax		\$3.78
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$51.29</b>



Current Month's Electric Charges      \$51.29

Billing information continues on next page →



Sub-Account #: 211014021839  
Statement Date: 01/02/2026

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

Meter Read

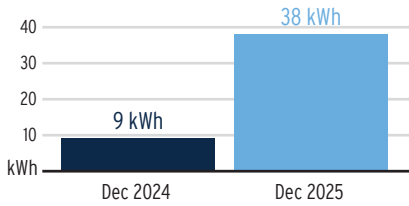
Meter Location: PUMP/LIFT STATION  
Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967413	12/12/2025	4,864		3,715		1,149 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	1,149 kWh @ \$0.08641/kWh		\$99.29
Fuel Charge	1,149 kWh @ \$0.03391/kWh		\$38.96
Storm Protection Charge	1,149 kWh @ \$0.00577/kWh		\$6.63
Clean Energy Transition Mechanism	1,149 kWh @ \$0.00418/kWh		\$4.80
Storm Surcharge	1,149 kWh @ \$0.02121/kWh		\$24.37
Florida Gross Receipt Tax			\$4.95
<b>Electric Service Cost</b>			<b>\$197.90</b>
State Tax			\$15.73
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$213.63</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$213.63

Billing information continues on next page →



Sub-Account #: 211014021607  
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service Demand - Standard

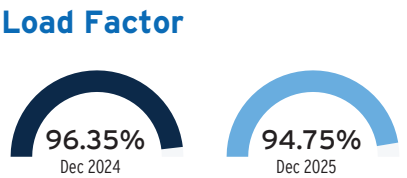
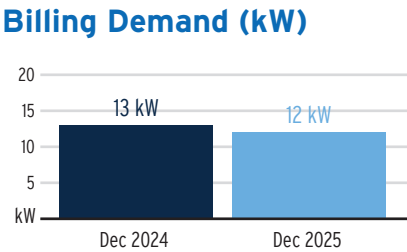
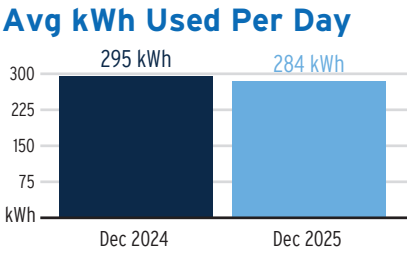
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760922	12/12/2025	53,955		45,439		8,516 kWh	1	30 Days
1000760922	12/12/2025	12.48		0		12.48 kW	1	30 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$1.06000		\$31.80
Billing Demand Charge	12 kW @ \$18.07000/kW		\$216.84
Energy Charge	8,516 kWh @ \$0.00773/kWh		\$65.83
Fuel Charge	8,516 kWh @ \$0.03391/kWh		\$288.78
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	8,516 kWh @ \$0.00068/kWh		\$5.79
Clean Energy Transition Mechanism	12 kW @ \$1.15000/kW		\$13.80
Storm Surcharge	8,516 kWh @ \$0.01035/kWh		\$88.14
Florida Gross Receipt Tax			\$19.25
<b>Electric Service Cost</b>			<b>\$769.95</b>
State Tax			\$61.21
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$831.16</b>

Current Month's Electric Charges      \$831.16

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: 01/02/2026


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

Meter Read

Meter Location: Lift  
Service Period: 11/13/2025 - 12/12/2025  
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760919	12/12/2025	861		853		8 kWh	1	30 Days
1000760919	12/12/2025	0.33		0		0.33 kW	1	30 Days

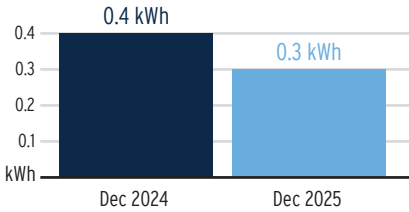
Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	8 kWh @ \$0.08641/kWh	\$0.69
Fuel Charge	8 kWh @ \$0.03391/kWh	\$0.27
Storm Protection Charge	8 kWh @ \$0.00577/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.52
<b>Electric Service Cost</b>		<b>\$20.63</b>
State Tax		\$1.64
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$22.27</b>

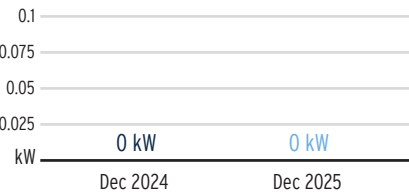
Current Month's Electric Charges **\$22.27**

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: 01/02/2026

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

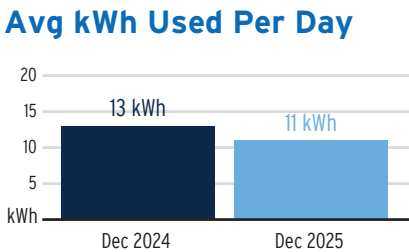
Meter Read

Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142218	12/12/2025	59,174		58,854		320 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	320 kWh @ \$0.08641/kWh		\$27.65
Fuel Charge	320 kWh @ \$0.03391/kWh		\$10.85
Storm Protection Charge	320 kWh @ \$0.00577/kWh		\$1.85
Clean Energy Transition Mechanism	320 kWh @ \$0.00418/kWh		\$1.34
Storm Surcharge	320 kWh @ \$0.02121/kWh		\$6.79
Florida Gross Receipt Tax			\$1.73
<b>Electric Service Cost</b>			<b>\$69.11</b>
State Tax			\$5.49
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$74.60</b>



Current Month's Electric Charges      \$74.60

Billing information continues on next page →





Sub-Account #: 211014020864  
Statement Date: 01/02/2026


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

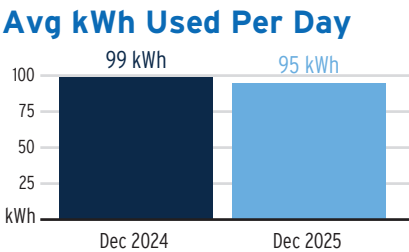
Meter Read

**Service Period:** 11/13/2025 - 12/12/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760920	12/12/2025	80,751		77,895		2,856 kWh	1	30 Days

Charge Details

 <b>Electric Charges</b>			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	2,856 kWh @ \$0.08641/kWh		\$246.79
Fuel Charge	2,856 kWh @ \$0.03391/kWh		\$96.85
Storm Protection Charge	2,856 kWh @ \$0.00577/kWh		\$16.48
Clean Energy Transition Mechanism	2,856 kWh @ \$0.00418/kWh		\$11.94
Storm Surcharge	2,856 kWh @ \$0.02121/kWh		\$60.58
Florida Gross Receipt Tax			\$11.58
<b>Electric Service Cost</b>			<b>\$463.12</b>
State Tax			\$36.82
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$499.94</b>



**Current Month's Electric Charges**      **\$499.94**

Billing information continues on next page →



Sub-Account #: 211014020591  
Statement Date: 01/02/2026

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

Meter Read

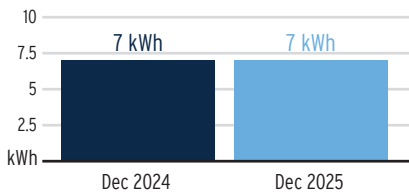
Meter Location: GATE  
Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114901	12/12/2025	15,793		15,576		217 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
	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
	<b>Electric Service Cost</b>		<b>\$53.10</b>
	State Tax		\$4.22
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$57.32</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$57.32

Billing information continues on next page →



Sub-Account #: 211014020351  
Statement Date: 01/02/2026


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

Meter Read

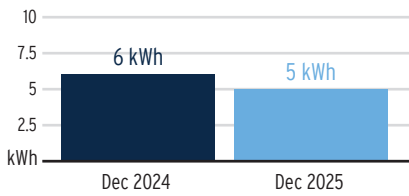
Meter Location: Gate  
Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142239	12/12/2025	15,247		15,084		163 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	163 kWh @ \$0.08641/kWh	\$14.08
	Fuel Charge	163 kWh @ \$0.03391/kWh	\$5.53
	Storm Protection Charge	163 kWh @ \$0.00577/kWh	\$0.94
	Clean Energy Transition Mechanism	163 kWh @ \$0.00418/kWh	\$0.68
	Storm Surcharge	163 kWh @ \$0.02121/kWh	\$3.46
	Florida Gross Receipt Tax		\$1.12
	<b>Electric Service Cost</b>		<b>\$44.71</b>
	State Tax		\$3.55
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$48.26</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$48.26

Billing information continues on next page ➡



Sub-Account #: 211014020187  
Statement Date: 01/02/2026

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

Meter Read

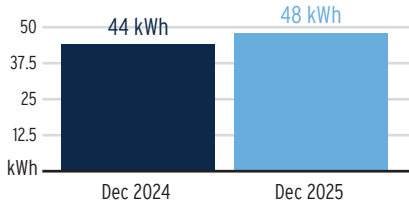
Meter Location: Behind wall look left  
Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760998	12/12/2025	3,537		2,096		1,441 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	1,441 kWh @ \$0.08641/kWh		\$124.52
Fuel Charge	1,441 kWh @ \$0.03391/kWh		\$48.86
Storm Protection Charge	1,441 kWh @ \$0.00577/kWh		\$8.31
Clean Energy Transition Mechanism	1,441 kWh @ \$0.00418/kWh		\$6.02
Storm Surcharge	1,441 kWh @ \$0.02121/kWh		\$30.56
Florida Gross Receipt Tax			\$6.08
<b>Electric Service Cost</b>			<b>\$243.25</b>
State Tax			\$19.34
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$262.59</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$262.59

Billing information continues on next page →



Sub-Account #: 211013949949  
Statement Date: 01/02/2026

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

Meter Read

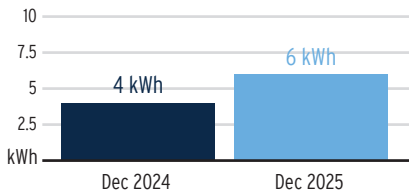
Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000115610	12/12/2025	13,451		13,280		171 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	171 kWh @ \$0.08641/kWh		\$14.78
Fuel Charge	171 kWh @ \$0.03391/kWh		\$5.80
Storm Protection Charge	171 kWh @ \$0.00577/kWh		\$0.99
Clean Energy Transition Mechanism	171 kWh @ \$0.00418/kWh		\$0.71
Storm Surcharge	171 kWh @ \$0.02121/kWh		\$3.63
Florida Gross Receipt Tax			\$1.15
<b>Electric Service Cost</b>			<b>\$45.96</b>
State Tax			\$3.65
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$49.61</b>

Avg kWh Used Per Day



Current Month's Electric Charges      \$49.61

Billing information continues on next page →





Sub-Account #: 211013949733  
Statement Date: 01/02/2026

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

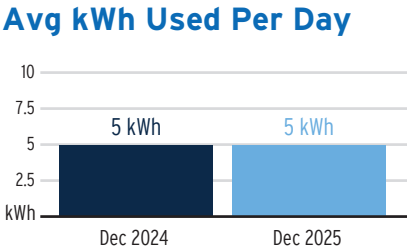
Meter Read

Service Period: 11/13/2025 - 12/12/2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000098994	12/12/2025	12,677		12,521		156 kWh	1	30 Days

Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	156 kWh @ \$0.08641/kWh		\$13.48
Fuel Charge	156 kWh @ \$0.03391/kWh		\$5.29
Storm Protection Charge	156 kWh @ \$0.00577/kWh		\$0.90
Clean Energy Transition Mechanism	156 kWh @ \$0.00418/kWh		\$0.65
Storm Surcharge	156 kWh @ \$0.02121/kWh		\$3.31
Florida Gross Receipt Tax			\$1.09
<b>Electric Service Cost</b>			<b>\$43.62</b>
State Tax			\$3.47
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$47.09</b>



Current Month's Electric Charges      \$47.09

Total Current Month's Charges      \$12,631.87



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

## INVOICE

Page: 1

Invoice Number: SI136680  
Invoice Date: 1/1/2026  
Due Date: 1/31/2026

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
1/1/2026	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

<b>Subtotal:</b>	<b>99.61</b>
Total Sales Tax:	0.00
<b>Total USD:</b>	<b>99.61</b>
Adjustments:	0.00
<b>Amount Due:</b>	<b>99.61</b>



CC123125-720

0 0

**ACCOUNT SUMMARY**

Credit Limit	\$10,000.00
Credit Available	\$4,972.00
Statement Closing Date	December 31, 2025
Days in Billing Cycle	31
Previous Balance	\$3,592.08
Payments & Credits	\$3,650.07
Purchases & Other Charges	\$4,796.21
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$4,738.22

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	\$4,738.22
<b>Minimum Payment Due</b>	<b>\$4,738.22</b>
<b>Payment Due Date</b>	<b>January 26, 2026</b>

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>\$3,592.08-</b>	
12/25	12/25	F151500B700CHGDDA	AUTOMATIC PAYMENT - THANK YOU	3,592.08-
		<b>MICHELLE WHITE</b>	<b>\$0.00</b>	
		<b>JUSTIN LAWRENCE</b>	<b>\$4,738.22</b>	
12/01	12/01	0543684AGEHST48VD	ABC FINE WINE/SPIRITS WESLEY CHAPEL FL	58.13
			MCC: 5921 MERCHANT ZIP: 33542	
12/02	12/02	5543286AG5VAL5SV4	AMAZON MKTPL*BB6X10951 SEATTLE WA	4.29
			MCC: 5942 MERCHANT ZIP:	
12/02	12/02	0543684AHBLJ3ZA0H	SAMS CLUB #4852 WESLEY CHAPEL FL	309.76
			MCC: 5300 MERCHANT ZIP: 33544	
12/02	12/02	0543684AHBLJ3Z9VD	WM SUPERCENTER #3418 WESLEY CHAPEL FL	103.57
			MCC: 5411 MERCHANT ZIP: 33543	
12/02	12/02	0230537AHHEXZ0FQR	PUBLIX #006 WESLEY CHAPEL FL	29.25
			MCC: 5411 MERCHANT ZIP: 33544	
12/03	12/03	8230509AHEHNXAJSN	AMAZON RETA* BI3II7OA1 SEATTLE WA	15.34
			MCC: 5331 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

**PAYMENT INFORMATION**

<b>Payment Due Date</b>	<b>January 26, 2026</b>
<b>New Balance</b>	<b>\$4,738.22</b>
Minimum Payment Due	\$4,738.22
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check  
Payable to:

0 0

MEADOW POINTE III CDD  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

## TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/03	12/03	8230509AJEHM7HNTV	AMAZON MARK* BB7SV1UZ0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	84.28
12/04	12/04	8230509AKEHMA36K3	AMAZON MARK* BI6OM1LV0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	23.99
12/04	12/04	8230509AKEHMBFK7N	AMAZON MARK* BI11I9S62 SEATTLE WA MCC: 5999 MERCHANT ZIP:	152.94
12/05	12/05	8230509AKEHN77R2A	AMAZON MARK* BI0OP3782 SEATTLE WA MCC: 5999 MERCHANT ZIP:	79.98
12/05	12/05	0230537AL00KETAFH	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	1,335.74
12/05	12/05	0230537AL00KETALX	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	17.36
12/05	12/05	0230537AL00KETAPG	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	121.23
12/05	12/05	0230537AL00KETAQY	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	156.33
12/09	12/09	0230537AR00JLTWNY	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	27.15
12/12	12/12	5543286AS5YZ52PKM	AMAZON MKTPL*CI0U67N93 SEATTLE WA MCC: 5942 MERCHANT ZIP:	87.98
12/12	12/12	5543286AS5Z1PP7JP	AMAZON MKTPL*KP72A2I73 SEATTLE WA MCC: 5942 MERCHANT ZIP:	55.98
12/12	12/12	5543286AS5Z2DK34X	AMAZON MKTPL*PJ4V34W23 SEATTLE WA MCC: 5942 MERCHANT ZIP:	106.05
12/12	12/12	8230509ASEHPDBVDR	AMAZON RETA* OO2402Z03 SEATTLE WA MCC: 5331 MERCHANT ZIP:	14.34
12/16	12/16	5543286AY60E2R207	AMAZON MKTPLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	57.99-
12/16	12/16	2230379AY02KP9KNV	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	26.00
12/16	12/16	0230537AZEHBX4TA	AUTOZONE #4947 TAMPA FL MCC: 5533 MERCHANT ZIP: 33647	59.99
12/16	12/16	0230537AZ00L2HMTT	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	59.70
12/19	12/19	0543684B2BLJEVMBJ	WM SUPERCENTER #2740 TAMPA FL MCC: 5411 MERCHANT ZIP: 33647	356.84
12/19	12/19	5531020B2A30BBEAW	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	109.93
12/21	12/21	8230509B3EHNJQN6B	AMAZON RETA* BN8X41QC0 SEATTLE WA MCC: 5331 MERCHANT ZIP:	43.02
12/21	12/21	8230509B3EHNMEN43	AMAZON RETA* CA4GN5043 SEATTLE WA MCC: 5331 MERCHANT ZIP:	78.59
12/23	12/23	5543286B66318X397	PUREHOCKEY102TAMPABAY LUTZ FL MCC: 5941 MERCHANT ZIP:	100.00
12/23	12/23	5548382B60H4TM2G8	WAL-MART #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	250.00
12/23	12/23	2230379B604011KST	7-ELEVEN 38423 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	28.00
12/23	12/23	0230537B6HEYASSSX	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	873.95
12/29	12/29	1230202BB00EZKG60	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50

IMPORTANT ACCOUNT INFORMATION

\$0 - \$4,738.22 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/26/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$43.02	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$11.85	\$0-\$500,000 = 0.25%
New Cashback Balance	\$54.87	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	May 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

**Paying Interest and Your Grace Period:** We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.



Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

### MAKING PAYMENTS

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

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

### BALANCE COMPUTATION METHOD

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

### INTEREST

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

### CREDIT BALANCE

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

### NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

### TELEPHONE MONITORING AND RECORDING.

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

**Meadow Pointe III CDD**
**Closing Date**

December 31, 2025

**Payment Date**

January 25, 2026

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.*
*Attach all receipts to this form.*

				Parks & Rec Clubhouse Maintenance & Repair	Parks & Rec Operating Supplies	Parks & Rec Vehicle Maintenance	Special Events
Date	Vendor Name	Description	Amount	57200-4705	57200-4738	57200-4660	57400-4775
12/1/2025		Beginning Balance	\$ 3,592.08				
12/01/25	ABC FW&S	Christmas Event Raffle Gifts	\$ 58.13				\$ 58.13
12/02/25	Amazon	Clubhouse Forks & Paper Towels	\$ 15.34	\$ 15.34			
12/02/25	Amazon	Sugar For Clubhouse Coffee	\$ 4.29	\$ 4.29			
12/02/25	Amazon	Misc. Clubhouse Supplies	\$ 84.28				\$ 84.28
12/02/25	Sam's Club	Christmas Event	\$ 309.76				\$ 309.76
12/02/25	Walmart	Christmas Event Raffle Gifts/Materials/Drinks/Snacks	\$ 103.57				\$ 103.57
12/02/25	Publix	CPW Items	\$ 29.25		\$ 29.25		
12/03/25	Amazon	Rensselaer Christmas Decorations	\$ 152.94				\$ 152.94
12/04/25	Amazon	Christmas Event Materials	\$ 79.98				\$ 79.98
12/04/25	Amazon	Christmas Event Materials	\$ 23.99				\$ 23.99
12/05/25	Publix	Christmas Event Food	\$ 1,335.74				\$ 1,335.74
12/05/25	Publix	Christmas Event Food/Materials	\$ 156.33				\$ 156.33
12/05/25	Publix	Christmas Event Dessert/Cutlery	\$ 121.23				\$ 121.23
12/05/25	Publix	Christmas Event Tongs	\$ 17.36				\$ 17.36
12/08/25	Amazon	Rensselaer Christmas Decorations	\$ 143.96				\$ 143.96
12/09/25	Publix	CPW Items	\$ 27.15		\$ 27.15		
12/10/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 106.05	\$ 106.05			
12/10/25	Amazon	Spray Paint (Concrete Curbing)	\$ 14.34	\$ 14.34			
12/16/25	Amazon	Refund from 12/10 Purchase	\$ (57.99)	\$ (57.99)			
12/16/25	Publix	CPW & CDD Meeting Items + CH Water	\$ 59.70		\$ 59.70		
12/16/25	Autozone	Truck Headlight bulbs (Ct. 2)	\$ 59.99			\$ 59.99	
12/16/25	Daybreak M&F	Gas For Truck	\$ 26.00			\$ 26.00	
12/18/25	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 78.59	\$ 78.59			
12/18/25	Amazon	Spray Paint (Concrete Curbing) (Ct. 2)	\$ 43.02	\$ 43.02			
12/19/25	Walmart	Staff Gift Cards	\$ 356.84				\$ 356.84
12/19/25	Ace	Misc. Maintenance Supplies	\$ 109.93	\$ 109.93			
12/23/25	Pure Hockey	Staff Gift Cards	\$ 100.00				\$ 100.00
12/23/25	Walmart	Staff Gift Cards	\$ 250.00				\$ 250.00
12/23/25	7-Eleven	Gas For Truck	\$ 28.00			\$ 28.00	
12/23/25	Publix	Staff Gift Cards + CPW Items	\$ 873.95		\$ 873.95		
12/29/25	Mailchimp	Monthly Charges	\$ 26.50	\$ 26.50			
12/25/25		CC Payment	\$ (3,592.08)				
12/31/25	TOTAL		\$ 4,738.22	\$ 340.07	\$ 990.05	\$ 113.99	\$ 3,294.11
				57200-4705	57200-4738	57200-4660	57400-4775

**MPIII**  
**Valley Bank #XXXXXXXXXXXX2746 \$3,500 (Starting Balance)**  
**12/01/25**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	Balance
12/01/25	N/A	N/A	N/A	3,500.00
11/19/25	Amazon	CH Christmas	(125.89)	3,374.11
11/19/25	Publix	CDD Meeting Snacks (Chips)	(16.49)	3,357.62
11/19/25	Daybreak M&F	Gas for Truck/Power Washer/Boat	(62.51)	3,295.11
11/21/25	Amazon	Amazon Prime Renewal	(139.00)	3,156.11
11/25/25	Amazon	Christmas Event Materials	(223.14)	2,932.97
11/25/25	Amazon	Christmas Event Materials	(55.97)	2,877.00
11/26/25	Publix	CPW Items	(34.91)	2,842.09
11/26/25	Vista Print	Business Cards	(79.57)	2,762.52
11/29/25	Mailchimp	Monthly Charges	(26.50)	2,736.02
12/01/25	ABC FW&S	Christmas Event Raffle Gifts	(58.13)	2,677.89
12/02/25	Amazon	Clubhouse Forks & Paper Towels	(15.34)	2,662.55
12/02/25	Amazon	Sugar For Clubhouse Coffee	(4.29)	2,658.26
12/02/25	Amazon	Misc. Clubhouse Supplies	(84.28)	2,573.98
12/02/25	Sam's Club	Christmas Event	(309.76)	2,264.22
12/02/25	Walmart	Christmas Event Raffle Gifts/Materials	(103.57)	2,160.65
12/2/2025	Publix	CPW Items	(29.25)	2,131.40
12/3/2025	Amazon	Rensselaer Christmas Decorations	(152.94)	1,978.46
12/31/2025	Truist	<b>Replenish Balance</b>	<b>(1,521.54)</b>	
		<b>Current Balance</b>	<b>\$1,978.54</b>	

---

Club Manager	Date
Justin Lawrence	12/31/2025

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
<b>Grand Total:</b>	<b>\$125.89</b>

### 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
<b>Total for this Order:</b>	<b>\$139.00</b>



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
<b>Grand Total:</b>	<b>\$223.14</b>

### 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
<b>Grand Total:</b>	<b>\$55.97</b>

### 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



ABC #138 - Wesley Chapel  
1845 BRUCE B DOWNS BLVD.  
WESLEY CHAPEL, FL 33544  
United States  
813-907-2647

Item	Qty	Price	Amount
* Pink Karen Pink Lemonade Vodka 785005	1	9.99	9.99
* Cooper's Mark Peach Bourbon 358505	1	23.99	23.99
New Amsterdam Pink Whitney Vodka 659325	1	0.99	0.99
New Amsterdam Pink Whitney Vodka 659325	1	0.99	0.99
* 1941 Craft Vodka 399225	1	0.99	0.99
* 1941 Craft Vodka 399225	1	0.99	0.99
* 1941 Craft Vodka 399225	1	0.99	0.99
* Alpine Blu Vodka 386625	1	0.99	0.99
* Alpine Blu Vodka 386625	1	0.99	0.99
Fireball Cinnamon Whisky 592725	1	0.99	0.99
Fireball Cinnamon Whisky 592725	1	0.99	0.99
New Amsterdam Pink Whitney Vodka 659325	1	0.99	0.99
New Amsterdam Pink Whitney Vodka 659325	1	0.99	0.99
Fireball Cinnamon Whisky 592725	1	0.99	0.99
Factory Smokes Maduro Gordito 503370	1	2.99	2.99
Factory Smokes Sweet Toro 505870	1	2.99	2.99
Factory Smokes Sun Grown Toro 505770	1	2.49	2.49

12/1/25 Subtotal 54.33  
Tax 3.80  
Total 58.13

Master Credit Card

\*\*\*\*\*2746

Auth #: 001467

Transaction Type: Sale

58.13

★ TE Form  
Expired

Manager

## Order Summary

Order placed December 2, 2025

Order # 113-3933319-6727428

### 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:	\$15.34
Shipping & Handling:	\$0.00
Total before tax:	\$15.34
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$15.34</b>

### Arriving Thursday



Amazon Basics Disposable Clear Plastic Forks, Premium Quality, 100 Count, Large Pack

Sold by: Amazon.com

Supplied by: Other

\$7.42



Sparkle Pick-A-Size Paper Towels, 6 Double Rolls (660 Sheets Total) - Strong 2-Ply Towels for Kitchen Cleanup and Everyday Messes

Sold by: Amazon.com

Supplied by: Other

\$7.92

12/2/25

Manager

## Order Summary

Order placed December 2, 2025

Order # 113-3350426-4669035

### 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:	\$4.29
Shipping & Handling:	\$0.00
Total before tax:	\$4.29
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$4.29</b>

### Arriving December 8 - December 10



Domino Sugar Packets , 200 Count

Sold by: WhaleWholesale

Supplied by: Other

\$4.29

12/2/25

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Manager

## Order Summary

Order placed December 2, 2025

Order # 113-1725621-9997832

### 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:	\$84.28
Shipping & Handling:	\$0.00
Total before tax:	\$84.28
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$84.28</b>
FSA or HSA eligible: (inc. tax and shipping)	\$6.97

### Arriving Thursday



2

Drano Max Gel Drain Clog Remover and Cleaner for Shower or Sink Drains, Unclogs and Removes Hair, Soap Scum, Blockages, 32 oz

Sold by: Amazon.com

Supplied by: Other

\$5.17

### Arriving Thursday



Curad Waterproof Bandage Variety Pack, 3 Styles Included; Assorted Size, 120 Bandages

Sold by: Amazon.com

Supplied by: Other

\$10.99

### Arriving tomorrow



2

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

\$27.99



CURAD Assorted Adhesive Bandages, 4-Sided Seal, Variety Pack, 200 Count, 1 Pack

Sold by: Amazon.com

Supplied by: Other

\$6.97

12/2/25

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Manager



sam's club

813-929-7010

12/02/25 14:01 3555 04852 096 9096

Justin 101-\*\*\*\* \*024 8

2 @ 16.98	
980223293 COCA-COLA F	33.96 0
624182 35PKO LECOKE	19.38 0
2 @ 16.48	
980393082 COKE MINI 3F	32.96 0
2 @ 16.48	
980393109 SPRITE F	32.96 0
181332 DRINK BOX F	11.98 0
990004765 FL PREMIER	18.48 0
3 @ 6.99	
990013795 HOLIDAY DN	20.94 0
2 @ 9.48	
990007847 HMDLBYPLSD	18.96 0
2 @ 10.48	
990007854 HMDLBYPLSD	20.96 0
980137676 HSV HOLIDAYF	20.98 0
980196944 HM HA-48	17.98 0
990358792 HOLIDAY CUP	12.68 0
2 @ 16.28	
990310055 BR SUT N F	32.56 0
990303093 BRACHSHINCRF	14.98 0

SUBTOTAL 309.76

TOTAL 309.76

MCARD TEND 309.76

CHANGE DUE 0.00

MASTERCARD- 2746 1 1 APPR#002675

309.76 TOTAL PURCHASE

REF # U222PV178185

AID A0000000041010

TERMINAL # 53581761

\*No Signature Required

12/02/25 14:01 29

# ITEMS SOLD 22

TC# 0351 6230 3008 2351 9518 7



Free Trial

earned \$6.20 Sam's Cash with

all earnings and savings

club.com/Account

Manager

Give us feedback @ survey.walmart.com

Thank you! ID #:7VRN6G160FHX

Walmart

WM Supercenter

813-702-2180 Mgr. ALEJANDRA

28500 STATE ROAD 54

WILKEY CHAPEL FL 33543

SI# 03418 OP# 001310 TE# 16 TR# 03263

# ITEMS SOLD 9

TC# 0373 2173 1330 6980 9733 5



GV DNT 100	194346203550 F	29.97 N
HERITAGE	731427306600 F	24.86 N
BUDLIGHTGIFT	810015644120	24.86 N
TISSUE	059584620000	3.98 N
TISSUE	05958464280	3.98 N
TISSUE	05958464280	3.98 N
TISSUE	059584620000	3.98 N
TISSUE	059584620000	3.98 N
TISSUE	05958464280	3.98 N

SUBTOTAL 103.57

TOTAL 103.57

MCARD TEND 103.57

CHANGE DUE 0.00

MASTERCARD- 2746 1 1 APPR#002762

103.57 TOTAL PURCHASE

REF # U337S1185212

AID A0000000041010

TERMINAL # 28277656

\*No Signature Required

12/02/25 15:27:21

Tax ID: 858012667439C1

GOVERNMENT

GOVERNMENT, LOCAL

*Manager*  
**Publix**

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



0006 C2Q 092 577

MARBLE LOAF CKE SL	6.99	F
TART FILLED COOKIE	6.99	F
PETITE CINN ROLLS	5.99	F
6CT APPLE SOURCRM	3.29	F
You Saved	0.60	
GW VRTY MIN MUFFIN	5.99	F
You Saved	0.50	

Order Total	29.25	
Sales Tax	0.00	
Grand Total	29.25	
Credit	Payment	29.25
Change	0.00	

Savings Summary

Special Price Savings	1.10
*****	
* Your Savings at Publix	*
* 1.10	*
*****	

Receipt ID: 0006 C2Q 092 577

PRESTO!  
Trace #: 095738  
Reference #: 0998593871  
Acct #: XXXXXXXXXXXX2746  
Purchase Mastercard  
Amount: \$29.25  
Auth #: 002992

CREDIT CARD *12/2/25* PURCHASE  
A0000000041010 Mastercard  
Entry Method: Chip Read  
Mode: Issuer

Manager

## Order Summary

Order placed December 3, 2025

Order # 113-1848325-3994617

### 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:	\$152.94
Shipping & Handling:	\$0.00
Total before tax:	\$152.94
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$152.94</b>

### Arriving Friday



Nerosun 14.8 FT Artificial Christmas Garland, 50 Pre-Lit LED Mini String Lights Battery Operated Xmas Garland for Home Stair Railing Indoor Wedding Party Christmas Ornament Decorations (Multi-Colored)

Sold by: Siny YO LLC

Supplied by: Other

\$27.99



WATERGLIDE Lighted Christmas Wall Decor Reindeer Head, 28" Pre-Lit 3D Rudolph Hanging Wreath with Battery Operated, 8 Modes & Timer, Light Up for Front Door Window Indoor Outdoor Festive Xmas Holiday

Sold by: LuckySTAR

Supplied by: Other

\$43.99



TELENT OUTDOORS 101 Feet Black Plant Twist Ties, Soft Plant ties for Vine Support, 3mm TPR Flexible Garden Tie for Plants Gardening Office Home Use

Sold by: TELENT OUTDOORS

Supplied by: Other

\$8.98

12/3/25

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**MPIII**  
**Valley Bank #XXXXXXXXXXXX2746 \$3,500 (Starting Balance)**  
**12/04/25**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	Balance
12/04/25	N/A	N/A	N/A	3,500.00
12/04/25	Amazon	Christmas Event Materials	(79.98)	3,420.02
12/04/25	Amazon	Christmas Event Materials	(23.99)	3,396.03
12/05/25	Publix	Christmas Event Food	(1,335.74)	2,060.29
12/05/25	Publix	Christmas Event Food/Materials	(156.33)	1,903.96
12/05/25	Publix	Christmas Event Dessert/Cutlery	(121.23)	1,782.73
12/05/25	Publix	Christmas Event Tongs	(17.36)	1,765.37
12/08/25	Amazon	Rensselaer Christmas Decorations	(143.96)	1,621.41
12/09/25	Publix	CPW Items	(27.15)	1,594.26
12/10/25	Amazon	Misc. Clubhouse & Maint. Supplies	(106.05)	1,488.21
12/10/25	Amazon	Spray Paint (Concrete Curbing)	(14.34)	1,473.87
12/16/25	Amazon	Refund from 12/10 Purchase	57.99	1,531.86
12/16/25	Publix	CPW & CDD Meeting Items + CH Water	(59.70)	1,472.16
12/16/25	Autozone	Truck Headlight bulbs (Ct. 2)	(59.99)	1,412.17
12/16/25	Daybreak M&F	Gas For Truck	(26.00)	1,386.17
12/18/25	Amazon	Misc. Clubhouse & Maint. Supplies	(78.59)	1,307.58
12/18/2025	Amazon	Spray Paint (Concrete Curbing) (Ct.	(43.02)	1,264.56
12/31/2025	Truist	<b>Replenish Balance</b>	<b>(2,235.44)</b>	
		<b>Current Balance</b>	<b>\$3,500.00</b>	

---

Club Manager	Date
Justin Lawrence	12/31/2025



Manager

## Order Summary

Order placed December 4, 2025

Order # 113-2195671-7236241

### 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:	\$79.98
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$79.98
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$79.98</b>

### Arriving tomorrow 10 AM – 3 PM



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

12/4/25

Manager

## Order Summary

Order placed December 4, 2025

Order # 113-0600929-2963402

### Ship to

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

### Payment method

Mastercard ending in 2746

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$23.99
Shipping & Handling:	\$0.00
Total before tax:	\$23.99
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$23.99</b>

### Arriving tomorrow



bUCLA 12 Pack Clear Red Plastic Serving Bowls - 20 OZ Christmas Angled Serving Bowls Disposable for Chip, Candy, Salad & Fruit - Ideal for X'mas Party  
Sold by: 7A Home-Party Store  
Supplied by: Other  
\$23.99

12/4/25

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# Manager Publix

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



0006 C5Q 516 949

POP CHK BOX L HOT	59.99 T
POP CHK BOX L HOT	59.99 T
BAKED TENDER BOX	75.99 T
BAKED TENDER BOX	75.99 T
BH CLS SLDR TRIO L	75.99 T F
BH CHIX RANCH L	39.99 T F
DEVEILED EGG PLTR L	39.99 T F
BH MED NAAN L	39.99 T F
PBX VEG WRAP PLT L	49.99 T F
BH NIBBLER PLTR L	64.99 T F
ANTIPASTI PLAT MED	45.99 T F
FRESH FRUIT PLTR M	32.99 T F
LETTUCE WRAPS	14.99 T F
GARDEN VEG PLTR L	37.99 T F
GARDEN VEG PLTR L	37.99 T F
PBX SUB SELECT L	69.99 T F
BH SPHSTCTD HERO L	58.99 T F
PBX CUBANITOS PLTR	39.99 T F
PBX SUB SELECT L	69.99 T F
BH PROSCIUTTO M	46.99 T F
BH PROSCIUTTO M	46.99 T F
LETTUCE WRAPS	14.99 T F
FRESH FRUIT PLTR L	39.99 T F
PBX PINWHEELS PLTR	74.99 T F
FRESH FRUIT PLTR L	39.99 T F
BH SUB SELECT L	79.99 T F

TAX EXEMPT

Order Total	1335.74
Grand Total	1335.74
Credit	Payment 1335.74

TAX FORGIVEN 93.50  
Change 12/5/25 0.00

# Manager Publix

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



0006 C5Q 028 101

MARS MIXED PARTY F	11.99 T F
HSKY ASSRTD MINTS	17.99 T F
HEINZ EASY SQUEEZE	3.83 F
MIKE AMZ YELLOW MST	1.99 F
MIKE AMZ YELLOW MST	1.99 F
Promotion	-1.99 F
ZEPHYRHILLS WATER	
2 @ 3.39	6.78 F
PUBLIX SPG 24-80Z	
4 @ 4.99	19.96 F
PUBLIX SPRNG 24PK	
1 @ 3 FOR 11.00	3.67 F
You Saved	0.92
ICE 16 LB	
3 @ 4.29	12.87 T F
HW HD FORK WHITE	3.99 T
HW HD FORK WHITE	3.99 T
HW HD FORK WHITE	3.99 T
HW HD FORK WHITE	3.99 T
HW HD FORK WHITE	3.99 T
HONEY MSTRD DRESSN	4.69 F
HONEY MSTRD DRESSN	4.69 F
24CT SUGAR COOKIES	5.99 F
24CT SUGAR COOKIES	5.99 F
24CT ASSORTED CKIE	5.99 F
24CT SUGAR COOKIES	5.99 F
24CT ASSORTED CKIE	5.99 F
24CT CHOC CHIP CKI	5.99 F
24CT ASSORTED CKIE	5.99 F
24CT CHOC CHIP CKI	5.99 F

TAX EXEMPT

Order Total	156.33
Grand Total	156.33
Credit	Payment 156.33

TAX FORGIVEN 4.40  
Change 12/5/25 0.00

*Manager*  
**Publix**

Shoppes at New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544-9262  
(813) 994-4566  
Store Manager: Michael Barton

9Pc Utensil Set	T	8.39
You saved: \$3.60		
Linked Goods	F	3.97
Hw Cutlery Fork Clear	T	4.29
Hw Cutlery Fork Clear	T	4.29
Hw Cutlery Fork Clear	T	4.29
Subtotal		121.23
Sales Tax 7% - T		.00
Total Tax		.00
Total		121.23
Credit		
Change	12/5/25	.00

*Manager*  
**Publix**

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



0006 C5Q 516 950

MINI TONGS	4.34	T
You Saved	1.65	
MINI TONGS	4.34	T
You Saved	1.65	
MINI TONGS	4.34	T
You Saved	1.65	
MINI TONGS	4.34	T
You Saved	1.65	
TAX EXEMPT		

Order Total	17.36	
Grand Total	17.36	
Credit	Payment	17.36
TAX FORGIVEN		1.22
Change	12/5/25	0.00



Manager

Order Summary

Order placed December 8, 2025      Order # 113-1445706-7265040

**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:	\$143.96
Shipping & Handling:	\$0.00
Total before tax:	\$143.96
Estimated tax to be collected:	<del>\$0.00</del>
<b>Grand Total:</b>	<b>\$143.96</b>

Arriving December 15



WATERGLIDE Lighted Christmas Wall Decor Reindeer Head, 28" Pre-Lit 3D Rudolph Hanging Wreath with Battery Operated, 8 Modes & Timer, Light Up for Front Door Window Indoor Outdoor Festive Xmas Holiday  
Sold by: LuckySTAR  
2 Supplied by: Other  
\$43.99

Arriving December 15



Nerosun 14.8 FT Artificial Christmas Garland, 50 Pre-Lit LED Mini String Lights Battery Operated Xmas Garland for Home Stair Railing Indoor Wedding Party Christmas Ornament Decorations (Multi-Colored)  
Sold by: Siny YO LLC  
2 Supplied by: Other  
\$27.99

12/8/25



Manager

RASPBERRY RUGELACH	4.99	F
6CT APPLE SOURCRM	3.89	F
MADELEINES	5.49	F
GW VRTY MIN MUFFIN	6.49	F
AST ITALIAN COOKIE	6.29	F
Order Total	27.15	
Sales Tax	0.00	
Grand Total	27.15	
Credit	Payment	27.15
Change		0.00

Receipt ID: 0006 C9Q 761 562

PRESTO!

Trace #: 760012

Reference #: 1000919598

Acct #: XXXXXXXXXXXXX2746

Purchase Mastercard

Amount: \$27.15

Auth #: 009087

Publix  
Re-Print

CREDIT CARD

A0000000041010

Entry Method:

Mode:

PURCHASE

Mastercard

Chip Read

Issuer

Your cashier was Self-Checkout Lane 1

12/09/2025 15:15 S0006 R176 1562 C0776

XX

Manager

## Order Summary

Order placed December 10, 2025

Order # 113-7320390-1023454

### 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:	\$108.05
Shipping & Handling:	\$0.00
Promotion Applied:	-\$2.00
Total before tax:	\$106.05
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$106.05</b>

### Arriving Monday



GroTheory Halloween Decorations Caution Tape 2 Pack, 3" x1000ft Safty Tape  
Yellow Caution Tape Roll, Construction Tape for Danger/Hazard Areas/Crime Scene  
Halloween Party Decorations

Sold by: Grotheory US  
Supplied by: Other  
\$19.99



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



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

Sold by: Amazon.com  
Supplied by: Other

2

\$3.56



REXBETI Razor Blade Scraper Tool, 2 Pack Razor Scraper Set with Extra 80Pcs Razor  
Blades -30Pcs Metal and 50Pcs Plastic Blades, Cleaning Scraper Tool, Cooktop,  
Paint, Glass Scraper

Sold by: REXBETI Direct  
Supplied by: Other  
\$7.99



ROADLIT Lights Bulbs For Chevy Colorado 2015 2016 2017 2018 2019 2020 2021,  
High Beam Low Beam and Fog Light Bulb Set, 6500K White Light, 500% Brightness,  
Plug and Play - 6 Pack

Sold by: MengYiMei  
Supplied by: Other  
\$57.99

12/10/25

Manager

# Order Summary

Order placed December 10, 2025      Order # 113-0595464-5799419

**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:	\$14.34
Shipping & Handling:	\$0.00
Total before tax:	\$14.34
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$14.34</b>

## Arriving Monday



Rust-Oleum 7992830 Stone Creations Spray Paint, 12 oz, Gray Stone  
Sold by: Amazon.com  
Supplied by: Other  
\$14.34

12/10/25

Manager

(Return)

✔ Your return request is confirmed



## Dropoff: You can dropoff your return by Feb 1

Location: Any UPS Dropoff

ℹ Most refunds are issued shortly after drop off, with funds typically available in your account within 7 days, depending on your financial institution. ✕

Dec 16



Initiated

Drop off

Refund Issued

Refund Credited

Return label

Edit return

### Total estimated refund

**\$57.99** ▼

FREE Return ▼



\$57.99 to your MasterCard ending in 2746

The total refund amount may vary based on Amazon return policy. [Learn more](#)

[View invoice](#)

### UPS Dropoff Return Instructions



#### Securely pack your items in a box

Ensure that there are no other tracking labels attached to the package.

Place barcode inside the box



ROADLIT Lights Bulbs  
For Chevy Colorado  
2015 2016 2017 2018...

12/16/25

Manager  
**Publix**

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



0006 CGQ 062 150

SCONE 8CT BLUEBERRY	3.99	F
PUBLIX SPRNG 24PK		
2 @ 4.59	9.18	F
6CT APPLE SOURCRM	3.89	F
VANILLA LF CKE SL	6.99	F
SCONE 8CT CRAN/DRA	3.99	F
24CT SUGAR COOKIES	5.99	F
24CT SUGAR COOKIES	5.99	F
MANDARINS	5.99	F
You Saved	1.00	
FL FLAVOR 18CT	13.69	F
Order Total	59.70	
Sales Tax	0.00	
Grand Total	59.70	
Credit	Payment	59.70
Change	12/16/25	0.00

Manager

Tue Dec 16 15:00:43 2025

AutoZone 04947

20301 TROUT CRK DR

TAMPA, FL

(813)991-7086

Rewards Account 910100XXXXXX5327

#000452065 H11SU-2 59.99 P  
H11SU-2 Sylvania  
SilverStar Ultra Bulbs, 2 PK

TAX EXEMPT TRANSACTION

STATE TAX # 858012667439C1

MEADOW POINTE III COMMUNITY

SUBTOTAL 59.99

SALE TOTAL 59.99

XXXXXXXXXXXX2746 MASTERCARD 59.99

Approval # 016656

Data Source: CHIP

AppName/Label: Mastercard

AID: A0000000041010

TC: 8E0626040B3C6456

REG # 10 CSR #03 RECEIPT # 720314

STR. TRANS #626522

STORE #04947

DATE 12/16/2025 15:00

# OF ITEMS SOLD: 1



\*04947626522121625\*

Member: POINTE MEADOWS

As of 03/09/2021 at 03:43:26 AM CST

Your Credits Balance: 1 of 5



Manager

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

Gas  
for  
Truck

73,724

Description	Qty	Amount
REGULAR CR #21	8.757G	26.00
SELF @ 2.969/ G		

Subtotal 26.00  
**TOTAL 26.00**  
CREDIT \$ 26.00

ENTRY: Insert  
MASTERCARD Acct: 2746  
Term ID: 21  
AUTH: 00-016033  
Batch: 75  
Seq: 034  
INVOICE: 152206  
EMV STAN#: 05123288223  
APP NAME: Mastercard  
AID: A0000000041010  
APP CRYPTOGRAM:

12/16/25

ARQC 9B66EE3E1ED3C74A

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  
2278

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#9211730  
12/16/25 3:25:42 PM

Manager

## Order Summary

Order placed December 18, 2025

Order # 113-7543106-5704266

### 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:	\$78.59
Shipping & Handling:	\$0.00
Total before tax:	\$78.59
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$78.59</b>

### Arriving Monday



2

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

Sold by: Amazon.com

Supplied by: Other

\$5.45



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



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

### Arriving Monday



Sparkle Pick-A-Size Paper Towels, 6 Double Rolls (660 Sheets Total) - Strong 2-Ply Towels for Kitchen Cleanup and Everyday Messes

Sold by: Amazon.com

Supplied by: Other

\$7.92

12/18/25

Manager

## Order Summary

Order placed December 18, 2025

Order # 113-3217996-5940227

### Ship to

Justin Lawrence  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

### Payment method

Mastercard ending in 2746

[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$43.02
Shipping & Handling:	\$0.00
Total before tax:	\$43.02
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$43.02</b>

### Arriving Monday



3

Rust-Oleum 7992830 Stone Creations Spray Paint, 12 oz, Gray Stone

Sold by: Amazon.com

Supplied by: Other

\$14.34

12/18/25

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**MPIII**  
**Valley Bank #XXXXXXXXXXXX2746 \$3,500 (Starting Balance)**  
**12/19/25**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	Balance
12/19/25	N/A	N/A	N/A	3,500.00
12/19/25	Walmart	Staff Gift Cards	(356.84)	3,143.16
12/19/25	Ace	Misc. Maintenance Supplies	(109.93)	3,033.23
12/23/25	Pure Hockey	Staff Gift Cards	(100.00)	2,933.23
12/23/25	Walmart	Staff Gift Cards	(250.00)	2,683.23
12/23/25	7-Eleven	Gas For Truck	(28.00)	2,655.23
12/23/25	Publix	Staff Gift Cards + CPW Items	(873.95)	1,781.28
12/29/25	Mailchimp	Monthly Charges	(26.50)	1,754.78
12/30/25	Home Depot	Gate Signs (Ct. 16) (Order 2/5*)	(255.84)	1,498.94
12/31/25	Publix	CPW Items + Clubhouse Water	(34.04)	1,464.90

12/31/2025	Truist	<b>Replenish Balance</b>	<b>(2,035.10)</b>
		<b>Current Balance</b>	<b>\$1,464.90</b>

---

Club Manager	Date
Justin Lawrence	12/31/2025

Manager  
**Walmart**

WM Supercenter  
813-994-6543 Mgr. EDWIN  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647

ST# 02740 OP# 005880 TE# 21 TR# 02495

# ITEMS SOLD 2  
TC# 7676 6916 8799 3688 0594 2



GO PLAY VGC	196742110620	0.00 0
GO PLAY DL	644778464740	100.00 0
MCHOLCRWHITE	196742123920	6.84 0
DEBIT LOAD	605388029450	250.00 0

SUBTOTAL 356.84  
TOTAL 356.84

MCARD TEND 356.84  
CHANGE DUE 0.00

MASTERCARD- 2746 I 1 APPR#019191

356.84 TOTAL PURCHASE

REF # U7448f384826

AID A0000000041010

TERMINAL # 24838174

\*No Signature Required

12/19/25 13:00:53

EFT DEBIT PAY FROM PRIMARY

100.00 DEBIT LOAD

NETWORK ID. APPR. CODE

IC00000000001513967260

EFT DEBIT PAY FROM PRIMARY

250.00 DEBIT LOAD

NETWORK ID. APPR. CODE

IC00000000001513967267

Manager

THANK YOU FOR SHOPPING AT  
VISION ACE WESLEY CHAPEL 18945  
(813) 973-2000

12/19/25 3:07PM AMANDAM 261 SALE

17031 6 EA \$4.99 EA SN  
GREY ALL PURPOSE PRIMER ACE S \$29.94  
You Saved : 6.00  
Buy2+SpryntGet\$1offCan  
1204460 1 EA \$79.99 EA N  
SEALNT THRU THE ROOF GAL \$79.99

SUB-TOTAL:\$ 109.93 TAX: \$ .00  
TOTAL: \$ 109.93  
BC AMT: \$ 109.93

BK CARD#: XXXXXXXXXXXX2746  
MID:\*\*\*\*\*5880 TID:\*\*\*4732  
AUTH: 019118 AMT: \$ 109.93  
Host reference #:240820 Bat#

Authorizing Network: MASTERCARD

Chip Read

CARD TYPE:MASTERCARD EXPR: XXXX

AID : A0000000041010

TVR : 0000008000

IAD : 01106070012200006B29000000000000

TSI : E800

ARC : 00

MODE : Issuer

CVM :

Name : Mastercard

ATC :0055

AC : 569960CB9EC06596

TxnID/ValCode: 506946

Bank card USD\$ 109.93

Total Items:7





Manager  
**PURE 2 HOCKEY**

Pure Hockey  
 25629 Sierra Center Blvd.  
 Lutz, FL 33548  
 (813) 949-8633  
 Sale - Customer  
 Justin Lawrence  
 Cust#: \*\*\*\*\*3981

ITEM	QTY	PRICE
427300107756	1	100.00T

Variable Gift Card  
 Card#: \*7221  
 Card Balance: 100.00  
 Color: New Gift Card

Subtotal \$100.00

Total Tax \$0.00

Total \$100.00

CreditCard \$100.00  
 Auth Code: 023755  
 MC \*2746

**EMV Data:**

Entry Mode: Chip Read  
 Verification Method: SIGNATURE  
 Mode: ISSUER  
 App ID (AID): A0000000041010  
 App Resp Code: 00  
 Term Verif Results: 0000008000  
 Trans Status Indicator: E800  
 Issuer App Data (IAD): 0110A040012200000000000000  
 0000000000FF

Change \$0.00

12/23/25

Manager

CHICKFILA DE 50.00  
 CARD # 6058120062906368121

Give us feedback @ survey.walmart.com  
 Thank you! ID #: 7VRQD5160FYQ

**Walmart**

WM Supercenter

813-262-2180 Mgr. ALEJANDRA

28500 STATE ROAD 54

WESLEY CHAPEL FL 33543

ST# 03418 OP# 004931 TEN 15 TR# 03691

# ITEMS SOLD 3

TC# 6139 0690 1448 5078 7047 2



WM GIFT CARD 874586048720	100.00 0
WM GIFT CARD 874586048720	100.00 0
CHICKFILA VGC 799366857250	0.00 0
CHICKFILA DE 605383405130	50.00 0

SUBTOTAL 250.00

TOTAL 250.00

MCARD END 250.00

CHANGE DUE 0.00

MASTERCARD- 2746 I 1 APP#023073

250.00 TOTAL PURCHASE

REF # 535103346892

PAYMENT SERVICE - A

AID A0000000041010

TERMINAL # 25838334

\*No Signature Required

12/23/25 13:03:13

12/23/25

Manager

\*\* ICR RECEIPT \*\*

73,817

7 ELEVEN  
2525 BRUCE B DOWNS BLVD  
WESLEY CHAPEL 33544  
Ph: 8139949599  
STORE#: 38423  
THANKS FOR SHOPPING  
7-ELEVEN

Gas  
For  
Truck

Pump 2 RUL  
9.828 GAL @ 2.849 /GAL 23.00  
CREDIT 23.00

SUBTOTAL \$23.00  
TOTAL DUE \$23.00

MASTERCARD

\$28.00

STORE#: 38423  
APPROVAL#: 023460 AUTH CODE: 0  
APPROVAL TIME: 182639  
REF#: 11816165999  
ENTRY: CHIP

12/23/25

TRY OUR DELI CENTRAL SANDWICHES  
AND DELICIOUS ENTREES

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

T#02 DP75 TRN3410 12/23/2025 01:26 PM

Manager  
**Publix**

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

POWDERED DONUT MIN	3.99	F
SCONE 8CT BLUEBERRY	3.99	F
BAN WLNT LF CKE SL	6.99	F
BL RASP LINZER TRT	5.29	F
24CT ASSORTED CKIE	5.99	F
VISA META KEY GC	100.00	

Account #XXXXXXXXXXXX0528

GIFT CARD SVC FEE 7.95

VISA META KEY GC 100.00

Account #XXXXXXXXXXXX2264

GIFT CARD SVC FEE 7.95

VISA META KEY GC 100.00

Account #XXXXXXXXXXXX3168

GIFT CARD SVC FEE 7.95

VISA META KEY GC 100.00

Account #XXXXXXXXXXXX8995

GIFT CARD SVC FEE 7.95

VISA META KEY GC 100.00

Account #XXXXXXXXXXXX7227

GIFT CARD SVC FEE 7.95

VISA META KEY GC 100.00

Account #XXXXXXXXXXXX5302

GIFT CARD SVC FEE 7.95

WAWA \$50 50.00

Account #XXXXXXXXXXXX3138

WAWA \$50 50.00

Account #XXXXXXXXXXXX4440

PUBLIX GIFT CARD 100.00

Account #XXXXXXXXXXXX0820

Order Total 873.95

Sales Tax 0.00

Grand Total 873.95

Credit Payment 873.95

Change 12/23/25 0.00

Receipt ID: 0006 CNQ 097 126



Your order has been processed.

**Order MC25032347**

Processed on December 29, 2025 01:48 AM New York.

**Essentials plan**

**\$26.50**

1,500 contacts

**Paid via Mast** ending in **2746** which expires **05/2027**

**\$26.50**

on December 29, 2025

**Balance as of December 29, 2025**

**\$0.00**

12/29/25



Wednesday 10PM

W.

W.

Wednesday 10PM

W.

Manager



## EXPLORE INSTALLATION & SERVICES

From bathroom remodeling to window installation, we offer more than 400 services

[Learn More](#)



Order #WH19678575

Placed on: Dec 30, 2025

## Billing Information

Justin Lawrence

1500 Meadow Pointe Boulevard  
Wesley Chapel FL 33543

Payment Method: MC \*\*\*2746

Item	Price/Item	Qty	Line Total
------	------------	-----	------------

### Delivery (1 item)

1500 Meadow Pointe Blvd , Wesley Chapel, FL 33543

Lynch Sign 10 in. x 14 in. Gate Warning Sign Printed on More Durable Thicker Longer Lasting Styrene Plastic	\$15.99	16	\$255.84
---	---------	----	----------

Expect it on Jan 08

Subtotal	\$255.84
Sales Tax	\$0.00

Total	<b>\$255.84</b>
-------	-----------------

### Need help?

Online Customer Support:  
1-800-430-3376

Call 7 days a week:  
6 a.m. to 2 a.m. EST

Feedback

12/30/25

Manager  
**Publix**

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



0006 CWQ 072 672

PURE LIFE		
3 @ 6.99	20.97	F
Promotion	-6.99	F
6CT APPLE SOURCRM	3.89	F
PUMPKIN FRITTERS 4	6.99	F
SCONE 8CT BLUEBRRY	3.99	F
15CT APL PSTRY BTE	5.19	F

Order Total	34.04
Sales Tax	0.00
Grand Total	34.04
Credit	Payment
	34.04

Change 0.00

Savings Summary

12/31/25

Special Price Savings	6.99
*****	
* Your Savings at Publix *	
* 6.99 *	
*****	

Receipt ID: 0006 CWQ 072 672





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. 2102242W426  
STATEMENT DATE 01/20/26  
DUE DATE 01/25/26  
BILLING PERIOD //--

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

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

### INVOICE STATEMENT

Date	Description	Amount
	Contract No: #02882	
	Service Location	
	Acct #016054-0001	
	MEADOW POINT III CDD	
	1500 MEADOW POINT BLVD WESLEY CH	
01/20/26	FUEL SURCHARGE	1.00 SC70368927 \$ 41.50
01/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70368926 \$ 19.56
01/20/26	BASIC SERVICE CHARGE	1.00 6.00YD \$ 195.55
	2/1/2026-2/28/2026	
	Invoice Total	\$ 256.61
	Account Balance	\$ 256.61

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at [myaccount.wcicustomer.com](http://myaccount.wcicustomer.com).

\*\*\*\*To avoid late fees, payment must be posted to your account within 30 days of your invoice date. \*\*\*\*  
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING EAST  
20719 US HIGHWAY 301  
DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-016054  
INVOICE NO. 2102242W426  
STATEMENT DATE 01/20/26  
DUE DATE 01/25/26  
PAY THIS AMOUNT 256.61

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 0000002566100000000000002102242 7



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 **12/22/2025**  
Amount Due **1,618.03**  
Current Charges Due **01/15/2026**

District Office Serving You  
One Pasco Center

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

**ELECTRIC SERVICE**

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

**Comparative Usage Information**

Average kWh

Period	Days	Per Day
--------	------	---------

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



1 0 2 1 3 5 7 9

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

Previous Balance	1,618.03
Payment	1,618.03CR
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 01/02/2026.



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: 12/22/2025**

District: OP15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	<b>01/02/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>1,618.03</b>
<b>DO NOT PAY</b>	

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 **01/13/2026**  
Amount Due **118.43**  
Current Charges Due **02/04/2026**

District Office Serving You  
One Pasco Center

Service Address **2219 MEADOW POINTE BLVD**  
Service Description **IRR**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/04	90645	01/07	91304				659

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jan 2026	34	19
Dec 2025	30	7
Jan 2025	34	5

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



1 0 2 1 3 5 7 9

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

Previous Balance **67.96**  
Payment **67.96CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 659 KWH @ 0.06090 **40.13**  
Fuel Adjustment 659 KWH @ 0.04200 **27.68**  
FL Gross Receipts Tax **2.74**  
State Tax **7.62**  
Pasco County Tax **1.10**

Total Current Charges **118.43**  
Total Due **E.F.T. 118.43**

**DO NOT PAY**

Total amount will be electronically transferred on or after 01/23/2026.



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: 01/13/2026**

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 **01/23/2026**  
**TOTAL CHARGES DUE 118.43**  
**DO NOT PAY**

000135391100001184300001184306



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 **01/13/2026**  
Amount Due **87.57**  
Current Charges Due **02/04/2026**

District Office Serving You  
One Pasco Center

Service Address 31404 SHERINGHAM WAY  
Service Description ENTRANCE  
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/04	93858	01/07	94246				388

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jan 2026	34	11
Dec 2025	30	10
Jan 2025	34	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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 76.85  
Payment 76.85CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 388 KWH @ 0.06090 23.63  
Fuel Adjustment 388 KWH @ 0.04200 16.30  
FL Gross Receipts Tax 2.03  
State Tax 5.64  
Pasco County Tax 0.81

Total Current Charges 87.57  
Total Due E.F.T. 87.57

DO NOT PAY

Total amount will be electronically transferred on or after 01/23/2026.



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: 01/13/2026

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 **01/23/2026**  
**TOTAL CHARGES DUE 87.57**  
**DO NOT PAY**

00013539120000008757000000875700



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 **01/13/2026**  
Amount Due **78.68**  
Current Charges Due **02/04/2026**

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				
12/04	46687	01/07	46997				310

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jan 2026	34	9
Dec 2025	30	8
Jan 2025	34	7

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



1 0 2 1 3 5 7 9

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

Previous Balance 69.56  
Payment 69.56CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 310 KWH @ 0.06090 18.88  
Fuel Adjustment 310 KWH @ 0.04200 13.02  
FL Gross Receipts Tax 1.82  
State Tax 5.07  
Pasco County Tax 0.73

Total Current Charges 78.68  
Total Due **E.F.T.** 78.68

**DO NOT PAY**

Total amount will be electronically transferred on or after 01/23/2026.



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: 01/13/2026**

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 **01/23/2026**  
**TOTAL CHARGES DUE 78.68**  
**DO NOT PAY**

000135391300000786800000786806





## INVOICE

INVOICE #	INVOICE DATE
1053672	12/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow Pointe III CDD

**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543

**Invoice Due Date:** December 31, 2025

**Invoice Amount:** \$24,855.23

Description	Current Amount
Monthly Landscape Maintenance December 2025	\$24,855.23

**Invoice Total** **\$24,855.23**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

**Property Name:** Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543**INVOICE**

INVOICE #	INVOICE DATE
1063230	12/23/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 22, 2026**Invoice Amount:** \$1,695.28

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

Irrigation Inspection made on 11/20/25

Irrigation Repairs

\$1,695.28

*Excellence*

**Invoice Total** **\$1,695.28**

IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

**Property Name:** Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543**INVOICE**

INVOICE #	INVOICE DATE
1063231	12/23/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 22, 2026**Invoice Amount:** \$835.95

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

2 1/2" Irrigation Main Line Leak reported on 12/16/25

Irrigation Repairs

\$835.95

*Excellence*

**Invoice Total \$835.95**

IN COMMERCIAL LANDSCAPING

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



## INVOICE

INVOICE #	INVOICE DATE
1079506	12/31/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow Pointe III CDD

**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543

**Invoice Due Date:** January 30, 2026

**Invoice Amount:** \$7,700.00

Description	Current Amount
2 Oak Tree by Bus Stop Removal and 2 dying trees by Beaconsfield	
Subcontracted Service	\$7,700.00

**Invoice Total** **\$7,700.00**

EXCELLENCE  
IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

**Property Name:** Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543**INVOICE**

INVOICE #	INVOICE DATE
1079508	12/31/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 30, 2026**Invoice Amount:** \$730.00

Description	Current Amount
Pond 92-93 Tree Cleanup	
Landscape Enhancement	\$730.00

**Invoice Total \$730.00**

Excellence

IN COMMERCIAL LANDSCAPING

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





## INVOICE

INVOICE #	INVOICE DATE
1081801	1/13/2026
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow Pointe III CDD

**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543

**Invoice Due Date:** February 12, 2026

**Invoice Amount:** \$328.77

Description	Current Amount
Irrigation Pump Low Pressure found on 12/16/25	
Irrigation	\$328.77

**Invoice Total** **\$328.77**

*Excellence*  
IN COMMERCIAL LANDSCAPING

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



## INVOICE

INVOICE #	INVOICE DATE
1081802	1/13/2026
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow Pointe III CDD

**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543

**Invoice Due Date:** February 12, 2026

**Invoice Amount:** \$353.64

Description	Current Amount
Irrigation Inspection made on 12/4/25	
Irrigation Repairs	\$353.64

**Invoice Total** **\$353.64**

*Excellence*  
IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

**Property Name:** Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel , FL 33543**INVOICE**

INVOICE #	INVOICE DATE
1081931	1/1/2026
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 31, 2026**Invoice Amount:** \$24,855.23

Description	Current Amount
Monthly Landscape Maintenance January 2026	\$24,855.23

**Invoice Total** **\$24,855.23**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

**Property Name:** Meadow Pointe III CDD**Address:** 1500 Meadow Pointe Blvd  
Wesley Chapel, FL 33543**INVOICE**

INVOICE #	INVOICE DATE
1082160	1/14/2026
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** February 13, 2026**Invoice Amount:** \$1,000.00

Description	Current Amount
Rock Install at Clubhouse Drains	
Landscape Enhancement	\$1,000.00

**Invoice Total \$1,000.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

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