



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting
April 15, 2026**

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

www.meadowpointe3cdd.org

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

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

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

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

District Office - Wesley Chapel, Florida 33544 - 813-994-1001
Mailing Address – 3434 Colwell Ave, Suite 200, Tampa, Florida 33614
meadowpointe3CDD.org

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

April 8, 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, April 15, 2026, at 6:30 p.m.**, to be held at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. STAFF REPORTS**
 - A. Community Deputy Update
 - B. District Engineer
 - C. Aquatics Maintenance
 1. Presentation of Waterway Inspection Report Tab 1
 - D. Landscape Maintenance
 1. Presentation of OLM Inspection Report Tab 2
 - E. Yellowstone Inspection Report
 - F. Amenity Management
 1. Presentation of Amenities Report..... Tab 3
 - G. District Counsel
 - H. District Manager
 1. Review of the District Manager’s Report & Monthly Financials Tab 4
- 5. BUSINESS ITEMS**
 - A. Discussion of 2026-2027 Budget
 - B. Consideration CLS Weir Control Structure Erosion Repair Proposal Tab 5
 - C. Consideration Painting Services Agreement with Paint Corps of Tampa Tab 6
 - D. Consideration Rose Paving Proposal..... Tab 7
 - E. Consideration Stantec Cold Mill, Pave 1.5”, and Stripe Proposal..... Tab 8
 - F. Consideration Florida Asphalt & Concrete - Beaconsfield Proposal Tab 9
 - G. Consideration of Resolution of 2026-02; Adopting Common Area Parking and Towing Policies..... Tab 10
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on March 18, 2026..... Tab 11
 - B. Consideration of Operations & Maintenance Expenditures for February 2026..... Tab 12
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

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

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe III CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-04-06

Prepared for:

District Manager

Prepared by:

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Pg

SITE ASSESSMENTS

PONDS 31 - 33 _____ 3

PONDS 34- 36 _____ 4

PONDS 37 - 39 _____ 5

PONDS 40 - 42 _____ 6

PONDS 43 - 45 _____ 7

PONDS 46- 48 _____ 8

PONDS 49 _____ 9

MANAGEMENT/COMMENTS SUMMARY _____ 9, 10

SITE MAP _____ 11

Site: 31

Comments:

Normal growth observed
Minor shoreline weeds present
but overall site looks well.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 32

Comments:

Normal growth observed
Minor sub surface algae present.
Site is almost completely dried
up.



Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

Site: 33

Comments:

Normal growth observed
Site is completely dried up. Some
vegetation growth present that
will need to be maintained.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 34

Comments:

Site looks good

This site is doing well. No nuisance growth present and shoreline is free of weeds. Flow structure looks to be in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 35

Comments:

Site looks good

This site is almost completely dried up.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 36

Comments:

Normal growth observed

Torpedogras present in few spots along shoreline but overall this site is doing great.



Action Required:

Routine maintenance next visit

Target:

Torpedogras

Site: 37

Comments:

Site looks good
Site is in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 38

Comments:

Normal growth observed
Minor shoreline growth present.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 39

Comments:

Site looks good
Site is looking well. New GSR coming in and some still dormant from the cold we had.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 40

Comments:

Site looks good

This site is dry. Flow structure is free of debris and trash.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 41

Comments:

Site looks good

Site is doing well and has no notable concerns at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 42

Comments:

Site looks good

New beneficials coming in. Site is low on water but overall looks well. Flow structure is in good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 43

Comments:

Site looks good

This site is looking great.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 44

Comments:

Site looks good

Site is very low on water. Some new growth starting on littoral shelf. The site as a whole looks good.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 45

Comments:

Normal growth observed

Sub surface algae and bio film in wind swept cove of site. Beneficials are looking well and GSR is along perimeter of site.



Action Required:

Routine maintenance next visit

Target:

Sub-surface algae

Site: 46

Comments:

Site looks good
This site is looking great.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 47

Comments:

Site looks good
This site has no notable concerns at this time.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 48

Comments:

Site looks good
Site is doing great and flow structure looks to be in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 49

Comments:

Site looks good

Many beneficials starting within site. Shorelines are clear and open water looks great.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

Starting the month of April, sites are looking great. As the weather warms up, we are noticing a increase in shoreline/submersed growth but we are staying on top of it. We are keeping an eye out for erosion due to the lack of rain and extremely dry banks we had. Flow structures and weirs are looking good and being checked for debris that could be blocking it. We are seeing a slight increase of trash within these site likely due to spring break or low water levels exposing it. During this months inspection there were no major concerns to note, overall a few sites with shoreline weeds and minor algae in which will be our priority. We are looking forward to seeing these sites fill back up with water and the beneficial plants to be in full bloom.

As a note, please be reminded that no potted plants, lawn clipping or tree branches should be disposed of in the ponds.

Please reach out if there are any questions or concerns: emalina.robinson@solitudelake.com

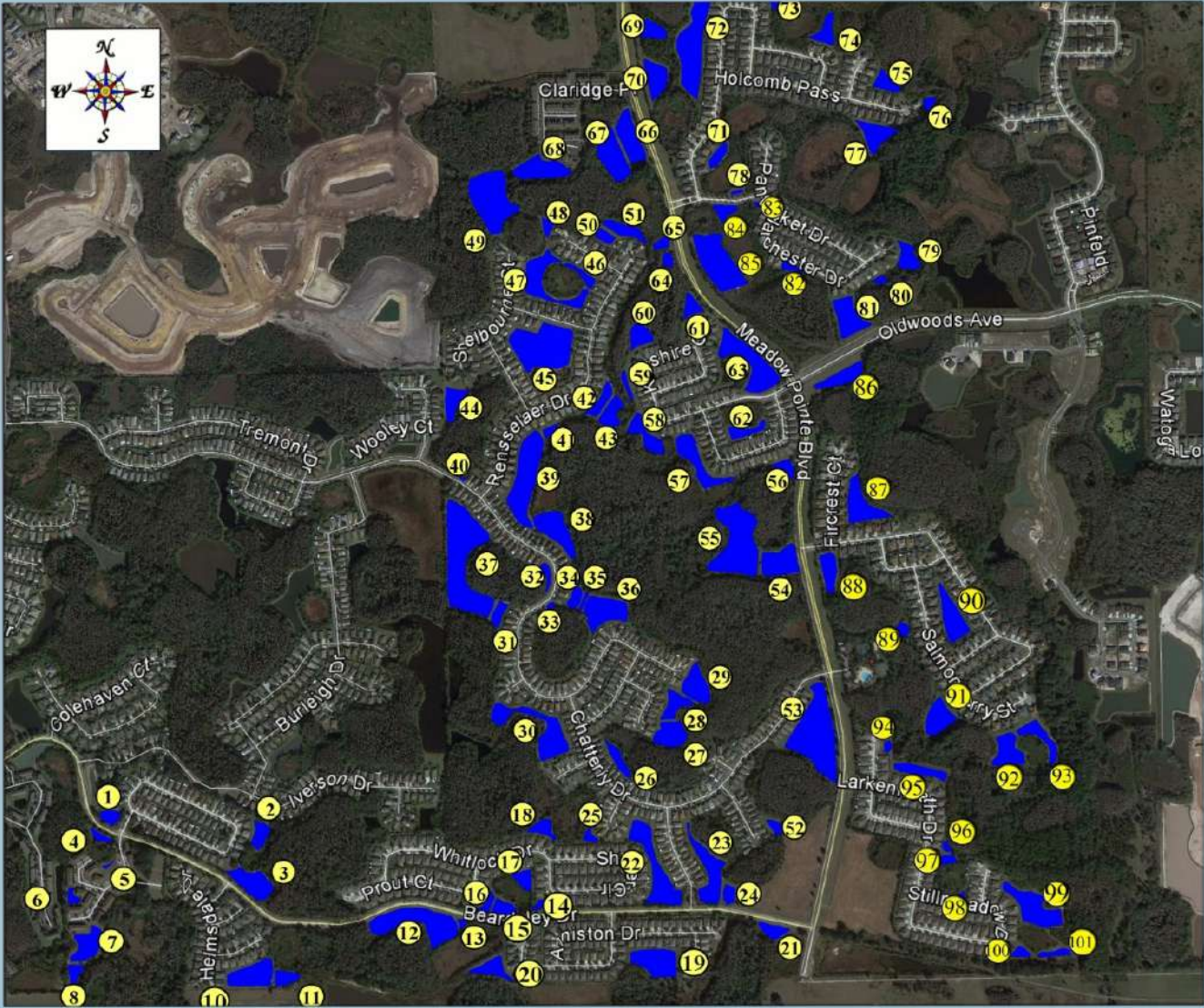
Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
31	Normal growth observed	Shoreline weeds	Routine maintenance next visit
32	Normal growth observed	Sub-surface algae	Routine maintenance next visit
33	Normal growth observed	Species non-specific	Routine maintenance next visit
34	Site looks good	Species non-specific	Routine maintenance next visit
35	Site looks good	Species non-specific	Routine maintenance next visit
36	Normal growth observed	Torpedograss	Routine maintenance next visit
37	Site looks good	Species non-specific	Routine maintenance next visit
38	Normal growth observed	Shoreline weeds	Routine maintenance next visit
39	Site looks good	Species non-specific	Routine maintenance next visit
40	Site looks good	Species non-specific	Routine maintenance next visit
41	Site looks good	Species non-specific	Routine maintenance next visit
42	Site looks good	Species non-specific	Routine maintenance next visit
43	Site looks good	Species non-specific	Routine maintenance next visit
44	Site looks good	Species non-specific	Routine maintenance next visit
45	Normal growth observed	Sub-surface algae	Routine maintenance next visit
46	Site looks good	Species non-specific	Routine maintenance next visit
47	Site looks good	Species non-specific	Routine maintenance next visit
48	Site looks good	Species non-specific	Routine maintenance next visit
49	Site looks good	Species non-specific	Routine maintenance next visit

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

Meadow Pointe III CDD Wesley Chapel, Florida

Call 888.480.LAKE



PCB 1/2020

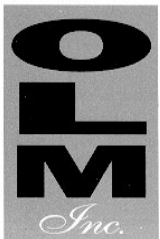
Tab 2

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	-2.5	Broadleaf
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-5	Complete winter kill cut back
CLEANLINESS	10	-2.5	Weekly windfall, move cypress needle into knees root areas
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5	-2.5	12, 18, 21, 22, 25

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		Clear irrigation on unused, mulch over bare areas
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 2-24-26 Score: 92.5% *Performance Payment™* % 100

Contractor Signature: 

Inspector Signature: _____

Property Representative Signature: 



MEADOW POINTE III CDD

LANDSCAPE INSPECTION

March 24, 2026

ATTENDING:

ALLEN ALCALDE- YELLOWSTONE LANDSCAPE
CARLOS GARCIA – YELLOWSTONE LANDSCAPE
ADOLFO GARZA – YELLOWSTONE LANDSCAPE
PAUL WOODS – OLM, INC.

SCORE: 92.5%

**NEXT INSPECTION
APRIL 21, 2026 AT 1:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 02/24/2026

COMMON AREAS

12. Claridge Place: Reduce freeze damaged Hawaiian Ti to approximately 2 feet staggered below freeze damage. .
18. Adjacent to the private Wrencrest gate: Rake down fire ant mounds after insects have been eradicated.
22. Beardsley Drive between Whitlock and Ammanford: Control weeds in turf.
23. Ammanford frontage wall: Maintain staking on Tabebuia trees. I recommend removing the green nursery tape and bamboo poles to prevent damage to the trunk.
25. Alchester Place frontage: Control weeds in turf.

CATEGORY II: MAINTENANCE ITEMS

1. Ground prune freeze damaged Gold Mound Duranta and Dwarf Firebush.
2. Pool perimeter: Continue to remove nonproductive Guava hedgerow.
3. Playground: Continue to remove debris in the fall zone weekly.
4. Perimeter of the pool: Ground prune Firebush.
5. Pool: Rake loose boots from Sabal Palms.
6. Adjacent to the telephone tower in front of the clubhouse: Control grassy weeds in Loropetalum with selective herbicides.

BEACON FIELD

7. Control ant mounds raking smooth once eradicated.
8. Along Meadow Pointe Blvd.: Control grassy and broadleaf weeds in right of way turf.
9. Bike path: Remove runners.

SHERINGHAM

10. Along frontage: Remove leaves on turf.
11. Lightly shear Asiatic Jasmine to produce new clean growth.

HEATHERSTONE

12. Ground prune freeze damaged Ixora and Arboricola Trinette.
13. Gate island: Control bed weeds.
14. Entrance: Improve fertility to Holly trees.
15. Control crack weeds.

BEARDSLEY

16. Along pond shore mowables: Detail with line trimmers areas adjacent to Cypress trees.
17. Wrencrest entrance: Rejuvenate prune Eugenia by 50%.
18. Prune back to green stem freeze damaged Jatropha.
19. Exit side fence: Elevate downward growth, stubs, weak attachments in tree.
20. Across the frontage wall: Ground prune Copperleaf.

WHITLOCK

21. Gate entrance: Control bed weeds.

AMMONFORD

22. Ground prune Arboricola Trinette.

HILLHURST

23. Remove freeze damaged Gold Mound Duranta.
24. Gate island: Ground prune the declining Ligustrum.
25. Near the open playfield mowable: Remove suckering growth from tree trunks.
26. **Remove leaves on turf.**

BROUGHTON PLACE

27. Remove freeze damaged Gold Mound Druanta allowing Wedelia to infill on the center island.
28. Remove heavy leaves on turf.

29. Remove moss in Crape Myrtles.
30. Lightly tip prune Crape Myrtles removing seed pods and deadwood only.

ALCHESTER

31. Ground prune freeze damaged Arboricola Trinette.
32. Remove debris weekly.
33. Adjacent to the keypad island: Ground prune the declining Holly tree.
34. Woodline side of 1036 Aniston Drive: Maintain uniform mowables.
35. Remove unapproved commercial signage.

LARKEN HEATH

36. Ground prune freeze damaged Dwarf Ixora.
37. Rake down ant mounds once eradicated.
38. Lightly shear Asian Jasmine removing freeze damage.

CATEGORY III: IMPROVEMENTS – PRICING

1. Ammonford: Provide a price to replace winter damaged hedges.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Rake over unused beds for a neatened appearance.

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

Tab 3



MEADOW POINTE III

Operations Report – April 2026 (March 11th-April 8th)

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

Clubhouse Operations, Maintenance & Improvements

- Worked with Yellowstone & Solitude Lake to improve maintenance in & around Pond 1-4,19-22,33-36,41-44,79,95-99 (Keeping an eye on algae build-up at 3,12,16-17,22-23,46)
- Detailed trash cleanup at pond 3 & 12-13
- 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
- Had successful Easter event
- Maintenance repaired gas-powered blower by replacing the carburetor
- Worked with Fitness Logic to replace LCD screen on a treadmill in the fitness center
- Did detailed trash pickup of all village islands (If Applicable)
- Maintenance repaired the crooked & loose speed limit sign in Ammanford
- Maintenance re-adjusted all needed light timers around the clubhouse/amenities
- Maintenance repainted all white trim/molding in the fitness center
- Maintenance did detailed cleaning of pool restroom vents & doors
- Hung new pool clock
- Reported all irrigation issues to Luis & Juan (Yellowstone)
- 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)
- Working with maintenance to continue to replace all gate signs (Safety/warning/camera monitored signs; About 2/3 done)
- 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 3/5 (50% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 3/5 (50% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 6 March 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 Beaconsfield, Claridge Place, Heatherstone, Hillhurst Crossing & Wrencrest (Thackery & Chatterly)
- Alchester – Connection failure on VMS (Security Cameras) (DCSI)
- Ammanford - Secured loose panel on arm operating box (Maintenance)
- Ammanford – V-belt replaced (SAAS)
- Beaconsfield – Control board, motor capacitor & V-belt replaced (SAAS)
- the manual release and gates resumed normal operation
- Beaconsfield – Camera 1 needs to be replaced (DCSI)
- Clubhouse – Camera 1 needs to be checked/is out (DCSI)
- Heatherstone - Connection failure on VMS (Security Cameras) (DCSI)
- Whitlock – Romaner Graphics is going to take the pedestrian exit side gate & repair/reinforce all needed parts
- Wrencrest (Chatterly) - Needs new circuit board/Upgrade to newer CAPXL system. Will need board or chair approval (SAAS)

Field Maintenance

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (N/A - See April 2026 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also April 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 –April 2026 (March 11th – April 8th)

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

Current Projects

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

9-2021	Basketball court lighting installation	Install lighting for courts	Obtained revised proposal and Board will consider proposals in July meeting	Tabled for 2023	TBD
1-2022	Shuffleboard surface	Resurface/conduct maintenance on shuffleboard surface	Reach out to vendors/obtain quotes to resurface and/or conduct maintenance of shuffleboard surface	Surface still in solid shape. Due to lack of usage will table to near future	TBD
1-2022	Entire/all gates & security systems	Research upgrades on all parts of the system	The CH Manager has 3 vendors coming in the December CDD meeting to make presentations	Selected vendors will specify/narrow down options/create specific proposals that will best fit the communities needs	TBD
12-2022	Marked PVC stakes at all conservation & pond edges	Restarted/continued staking of all conversation and pond edges to monitor growth & assist in proper cutbacks when/where needed	All materials purchased. Switched back to durable wood stakes with solid green paint. Use cutback guide to track pond numbers	Will be finalizing the installation of all needed markers & continuing to observe each one & growth at the edges. Updates are available in the shared folder for the board to request at any time	Ongoing
4-2023	Front clubhouse LED sign	Gathering 3 proposals & doing research on regulations & limitations to LED signage	Temporarily tabled	N/A	TBD
8-2024 & 7-2025	Researching different ways to potentially upgrade shuffleboard or multi-purpose courts to expand from 1 to 2 Pickleball courts	Pulled the dimensions of the standard Pickleball courts. Measured current dimensions of the shuffleboard & multi-purpose court.	Based on our measurements, it seems like we have the potential to expand to 2 courts only at the multi-purpose if there is enough approved playing space, without any major changes to the playing surface	Board is now considering complete renovation of multi-purpose court to expand to 2 full pickleball courts with gate enclosure & fob access – Will have 3 proposals for the September 2025 CDD meeting	TBD
2-2025	Will be starting a detailed pond & conservation edge analysis to make sure we are caught up with all wood stake markings, ensuring all ponds are clean & reporting any potential deficiencies or issues to Stantec (Tonja)	Have made great progress in the project & are about 10-20% complete in re-checking all pond's current status. Provided a detailed report (Conservation-District Pond Cutback Guide) for the board in the share folder along with sending a copy to board member/project liason Mr. Johnson	Continued efficient progress in the project & just completed 100% of re-checking all pond's current status. Will provide a detailed report (Conservation-District Pond Cutback Guide) for the board in the share folder along with sending a copy to board member/project liason Mr. Johnson	Need to go back at handful of locations & replace wood stakes with stronger/standard 4x4x6 stake or larger & continue those for any future stakes; Working with a graphic design vendor to also create matching map with my list; Will be finalized now in May 2026 but continuing	5-2026

				ongoing efforts for 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 May.	5-2026

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

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

11-2023	Replace both outside pool restroom mirrors	Will investigate options and prices for replacement	Purchased both mirrors; One accidentally broke during install. Safely removed broken one & purchased another new mirror	Finalized removal and install of both outside pool restroom mirrors	Completed (1-2024)
1-2024	Refill playground mulch to needed ADA standard/requirement	Worked with Aaron from Yellowstone to get a proposal for a mulch refill	Proposal approved & mulch was filled to needed ADA standard/requirement	N/A	Completed (2-2024)
3-2025			Will be starting detailed maintenance, repair (if-needed) & painting of all village bike 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 –April 2026 (March 11th-April 8th)

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

March Zones Started or Completed:

- Finalized all pool shade structures
- Finalized all pool tables & chairs
- Finalized Ammanford entry way & monument
- Finalized Hillhurst Crossing entry way & monument
- Continued on all needed PVC fencing down Beardsley Drive
- Continued on all needed concrete walls down Beardsley Drive



Rizzetta & Company




April Zones to be Started or Completed:

- Start & finalize all needed spots in & around the tennis court
 - Start & finalize Larkenheath entry way & monument
 - Start & finalize Wrencrest (Thackery) 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)







Parking Violations

Mar 11th – Apr 8th

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initials
1811 Rensselaer Dr		Black Nissan 350z	RHG D54 FL	3/13/2026 12:15pm (PCSO Violation – Safety Issue/Hou se is a repeat offender)			JL
1209 Thackery Wy		Beige Cadillac SRX	BR9 72X FL	12/19/2025 12:09pm	3/13/2026 12:53p		JL
31847 Turkeyhill Dr		Black Prius	BT1 7DP FL	3/24/2026 10:58am			JL

Parking Violations

Mar 11th – Apr 8th

<p>31420 Chatterly Dr</p>		<p>Silver Honda Civic</p>	<p>DQ6 OLW FL</p>	<p>3/25/2026 1:09p (PCSO Violation – Safety Issue)</p>			<p>JL</p>
<p>31304 Chatterly Dr</p>		<p>Black Ford Explorer</p>	<p>AN6 6JS FL</p>	<p>3/25/2026 1:25pm</p>			<p>JL</p>
<p>1811 Rensselaer Dr</p>		<p>Burgundy Honda Pilot</p>	<p>81E JTU FL</p>	<p>3/25/2026 1:32pm</p>			<p>JL</p>
<p>31304 Chatterly Dr</p>		<p>Black Ford Explorer</p>	<p>AN6 6JS</p>	<p>3/25/2026 1:25pm</p>	<p>3/26/2026 2:57pm</p>		<p>JL</p>

Parking Violations

Mar 11th – Apr 8th

<p>31433 Heatherstone Dr</p>		<p>White Dodge Durango</p>	<p>98E JBQ FL</p>	<p>9/4/2025 5:46pm</p>	<p>3/27/2026 5:00pm</p>		<p>CD</p>
<p>1239 Ambridge Pl</p>		<p>Black Honda Accord</p>	<p>FEI L91 FL</p>	<p>4/1/2026 2:38pm</p>			<p>JP</p>
<p>1323 Ambridge Pl</p>		<p>Beige Honda Accord</p>	<p>RJB E32 FL</p>	<p>4/1/2026 2:40pm</p>			<p>JP</p>
<p>31325 Wrencrest Dr</p>		<p>Silver Honda Ridgeline</p>	<p>329511 IL</p>	<p>4/3/2026 2:36pm</p>			<p>JP</p>

Parking Violations

Mar 11th – Apr 8th

1421 Appleton Pl		Blue Chevy Silverado	AX5 3IV FL	4/3/2026 2:45pm			JP
31511 Wrencrest Dr		White Toyota Corolla	78D EAV FL	4/3/2026 2:48pm			JP

DATE: 2/14-2/20

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY							
SUNDAY	I						
MONDAY	I	I	II				
TUESDAY			I		I		
WEDNESDAY			I				
THURSDAY	I		I		I		
FRIDAY							
TOTAL	3	1	4	0	2	0	0

DATE: 2/21-2/27

CALL LOG

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

DATE: 2/28-3/6

CALL LOG

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

DATE: 3/7-3/14

CALL LOG

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

April 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			<p style="text-align: right;">1</p> ABC 9-10am CPW 10am-12pm Card Group 12-4pm	<p style="text-align: right;">2</p>	<p style="text-align: right;">3</p> ABC 9-10am	<p style="text-align: right;">4</p> Easter Event 10am-12pm
<p style="text-align: right;">5</p> Joseph (PR) 10am-2pm	<p style="text-align: right;">6</p> ABC 9-10am	<p style="text-align: right;">7</p> <p style="text-align: center;">ARC 6:30pm</p>	<p style="text-align: right;">8</p> ABC 9-10am CPW 10am-12pm	<p style="text-align: right;">9</p>	<p style="text-align: right;">10</p> ABC 9-10am	<p style="text-align: right;">11</p> Blood Drive 11am-1pm Newell (PR) 3-7pm
<p style="text-align: right;">12</p> Joseph (PR) 10am-2pm	<p style="text-align: right;">13</p> ABC 9-10am	<p style="text-align: right;">14</p>	<p style="text-align: right;">15</p> ABC 9-10am CPW 10am-12pm Card Group 12-4pm <p style="text-align: center;">CDD 6:30pm</p>	<p style="text-align: right;">16</p>	<p style="text-align: right;">17</p> ABC 9-10am	<p style="text-align: right;">18</p>
<p style="text-align: right;">19</p> Joseph (PR) 10am-2pm Gibbson (PR) 3-7pm	<p style="text-align: right;">20</p> ABC 9-10am	<p style="text-align: right;">21</p> OLM Inspection 1pm <p style="text-align: center;">Larkenheath HOA 6:30pm</p>	<p style="text-align: right;">22</p> ABC 9-10am CPW 10am-12pm <p style="text-align: center;">CDD Budget Workshop 6:30pm</p>	<p style="text-align: right;">23</p>	<p style="text-align: right;">24</p> ABC 9-10am	<p style="text-align: right;">25</p>
<p style="text-align: right;">26</p> Joseph (PR) 10am-2pm	<p style="text-align: right;">27</p> ABC 9-10am	<p style="text-align: right;">28</p>	<p style="text-align: right;">29</p> ABC 9-10am CPW 10am-12pm	<p style="text-align: right;">30</p>		

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

May 2026

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

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



Deputy Schedule – April 2026



MEADOW POINTE III

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



Deputy Schedule – May 2026



MEADOW POINTE III

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

Deputy Francis is being replaced due to promotion but have not received effective date yet. Will update the calendars if he is replaced by May 2026

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 (Crowell - 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)

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

#1500 (Vendor Code - Claridge Place) (X1)

#1500 (Vendor Code - Hillhurst Crossing) (X1)

#1234 (Already Deleted - Previously Fermin - Claridge Place)
(X2)

#1203 (Vendor Code - Heatherstone) (X1)

#4321 (**Stamp** - Whitlock) (X1)

#6969 (Coastal W&R - Whitlock) (X1)

#1500 (Vendor Code - Alchester Place) (X1)

#6226 (**Gremadier** - Broughton Place) (X1)

#9601 (**Schroeder** - Larkenheath) (X1)

#9985 (**Gailit** - Beaconsfield) (X1)

#7344 (**Watts** - Whitlock) (X1)

#2020 (Not registered - Whitlock) (X1)

#2812 (**Cabrera** - Whitlock) (X1)

#2020 (**Subhi** - Wrencrest) (X1)

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

#8389 (**Collins** - Beaconsfield) (X1)

#4902 (**Nussbaumer** - Sheringham-NW - Did not have on-file in Bosch or PA) (X1)

#4032 (**Bodanza** - Broughton Place) (X1)

#0428 (**Sherlock** - Claridge Place - Lease/Moved) (X1)

#3121 (**Antequera** - Claridge Place) (X1)

#4395 (**Cuebas** - Alchester Place - Did not have on-file in Bosch or PA)

#0024 (**Lombardi** - Alchester) (X2)

#1500 (Vendor Code - Whitlock) (X1)

#6854 (**Herndon** - Whitlock) (X1)

#8848 (**Delker** - Beaconsfield) (X1)

#1907 (**Mckendree** - Broughton) (X1)

#5652 (Progress Owners - Wrencrest) (X1)

#2715 (**Etherton** - Beaconsfield) (X1)

#1230 (**Alvero** - Larkenheath) (X1)

#1203 (Vendor Code - Larkenheath) (X1)

- #0413 (**Davis** - Claridge Place - Lease/Moved) (X1)
- #8848 (**Wallace** - Claridge Place - Lease/Moved) (X1)
- #2459 (**Terrill** - Wrencrest) (Vendor caught on camera vandalizing the box)
- #0213 (**Zuilkowski** - Heatherstone) (X1)
- #2025 (**Stankowski** - Ammanford) (X1)
- #1500 (Vendor Code - Ammanford) (X1)
- #1500 (Vendor Code - Claridge Place) (X1)
- #1234 (Not an active code - Whitlock) (X1)
- #4566 (**Marcolini** - Whitlock) (X1)
- #1926 (**Hernandez** - Larkenheath - Lease/Moved) (X1)
- #0317 (Not an active code - Ammanford) (X1)

Estimated Staff Time Since January 2026 on Call Box Cleanings & Audits

Maintenance

1.5 Employees X 80 hours= 120 total estimated hours checking & cleaning

(I will use the maintenance staff algorithm at 1.5 since sometimes they are already on projects together & sometimes a maintenance employee will be solo checking them or cleaning them off)

Clubhouse/Managers

1 employee X 50 hours= 50 total estimate hours watching camera footage, checking & compiling data/information, sending out messages, deleting or changing codes & having in-person or phone conversations with residents

Deputies

2 deputies X 3 hours= 6 total estimated hours assisting in checking or running tags for potential criminal mischief based on this specific scenario

(Haven't had a ton of scenarios where we had a clear facial shot or clear license plate with the action of actually writing the code on the box; So deputies were less involved in this specific portion of the issue)

Estimated Staff Time on Leaked/Exposed Code #2459 (Terrill – Wrencrest)

Maintenance

1.5 Employees X 30 minutes= **1** total estimated hour checking & cleaning

(I will use the maintenance staff algorithm at 1.5 since sometimes they are already on projects together & sometimes a maintenance employee will be solo checking them or cleaning them off)

Clubhouse/Managers

1 employee X 3 hours= **3** total estimate hours watching camera footage, checking & compiling data/information, sending out messages, deleting or changing the codes & having an in-person & phone conversations with the resident

Deputies

2 deputies X 2 hours= **4** total estimated hours assisting in checking or running tags for potential criminal mischief based on this specific scenario

I reached out to MPIV's camera/security vendor but have not heard back yet. Hoping to have a 3rd vendor's proposal emailed before & printed on the day of the CDD meeting; If not will have to provide all 3 (2 original; 1 new) at April's CDD meeting.

Also, please note our current vendor would not be charging us any licensing fees. Alarm Engineers would be charging \$6,840 a year for as long as we have their cameras/setup.

Estimate #78982



Billing Address

Meadow Pointe III CDD
1500 Meadow Pointe
Boulevard
Wesley Chapel FL 33543
United States
darryla@rizzetta.com
+1 813 948 4000

Service Address

Meadow Pointe III CDD
1500 Meadow Pointe
Boulevard
Wesley Chapel FL 33543
United States
darryla@rizzetta.com
+1 813 948 4000

Send Payment To

Alarm Engineers Inc.
PO Box 305
Clay Alabama 35048
+18002342327
service@alarmengineersinc.com

Total	\$67,500.00
Payments	\$0.00
Balance	\$67,500.00

Scope of Work

Objective

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

Existing System

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

Upgrade Plan

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

Connectivity

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

Deliverables

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

Charges

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

with
Remote
Stations

Turing Bridge, 4TB HDD

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

Cameras

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

Licensing & Services

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

Labor, Infrastructure & Services

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

Turing AI
Base NVR
with
Remote
Stations

Equipment List & Scope: Alchester Place

\$4,750.0 ✕ 1.0 \$4,750.00

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

Cameras

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

Licensing & Services

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

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

Labor, Infrastructure & Services

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

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

Cameras

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

Licensing & Services

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

Labor, Infrastructure & Services

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

Turing AI Base NVR with Remote Stations	Equipment List & Scope: Beaconsfield	\$4,750.0	×	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power

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

Cameras

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

Licensing & Services

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

Labor, Infrastructure & Services

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

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

Cameras

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

Licensing & Services

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

until canceled

Labor, Infrastructure & Services

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

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

Cameras

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

Licensing & Services

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

Labor, Infrastructure & Services

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

Turing AI Base NVR with Remote Stations	Equipment List & Scope: Heatherstone	\$4,750.0	×	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets

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

Cameras

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

Licensing & Services

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

Labor, Infrastructure & Services

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

Turing AI Base NVR with Remote Stations

Equipment List & Scope: Hillhurst Crossing

\$4,750.0 × 1.0 \$4,750.00

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

Cameras

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

Licensing & Services

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

Labor, Infrastructure & Services

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

Turing AI Base NVR with Remote Stations	Equipment List & Scope: Larkenheath	\$4,250.0	×	1.0	\$4,250.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.
- **Connectivity Equipment** - Frontier/Fios integration or AEI-provided 5G service hardware (if Fios not used)

Cameras

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

Licensing & Services

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

Labor, Infrastructure & Services

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

Turing AI Base NVR with Remote Stations	Equipment List & Scope: Sheringham/Nesslewood	\$4,750.0	×	1.0	\$4,750.00
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- **(1) Turing Video TR-MRP044GL-B** - SMART Series 4-Channel NVR Bundle with Turing Bridge, 4TB HDD
- **(1) Compact Cloud Gateway Ultra** - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.
- **(1) UniFi UPS Tower** - UniFi managed 1kVA uninterruptible power supply with 5 backup outlets 5 surge outlets
- **Enclosures/Boxes** - Utilize existing NEMA boxes, Conduit, and Underground boxes if possible.

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

Cameras

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

Licensing & Services

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

Labor, Infrastructure & Services

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

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

Cameras

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

Licensing & Services

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

Labor, Infrastructure & Services

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

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

Cameras

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

Licensing & Services

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

Labor, Infrastructure & Services

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

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

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

Cameras

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

Licensing & Services

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

Labor, Infrastructure & Services

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

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

Totals

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

Annual Billing Summary

Annual Licensing - Meadow Pointe III Gate Camera System

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

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

Subtotal	\$67,500.00
Tax	\$0.00
Total	\$67,500.00

Payments

Date	Type	Amount
No payments		

Notes

Warranty Parts and Labor:

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

Labor: 1 Year on workmanship.

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

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

Terms



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

Estimate

ADDRESS
Meadow Pointe III CDD 3434 Colwell Ave Suite 200 Tampa, Fl 33614

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

ESTIMATE #	DATE
12386	01/08/2026

SALES REP
DC

ACCT#/LOT/BLK
Gate/CH Camera Upgrade

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>This Estimate is to replace the existing analog camera systems with Advanced AI 4K camera systems at all (12) community gates and the Clubhouse. DCSI, Inc. will rewire all the gate systems and install (2) 4K IP cameras and (1) 5MP IP License Plate camera with Optical Character Recognition, utilizing existing enclosures where applicable. Each gate will have an onsite NVR as backup in case of any network disruptions. DCSI, inc. will also rewire the (9) cameras at the Clubhouse and install (9) 4K IP cameras and an NVR with wall rack and battery backup.</p> <p>We will then use the community provided internet connection to send the cameras back to the clubhouse for live and playback access through our CMS software, this will allow viewing of all the gate cameras and the clubhouse through one login. (There will be no initial or reoccurring license fees associated with these systems)</p> <p>Included:</p> <p>Camera System Clubhouse:</p> <ul style="list-style-type: none"> (1) IPN64- 4K 64 Channel / 32ch PoE NVR with full AI and CMS software (6) 8TB Surveillance Hard Drives (48TB total) (9) IP8TRF- IP 4K colormax full AI 2.8mm lens with dual light (1) 6U Wall Mount Open Frame 19 Inch Server Equipment Rack (1) Tripp Lite SMART1500LCD 1500VA Rack Mount Surge/UPS Battery Backup <p>Wire, Installation, Programming and Training Included. *3-Year Manufacture warranty on NVR and Cameras</p> <hr/> <p>Camera System Community Gate Systems:</p> <ul style="list-style-type: none"> (1) IPN8P8- 4K NVR with full AI (1) 4TB Surveillance Hard Drive (2) IP8TRF- IP 4K colormax full AI 2.8mm lens with dual light (1) IP5BVA- IP 5MP colormax OCR LPR full AI 2.8-12mm lens (3) 256GB microSD (backup to the NVR) (3) BBS- outdoor back boxes (2) DITEK surge protectors (1) PTP transmitter and receiver (1) N4XFG12- Fiberglass outdoor NEMA enclosure (1) POE injector (1) Aluminum mounting pole for LPR <p>Wire, Installation, Programming and Training Included. *3-Year Manufacture warranty on NVR and Cameras **Internet connection required at each gate for remote access</p>	1	11,289.00	11,289.00
		12	4,799.00	57,588.00

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

SUBTOTAL	68,877.00
TAX (6.5%)	0.00
TOTAL	\$68,877.00

Accepted By


Accepted Date

Manager Notes: This would be for internet lines at all of our gates (12). While this would be mandatory for any security or camera upgrades/proposals we recently received, once these lines are installed, I will be able to review all cameras from my office with our without any upgrades.

Frontier said they would do a 2-year price lock, along with no charges for any equipment & no contract as well.

They had to divide it into 2 proposals but it would be \$599.88 per month for all 12, equalling \$7,198.56 annually.

FRONTIER COMMUNICATIONS
PROPOSAL ESTIMATE



Sales Representative: WEALTH WILLIAMS
Term: N/A
Date: April 1, 2026

Customer:

JUSTIN LAWRENCE
MEADOW POINTE III
 8133836676
 manager@meadowpointe3.com
 31534 Heatherstone
 Wesley Chapel FL

Frontier

Component	Quantity	Price	One-Time Total	Monthly Total
Business Fiber Internet 500/500	4	\$ 49.99		\$ 199.96
Internet Installation Fee (Waived)	1	\$ -	\$ -	
			\$ -	\$ 199.96

- This estimate is available for a limited time and is subject to change based upon a site visit, line qualification and other factors.
- This quote represents the cost of the products and services discussed and is not inclusive of any products or services existing on your account.
- Monthly minimum spend levels or early termination fees may apply.
- Estimate may be based on tariff rates. Prices are subject to change.
- Taxes, fees and other charges not included in quoted price.
- Services provided in accordance with filed and effective tariffs and/or customer service agreement.

Thank you for your business!

**FRONTIER COMMUNICATIONS
PROPOSAL ESTIMATE**



Sales Representative:
Term:
Date:

WEALTH WILLIAMS
N/A
March 30, 2026

Customer: JUSTIN LAWRENCE
MEADOW POINTE III
NONE
31302 ALCHESTER DRIVE
WESLEY CHAPEL FL



Frontier				
Component	Quantity	Price	One-Time Total	Monthly Total
Business Fiber Internet 500/500	8	\$ 49.99		\$ 399.92
Internet Installation Fee (Waived)	1	\$ -	\$ -	
			\$ -	\$ 399.92

- This estimate is available for a limited time and is subject to change based upon a site visit, line qualification and other factors.
- This quote represents the cost of the products and services discussed and is not inclusive of any products or services existing on your account.
- Monthly minimum spend levels or early termination fees may apply.
- Estimate may be based on tariff rates. Prices are subject to change.
- Taxes, fees and other charges not included in quoted price.
- Services provided in accordance with filed and effective tariffs and/or customer service agreement.

Thank you for your business!



Tab 4



UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 20, 2026, at 6:30pm
- **Budget Workshop:** April 22, 2026, at 6:00pm
- **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

April 15

2026

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District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>2/28/2026</u>
General Fund Cash & Investment Balance:	\$3,054,053
Reserve Fund Cash & Investment Balance:	\$2,487,742
Debt Service Fund & Investment Balance:	<u>\$1,387,080</u>
Total Cash and Investment Balances:	\$6,928,875
General Fund Expense Variance: \$6,967	Under Budget



Rizzetta & Company

Meadow Pointe III Community Development District

**Financial Statements
(Unaudited)**

February 28, 2026

Prepared by: Rizzetta & Company, Inc.

meadowpointe3.org
rizzetta.com

Meadow Pointe III Community Development District

Balance Sheet
As of 02/28/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,628,061	0	14,177	1,642,238	0	0
Investments	1,425,992	2,487,742	1,372,903	5,286,638	0	0
Accounts Receivable	648,682	0	41,705	690,386	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	1,428,785
Amount To Be Provided Debt Service	0	0	0	0	0	5,086,215
Total Assets	3,729,447	2,487,742	1,428,785	7,645,974	11,070,208	6,515,000
Liabilities						
Accounts Payable	130,491	0	0	130,491	0	0
Deferred Revenue	461,359	0	0	461,359	0	0
Accrued Expenses	19,958	0	0	19,958	0	0
Other Current Liabilities	322	0	0	322	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	6,515,000
Deposits Payable	1,250	0	0	1,250	0	0
Total Liabilities	613,380	0	0	613,380	0	6,515,000
Fund Equity & Other Credits						
Beginning Fund Balance	1,800,862	1,881,180	639,813	4,321,854	0	0
Investment In General Fixed Assets						
Investment In General Fixed Assets	0	0	0	0	11,070,208	0
Total Investment In General Fixed Assets	0	0	0	0	11,070,208	0
Net Change in Fund Balance	1,315,205	606,562	788,972	2,710,740	0	0
Total Fund Equity & Other Credits	3,116,067	2,487,742	1,428,785	7,032,594	11,070,208	0
Total Liabilities & Fund Equity	3,729,447	2,487,742	1,428,785	7,645,974	11,070,208	6,515,000

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	23,359	23,359
Special Assessments				
Tax Roll	2,211,761	2,211,761	2,226,227	14,466
Other Misc. Revenues				
Cell Tower Lease	28,262	11,776	16,957	5,182
Key/Access/Transponder Revenue	0	0	1,005	1,004
Miscellaneous Revenue	0	0	3,824	3,824
Non-Resident Annual Fees	0	0	373	373
Remotes	2,000	833	2,496	1,662
Room Rentals	0	0	1,355	1,356
Vending Machine Revenue	200	84	0	(84)
Vendor Rebates	0	0	7	7
Total Revenues	<u>2,242,223</u>	<u>2,224,454</u>	<u>2,275,603</u>	<u>51,149</u>
Expenditures				
Legislative				
Supervisor Fees	13,000	5,417	5,000	417
Total Legislative	<u>13,000</u>	<u>5,417</u>	<u>5,000</u>	<u>417</u>
Financial & Administrative				
Accounting Services	22,495	9,373	9,373	0
Administrative Services	5,974	2,489	2,489	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	346	340	6
Disclosure Report	2,000	833	833	0
District Engineer	22,500	9,375	18,304	(8,929)
District Management	33,475	13,948	13,948	0
Dues, Licenses & Fees	450	188	175	13
Financial & Revenue Collections	5,150	2,146	2,146	0
Legal Advertising	2,200	916	0	917
Miscellaneous Mailings	2,200	917	0	916
Public Officials Liability Insurance	4,362	4,362	4,110	252
Tax Collector/Property Appraiser Fees	2,100	1,850	1,850	0
Trustees Fees	11,000	6,896	6,950	(54)
Website Hosting, Maintenance, Backup & E	4,058	1,691	550	1,141
Total Financial & Administrative	<u>128,944</u>	<u>58,630</u>	<u>66,218</u>	<u>(7,588)</u>
Legal Counsel				
District Counsel	28,000	11,667	13,955	(2,288)
Total Legal Counsel	<u>28,000</u>	<u>11,667</u>	<u>13,955</u>	<u>(2,288)</u>
Law Enforcement				
Off Duty Deputy	157,456	65,606	63,503	2,103
Total Law Enforcement	<u>157,456</u>	<u>65,606</u>	<u>63,503</u>	<u>2,103</u>

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Electric Utility Services				
Utility - Street Lights	138,000	57,500	58,556	(1,056)
Utility Services	34,850	14,521	12,836	1,685
Total Electric Utility Services	172,850	72,021	71,392	629
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	2,700	1,125	1,234	(109)
Garbage - Residential	305,378	127,241	125,045	2,196
Solid Waste Assessment	1,638	682	1,675	(992)
Total Garbage/Solid Waste Control Services	309,716	129,048	127,954	1,095
Water-Sewer Combination Services				
Utility - Recreation Facilities	19,200	8,000	9,852	(1,853)
Total Water-Sewer Combination Services	19,200	8,000	9,852	(1,853)
Stormwater Control				
Aquatic Maintenance	74,885	31,202	31,202	0
Aquatic Plant Replacement	3,750	1,563	0	1,563
Mitigation Area Monitoring & Maintenance	3,600	1,500	0	1,500
Stormwater Assessments	4,012	1,672	11,950	(10,278)
Stormwater System Maintenance	7,000	2,916	0	2,916
Total Stormwater Control	93,247	38,853	43,152	(4,299)
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	2,084	6,850	(4,766)
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	10,416	5,834	4,582
Landscape - Annuals/Flowers	18,000	7,500	0	7,500
Landscape - Miscellaneous	8,835	3,682	0	3,681
Landscape - Mulch	45,000	18,750	43,152	(24,402)
Landscape - Pest Control	2,000	833	0	834
Landscape Inspection Services	9,000	3,750	3,000	750
Landscape Maintenance	329,712	137,380	124,277	13,103
Landscape Replacement Plants, Shrubs, Tr	30,000	12,500	52,666	(40,166)
Lift Station Maintenance	4,050	1,687	498	1,190
Property Insurance	19,148	19,148	18,342	806
Street Light Deposit Bond	760	317	566	(249)
Tree Trimming Services	16,000	6,667	0	6,666
Well Maintenance	3,000	1,250	245	1,005
Total Other Physical Environment	544,702	255,161	279,724	(24,563)
Road & Street Facilities				
Gate Maintenance & Repair	45,500	18,958	10,296	8,663
Gate Phone	18,000	7,500	18,342	(10,843)
Parking Lot Repair & Maintenance	2,500	1,042	6,750	(5,708)
Roadway Repair & Maintenance	5,000	2,083	0	2,083
Sidewalk Maintenance & Repair	11,500	4,792	4,500	292
Street Sign Repair & Replacement	6,000	2,500	1,635	865

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Road & Street Facilities	88,500	36,875	41,523	(4,648)
Parks & Recreation				
Cable & Internet	575	240	130	110
Clubhouse Maintenance & Repair	19,217	8,007	10,768	(2,761)
Computer Support, Maintenance & Repair	1,300	541	97	444
Dog Waste Station Supplies & Maintenance	1,900	792	240	552
Employee - Reimbursements	2,000	833	334	499
Facility A/C & Heating Maintenance & Rep	1,400	584	193	391
Fitness Equipment Maintenance & Repair	10,000	4,166	120	4,046
Management Contract	456,277	190,116	182,324	7,791
Operating Supplies	17,500	7,291	3,475	3,817
Pest Control	1,150	480	640	(161)
Playground Equipment & Maintenance	3,400	1,416	0	1,417
Pool Maintenance	40,650	16,938	17,701	(763)
Pool/Water Park/Fountain Maintenance	24,000	10,000	0	10,000
Security System Monitoring Services & Ma	8,000	3,333	2,358	975
Tennis/Athletic Court/Park Maintenance	5,000	2,083	2,247	(164)
Vehicle Maintenance	3,650	1,521	1,008	513
Total Parks & Recreation	596,019	248,341	221,635	26,706
Special Events				
Special Events	22,500	9,375	10,490	(1,115)
Total Special Events	22,500	9,375	10,490	(1,115)
Contingency				
Capital Outlay	68,089	28,371	6,000	22,371
Total Contingency	68,089	28,371	6,000	22,371
Total Expenditures	2,242,223	967,365	960,398	6,967
Total Excess of Revenues Over(Under) Expenditures	0	1,257,089	1,315,205	58,116
Fund Balance, Beginning of Period	0	0	1,800,862	1,800,862
Total Fund Balance, End of Period	0	1,257,089	3,116,067	1,858,978

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	33,992	33,992
Special Assessments				
Tax Roll	580,973	580,973	580,970	(3)
Total Revenues	<u>580,973</u>	<u>580,973</u>	<u>614,962</u>	<u>33,989</u>
Expenditures				
Contingency				
Capital Reserve - Asset Replacement	463,412	463,412	8,400	455,012
Capital Reserve - Road	117,561	117,561	0	117,561
Total Contingency	<u>580,973</u>	<u>580,973</u>	<u>8,400</u>	<u>572,573</u>
Total Expenditures	<u>580,973</u>	<u>580,973</u>	<u>8,400</u>	<u>572,573</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>606,562</u>	<u>606,562</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,881,180</u>	<u>1,881,180</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>2,487,742</u>	<u>2,487,742</u>

720 Debt Service Fund S2013 & S2014 **Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,757	10,757
Special Assessments				
Prepayments	0	0	3,407	3,407
Tax Roll	587,460	587,460	590,504	3,045
Total Revenues	<u>587,460</u>	<u>587,460</u>	<u>604,668</u>	<u>17,209</u>
Expenditures				
Debt Service				
Interest	207,460	207,460	94,845	112,614
Principal	380,000	380,000	0	380,000
Total Debt Service	<u>587,460</u>	<u>587,460</u>	<u>94,845</u>	<u>492,614</u>
Total Expenditures	<u>587,460</u>	<u>587,460</u>	<u>94,845</u>	<u>492,614</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>509,823</u>	<u>509,823</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>564,762</u>	<u>564,762</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,074,585</u>	<u>1,074,585</u>

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,148	2,148
Special Assessments				
Tax Roll	297,410	297,410	298,951	1,541
Total Revenues	<u>297,410</u>	<u>297,410</u>	<u>301,099</u>	<u>3,689</u>
Expenditures				
Debt Service				
Interest	41,410	41,410	21,950	19,460
Principal	256,000	256,000	0	256,000
Total Debt Service	<u>297,410</u>	<u>297,410</u>	<u>21,950</u>	<u>275,460</u>
Total Expenditures	<u>297,410</u>	<u>297,410</u>	<u>21,950</u>	<u>275,460</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>279,149</u>	<u>279,149</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>75,051</u>	<u>75,051</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>354,200</u>	<u>354,200</u>

Meadow Pointe III CDD
Investment Summary
February 28, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2026</u>
Valley National Operating	Governmental Checking/ICS	\$ 420,360
FLCLASS Operating	Average Monthly Yield 3.7498%	1,005,632
Total General Fund Investments		\$ 1,425,992
FLCLASS Asset Replacement	Average Monthly Yield 3.7498%	\$ 754,724
FLCLASS Road Reserve	Average Monthly Yield 3.7498%	1,009,382
Subtotal		1,764,106
Valley National Asset Replacement Reserve	Governmental Checking/ICS	\$ 687,218
Subtotal		687,218
Valley National Road Reserve	Governmental Checking	\$ 36,418
Subtotal		36,418
Total Reserve Fund Investments		\$ 2,487,742
US Bank Series 2013 Revenue	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	\$ 347,636
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	18,792
US Bank Series 2013 Prepayment	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	96,450
US Bank Series 2015A Revenue	US Bank GCTS 0490 Money Market	287,509
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 MMKT 5 Money Market	2
US Bank Series 2015 Prepayment	US Bank MMKT 5 Money Market	305
US Bank Series 2021 Revenue	First American Funds Inc SHS-Y Treasury Obligation Fund 3801	336,563
Total Debt Service Fund Investments		\$ 1,372,903

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 02/01/2026 to 02/28/2026**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
720, 2670						
720-001	720 General Fund	Pasco County Tax Collector	AR00002917	12110	10/01/2025	131,622.62
Sum for 720, 2670						131,622.62
720, 2797						
720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	10,534.86
720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	17,152.43
Sum for 720, 2797						27,687.29
720, 2798						
720-202	720 Debt Service Fund S2021	Pasco County Tax Collector	AR00002917	12110	10/01/2025	14,017.10
Sum for 720, 2798						14,017.10
Sum for 720						173,327.01
Sum Total						173,327.01

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District
Summary A/P Ledger
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
720, 2670					
720 General Fund	02/01/2026	Coastal Waste & Recycling, Inc.	SW0001645950	Waste Disposal Services 02/26	25,448.15
720 General Fund	02/01/2026	Coastal Waste & Recycling, Inc.	SW0001305851	Waste Disposal Services 01/26	25,448.15
720 General Fund	02/01/2026	Frontier Communications of FL	23918809150919135-020426	Gate Phones 02/26	178.80
720 General Fund	02/01/2026	OLM, Inc.	46848	Landscape Inspection 02/26	750.00
720 General Fund	02/01/2026	Pasco County Sheriffs Office-Finance	ARFEB26 MPIII	Deputy Services 02/26	12,700.58
720 General Fund	02/01/2026	Pasco County Utilities	24012602	Water Services 01/26	1,966.88
720 General Fund	02/01/2026	Rizzetta & Company, Inc.	720-030326	Reimbursable Expenses 03/26	100.00
720 General Fund	02/01/2026	Rizzetta & Company, Inc.	INV0000107559	EE Recruiting, Cell Phone 02/26	217.33
720 General Fund	02/01/2026	Rizzetta & Company, Inc.	INV0000107396	Personnel Reimbursement 02/26	15,482.76
720 General Fund	02/01/2026	Romaner Graphics	23014	Maintenance & Repairs 02/26	5,000.00
720 General Fund	02/01/2026	Romaner Graphics	23015	Sign Repair & Replacement 02/26	210.00
720 General Fund	02/01/2026	Southern Automated Access Services, LLC	17704	Gate Maintenance & Repair 02/26	135.00
720 General Fund	02/01/2026	Southern Automated Access Services, LLC	17730	Gate Maintenance & Repair 02/26	115.00
720 General Fund	02/01/2026	Spectrum	8337130620042426-021126	Internet Services 02/26	30.00
720 General Fund	02/01/2026	Stantec Consulting Services, Inc.	2533253	Engineering Services 02/26	2,004.50
720 General Fund	11/20/2023	Waste Connections of Florida	1530432W426-Rev	Waste Disposal Services 11/23	(150.02)
720 General Fund	02/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353910-022326	Electric Services 02/26	1,618.03
720 General Fund	02/01/2026	Yellowstone Landscape	1110686	Irrigation Repair 02/26	828.48
720 General Fund	02/01/2026	Yellowstone Landscape	1110685	Landscape Replacement 02/26	1,400.00
720 General Fund	02/01/2026	Yellowstone Landscape	1110684	Landscape Replacement 02/26	12,152.00
720 General Fund	02/01/2026	Yellowstone Landscape	1107570	Landscape Maintenance 02/26	24,855.23
Sum for 720, 2670					130,490.87
Sum for 720					130,490.87
Sum Total					130,490.87

Meadow Pointe III Community Development District
Notes to Unaudited Financial Statements
February 28, 2026

Balance Sheet

1. Trust statement activity has been recorded through 02/28/26.
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 \$29,107.74 was received in March 2026.
6. Debt Service Fund 200 – Payment for Invoice AR#00002917 in the amount of \$6,122.91 was received in March 2026.
7. Debt Service Fund 202 – Payment for Invoice AR#00002917 in the amount of \$3,099.81 was received in March 2026.

Tab 5



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
3/6/2026	00000493

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

Project
Weir Control Structure Erosion Repair

Description	Qty	U/M	Rate	Total
<p>Project: Erosion Repair to Weir Control Structure</p> <p>Project location: Behind 2409 Nesslewood Dr.</p> <p>Recommended Material: Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS will then re-grade, backfill, compact and re-stabilize eroded areas around weir control structure where erosion has occurred to return to pre-existing design grade, as well as regrade berm to navigate and re-establish proper sheet flow to disperse evenly over structure. Once design grade is restored, CLS will then utilize contractor's means and methods to install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Trenches and Toe-In to reinforce, and increase the longevity of the weir control structure to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <p>1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Regrade berm for proper watershed 4. Contractor's means and methods to install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Trenches and Toe-In 5. Re-vegetate with Sod 6. De-mobilize</p> <p>**CLS will conduct an evaluation to determine if any additional damage has occurred to Weir Structure. In the event damage has been identified CLS will immediately notify Project Engineer.</p>	1	ea	5,778.44	5,778.44

Initial:	<i>Continue on next page...</i>
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Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
3/6/2026	00000493

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

Project
Weir Control Structure Erosion Repair

Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.</p> <p>*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.</p> <p>*CLS assumes no liability should this intervention fail to achieve the intended result in mitigating ongoing erosion at or near the MES Outfall Structure.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p>				

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>
	Total \$5,778.44

Tab 6

Painting Services Agreement

(Community Walls and Entrances)

This Painting Services Agreement (this “**Agreement**”) is entered into as of April 2, 2026 between the **Meadow Pointe III Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **Burgess Perry** who does business as Paint Corps of Tampa (the “**Contractor**”).

Background Information:

The District owns and maintains several community entrances within the boundaries of the District. The entrance walls to each community have undergone normal wear and tear and need to be painted. The Contractor represents that it is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide these services. The Contractor is familiar with the District’s property. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Description of Work.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the work as described in their estimate, relevant portions of which are attached hereto as **Exhibit A**. Contractor shall coordinate with the District’s Clubhouse Manager for any color choices or other options described in the proposal. At the conclusion of the work, the Contractor has a duty to dispose of any waste material at an off-site waste disposal facility. Contractor shall take precautions at all times to protect any persons and property affected by Contractor’s work.
3. **Responsibilities of the Contractor.**
 - a. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
 - b. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
 - c. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
 - d. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall immediately provide the District written notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
 - e. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
4. **Care of the Property.** Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each workday. Contractor shall use all due care to protect the property of the District, its residents and

landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

5. **Time of Commencement and Completion Date.** The District and Contractor will coordinate on when the work will commence. The Contractor will complete the work within the number of calendar days confirmed with the Clubhouse Manager in writing. Time is of the essence.
6. **Compensation.** The District agrees to pay to Contractor **\$102,475.00** for the work described above as broken out below:
 - a. The District agrees to pay to Contractor a refundable deposit of 30% within 10 days of the date of this Agreement.
 - b. Upon completion of the work and after a District representative has inspected and signed off on the work, the Contractor shall submit an invoice to the District for the remainder of the compensation. The District agrees to pay to Contractor within 30 days of receipt of the invoice from Contractor.
7. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
8. **Permits.** All permits necessary for the work to be performed under this Agreement shall be obtained by the Contractor and paid for by the District. Contractor will be responsible for any fines or penalties assessed against District as a result of Contractor's work (including securing a permit or providing the necessary documentation for a permit exemption).
9. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.
10. **Warranty.**
 - a. The Contractor warrants that the work (a) conforms to the requirements of the this Agreement, (b) was performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.
 - b. If within 5 years after the date of final payment by the District any portion of the work (labor

and materials) is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction. These time periods shall be extended with respect to portions of the work completed after the payment by the District by a period equal to the time between the date of completion and the actual completion of such portion of the work.

- c. Contractor's warranty in this section is in addition to and does not limit in any way District's claims for latent/patent defects or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
- d. Contractor shall assign and transfer to the District all warranties and guaranties received by Contractor in connection with any work, materials, equipment and components furnished by Contractor. If such warranties and guaranties are not by their terms assignable, Contractor agrees to initiate claims and enforce such warranties in accordance with their terms for the benefit of District upon demand.
- e. Refusal of a subcontractor responsible for the defective work to correct such work shall not excuse the Contractor from performing under this warranty.
- f. Contractor warranties that the labor will meet all requirements of any manufacturer to honor the manufacturer's warranty for materials and labor.
- g. The provisions of this section shall survive approval of the work under this Agreement.

11. Insurance. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

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

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

12. Indemnification. Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

13. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of

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

14. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
15. **Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
16. **Termination.** Either party shall have the right to terminate this Agreement upon 10 days written notice. Upon receipt of a termination notice Contractor will cease performance of the work. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly, if the deposits exceed these costs, Contractor shall refund the appropriate amount to the District.
17. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the County where the District is located.
18. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
19. **Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.
20. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
21. **No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any

such provision or provisions or of its rights thereafter to enforce each and every such provision.

- 22. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 23. Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
- 24. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 25. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 26. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 27. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

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

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

- 28. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

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

30. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVE, SUITE 200, TAMPA, FL 33614.

31. Notice. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

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

To the Contractor:
10509 Sumner Rd
Wimauma FL 333598
TampaOffice@paintcorps.com
Attn: Burgess Perry

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

provisions in any exhibit.

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

Burgess Perry
dba Paint Corps of Tampa

Meadow Pointe III
Community Development District

Burgess Perry

Name: Paul Carlucci
Title: Chair of the Board of Supervisors

Exhibit A

Best Exterior Package

Services

Meadow Pointe III - Perimeter Walls

SCOPE OF WORK

Included areas to be prepped & painted:

- Stucco siding of the perimeter walls on top and front side ONLY
- Stucco siding of Front entrance columns and entrance walls
- Stucco siding of the posts all four sides and top
- A few areas are Plam Trees touching the walls (we will paint around that since they will not be cut)

Communities Walls & Entrances:

- Beaconsfield
- Nesslewood/Sheringham
- Claridge Place
- Heatherstone (has three walls on 31412 Kirkshire Ct that are included)
- Wrencrest
- Whitlock (has three walls on 32451 Shaker Cir that are included)
- Ammanford
- Hillhurst Crossing
- Broughton Place
- Alchester Place
- Larkenheath

Preperations

- Pressure wash (using our own tank)
- Scrape off any loose or peeling paint
- Spot prime the exposed areas
- Fill in cracks with Elastomeric Sealant

- In the event that the selected finish involves a drastic color change and this was not determined at the time of the visit, additional costs may apply due to the increased materials required for optimal coverage.

Exclusions:

- Back sides of the walls
- Trimming back any trees or bushes
- Walls with Vines overgrown on them
- Rensselaer Community Entrance is right across the pool community house
- Metal railings or fences
- PVC fencing
- Any areas not specifically listed in the above scope of work

Painting Order by Surface Type:

- Soffits & Fascia – sprayed first for clean, consistent coverage
- Siding – sprayed and backrolled for optimal adhesion and uniform finish
- Trim – painted by hand for precise lines and detailing
- Front Door – sanded smooth and spray-finished for a professional, factory-like appearance

- All work areas will be properly masked, protected, and prepped including all necessary caulking, scraping, sanding, and priming prior to painting to ensure safety, cleanliness, and a professional finish.

Products to Be Used (Sherwin Williams unless noted otherwise):

- Siding & trim: Emerald Rain Refresh (Satin)
- Doors: Emerald Urethane (Satin)
- Sealant: SherMax Urethanized Elastomeric Sealant
- Primer/Sealer: Loxon Masonry Conditioner/Primer or Peel Bond Primer

Products will be confirmed by crew once color selections are finalized.

Customer Color Selections Added Here:

- Same as now

OUR 5-YEAR WARRANTY:

We stand behind our work with a **5-year warranty** against paint failure. If any covered issues arise, we'll provide the labor and materials to fix them at no cost to you.

What's not covered:

- Damage from abuse, moisture, or shifting/settling
- Cracks from expansion/contraction, even if prepped
- Normal wear and tear or UV exposure damages

- Any indirect or incidental damages

This warranty is limited to correcting paint failure only and replaces all other warranties.

SCHEDULE:

Tentative Start Date: TBD

Start dates are subject to change due to weather, delays on other projects, or unforeseen issues.

We schedule projects in one-week blocks, usually starting on Mondays, to keep things flexible.

Thanks for your understanding!

PAYMENT TERMS:

To help secure your spot on our schedule and prevent **last-minute cancellations**, we require a **30% initial deposit**.

The remaining balance is due upon project completion and after the final walkthrough has been performed.

We accept cash, checks, ACH, MasterCard, Visa, and Discover.
There is no upcharge for credit card payments.

INSURANCE:

PAINT CORPS carries full liability, workman's compensation, and auto insurance.

Certificate of insurance available upon request.

Materials

Emerald Rain Refresh Exterior Acrylic Paint (Siding & Trim)

Innovative self-cleaning properties that repel dirt & debris
Advanced moisture protection preventing water intrusion
Designed to withstand extreme weather conditions, protects from peeling & fading
Environmentally friendly with low-VOCs and a vast selection of fade-resistant colors

Emerald Urethane Trim Enamel

Ultra-smooth, factory-like finish that enhances doors, trim, and cabinets
Exceptional hardness and durability for long-term wear resistance
Advanced urethane technology for excellent adhesion, leveling, and cleanability

LOXON Conditioner (Painted Masonry Siding)

Penetrates & binds chalky surfaces, ensuring strong adhesion for longevity
Resists efflorescence & moisture, prevents peeling & flaking
Effectively seals porous surfaces, providing a uniform base for subsequent coatings

SherMax Urethanized Elastomeric Sealant

Exceptional flexibility with elastomeric performance to handle significant movement
Strong adhesion and durability for long-term sealing in demanding conditions
Advanced moisture and weather resistance for superior protection and longevity

Subtotal \$102,475.00

Total \$102,475.00

PAINT CORPS™ is a Veteran-owned Franchise serving homeowners, businesses, and national accounts across the United States. We specialize in high-quality painting services for interior painting, exterior painting, and cabinet refinishing.

Every PAINT CORPS™ owner is a U.S. Military Veteran, meaning they are guided by our principles of Service, Integrity, and Pride. All of the values they developed during their military service are applied to their business practices, making our painting service unlike any other.

Tab 7



**YOUR NATIONWIDE PAVEMENT
MAINTENANCE SOLUTION**

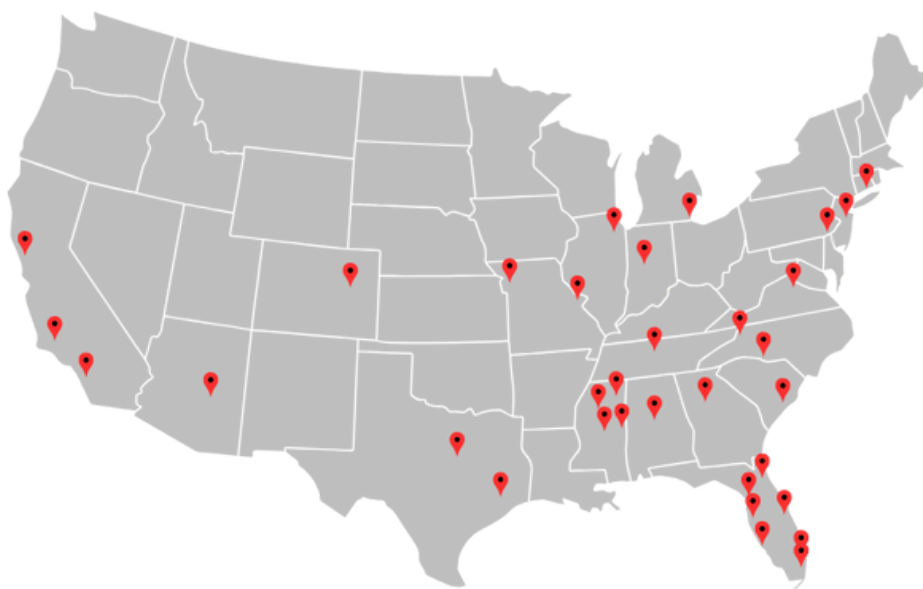
Beaconsfield Neighborhood
1838 Beaconsfield Dr
Tyson Waag

Justin Loukota
justin.loukota@rosepaving.com



Paving Our Path

In December 2024, **Rose Paving** and **Atlantic Southern Paving (ASP)** merged to form one of the largest self-performing paving companies in the United States. This strategic union combines their complementary geographic footprints, creating an expansive nationwide network with unparalleled reach. Operating under the Rose Paving name, the merger unites over 1,000 employees across 33 offices, enhancing their ability to deliver best-in-class paving solutions and superior service to clients nationwide.



Completing 20,000+ Jobs Every Year



Providing 80+ Years of Trusted Service



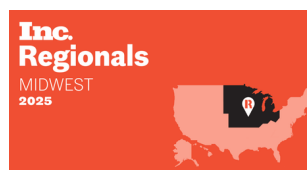
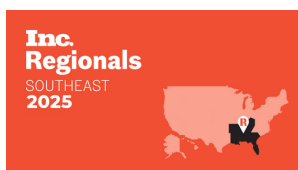
Serving Commercial & Residential HOAs/COAs



Same great team



33 Office Locations



www.RosePaving.com (954) 581-5805



Learn more about **Rose Paving** at www.RosePaving.com



PROPOSAL

Beaconsfield Neighborhood
04 / 06 / 2026

Account Information
Account Name: Meadow Pointe III Community Development
Street Address: 1838 Beaconsfield Dr
City State Zip: Wesley Chapel FL 33543-8165

Contact Information
Contact Name: Tyson Waag
Contact Email: tyson.waag@stantec.com
Contact Phone: 813-220-0481

Rose Paving Information
Account Executive: Justin Loukota
Email: justin.loukota@rosepaving.com
Cell: 630.297.6139

Notes/Exclusions
<p>. Please reference page # 3 on proposal for scope of work details. Thank you for giving Rose Paving the opportunity to provide a proposal for your project. All pricing includes labor, equipment, materials, barricades, and communication. If Required Rose Paving will pull all necessary permits/schedule inspections and pass cost to client.</p> <p>Exclusion: Permit Cost, Permit Administrative Fee, Private Utilities Locate, Undercutting of Unsuitable Spoils, Proof Rolling, Hazardous Materials Handling, IEPA TIER 1 TACO Testing for Subgrade Dumping, Petromat Removal, Geotechnical Fabric, Foundation Demolition/Excavation, Retaining Wall Repairs, Waterproofing, Dry/Wet Utility Relocation/Repair, Construction Staking/Layout, Landscape Restoration, Electrical Repairs or Replacement, Sprinkler Repairs or Relocation. Engineering, Erosion Control, Safety meetings, Background Checks or Training. As-built drawings.</p>

PRICING TABLE

Service Line Name	QTY	U of M	Depth	Subtotal
Mill and Overlay @ 1.5"	165600	SF	1.50	\$332,285.12
Lot Marking Layout - Single Bays	1	LS		\$827.65

Total **\$333,112.77**



CUSTOMER APPROVAL

Total Dollars Approved: **\$333,112.77**

Name:

Authorized Signature:

BILLING INSTRUCTIONS:



Scope Detail

Service Line Name	Service Description
Mill and Overlay @ 1.5"	<p>Grind & Pave 165,600 square feet at 1.5" after compaction = 1,518 Tons of Asphalt Material.</p> <p>Total pavement milling of area using a cold milling machine. Dispose at legal dumpsite. Power sweep area with mobile street sweeper prior to asphalt primer application. Apply CCS-1 liquid asphalt primer. Level and patch low areas and potholes prior to surface course installation. Install 2" inches of bituminous surface mix and compact. A total of 8 days of work.</p>
Lot Marking Layout - Single Bays	Layout & stripe per existing.



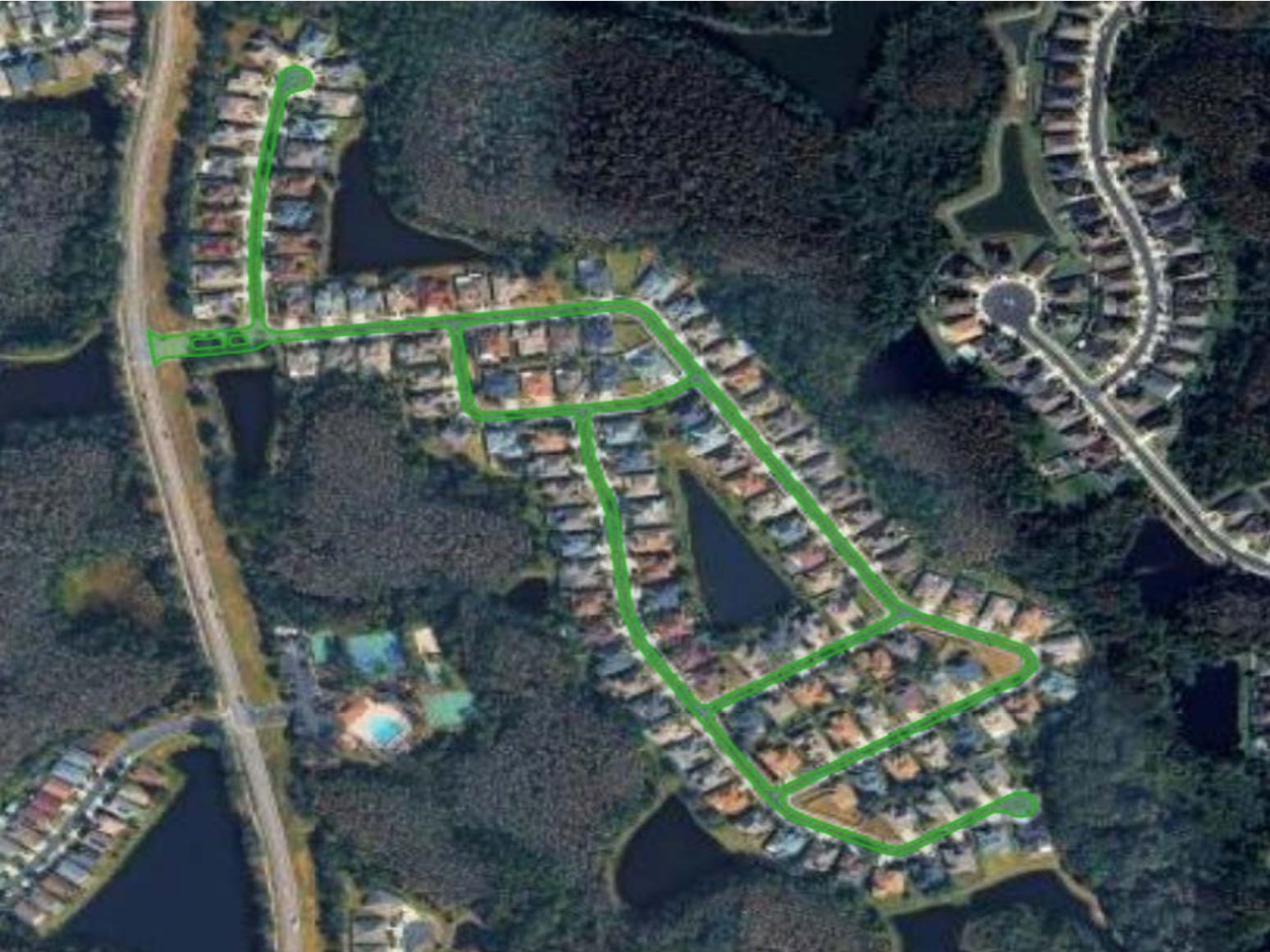
Beaconsfield Dr

1838 Beaconsfield Dr, Wesley Chapel, FL 33543-8165, United States

Legend

Name

Quantity



JUSTIN LOUKOTA

Account Executive

Tampa, FL

office: 630.297.6139 | cell: 630.297.6139
justin.loukota@rosepaving.com



Rose Paving Terms & Conditions

- 1. CONTRACT DOCUMENTS:** The Contract Documents consist only of these Terms & Conditions, the attached Proposal and terms contained therein, and specification sheets, drawings and other documentation attached to this Proposal, or otherwise made part of this agreement in writing. Such Contract Documents constitute the entire agreement between Rose Paving and Customer, and no other terms shall serve to alter the terms hereof without written agreement signed by both parties. Pricing in the Proposal is based on the specifications and terms set forth in the Proposal. If Customer requires different or additional terms, or compliance with any set of specifications, whether designed by an engineer or architect on Customer's behalf, or any governmental specification, other than those set forth in the Proposal, the Proposal price may need to be adjusted. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written change orders and will become an extra charge over and above the Proposal price.
- 2. TIME LIMITATION:** The Proposal price is valid for fifteen (15) calendar days after the date of issuance. After fifteen (15) calendar days from the date of issuance, please contact the identified Account Executive to confirm pricing.
- 3. ESCALATION:** This Proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases Customer agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 4. DELAY:** Rose Paving shall not be responsible or in any way charged for unavoidable delays in work, including but not limited to delays caused by weather, government orders, Acts of God, labor strikes, pandemic, and other similar delays.
- 5. QUANTITIES LISTED:** Customer understands and agrees that all quantities are estimates; due to site conditions or other obstacles, the completed quantities may vary from those estimated, and any additional quantities needed will be paid to Rose Paving in full, without need for change order or other written authorization.
- 6. TAXES:** The price quoted in this Proposal is inclusive of any sales, use, or similar taxes imposed on the material or labor provided.
- 7. PAYMENT TERMS:** Net balance due within 30 days after completion of the work, or after issuance of the invoice, whichever is earlier. Progress payments, if any, are due within 30 days of the invoice date. Unpaid balances will accrue a late fee of 1% per month until paid in full. The Proposal and Invoice price reflect a 4% discount for payments by cash, check, or ACH.
- 8. DEPOSIT:** If the Proposal exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 9. CANCELLATION OR DEFAULT:** If Customer cancels the work described herein for any reason, Customer agrees to pay Rose Paving for any sums incurred or expended through the date of cancellation in complying with this Proposal, and further agrees to pay Rose Paving the proportionate Proposal price for all work completed to that time. If Customer is in default under this Proposal, including but not limited to Customer's failure to pay any progress billings, Rose Paving shall have the right to stop work and cancel any remaining work.
- 10. PERMITS AND FEES:** Customer is responsible for obtaining and paying for any required permits, bonds, or licenses. Unless noted otherwise, the Proposal price excludes the cost of building permits and bonds required to perform the work required hereunder, and further excludes plans required to obtain such permits or bonds. However, for an additional charge of \$850.00, in addition to the cost of the permits, Rose Paving will apply for and obtain building permits, if requested, after receipt of a change order signed by both parties. Customer is responsible for engaging and paying an engineer or architect to prepare any engineering or architectural plans required to obtain building permits.



11. UNMARKED / UNDOCUMENTED UTILITIES: The Customer is responsible for ordering and scheduling any required private and/or public utility locates. Rose Paving shall not be responsible for any damage to private utility lines damaged during the course of work that were unmarked, undocumented, or non-conforming to prevailing codes. Rose Paving will be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming utility lines. Rose Paving shall not be liable for additional damages or costs associated with utility interruption regardless of whether the damaged utility lines were marked, documented, or conforming to prevailing codes.

12. WORK ACCESSIBILITY: The Proposal price is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time. Rose Paving reserves the right to adjust the agreed upon Proposal price to include all additional expenses incurred, including but not limited to additional labor and material charges, and trip charges.

13. SOIL CONDITIONS: The Proposal price is contingent on the existing subsoil or base being adequate to support the ordered work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, or similar deficiencies. Unless stated within the Proposal, Rose Paving will not conduct core samples or engage the services of an engineer to determine the adequacy of the subsoil or base.

14. WATER DRAINAGE: On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. Rose Paving shall not be held liable for ponding or retention in areas surrounding the work area. Customer acknowledges that on projects where the scope of work includes an asphalt overlay, the asphalt overlay will follow the contour of the existing base surface and Rose Paving does not guarantee or warranty and will not be liable for drainage issues in the work area or surrounding areas. Customer understands and agrees that grading issues fall outside the scope of Rose Paving's work hereunder.

15. CLEANING EXPENSES: Customer understands that the work called for in this agreement is a messy process. Rose Paving is not responsible for cleaning dust generated by the work blown outside of the work area. Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, floor, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees or its subcontractors.

16. INSURANCE: Rose Paving will maintain insurance coverage including Comprehensive General Liability, Automobile, and Worker's Compensation as required by law. Customer agrees that it is responsible for any other coverage needed or desired relative to the location described above and work performed hereunder and is not relying on Rose Paving for any such coverage.

17. INDEMNITY: Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions while performing work. However, once installation is complete and Customer takes possession of the work area, Customer understands and agrees that Rose Paving cannot be responsible for materials or area maintenance and safety, and therefore Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.



18. CHOICE OF LAW & VENUE: To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Connecticut	Connecticut	State of Connecticut Judicial Branch Hartford Judicial District or United States District Court District of Connecticut.
D.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
E.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
F.	North Carolina	North Carolina	Mecklenburg Circuit Court or the U.S. District Court Western District of North Carolina
G.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
H.	Virginia	Virginia	Fairfax Circuit Court or the U.S. District Court Eastern District of Virginia
I.	All other states	Illinois	Circuit Court of Cook County or U.S. District Northern District of Illinois Eastern Division

19. ATTORNEY FEES & COSTS: In the event of litigation between the parties arising from this Proposal, Rose Paving shall be entitled to reasonable collection agency fees, attorneys fees and costs.

20. JURY WAIVER: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES THE RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

21. WARRANTY: Rose Paving will complete its work in a workmanlike manner according to standard industry practices for similar projects in the area where the work was performed. Rose Paving warrants that all labor and materials furnished will be free from defects due to defective materials or workmanship for a period of one year from the date of completion. Notwithstanding the foregoing, temporary or semi-permanent repairs such as pothole filling, crackseal, and infrared are offered with no express or implied warranties. Asphalt overlays are not warrantied against reflective cracking. This warranty does not include normal wear and tear, damage caused by oil or chemical spills, snowplows, excessive weight, tire tears, lack of parking lot maintenance, and/or product abuse. Under this warranty, Rose Paving will be provided with the opportunity to have one of its representatives assess any purported defect caused by Rose Paving employees and/or material installed by Rose Paving. If Rose Paving determines the claimed defect was the fault of Rose Paving's workmanship and/or materials, Rose Paving will, at no cost to Customer, repair or replace the affected work. Rose Paving will be under no obligation to perform punch-list work until 95% of the Proposal price, as adjusted by any change orders, has been paid. Rose Paving will be under no obligation to perform warranty work, and no warranty will be valid, until 100% of the Proposal price, as adjusted by any change orders, has been paid.



22. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS: Customer consents to Rose Paving using images and videos of jobsite as described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have the right to use the name, logos, trademarks, trade names, service marks or other marks of Customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

23. NON-DISCLOSURE: Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed, or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

24. ALTERATIONS TO THIS PROPOSAL: Pricing is contingent on Customer accepting the Proposal as submitted. Alterations or notations on or to this Proposal will not be valid unless accepted in writing by a General Manager or Vice-President of the Rose Paving division issuing this Proposal, or an officer of Rose Paving.

25. SEVERABILITY OF TERMS: Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force .

26. AUTHORITY TO SIGN: The undersigned represents and warrants to Rose Paving that such individual is fully authorized to bind Customer, and has been expressly given, received, and accepted authority to enter into this binding agreement.

NOTICE TO CUSTOMERS FOR HOME IMPROVEMENTS CONTRACTS

"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."

**As a duly authorized representative of Meadow Pointe III
Community Development, I agree to these Terms &
Conditions**

Tab 8



April 3, 2026

Proposal #19818426

Contact

Tyson Waag
Phone 813 220-0481
tyson.waag@stantec.com

Customer

Meadow Pointe III CDD
% Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

Job

Beaconsfield
Beaconsfield Drive
Wesley Chapel, Florida 33543

PROPERTY IMPROVEMENTS

**Cold Mill, Pave 1.5", and Stripe
129,655 square feet / 14,407 square yards**

Scope of work:

1. Secure the job site for the safety of the crew and tenants using barricades/cones.
2. Mill and remove the asphalt up to 1.5" from 1 area totaling approximately 14,407 square yards.
3. Haul asphalt removals from the job site.
4. Power sweep and clean the entire milled area and pre-base all low or rough areas with asphalt.
5. Tack all areas to be paved where necessary.
6. Pave using Type SP 9.5 hot mix asphalt to a compacted 1.5" in 1 area totaling approximately 14,407 square yards.
7. Compact asphalt using both vibratory and rubber tire rollers.
8. Layout and line stripe to match the existing layout using DOT approved latex traffic paint.
9. Clean up the job site.

Notes:

*DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.

*WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.

*ANY TYPE OF LANDSCAPING, CONSTRUCTION, RENOVATION, RESTORATION, REMODEL, OR REPAIRS DONE TO THE BUILDING OR THE PARKING LOT AFTER THE PROPOSED WORK IS COMPLETE CAN CAUSE DAMAGE TO THE NEW ASPHALT SURFACE. THE PROPOSED WORK SHOULD BE THE LAST SERVICE PROVIDED IN THESE TYPES OF SITUATIONS. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



April 3, 2026

Proposal #19818426

Contact

Tyson Waag
Phone 813 220-0481
tyson.waag@stantec.com

Customer

Meadow Pointe III CDD
% Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

Job

Beaconsfield
Beaconsfield Drive
Wesley Chapel, Florida 33543

PROPERTY IMPROVEMENTS

Notes continued:

- *PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ASPHALT SAW CUTTING AND MILLING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *ACPLM IS NOT RESPONSIBLE FOR RE-INSTALLATION OF GATE LOOPS OR TRAFFIC LIGHT LOOPS AFTER PAVING COMPLETION. LOOPS TO BE REPLACED BY OTHERS, IF REQUIRED.
- *ASPHALT PLACED BY HAND WILL HAVE A DIFFERENT TEXTURE AND APPEARANCE THAN MECHANICALLY LAID ASPHALT. THIS WILL BE MOST VISIBLE WITH ASPHALT PATCHING, AROUND CARPORT POSTS, UP AGAINST WALLS, ETC.
- *ASPHALT THAT IS REQUIRED TO COME UP THICKER THAN 1.5" WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER TO COMPENSATE FOR THE EXTRA LABOR, TRUCKING AND MATERIAL REQUIRED TO COMPLETE THE WORK.
- *ADDITIONAL ASPHALT USED FOR LEVELING LOW AREAS IS NOT INCLUDED INTO THE PROPOSAL AMOUNT. OVERAGES ON ASPHALT DUE TO LEVELING OF LOW AREAS WILL BE BILLED TO CUSTOMER AND PAID FOR AT THE UNIT PRICE OF \$350.00 PER LEVELING TON.
- *NO WORK WILL BE PERFORMED IN THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



April 3, 2026

Proposal #19818426

Contact

Tyson Waag
Phone 813 220-0481
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Customer

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PROPERTY IMPROVEMENTS

Notes continued:

- *PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, TESTING, LANE CLOSURE, IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ACPLM CANNOT BE HELD RESPONSIBLE FOR REFLECTIVE CRACKING OF ASPHALT DUE TO EXISTING CRACKS.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *AT LEAST TWO WEEKS PRIOR TO THE START OF WORK, CUSTOMER IS TO HAVE THE GRASS, VEGETATION, AND BRANCHES THAT ARE GROWING ALONG THE EDGE OF THE ROAD, TRIMMED, KILLED AND REMOVED OFF AND BEYOND THE EDGE OF THE ROAD.
- *CUSTOMER TO HAVE TREES TRIMMED TO MAINTAIN AN AVERAGE CLEARANCE HEIGHT OF 15'. ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO TREES IF CLEARANCE HEIGHT OF 15' IS NOT ACHIEVED DURING TREE TRIMMING.
- *PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.
- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *DUE TO THE ELEVATIONS IN THE EXISTING WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.
- *THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- *MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- *PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



April 3, 2026

Proposal #19818426

Contact

Tyson Waag
Phone 813 220-0481
tyson.waag@stantec.com

Customer

Meadow Pointe III CDD
% Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

Job

Beaconsfield
Beaconsfield Drive
Wesley Chapel, Florida 33543

PROPERTY IMPROVEMENTS

Notes continued:

- *IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING ASPHALT REMOVAL AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT’S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *ACPLM CAN NOT GUARANTEE AGAINST THE FUTURE REGROWTH OF ROOTS AFTER WORK IS COMPLETE.
- *ACPLM IS NOT RESPONSIBLE FOR LANDSCAPING, SOD, AND TREE DAMAGED OR REMOVED DURING PAVING OPERATIONS.
- *THE PAINT ON PREVIOUSLY PAINTED ITEMS IS OLD, PEELING AND FLAKING. ACPLM RECOMMENDS THAT THE CUSTOMER HAVE ALL PREVIOUSLY PAINTED ITEMS PRESSURE WASHED PRIOR TO START OF WORK SO AS TO REMOVE AS MUCH LOOSE PAINT AS POSSIBLE. IF PREVIOUSLY PAINTED ITEMS ARE NOT PRESSURE WASHED, ACPLM CANNOT GUARANTEE THE NEW PAINT WILL NOT CAUSE MORE PEELING AND FLAKING.
- *IT IS THE CUSTOMER’S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619



April 3, 2026

Proposal #19818426

Contact

Tyson Waag
Phone 813 220-0481
tyson.waag@stantec.com

Customer

Meadow Pointe III CDD
% Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

Job

Beaconsfield
Beaconsfield Drive
Wesley Chapel, Florida 33543

PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



April 3, 2026

Proposal #19818426

Contact

Tyson Waag
Phone 813 220-0481
tyson.waag@stantec.com

Customer

Meadow Pointe III CDD
% Rizzetta and Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544

Job

Beaconsfield
Beaconsfield Drive
Wesley Chapel, Florida 33543

PROPERTY IMPROVEMENTS

Terms – Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature Sean Fernandez
Sean Fernandez
Cell: 813 943-4665 sfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer’s Authorized Signature _____

Terms and Conditions: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the assigned date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$300,283.00



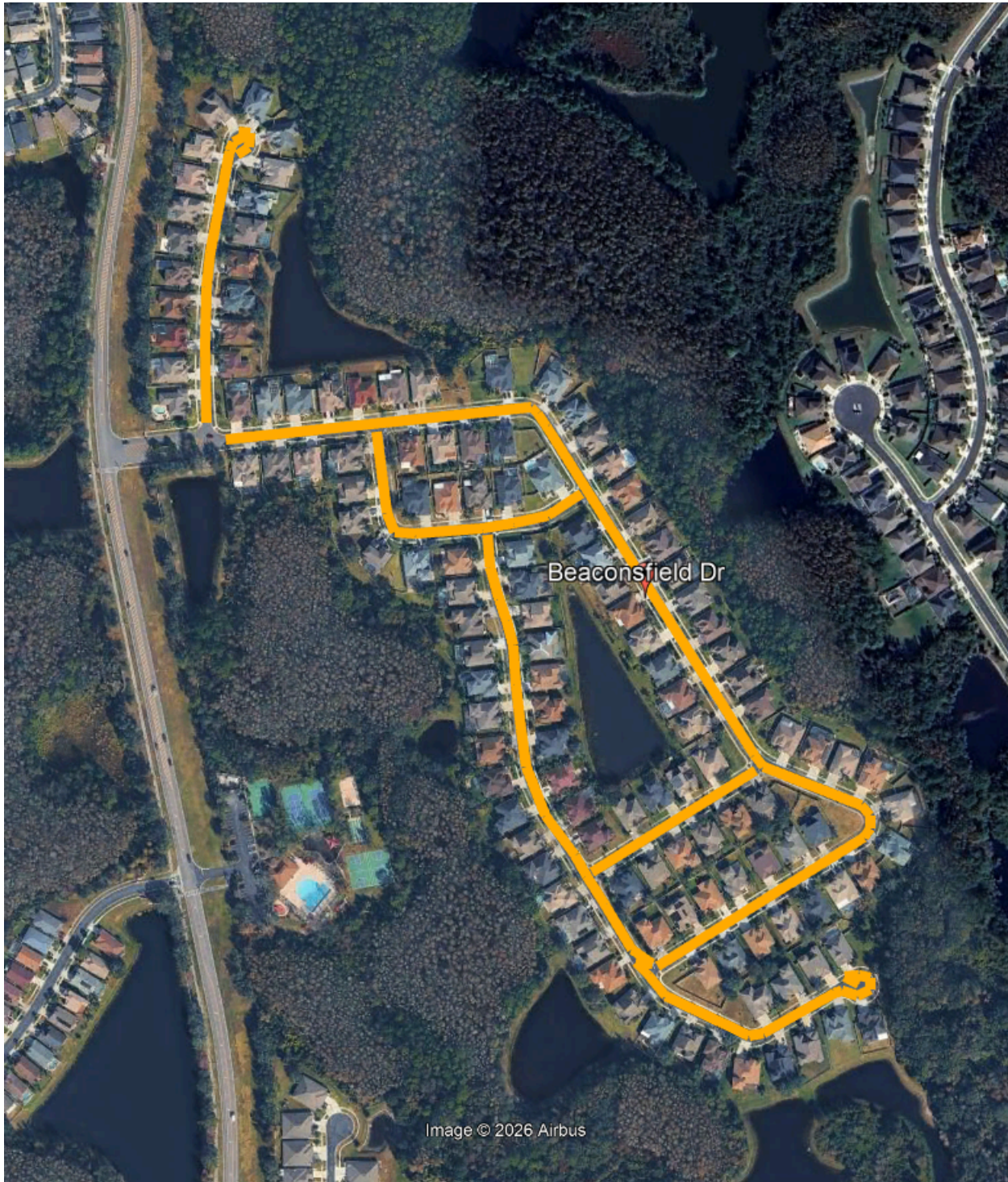
Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



Cold Mill, Pave 1.5", and Stripe
129,655 square feet / 14,407 square yards



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619

Tab 9



To: Meadow Pointe III CDD	Contact: Tyson Waag P.E
Address: Wesley Chapel, FL	Phone:
	Fax:
Project Name: Beaconsfield Revised	Bid Number: 26-0043
Project Location: Meadow Pointe Blvd, Wesley Chapel	Bid Date: 4/2/2026

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	BOND	1.50	PCNT	\$3,086.85	\$4,630.28
	SURVEY	1.00	LS	\$1,845.71	\$1,845.71
	INLET PROTECTION	1.00	LS	\$738.28	\$738.28
	MAINTENANCE OF TRAFFIC	1.00	LS	\$6,860.87	\$6,860.87
	MOBILIZATION - ASPHALT	1.00	EACH	\$2,008.13	\$2,008.13
	1-1/2" SP-9.5	16,533.00	SY	\$13.35	\$220,715.55
	MILLING 1-1/2"	16,533.00	SY	\$3.56	\$58,857.48
	STOP BAR PAINT	7.00	EACH	\$32.09	\$224.63
Total Price for above Items:					\$295,880.93

Total Bid Price: \$295,880.93

Notes:

- ASPHALT NOTES:
- Unless quoted as "LS", it is agreed upon that the quantities referred to above are estimates only and that payment shall be made at the unit prices for actual quantities of work performed. This quotation expires thirty (30) days from the bid date listed.
- FAC, LLC. will mobilize the asphalt paving crew one (1) time. FAC, LLC shall have no obligation to perform in increments, quantities, or portions of the work that FAC, LLC. plans to perform in a single operation; nor shall FAC, LLC. have any obligation to perform work in a different sequence than planned by FAC, LLC. Any additional asphalt paving crew mobilizations shall require additional compensation of \$5,000 per mobilization.
- Asphalt pricing is based on FDOT specifications for asphalt materials and includes the use of recycled asphalt products. This quotation is predicated on FAC, LLC. receiving all F.D.O.T. Fuel and Asphalt Liquid Index Adjustments (If Applicable).
- Asphalt yield is estimated at 110 lbs/sy for each inch of asphalt. Any asphalt overruns due to irregular base conditions, improper curb height, etc. will be invoiced at an additional \$165 / ton of asphalt. Any asphalt leveling can be performed at a unit price of \$195 / ton of asphalt. Any asphalt patching can be performed at a unit price of \$525 per ton of asphalt.
- Pricing excludes any permits, fees, testing, staking / surveying / as-builts, utility location / adjustment / relocation, asphalt patching, asphalt leveling, asphalt milling, asphalt removal, temporary/permanent striping, and light towers.
- Pricing does not include any maintenance of traffic (MOT). Prime contractor is to provide all MOT devices that may be required. MOT deficiencies on this project that cause delays to FAC, LLC's work shall result in back charges for stand-by time.
- Pricing does not include any additional work to adhere to the FDOT Index 600 drop-off criteria. Pricing does not include placement or removal of asphalt wedges at asphalt transitions.
- FAC, LLC cannot be held responsible for any damage caused to any concrete surfaces while performing our scope of work. FAC, LLC cannot be held responsible for any cleaning of any concrete surfaces while performing our scope of work. Prime contractor to provide any sanding if required for protection.
- Pricing based on performing work during daytime hours and in accordance with FAC, LLC's normal operational schedule.
- CONCRETE NOTES:
- **Pricing valid through completion of work prior to 12/23/26.**
- **FAC Must Be Notified of Award of Contract Within 60 Days of Proposal Bid Date.**
- **Pricing Is Based On The Date Of This Proposal. Due to The Volatility Of Fuel, Concrete, Rebar, Welded Wire Mesh, and Other Reinforcements, We Are Unable To Predict Tomorrow's Market. This Proposal Does Not Include Any Adjustments / Surcharges For Material Price Increases Over 5% of Today's Market. Average Projected Concrete Price at \$XXX/CY for Duration of Project.**
- Items excluded (Unless Noted): Joint Sealer, Geotech, Engineering & Survey, Maintenance of Traffic, Concrete Pumping, Detectable Warnings, and Stamping of Concrete.
- 3000 PSI after 28 days unless otherwise noted.
- Quoted Fiber is Commercial Fiber at 1.5 LBS/CY unless otherwise noted.
- Based on work week Monday thru Friday between 7 am and 5 pm.
- Excavation and compaction by others to + / - 0.1'.



To: Meadow Pointe III CDD	Contact: Tyson Waag P.E
Address: Wesley Chapel, FL	Phone:
	Fax:
Project Name: Beaconsfield Revised	Bid Number: 26-0043
Project Location: Meadow Pointe Blvd, Wesley Chapel	Bid Date: 4/2/2026

- FAC Expects A Minimum Of 2,000 LF / Day Production For Machine Curbs. Additional Costs If Minimum Is Not Met.
- Cleanup of Asphalt And Base Material Left From Trench Curb Operation By Others.
- Invoicing will be based on field measurements.
- Night plant opening fee billed by each night required.
- Add \$1.50 per LF for Trench Curb if Soil Cement is used and it is cured longer than 14 days.
- \$15,000 of Machine Work or \$7,000 of Hand Work Per Mobilization.
- GENERAL NOTES:
- Payment and performance bonds are not included (Please add 1.25%, if required).
- This Proposal Does Not Cover Any Damages Due To Hurricanes, Floods, Natural Disasters, and Other Acts Of God.
- Any Project Under \$50,000 Will Not Be Subject To Retainage.
- This quote is contingent upon FAC, LLC's satisfaction with credit conditions.
- Net 30

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED:</p> <p>FLORIDA ASPHALT & CONCRETE</p> <p>Authorized Signature: _____</p> <p>Estimator: John Bramonte 813-299-2934 jbramonte@floridaasphalt.com</p>
--	--

Tab 10

RESOLUTION 2026-02

A RESOLUTION OF THE MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS ADOPTING PARKING RESTRICTIONS WITHIN THE MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR TERMINATION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe III Community Development District (the “**District**”) a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, owns and maintains certain common areas, including rights-of-way, located within the boundaries of the District; and

WHEREAS, the District has the right to establish parking restrictions on District owned common areas and to have vehicles towed that are parked in violation of the District’s parking restrictions; and

WHEREAS, the District desires to reserve the right to terminate this Resolution at any time in the future.

NOW THEREFORE, be it resolved by the Board of Supervisors of Meadow Pointe III Community Development District as follows:

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to Chapters 190, Florida Statutes.

Section 2. Adoption of Common Area Parking Restrictions and Towing Policy. The District hereby adopts the common area parking restrictions and towing policy attached in **Exhibit “A”**.

Section 3. Conflicts. This Resolution replaces any resolution, policy, rules, actions, or motion in conflict with this Resolution.

Section 4. Termination. This resolution may be terminated by the District at any time.

Section 5. Effective Date. This Resolution shall become effective upon its adoption.

Approved and adopted this 15th day of April, 2026.

Attest:

**Meadow Pointe III
Community Development District**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Paul Carlucci
Chairman of the Board of Supervisors

EXHIBIT “A”

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT COMMON AREA PARKING RESTRICTIONS AND TOWING POLICY

Common Area Parking Restrictions: The Meadow Pointe III Community Development District (the “**District**”) has adopted the following policies regarding the parking of vehicles on common areas owned by the District, including but not limited to parking lots and rights-of-way (“**District Property**”):

Parking Policies:

1. There shall be no overnight parking (from 10:00 p.m. to 5:00 a.m.) at any of the parking areas, including the clubhouse parking lot, without written permission from the District.
2. No automobiles, motorcycles, vehicles, or vessels (“**Vehicles**”) of any kind and nature may be parked on District Property that is not designated as parking areas, and all parking must be within 1 designated parking spot.
3. Vehicles must not be parked in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations.
4. The District does not provide any security or monitoring for the District Roads and assumes no liability for any theft, vandalism, and/or damage that might occur to personal property and/or to such vehicles.
5. All Vehicles must have a valid and proper license plate and registration affixed to it. Unregistered Vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally, unregistered Vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
6. Unauthorized parking may result in being towed, reported to the local authorities for trespassing, or suspension of amenity privileges.
7. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District Property in violation of this Policy or applicable regulatory requirements may be towed, at the sole expense of the vehicle or vessel owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District’s parking restrictions.
3. The District shall maintain a list of representatives that have the authority to contact the towing operator for the purpose of initiating the towing of a vehicle or vessel from District Property. “Roam Towing” is NOT allowed by the towing operator.
4. **Clubhouse Overnight Parking:** Any vehicle or vessel that is parked at the District’s clubhouse parking lot overnight may be towed immediately without any required notice.

5. **Parking on Common Areas:** Any vehicle or vessel that is parked in any common area that contains grass or other landscaping, may be towed immediately without any required notice.
6. **Parking on District-Owned Right-of-Way:** If a vehicle or vessel is parked on District-owned right-of-way in violation of these restrictions, the adjacent homeowner shall be notified of the violation, and a warning sticker shall be affixed to the vehicle or vessel warning the owner not to park their vehicle or vessel on District Property and requesting them to remove the vehicle or vessel within the next six hours. If the vehicle or vessel is not removed after the first warning, a second warning shall be given to the adjacent homeowner and a second warning sticker shall be affixed to the vehicle or vessel which shall notify the vehicle's or vessel's owner that if their vehicle or vessel is not removed within the next six hours, the District will have their vehicle or vessel towed.

Any vehicle or vessel that is parked in the District-owned right-of-way in violation of these restrictions and has received two prior warning notices within a twelve-month period may be towed at the vehicle or vessel owner's expense. Any homeowner that has vehicle(s) or vessel(s) parked adjacent to their lot in violation of these restrictions and has received two prior warning notices, regardless of which vehicle(s) or vessel(s) associated with the residence have received the notices, within a twelve-month period may be towed at the vehicle owner's cost and expense.

The District shall post notice of the parking and towing policies on the bulletin board at the District clubhouse.

Policy Adoption Date: April 15, 2026

Tab 11

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.

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Sterling Hill Community Development District was held on Tuesday, March 10, 2026, at 10:00 a.m. at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Present and constituting a quorum:

- Christina Miller Board Supervisor, Chairman
Darrin Bagnuolo Board Supervisor, Assistant Secretary
Michael Gebala Board Supervisor, Assistant Secretary

Also present were:

- Darryl Adams District Manager, Rizzetta & Company
Sandra Manuele Board Supervisor, Vice Chairman (Via Conference Call)
Lauren Gentry District Counsel, Kilinski/Van Wyk (Via Conference Call)
Lindsay Moczynski District Counsel, Kilinski Van Wyk
Connie Mastroni Asst. Clubhouse Manager
Jorge Ledesma Account Manager, Juniper
Dylan Campbell Field Services, Rizzetta & Company
Audience Present

FIRST ORDER OF BUSINESS Call to Order

Mr. Adams called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Those in attendance recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS Audience Comments on Agenda Items

Mr. Clark expressed her appreciation to Mr. Toborg for providing his report on time and having it placed on the agenda.

FOURTH ORDER OF BUSINESS STAFF REPORTS

- A. District Engineer
There were no items to discuss.
B. Landscape Report

1. Review of Landscape Inspection Report

Mr. Toborg reviewed his report and introduced Dylan Campbell. He discussed issues regarding missing mulch and an incorrect invoice.

2. Review of Juniper's Response to Landscape Report

The Board requested that Mr. Toborg contact Mr. River regarding Area #46 and obtain a proposal. Mr. Ledesma will also provide proposals for soil work and tree removal.

C. District Counsel

Counsel didn't have anything to report and the Board didn't have anything that they needed Counsel to address.

D. Amenity Management Report**1. Review of Amenity Report**

Mr. Mastroni reviewed the report.

2. Discussion of Jason DJing at Sterling Hill Social Events

The Board discussed Jason DJing at Sterling Hill social events and determined that this is an HOA matter. The Board expressed no objections.

E. District Manager**1. Review of District Manager Report and Monthly Financials**

Mr. Adams reviewed his report and monthly financials. He also reminded the Board that the next meeting is scheduled for April 14, 2026, at 10:00 a.m.

FIFTH ORDER OF BUSINESS**BUSINESS ITEMS****1. Consideration of Natural Solutions Playground Mulch Agreement**

The Board directed the District Manager not to pay for the mulch until 100% of the work was completed.

2. Consideration of Universal Repairs & Maintenance Pool Pump Replacement Agreement

This was tabled since it was approved at the last month's meeting.

3. Discussion Regarding Clubhouse Rentals

Ms. Gentry provided feedback regarding the creation of a form for individuals using the clubhouse for tutoring. The Board also directed staff to inform the card game club that gambling is not permitted.

SIXTH ORDER OF BUSINESS**BUSINESS ADMINISTRATION****A. Consideration of Minutes of Board of Supervisors' Meeting held on February 10, 2026**

On a motion from Ms. Feliu, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on February 10, 2026, as amended, for the Sterling Hill Community Development District.

95 **B. Ratification of Operations & Maintenance Expenditures for December 2025 and**
96 **January 2026**

97
98 The Board did not approve the Operations and Maintenance Expenditures for
99 December 2025.
100

On a motion from Mr. Gebala, seconded by Ms. Feliu, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenses for January 2026 (\$ 221,980.67), as discussed, for the Sterling Hill Community Development District.

101
102 **SEVENTH ORDER OF BUSINESS** **Audience Comments**
103
104 A resident asked about the potential extension of the basketball court.
105

106 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
107
108 The Board requested the District Engineer to evaluate the possibility of extending the
109 basketball court.
110
111 Supervisor Christina requested an updated ICS list, to be completed by the CDD by April
112 3rd. The Board approved her to take the lead on this matter.
113

114 **NINTH ORDER OF BUSINESS** **Adjournment**

On a motion from Mr. Bagnuolo, seconded by Ms. Gebala, with all in favor, the Board of Supervisors adjourned the meeting at 11:08 a.m. for the Sterling Hill Community Development District.

115
116
117
118
119
120 _____
121 Assistant Secretary Chairman/Vice Chairman
122

Tab 12



**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$135,277.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Coastal Waste & Recycling, Inc.	300384	SW0001417329	Waste Disposal Services 01/26	\$ 248.70
Cooper Pools Inc.	300399	2026-1145	Pool Maintenance 02/26	\$ 3,385.00
Fitness Logic, Inc.	300385	128095	Fitness Equipment Maintenance & Repair 01/26	\$ 120.00
Florida Department of Revenue Glen Richard Aleo	021926-1	6180155779674-021826	Sales & Use Tax 01/26	\$ 346.66
	021926-03	GA021826-720	Board of Supervisors Meeting 02/18/26	\$ 200.00
John A. Johnson	021926-04	JJ021826-720	Board of Supervisors Meeting 02/18/26	\$ 200.00
Michael J Hall	021926-01	MH021826-720	Board of Supervisors Meeting 02/18/26	\$ 200.00
Michael Torres	021926-02	MT021826-720	Board of Supervisors Meeting 02/18/26	\$ 200.00
OLM, Inc.	300400	46675	Landscape Inspection 01/26	\$ 750.00
Outsmart Pest Management, Inc.	300392	47173	Pest Control 02/26	\$ 75.00
Pasco County Sheriff's Office- Finance	300393	ARJAN26 MPIII	Deputy Services 01/26	\$ 12,700.58

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	021126-01	23816783	Water Services 12/25	\$ 1,768.16
Paul Carlucci	021926-05	PC021826-720	Board of Supervisors Meeting 02/18/26	\$ 200.00
Rizzetta & Company, Inc.	300388	INV0000106705	Accounting Services 02/26	\$ 5,867.83
Rizzetta & Company, Inc.	300387	INV0000106736	Personnel Reimbursement 01/26	\$ 15,950.09
Rizzetta & Company, Inc.	300391	INV0000106936	Cell Phone 01/26	\$ 150.00
Rizzetta & Company, Inc.	300401	INV0000106960	Personnel Reimbursement, Amenity Management & Oversight 02/26	\$ 17,039.65
Romaner Graphics	300394	22994	Sign Repair & Replacement 02/26	\$ 245.00
Skyway Supply, Inc.	300386	69922	Janitorial Supplies 01/26	\$ 120.76
Solitude Lake Management, LLC	300395	PSI235915	Lake & Pond Management Services 02/26	\$ 6,240.38
Southern Automated Access Services, LLC	300396	17597	Gate Phones 02/26	\$ 145.00
Southern Automated Access Services, LLC	300396	17598	Gate Phones 02/26	\$ 145.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	300396	17600	Gate Phones 02/26	\$ 145.00
Southern Automated Access Services, LLC	300396	17613	Gate Phones 02/26	\$ 145.00
Southern Automated Access Services, LLC	300396	17614	Gate Phones 02/26	\$ 145.00
Southern Automated Access Services, LLC	300396	17618	Gate Phones 02/26	\$ 145.00
Southern Automated Access Services, LLC	300396	17629	Gate Phones 02/26	\$ 145.00
Southern Automated Access Services, LLC	300396	17639	Gate Phones 02/26	\$ 145.00
Southern Automated Access Services, LLC	300402	17650	Gate Maintenance & Repair 02/26	\$ 235.00
Southern Automated Access Services, LLC	300402	17656	Gate Maintenance & Repair 02/26	\$ 130.00
Southern Automated Access Services, LLC	300402	17660	Gate Phones 02/26	\$ 125.90
Southern Automated Access Services, LLC	300402	17702	Gate Maintenance & Repair 02/26	\$ 5,869.00
Stantec Consulting Services, Inc.	300397	2518557	Engineering Services 01/26	\$ 1,958.25

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TECO	022426-01	311000030198-020526	Electric Services 01/26	\$ 12,665.59
U.S. Water Services Corporation	300398	SI138457	Lift Station Maintenance 02/26	\$ 99.61
Valley National Bank	022526-01	CC013126-720	Credit Card Expenses 01/26	\$ 1,720.56
Waste Connections of Florida	022426-02	2123152W426	Waste Disposal Services 03/26	\$ 252.48
Withlacoochee River Electric Cooperative, Inc.	020626-01	1353910-012626	Electric Services 01/26	\$ 1,618.03
Withlacoochee River Electric Cooperative, Inc.	022726-01	1353911-021026	Electric Services 01/26	\$ 143.83
Withlacoochee River Electric Cooperative, Inc.	022726-01	1353912-021026	Electric Services 01/26	\$ 73.33
Withlacoochee River Electric Cooperative, Inc.	022726-01	1353913-021026	Electric Services 01/26	\$ 66.49
Yellowstone Landscape	020926-01	1079507	Landscape Maintenance 12/25	<u>\$ 43,152.00</u>
Total Report				<u>\$ 135,277.88</u>



www.coastalwasteinc.com

INVOICE

Invoice SW0001417329
Page Page 1 of 1
Date 01/25/2026
Customer 21985
Site 0
PO Number
Due Date 02/24/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) MEADOW POINTE III CDD 1500 MEADOW POINTE BLVD, WESLEY CHAPEL FL Serv #002 ROLL OFF TEMPORARY - C&D 1 - 30YD				
21 - Jan	FINAL W.O# 407468		\$175.00	1.00	\$175.00
21 - Jan	C&D (active)	AZ-995613		0.67TN	\$73.70

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

INVOICE TOTAL	\$248.70
----------------------	-----------------

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

Invoice SW0001417329
Page Page 1 of 1
Date 01/25/2026
Customer 21985
Site 0
PO Number
Due Date 02/24/2026

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

AMOUNT REMITTED

0025756SW0219850000SW000141732900019931540

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.: 2026-1145
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

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

Total **\$3,385.00**

Ways to pay



[View and pay](#)



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #
727-784-4964

Fax #
727-784-0223

E-mail
fitlogic@aol.com

Invoice

Date	Invoice #
1/27/2026	128095

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

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

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	WKM	18520	1/26/2026

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

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

Payment Confirmation

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

Transaction Information

Confirmation#	920001155546	Submitted Date	Wednesday, 02/18/2026
Status	IN PROCESS	Submitted Time	02:58 PM

Payment Information

Taxpayer Name	MEADOW POINTE III COMMUNITY DEVELOPMENT	Debit Date	Thursday, 02/19/2026
Document Type	Tax or Fee Payment	Filing Period End Date	01/31/2026
Amount Paid	\$346.66		
Payment Amount	\$346.66		
Fee Amount	\$0.00		

Electronic Check Information

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

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577967-4	01/31/2026	\$346.66

Meadow Pointe III CDD
BOS Meeting
 Meeting Date: February 18, 2026

SUPERVISOR PAY REQUEST
DIRECT DEPOSIT

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

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

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 pm
Meeting End Time:	8:01 pm
Total Meeting Time:	1:31

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: 



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 46675

DATE 01/30/2026 TERMS Net 30

DUE DATE 03/01/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
01/27/2026	Inspection	monthly landscape inspection conducted at Meadow Pointe III CDD by Paul Woods	750.00

Please include invoice number on all payments.

TOTAL DUE

\$750.00



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

Service Slip/Invoice

INVOICE: 47173
DATE: 02/02/2026
ORDER: 47173

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
02/02/2026	04:01 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/02/2026		

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

MONTHLY PEST	Monthly Pest Control	\$75.00
SUBTOTAL		\$75.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$75.00
PRIOR BAL		\$0.00
AMOUNT DUE		\$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 Sheriff's Office

INVOICE

Customer Number: C00279
Invoice Number: ARJAN26 MEADOW PT III #4
Invoice Date: 2/3/2026
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
2/3/2026	0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR JAN26 - MEADOW PT III CDD, 1500 MEADOW POINT BLVD, WESLEY CHAPEL, FL 33543	\$12,700.58
Total Due		\$12,700.58

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00279
Invoice Number: ARJAN26 MEADOW PT III #4
Invoice Date: 2/3/2026
Total Amount Due \$ 12,700.58



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

Total Payment \$ _____



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

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

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

1 0 1
 17-96930

MEADOW POINT III CDD

Service Address: **1500 MEADOW POINTE BOULEVARD**

Bill Number: 23816783

Billing Date: 1/22/2026

Billing Period: 12/10/2025 to 1/7/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070428	12/10/2025	6292	1/7/2026	6406	28	114

Usage History

Month	Usage
January 2026	114
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

Transactions

Previous Bill	2,132.48
Payment 01/05/26	-2,132.48 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	22.37
Water Tier 1	13.0 Thousand Gals X \$2.18 = 28.34
Water Tier 2	12.0 Thousand Gals X \$3.47 = 41.64
Water Tier 3	13.0 Thousand Gals X \$6.94 = 90.22
Water Tier 4	76.0 Thousand Gals X \$9.36 = 711.36
Sewer	
Sewer Base Charge	53.43
Sewer Charges	114.0 Thousand Gals X \$7.20 = 820.80
Total Current Transactions	1,768.16

TOTAL BALANCE DUE \$1,768.16

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account # 0509200
 Customer # 01034858
 Balance Forward 0.00
 Current Transactions 1,768.16

Total Balance Due	\$1,768.16
Due Date	2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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

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

Invoice

Date	Invoice #
2/2/2026	INV0000106705

Bill To:

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

Services for the month of	Terms	Client Number
February	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 #
1/30/2026	INV0000106736

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$15,950.09	\$15,950.09
Subtotal			\$15,950.09
Total			\$15,950.09

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

Invoice

Date	Invoice #
2/1/2026	INV0000106936

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

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

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

Invoice

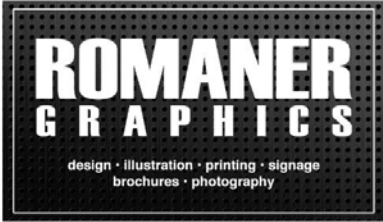
Date	Invoice #
2/13/2026	INV0000106960

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,958.33	\$1,958.33
Personnel Reimbursement	1.00	\$15,081.32	\$15,081.32
Subtotal			\$17,039.65
Total			\$17,039.65



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

INVOICE # 22994

TO: Meadow Pointe III
COMPANY NAME: _____
DATE: 2/4/26

Install 30" left curve sign and 24" 15 MPH sign

TOTAL: \$245.00

ROMANER
GRAPHICS
Thank You,



Invoice

Date	Invoice Number
1/26/2026	69922

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	2/25/2026	BK	1/26/2026	

Quantity	Item Code	Description	Price Each	Amount
1	EXCEL JUMBO TP 2 P...	EXCEL JUMBO TP 2 PLY 12 ROLLS 16 lbs 18 X 18 X 10	49.95	49.95
1	VBCP2609 CP Towels	Premium Center Pull Paper Towels, White 600 feet 6 rolls/ case (16lbs 25X17X9")	42.95	42.95
	FedEx Service	Fed Ex Freight Charge FedEx Package 1 Tracking #: 398121647481 FedEx Package 2 Tracking #: 398121649782	27.86	27.86

Subtotal		\$120.76
Total		\$120.76
Payments/Credits		\$0.00
Balance Due		\$120.76



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI235915
Invoice Date: 2/1/2026

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 2/1/2026
Due Date 3/3/2026
Terms Net 30

Customer ID 8080
P.O. Number
P.O. Date 2/1/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2026 - 2/28/2026 Meadow Pointe III CDD-Lake-ALL		1	1	6,240.38	6,240.38

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

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/3/2026	17597

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
	FEBRUARY This fee is for the CAPXL cloud, VOIP and cellular internet.	145.00		145.00

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <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>	Total	\$145.00
	Payments/Credits	\$0.00
	Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/3/2026	17598

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
	FEBRUARY This fee is for the CAPXL cloud, VOIP and cellular internet.	145.00		145.00

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	Payments/Credits	\$0.00
	Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/3/2026	17600

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
	FEBRUARY This fee is for the CAPXL cloud, VOIP and cellular internet.	145.00		145.00

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <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>	Total	\$145.00
	Payments/Credits	\$0.00
	Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/3/2026	17613

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
	FEBRUARY This fee is for the CAPXL cloud, VOIP and cellular internet.	145.00		145.00

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <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>	Total	\$145.00
	Payments/Credits	\$0.00
	Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/3/2026	17614

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
	FEBRUARY This fee is for the CAPXL cloud, VOIP and cellular internet.	145.00		145.00

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <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>	Total	\$145.00
	Payments/Credits	\$0.00
	Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/3/2026	17618

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
	FEBRUARY This fee is for the CAPXL cloud, VOIP and cellular internet.	145.00		145.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$145.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/3/2026	17629

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
	FEBRUARY This fee is for the CAPXL cloud, VOIP and cellular internet.	145.00		145.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$145.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/3/2026	17639

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
	FEBRUARY This fee is for the CAPXL cloud, VOIP and cellular internet.	145.00		145.00

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <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>	Total	\$145.00
	Payments/Credits	\$0.00
	Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/11/2026	17650

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

Job Name	Terms
ALCHESTER	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that he entrance gates would not close. Determined the island side AC motor capacitor is bad, replaced with new, all performing properly at this time.			
1	Hourly Tech Charge	115.00		115.00
1	CAPACITOR CSW200UL	120.00		120.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$235.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$235.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/16/2026	17656

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

Job Name	Terms
WRENCREST	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that Chatterly remotes weren't working well and the that the siren sensor didn't work. Added an antenna extension to the receiver and reception improved. Tested the siren sensor successfully. Replaced missing sign indicating the location of the siren sensor. Hourly Tech Charge Miscellaneous materials.	115.00 15.00	2/13/2026	115.00 15.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$130.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$130.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/17/2026	17660

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

Job Name	Terms
CELL USAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 813 482 2049 - WHITLOCK	62.95		62.95
	Phone Number 813 435 0748 - WRENCREST	62.95		62.95

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <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>	Total	\$125.90
	Payments/Credits	\$0.00
	Balance Due	\$125.90



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/18/2026	17702

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
	AMMANFORD COMPLETED This estimate is to replace the existing call box with a new CAPXLV2.			
1	CAPXLV2 Liftmaster connected access portal with hood.	5,639.00		5,639.00
2	Hourly Tech Charge	115.00		230.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$5,869.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$5,869.00

Invoice Number	2518557
Invoice Date	January 30, 2026
Customer Number	83268
Project Number	238202301

Bill To

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

Alternative Remit To

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

Project Description: Meadow Pointe III CDD General Consulting Services

Stantec Project Manager:	Waag, Tyson
Authorization Amount:	\$22,500.00
Authorization Previously Billed:	\$8,765.25
Authorization Budget Remaining:	\$11,776.50
Authorization Billed to Date:	\$10,723.50
Current Invoice Due:	\$1,958.25
For Period Ending:	January 23, 2026

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

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

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

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

Thank you.

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

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



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

Statement Date: February 05, 2026

Amount Due: \$12,665.59

Due Date: February 19, 2026

Account #: 311000030198

DO NOT PAY. Your account will be drafted on February 19, 2026

Account Summary

Previous Amount Due	\$12,631.87
Payment(s) Received Since Last Statement	-\$12,631.87
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$12,665.59

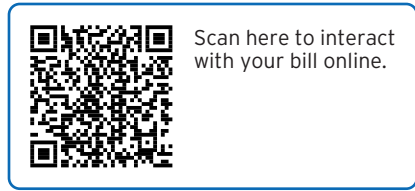
Amount Due by February 19, 2026 \$12,665.59

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

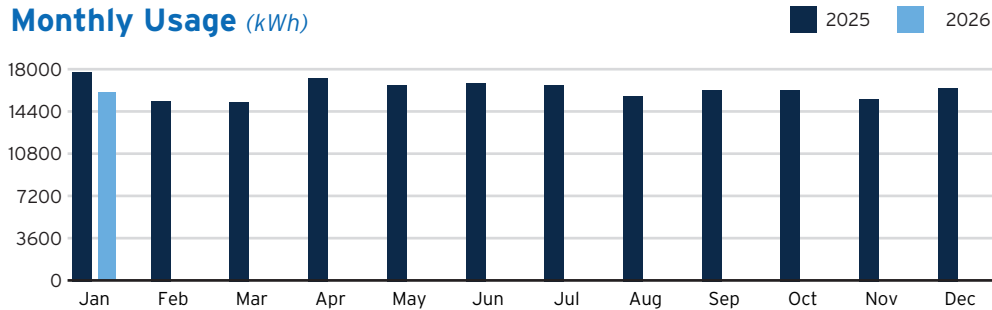
Your Locations With The Highest Usage

1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876 **9,280 KWH**

1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876 **2,664 KWH**



Monthly Usage (kWh)



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



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



Account #: 311000030198

Due Date: February 19, 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 to enroll now.

Amount Due: \$12,665.59
Payment Amount: \$ _____

700125004587

Your account will be drafted on February 19, 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: \$488.16

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

Sub-Account Number: 211014027679

Amount: \$539.57

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

Sub-Account Number: 211014027422

Amount: \$760.45

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

Sub-Account Number: 211014027190

Amount: \$997.90

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

Sub-Account Number: 211014026929

Amount: \$336.44

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

Sub-Account Number: 211014026697

Amount: \$565.01

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

Sub-Account Number: 211014026457

Amount: \$386.58

Continued on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month

Increased
 Same
 Decreased

Service Address: MEADOW POINTE P1 U 1E, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014026192	Amount: \$535.25
Service Address: MEADOW POINTE P-1 UID, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014025996	Amount: \$535.25
Service Address: MEADOW POINTE PARCEL EE, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014025715	Amount: \$624.48
Service Address: BEARDSLEY/WHITLOCK, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014025491	Amount: \$453.47
Service Address: WESLEY CHAPEL LAKES, PH 12A, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014025285	Amount: \$327.11
Service Address: WESLEY CHAPEL PHASE I C, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024973	Amount: \$416.33
Service Address: WESLEY CHAPEL, PH 1, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024759	Amount: \$565.01
Service Address: BEARDSLEY DR FRM WHITLOCK, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024478	Amount: \$236.61
Service Address: MEADOW POINT PARCEL FF, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024304	Amount: \$951.59
Service Address: MEADOW POINTE PARCEL SS, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024056	Amount: \$594.77
Service Address: MEADOW POINTE CLUBHOUSE, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014023785	Amount: \$378.75

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	01/14/2026	16,669		16,421		248 kWh	1	33 Days	\$67.57
									 10.7%


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

Sub-Account Number: 211014023348

Amount: \$505.55


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	01/14/2026	9,980		9,883		97 kWh	1	33 Days	\$41.12
									 16.9%


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	01/14/2026	17,272		17,014		258 kWh	1	33 Days	\$69.33
									 9.8%


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	01/14/2026	28,286		28,020		266 kWh	1	33 Days	\$70.72
									 8.1%


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	01/14/2026	18,767		18,483		284 kWh	1	33 Days	\$73.87
									 1.0%

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

Sub-Account Number: 211014022043

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000101280	01/14/2026	13,361		13,170		191 kWh	1	33 Days	\$57.58
									 5.5%

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	01/14/2026	4,979		4,864		115 kWh	1	33 Days	\$44.25
									▼ 90.0%

Service Address: 1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876						Sub-Account Number: 211014021607			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760922	01/14/2026	63,235		53,955		9,280 kWh	1	33 Days	\$915.06
1000760922	01/14/2026	12.07		0		12.07 kW	1	33 Days	9.0%
									▲

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	01/14/2026	871		861		10 kWh	1	33 Days	\$25.86
1000760919	01/14/2026	0.37		0		0.37 kW	1	33 Days	25.0%
									▲

Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876						Sub-Account Number: 211014021102			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000142218	01/14/2026	59,525		59,174		351 kWh	1	33 Days	\$85.60
									▲ 9.7%

Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876						Sub-Account Number: 211014020864			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760920	01/14/2026	83,415		80,751		2,664 kWh	1	33 Days	\$490.88
									▼ 6.7%

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	01/14/2026	16,003		15,793		210 kWh	1	33 Days	\$60.89
									▼ 3.2%

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	01/14/2026	15,434		15,247		187 kWh	1	33 Days	\$56.88
									▲ 14.7%

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	01/14/2026	5,052		3,537		1,515 kWh	1	33 Days	\$289.57
									▲ 5.1%

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	01/14/2026	13,660		13,451		209 kWh	1	33 Days	\$60.73
									▲ 22.2%

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	01/14/2026	12,867		12,677		190 kWh	1	33 Days	\$57.40
									▲ 21.8%

Total Current Month's Charges

\$12,665.59




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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	272 kWh @ \$0.03411/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$304.39
Lighting Fuel Charge	272 kWh @ \$0.03452/kWh	\$9.39
Storm Protection Charge	272 kWh @ \$0.00574/kWh	\$1.56
Clean Energy Transition Mechanism	272 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	272 kWh @ \$0.01230/kWh	\$3.35
Florida Gross Receipt Tax		\$0.61
Lighting Charges		\$488.16

Current Month's Electric Charges \$488.16

Billing information continues on next page →




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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	272 kWh @ \$0.03411/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$320.29
Lighting Fuel Charge	272 kWh @ \$0.03452/kWh	\$9.39
Storm Protection Charge	272 kWh @ \$0.00574/kWh	\$1.56
Clean Energy Transition Mechanism	272 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	272 kWh @ \$0.01230/kWh	\$3.35
Florida Gross Receipt Tax		\$0.61
State Tax		\$35.51
Lighting Charges		\$539.57

Current Month's Electric Charges \$539.57

Billing information continues on next page →




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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	400 kWh @ \$0.03411/kWh	\$13.64
Fixture & Maintenance Charge	25 Fixtures	\$234.50
Lighting Pole / Wire	25 Poles	\$440.15
Lighting Fuel Charge	400 kWh @ \$0.03452/kWh	\$13.81
Storm Protection Charge	400 kWh @ \$0.00574/kWh	\$2.30
Clean Energy Transition Mechanism	400 kWh @ \$0.00043/kWh	\$0.17
Storm Surcharge	400 kWh @ \$0.01230/kWh	\$4.92
Florida Gross Receipt Tax		\$0.89
State Tax		\$50.07
Lighting Charges		\$760.45

Current Month's Electric Charges \$760.45

Billing information continues on next page →




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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	1275 kWh @ \$0.03411/kWh	\$43.49
Fixture & Maintenance Charge	25 Fixtures	\$345.75
Lighting Pole / Wire	25 Poles	\$471.95
Lighting Fuel Charge	1275 kWh @ \$0.03452/kWh	\$44.01
Storm Protection Charge	1275 kWh @ \$0.00574/kWh	\$7.32
Clean Energy Transition Mechanism	1275 kWh @ \$0.00043/kWh	\$0.55
Storm Surcharge	1275 kWh @ \$0.01230/kWh	\$15.68
Florida Gross Receipt Tax		\$2.85
State Tax		\$66.30
Lighting Charges		\$997.90

Current Month's Electric Charges \$997.90

Billing information continues on next page →




Sub-Account #: 211014026929
Statement Date: 02/02/2026

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	306 kWh @ \$0.03411/kWh	\$10.44
Fixture & Maintenance Charge	6 Fixtures	\$82.98
Lighting Pole / Wire	6 Poles	\$203.88
Lighting Fuel Charge	306 kWh @ \$0.03452/kWh	\$10.56
Storm Protection Charge	306 kWh @ \$0.00574/kWh	\$1.76
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		\$22.25
Lighting Charges		\$336.44

Current Month's Electric Charges \$336.44

Billing information continues on next page →




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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	304 kWh @ \$0.03411/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$322.43
Lighting Fuel Charge	304 kWh @ \$0.03452/kWh	\$10.49
Storm Protection Charge	304 kWh @ \$0.00574/kWh	\$1.74
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.68
State Tax		\$37.21
Lighting Charges		\$565.01

Current Month's Electric Charges \$565.01

Billing information continues on next page →




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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	208 kWh @ \$0.03411/kWh	\$7.09
Fixture & Maintenance Charge	13 Fixtures	\$121.94
Lighting Pole / Wire	13 Poles	\$220.61
Lighting Fuel Charge	208 kWh @ \$0.03452/kWh	\$7.18
Storm Protection Charge	208 kWh @ \$0.00574/kWh	\$1.19
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		\$25.46
Lighting Charges		\$386.58

Current Month's Electric Charges \$386.58

Billing information continues on next page →




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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	288 kWh @ \$0.03411/kWh	\$9.82
Fixture & Maintenance Charge	18 Fixtures	\$168.84
Lighting Pole / Wire	18 Poles	\$305.46
Lighting Fuel Charge	288 kWh @ \$0.03452/kWh	\$9.94
Storm Protection Charge	288 kWh @ \$0.00574/kWh	\$1.65
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		\$35.24
Lighting Charges		\$535.25

Current Month's Electric Charges \$535.25

Billing information continues on next page →




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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	288 kWh @ \$0.03411/kWh	\$9.82
Fixture & Maintenance Charge	18 Fixtures	\$168.84
Lighting Pole / Wire	18 Poles	\$305.46
Lighting Fuel Charge	288 kWh @ \$0.03452/kWh	\$9.94
Storm Protection Charge	288 kWh @ \$0.00574/kWh	\$1.65
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		\$35.24
Lighting Charges		\$535.25

Current Month's Electric Charges \$535.25

Billing information continues on next page →




Sub-Account #: 211014025715
Statement Date: 02/02/2026

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	336 kWh @ \$0.03411/kWh	\$11.46
Fixture & Maintenance Charge	21 Fixtures	\$196.98
Lighting Pole / Wire	21 Poles	\$356.37
Lighting Fuel Charge	336 kWh @ \$0.03452/kWh	\$11.60
Storm Protection Charge	336 kWh @ \$0.00574/kWh	\$1.93
Clean Energy Transition Mechanism	336 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	336 kWh @ \$0.01230/kWh	\$4.13
Florida Gross Receipt Tax		\$0.75
State Tax		\$41.12
Lighting Charges		\$624.48

Current Month's Electric Charges \$624.48

Billing information continues on next page →




Sub-Account #: 211014025491
Statement Date: 02/02/2026

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	1173 kWh @ \$0.03411/kWh	\$40.01
Fixture & Maintenance Charge	23 Fixtures	\$318.09
Lighting Fuel Charge	1173 kWh @ \$0.03452/kWh	\$40.49
Storm Protection Charge	1173 kWh @ \$0.00574/kWh	\$6.73
Clean Energy Transition Mechanism	1173 kWh @ \$0.00043/kWh	\$0.50
Storm Surcharge	1173 kWh @ \$0.01230/kWh	\$14.43
Florida Gross Receipt Tax		\$2.62
State Tax		\$30.60
Lighting Charges		\$453.47

Current Month's Electric Charges \$453.47

Billing information continues on next page →




Sub-Account #: 211014025285
Statement Date: 02/02/2026

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	176 kWh @ \$0.03411/kWh	\$6.00
Fixture & Maintenance Charge	11 Fixtures	\$103.18
Lighting Pole / Wire	11 Poles	\$186.67
Lighting Fuel Charge	176 kWh @ \$0.03452/kWh	\$6.08
Storm Protection Charge	176 kWh @ \$0.00574/kWh	\$1.01
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		\$21.54
Lighting Charges		\$327.11

Current Month's Electric Charges \$327.11

Billing information continues on next page →



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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	224 kWh @ \$0.03411/kWh	\$7.64
Fixture & Maintenance Charge	14 Fixtures	\$131.32
Lighting Pole / Wire	14 Poles	\$237.58
Lighting Fuel Charge	224 kWh @ \$0.03452/kWh	\$7.73
Storm Protection Charge	224 kWh @ \$0.00574/kWh	\$1.29
Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	224 kWh @ \$0.01230/kWh	\$2.76
Florida Gross Receipt Tax		\$0.50
State Tax		\$27.41
Lighting Charges		\$416.33

Current Month's Electric Charges \$416.33

Billing information continues on next page →




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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	304 kWh @ \$0.03411/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$322.43
Lighting Fuel Charge	304 kWh @ \$0.03452/kWh	\$10.49
Storm Protection Charge	304 kWh @ \$0.00574/kWh	\$1.74
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.68
State Tax		\$37.21
Lighting Charges		\$565.01

Current Month's Electric Charges \$565.01

Billing information continues on next page →




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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	612 kWh @ \$0.03411/kWh	\$20.88
Fixture & Maintenance Charge	12 Fixtures	\$165.96
Lighting Fuel Charge	612 kWh @ \$0.03452/kWh	\$21.13
Storm Protection Charge	612 kWh @ \$0.00574/kWh	\$3.51
Clean Energy Transition Mechanism	612 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	612 kWh @ \$0.01230/kWh	\$7.53
Florida Gross Receipt Tax		\$1.37
State Tax		\$15.97
Lighting Charges		\$236.61

Current Month's Electric Charges \$236.61

Billing information continues on next page →




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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	512 kWh @ \$0.03411/kWh	\$17.46
Fixture & Maintenance Charge	32 Fixtures	\$300.16
Lighting Pole / Wire	32 Poles	\$543.04
Lighting Fuel Charge	512 kWh @ \$0.03452/kWh	\$17.67
Storm Protection Charge	512 kWh @ \$0.00574/kWh	\$2.94
Clean Energy Transition Mechanism	512 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	512 kWh @ \$0.01230/kWh	\$6.30
Florida Gross Receipt Tax		\$1.14
State Tax		\$62.66
Lighting Charges		\$951.59

Current Month's Electric Charges \$951.59

Billing information continues on next page →



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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	320 kWh @ \$0.03411/kWh	\$10.92
Fixture & Maintenance Charge	20 Fixtures	\$187.60
Lighting Pole / Wire	20 Poles	\$339.40
Lighting Fuel Charge	320 kWh @ \$0.03452/kWh	\$11.05
Storm Protection Charge	320 kWh @ \$0.00574/kWh	\$1.84
Clean Energy Transition Mechanism	320 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	320 kWh @ \$0.01230/kWh	\$3.94
Florida Gross Receipt Tax		\$0.72
State Tax		\$39.16
Lighting Charges		\$594.77

Current Month's Electric Charges \$594.77

Billing information continues on next page →




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

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

Service Period: 12/20/2025 - 01/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 34 days		
Lighting Energy Charge	510 kWh @ \$0.03411/kWh	\$17.40
Fixture & Maintenance Charge	10 Fixtures	\$138.30
Lighting Pole / Wire	10 Poles	\$169.70
Lighting Fuel Charge	510 kWh @ \$0.03452/kWh	\$17.61
Storm Protection Charge	510 kWh @ \$0.00574/kWh	\$2.93
Clean Energy Transition Mechanism	510 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	510 kWh @ \$0.01230/kWh	\$6.27
Florida Gross Receipt Tax		\$1.14
State Tax		\$25.18
Lighting Charges		\$378.75

Current Month's Electric Charges \$378.75

Billing information continues on next page →



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

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

Meter Read

Service Period: 12/13/2025 - 01/14/2026

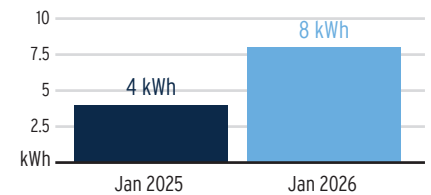
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000097945	01/14/2026	16,669		16,421		248 kWh	1	33 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	248 kWh @ \$0.09202/kWh	\$22.82
Fuel Charge	248 kWh @ \$0.03516/kWh	\$8.72
Storm Protection Charge	248 kWh @ \$0.00568/kWh	\$1.41
Clean Energy Transition Mechanism	248 kWh @ \$0.00418/kWh	\$1.04
Storm Surcharge	248 kWh @ \$0.02121/kWh	\$5.26
Florida Gross Receipt Tax		\$1.56
Electric Service Cost		\$62.59
State Tax		\$4.98
Total Electric Cost, Local Fees and Taxes		\$67.57

Avg kWh Used Per Day



Current Month's Electric Charges \$67.57

Billing information continues on next page →




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

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

Service Period: 12/13/2025 - 01/14/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	272 kWh @ \$0.03411/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$288.49
Lighting Fuel Charge	272 kWh @ \$0.03452/kWh	\$9.39
Storm Protection Charge	272 kWh @ \$0.00574/kWh	\$1.56
Clean Energy Transition Mechanism	272 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	272 kWh @ \$0.01230/kWh	\$3.35
Florida Gross Receipt Tax		\$0.61
State Tax		\$33.29
Lighting Charges		\$505.55

Current Month's Electric Charges \$505.55

Billing information continues on next page →



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

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

Meter Read

Meter Location: Gate

Service Period: 12/13/2025 - 01/14/2026

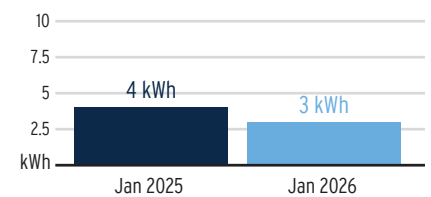
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000125768	01/14/2026	9,980		9,883		97 kWh	1	33 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.66000		\$21.78
Energy Charge	97 kWh @ \$0.09202/kWh		\$8.93
Fuel Charge	97 kWh @ \$0.03516/kWh		\$3.41
Storm Protection Charge	97 kWh @ \$0.00568/kWh		\$0.55
Clean Energy Transition Mechanism	97 kWh @ \$0.00418/kWh		\$0.41
Storm Surcharge	97 kWh @ \$0.02121/kWh		\$2.06
Florida Gross Receipt Tax			\$0.95
Electric Service Cost			\$38.09
State Tax			\$3.03
Total Electric Cost, Local Fees and Taxes			\$41.12

Avg kWh Used Per Day



Current Month's Electric Charges \$41.12

Billing information continues on next page →



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

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

Meter Read

Service Period: 12/13/2025 - 01/14/2026

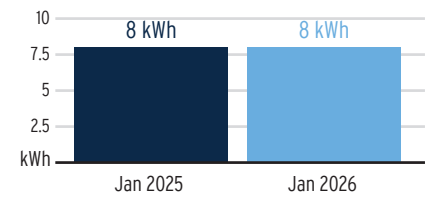
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123133	01/14/2026	17,272		17,014		258 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	258 kWh @ \$0.09202/kWh	\$23.74
Fuel Charge	258 kWh @ \$0.03516/kWh	\$9.07
Storm Protection Charge	258 kWh @ \$0.00568/kWh	\$1.47
Clean Energy Transition Mechanism	258 kWh @ \$0.00418/kWh	\$1.08
Storm Surcharge	258 kWh @ \$0.02121/kWh	\$5.47
Florida Gross Receipt Tax		\$1.61
Electric Service Cost		\$64.22
State Tax		\$5.11
Total Electric Cost, Local Fees and Taxes		\$69.33

Avg kWh Used Per Day



Current Month's Electric Charges \$69.33

Billing information continues on next page →



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

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

Meter Read

Service Period: 12/13/2025 - 01/14/2026

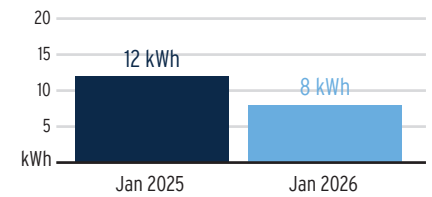
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000127032	01/14/2026	28,286		28,020		266 kWh	1	33 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	266 kWh @ \$0.09202/kWh	\$24.48
Fuel Charge	266 kWh @ \$0.03516/kWh	\$9.35
Storm Protection Charge	266 kWh @ \$0.00568/kWh	\$1.51
Clean Energy Transition Mechanism	266 kWh @ \$0.00418/kWh	\$1.11
Storm Surcharge	266 kWh @ \$0.02121/kWh	\$5.64
Florida Gross Receipt Tax		\$1.64
Electric Service Cost		\$65.51
State Tax		\$5.21
Total Electric Cost, Local Fees and Taxes		\$70.72

Avg kWh Used Per Day



Current Month's Electric Charges \$70.72

Billing information continues on next page →



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

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

Meter Read

Service Period: 12/13/2025 - 01/14/2026

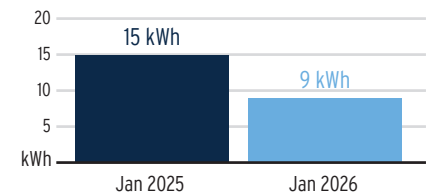
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000103850	01/14/2026	18,767		18,483		284 kWh	1	33 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	284 kWh @ \$0.09202/kWh	\$26.13
Fuel Charge	284 kWh @ \$0.03516/kWh	\$9.99
Storm Protection Charge	284 kWh @ \$0.00568/kWh	\$1.61
Clean Energy Transition Mechanism	284 kWh @ \$0.00418/kWh	\$1.19
Storm Surcharge	284 kWh @ \$0.02121/kWh	\$6.02
Florida Gross Receipt Tax		\$1.71
Electric Service Cost		\$68.43
State Tax		\$5.44
Total Electric Cost, Local Fees and Taxes		\$73.87

Avg kWh Used Per Day



Current Month's Electric Charges \$73.87

Billing information continues on next page →



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

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

Meter Read

Service Period: 12/13/2025 - 01/14/2026

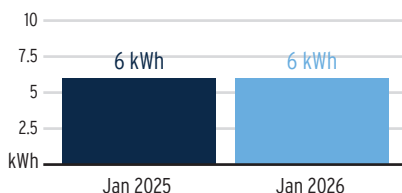
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000101280	01/14/2026	13,361		13,170		191 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	191 kWh @ \$0.09202/kWh	\$17.58
Fuel Charge	191 kWh @ \$0.03516/kWh	\$6.72
Storm Protection Charge	191 kWh @ \$0.00568/kWh	\$1.08
Clean Energy Transition Mechanism	191 kWh @ \$0.00418/kWh	\$0.80
Storm Surcharge	191 kWh @ \$0.02121/kWh	\$4.05
Florida Gross Receipt Tax		\$1.33
Electric Service Cost		\$53.34
State Tax		\$4.24
Total Electric Cost, Local Fees and Taxes		\$57.58

Avg kWh Used Per Day



Current Month's Electric Charges \$57.58

Billing information continues on next page →



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

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 12/13/2025 - 01/14/2026

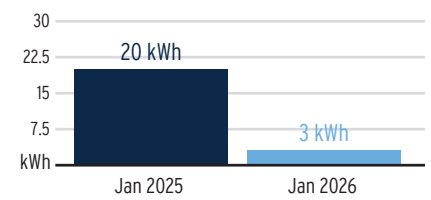
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967413	01/14/2026	4,979		4,864		115 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	115 kWh @ \$0.09202/kWh	\$10.58
Fuel Charge	115 kWh @ \$0.03516/kWh	\$4.04
Storm Protection Charge	115 kWh @ \$0.00568/kWh	\$0.65
Clean Energy Transition Mechanism	115 kWh @ \$0.00418/kWh	\$0.48
Storm Surcharge	115 kWh @ \$0.02121/kWh	\$2.44
Florida Gross Receipt Tax		\$1.02
Electric Service Cost		\$40.99
State Tax		\$3.26
Total Electric Cost, Local Fees and Taxes		\$44.25

Avg kWh Used Per Day



Current Month's Electric Charges \$44.25

Billing information continues on next page →



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

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

Meter Read

Service Period: 12/13/2025 - 01/14/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760922	01/14/2026	63,235		53,955		9,280 kWh	1	33 Days
1000760922	01/14/2026	12.07		0		12.07 kW	1	33 Days

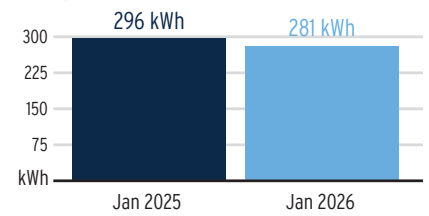
Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$1.12000	\$36.96
Billing Demand Charge	12 kW @ \$19.06000/kW	\$228.72
Energy Charge	9,280 kWh @ \$0.00815/kWh	\$75.63
Fuel Charge	9,280 kWh @ \$0.03516/kWh	\$326.28
Capacity Charge	12 kW @ \$0.72000/kW	\$8.64
Storm Protection Charge	12 kW @ \$2.02000/kW	\$24.24
Energy Conservation Charge	12 kW @ \$0.79000/kW	\$9.48
Environmental Cost Recovery	9,280 kWh @ \$0.00072/kWh	\$6.68
Clean Energy Transition Mechanism	12 kW @ \$1.15000/kW	\$13.80
Storm Surcharge	9,280 kWh @ \$0.01035/kWh	\$96.05
Florida Gross Receipt Tax		\$21.19
Electric Service Cost		\$847.67
State Tax		\$67.39
Total Electric Cost, Local Fees and Taxes		\$915.06

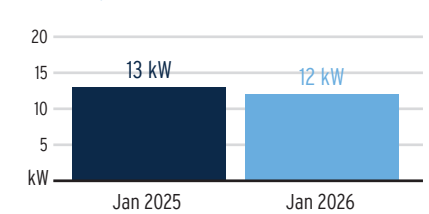
Current Month's Electric Charges \$915.06

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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



Sub-Account #: 211014021375
Statement Date: 02/02/2026

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

Meter Read

Meter Location: Lift

Service Period: 12/13/2025 - 01/14/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760919	01/14/2026	871		861		10 kWh	1	33 Days
1000760919	01/14/2026	0.37		0		0.37 kW	1	33 Days

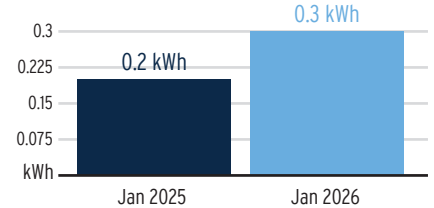
Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	10 kWh @ \$0.09202/kWh	\$0.92
Fuel Charge	10 kWh @ \$0.03516/kWh	\$0.35
Storm Protection Charge	10 kWh @ \$0.00568/kWh	\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh	\$0.21
Florida Gross Receipt Tax		\$0.60
Electric Service Cost		\$23.96
State Tax		\$1.90
Total Electric Cost, Local Fees and Taxes		\$25.86

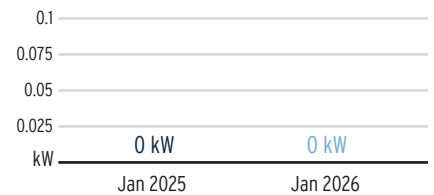
Current Month's Electric Charges \$25.86

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: 02/02/2026

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

Meter Read

Service Period: 12/13/2025 - 01/14/2026

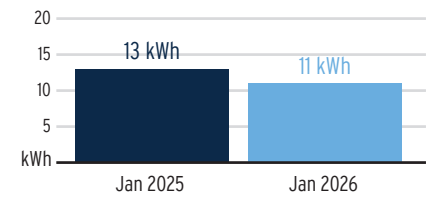
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142218	01/14/2026	59,525		59,174		351 kWh	1	33 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	351 kWh @ \$0.09202/kWh	\$32.30
Fuel Charge	351 kWh @ \$0.03516/kWh	\$12.34
Storm Protection Charge	351 kWh @ \$0.00568/kWh	\$1.99
Clean Energy Transition Mechanism	351 kWh @ \$0.00418/kWh	\$1.47
Storm Surcharge	351 kWh @ \$0.02121/kWh	\$7.44
Florida Gross Receipt Tax		\$1.98
Electric Service Cost		\$79.30
State Tax		\$6.30
Total Electric Cost, Local Fees and Taxes		\$85.60

Avg kWh Used Per Day



Current Month's Electric Charges \$85.60

Billing information continues on next page →



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

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

Meter Read

Service Period: 12/13/2025 - 01/14/2026

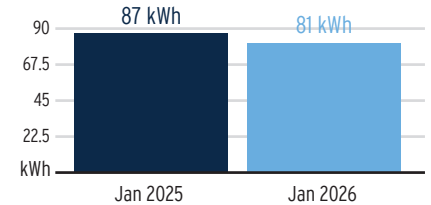
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760920	01/14/2026	83,415		80,751		2,664 kWh	1	33 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	2,664 kWh @ \$0.09202/kWh	\$245.14
Fuel Charge	2,664 kWh @ \$0.03516/kWh	\$93.67
Storm Protection Charge	2,664 kWh @ \$0.00568/kWh	\$15.13
Clean Energy Transition Mechanism	2,664 kWh @ \$0.00418/kWh	\$11.14
Storm Surcharge	2,664 kWh @ \$0.02121/kWh	\$56.50
Florida Gross Receipt Tax		\$11.37
Electric Service Cost		\$454.73
State Tax		\$36.15
Total Electric Cost, Local Fees and Taxes		\$490.88

Avg kWh Used Per Day



Current Month's Electric Charges \$490.88

Billing information continues on next page →



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

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

Meter Read


Meter Location: GATE

Service Period: 12/13/2025 - 01/14/2026

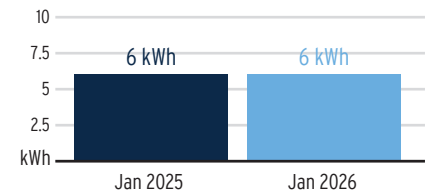
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114901	01/14/2026	16,003		15,793		210 kWh	1	33 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	210 kWh @ \$0.09202/kWh	\$19.32
Fuel Charge	210 kWh @ \$0.03516/kWh	\$7.38
Storm Protection Charge	210 kWh @ \$0.00568/kWh	\$1.19
Clean Energy Transition Mechanism	210 kWh @ \$0.00418/kWh	\$0.88
Storm Surcharge	210 kWh @ \$0.02121/kWh	\$4.45
Florida Gross Receipt Tax		\$1.41
Electric Service Cost		\$56.41
State Tax		\$4.48
Total Electric Cost, Local Fees and Taxes		\$60.89

Avg kWh Used Per Day



Current Month's Electric Charges \$60.89

Billing information continues on next page →



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

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

Meter Read

Meter Location: Gate

Service Period: 12/13/2025 - 01/14/2026

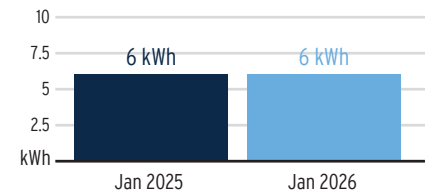
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142239	01/14/2026	15,434		15,247		187 kWh	1	33 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.66000		\$21.78
Energy Charge	187 kWh @ \$0.09202/kWh		\$17.21
Fuel Charge	187 kWh @ \$0.03516/kWh		\$6.57
Storm Protection Charge	187 kWh @ \$0.00568/kWh		\$1.06
Clean Energy Transition Mechanism	187 kWh @ \$0.00418/kWh		\$0.78
Storm Surcharge	187 kWh @ \$0.02121/kWh		\$3.97
Florida Gross Receipt Tax			\$1.32
Electric Service Cost			\$52.69
State Tax			\$4.19
Total Electric Cost, Local Fees and Taxes			\$56.88

Avg kWh Used Per Day



Current Month's Electric Charges \$56.88

Billing information continues on next page →



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

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

Meter Read


Meter Location: Behind wall look left

Service Period: 12/13/2025 - 01/14/2026

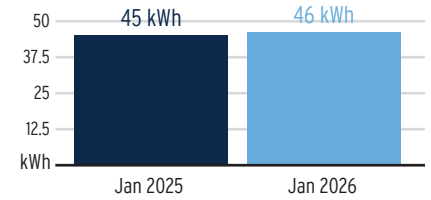
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760998	01/14/2026	5,052		3,537		1,515 kWh	1	33 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	1,515 kWh @ \$0.09202/kWh	\$139.41
Fuel Charge	1,515 kWh @ \$0.03516/kWh	\$53.27
Storm Protection Charge	1,515 kWh @ \$0.00568/kWh	\$8.61
Clean Energy Transition Mechanism	1,515 kWh @ \$0.00418/kWh	\$6.33
Storm Surcharge	1,515 kWh @ \$0.02121/kWh	\$32.13
Florida Gross Receipt Tax		\$6.71
Electric Service Cost		\$268.24
State Tax		\$21.33
Total Electric Cost, Local Fees and Taxes		\$289.57

Avg kWh Used Per Day



Current Month's Electric Charges \$289.57

Billing information continues on next page →



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

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

Meter Read

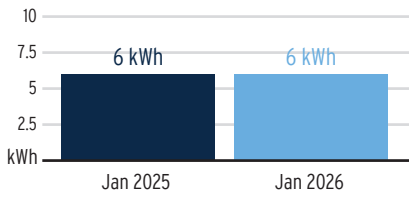
Service Period: 12/13/2025 - 01/14/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000115610	01/14/2026	13,660		13,451		209 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	209 kWh @ \$0.09202/kWh	\$19.23
Fuel Charge	209 kWh @ \$0.03516/kWh	\$7.35
Storm Protection Charge	209 kWh @ \$0.00568/kWh	\$1.19
Clean Energy Transition Mechanism	209 kWh @ \$0.00418/kWh	\$0.87
Storm Surcharge	209 kWh @ \$0.02121/kWh	\$4.43
Florida Gross Receipt Tax		\$1.41
Electric Service Cost		\$56.26
State Tax		\$4.47
Total Electric Cost, Local Fees and Taxes		\$60.73

Avg kWh Used Per Day



Current Month's Electric Charges \$60.73

Billing information continues on next page →



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

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

Meter Read

Service Period: 12/13/2025 - 01/14/2026

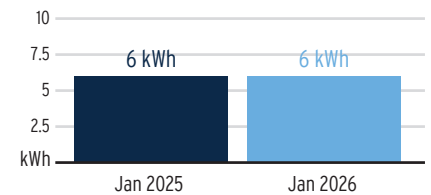
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000098994	01/14/2026	12,867		12,677		190 kWh	1	33 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	190 kWh @ \$0.09202/kWh	\$17.48
Fuel Charge	190 kWh @ \$0.03516/kWh	\$6.68
Storm Protection Charge	190 kWh @ \$0.00568/kWh	\$1.08
Clean Energy Transition Mechanism	190 kWh @ \$0.00418/kWh	\$0.79
Storm Surcharge	190 kWh @ \$0.02121/kWh	\$4.03
Florida Gross Receipt Tax		\$1.33
Electric Service Cost		\$53.17
State Tax		\$4.23
Total Electric Cost, Local Fees and Taxes		\$57.40

Avg kWh Used Per Day



Current Month's Electric Charges \$57.40

Total Current Month's Charges \$12,665.59



INVOICE

Page: 1

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

Invoice Number: S1138457
Invoice Date: 2/1/2026
Due Date: 3/3/2026

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
2/1/2026	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

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



CC013126-720

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,279.00
Statement Closing Date	January 31, 2026
Days in Billing Cycle	31
Previous Balance	\$4,738.22
Payments & Credits	\$4,743.20
Purchases & Other Charges	\$1,725.54
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,720.56

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	\$1,720.56
Minimum Payment Due	\$1,720.56
Payment Due Date	February 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$4,738.22-	
01/26	01/26	F151500DA00CHGD MICHELLE WHITE JUSTIN LAWRENCE	AUTOMATIC PAYMENT - THANK YOU	4,738.22-
			\$0.00	
			\$1,720.56	
12/31	01/01	0230537QH00JWYKKH	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	34.04
12/31	01/01	5270715QH09FNWR8M	HOMEDEPOT.COM 800-430-3376 GA MCC: 5200 MERCHANT ZIP: 30339000	255.84
01/06	01/06	5543286QN5V6J8SK3	AMAZON MKTPL*NW7X098N3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	43.95
01/06	01/06	0230537QP00FMGTFH	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	18.26
01/07	01/07	5543286QP5VGR14R	AMAZON MKTPLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	4.98-
01/07	01/07	5543286QP5VGTLYZA	AMAZON MKTPL*VN5YG23M3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	37.91

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date	February 25, 2026
New Balance	\$1,720.56
Minimum Payment Due	\$1,720.56
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$	
----	--

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
01/07	01/07	5543286QP5VHP7QSV	AMAZON MKTPL*D31JW5Z93 SEATTLE WA MCC: 5942 MERCHANT ZIP:	92.19
01/07	01/07	8230509QPEHNASSQH	AMAZON RETA* GN4JW33N3 SEATTLE WA MCC: 5331 MERCHANT ZIP:	8.01
01/08	01/08	5543286QR5VRY28TA	AMAZON MKTPL*CM5Z77FS3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	50.59
01/11	01/11	5543286QV5WRRRL0MR	AMAZON MKTPL*XA29T4433 SEATTLE WA MCC: 5942 MERCHANT ZIP:	110.77
01/11	01/11	5543286QV5WS5G1EH	AMAZON MKTPL*NG7LS39H3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	14.96
01/13	01/13	2230379QX023XLZA5	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	116.03
01/13	01/13	0230537QY00FEALZ7	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	25.05
01/14	01/14	8230509QZEHMATWB3	AMAZON RETA* 089P27RF3 SEATTLE WA MCC: 5331 MERCHANT ZIP:	117.86
01/20	01/20	5530876D5J3HEQHJV	SHELL OIL 10014854003 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	30.00
01/20	01/20	0230537D500FFHHPH	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	65.70
01/20	01/20	5270715D509FLDND5	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	437.80
01/21	01/21	5543286D5600SNYME	AMAZON MKTPL*G85E78PG3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	111.34
01/24	01/24	8230509D8EHML73HZ	AMAZON RETA* 0204M70Z3 SEATTLE WA MCC: 5331 MERCHANT ZIP:	11.93
01/25	01/25	8230509DAEHM8ZDBF	AMAZON RETA* V51709713 SEATTLE WA MCC: 5331 MERCHANT ZIP:	72.61
01/27	01/27	0230537DQ00DR5JT4	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	31.45
01/29	01/29	1230202DD00EYHS26	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	39.25

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,720.56 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 02/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

TOTAL *FINANCE CHARGE* PAID IN 2025 \$7.17

REWARDS SUMMARY

Previous Cashback Balance	\$54.87	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$4.30	\$0-\$500,000 = 0.25%
New Cashback Balance	\$59.17	\$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%

Meadow Pointe III CDD

Closing Date

January 31, 2026

Payment Date

February 25, 2026

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Parks & Rec	Parks & Rec	Parks & Rec
				Clubhouse Maintenance & Repair	Operating Supplies	Vehicle Maintenance
Date	Vendor Name	Description	Amount	57200-4705	57200-4738	57200-4660
1/1/2026		Beginning Balance	\$ 4,738.22			
01/01/26	Publix	CPW Items + Clubhouse Water	\$ 34.04		\$ 34.04	
01/01/26	Home Depot	Gate Signs (Ct 16)	\$ 255.84	\$ 255.84		
01/06/26	Amazon	Misc. Clubhouse & Maint	\$ 43.95	\$ 43.95		
01/06/26	Publix	CPW Items	\$ 18.26		\$ 18.26	
01/07/26	Amazon	Refund from 11/6 Purchase	\$ (4.98)	\$ (4.98)		
01/07/26	Amazon	Misc. Clubhouse & Maint.	\$ 37.91	\$ 37.91		
01/07/26	Amazon	Misc. Clubhouse & Maint.	\$ 92.19	\$ 92.19		
01/07/26	Amazon	Lysol Toilet Bowl Cleaner Gel (Ct.	\$ 8.01	\$ 8.01		
01/08/26	Amazon	Misc. Clubhouse & Maint.	\$ 50.59	\$ 50.59		
01/11/26	Amazon	Playground Swing Seat & Chain	\$ 110.77	\$ 110.77		
01/11/26	Amazon	Misc. Clubhouse & Maint.	\$ 14.96	\$ 14.96		
01/13/26	Daybreak M&F	Gas for Truck/Power Washer/Bobcat	\$ 116.03			\$ 116.03
01/13/26	Publix	CPW Items	\$ 25.05		\$ 25.05	
01/14/26	A.a	Tires for Playground Seesaw (Ct.	\$ 117.86	\$ 117.86		
01/20/26	Shell Oil	Gas for Truck	\$ 30.00			\$ 30.00
01/20/26	Publix	CPW & CDD Meeting Items + CH Water	\$ 65.70		\$ 65.70	
01/20/26	Home Depot	Misc. Maintenance Supplies	\$ 437.80	\$ 437.80		
01/21/26	Amazon	Misc. Clubhouse & Maint.	\$ 111.34	\$ 111.34		
01/24/26	Amazon	Misc. Clubhouse Supplies	\$ 11.93	\$ 11.93		
01/25/26	Amazon	Misc. Clubhouse & Maint.	\$ 72.61	\$ 72.61		
01/27/26	Publix	CPW Items	\$ 31.45		\$ 31.45	
01/29/26	Mailchimp	Monthly Charges	\$ 39.25	\$ 39.25		
01/25/26		CC Payment	\$ (4,738.22)			
01/31/26	TOTAL		\$ 1,720.56	\$ 1,400.03	\$ 174.50	\$ 146.03
				57200-4705	57200-4738	57200-4660

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	Replenish Balance	(2,035.10)
		Current Balance	\$1,464.90

Club Manager	Date
Justin Lawrence	12/31/2025



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 HOCKEY

Pure Hockey
25629 Sierra Center Blvd.
Lutz, FL 33548
(813) 949-8633
Sale - Customer
justin lawrence
Cust#: *****3981

ITEM	QTY	PRICE
427300107756	1	100.00

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): 0110A0400122000000000000
0000000000FF

Change \$0.00

12/23/25

Manager

CHICKFLA 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# 004981 TR# 15 TR# 03591

ITEMS SOLD 3
TC# 6139 0690 1448 5078 7047 2



WM GIFT CARD 874585048720	100.00	0
WM GIFT CARD 874585048720	100.00	0
CHICKFLA VGC 799366857250	0.00	0
CHICKFLA DE 605388405130	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 \$28.00
TOTAL DUE \$28.00

MASTERCARD

\$28.00

STORE#: 38423
APPROVAL#: 023460 AUTH CODE: 0
APPROVAL TIME: 182639
REF#: 11816165999
ENTRY: CHIP

12/23/25

TRY OUR DELT 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 BLUEBRRY	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 #XXXXXXXXXX0528		
GIFT CARD SVC FEE	7.95	
VISA META KEY GC	100.00	
Account #XXXXXXXXXX2264		
GIFT CARD SVC FEE	7.95	
VISA META KEY GC	100.00	
Account #XXXXXXXXXX3168		
GIFT CARD SVC FEE	7.95	
VISA META KEY GC	100.00	
Account #XXXXXXXXXX8995		
GIFT CARD SVC FEE	7.95	
VISA META KEY GC	100.00	
Account #XXXXXXXXXX7227		
GIFT CARD SVC FEE	7.95	
VISA META KEY GC	100.00	
Account #XXXXXXXXXX5302		
GIFT CARD SVC FEE	7.95	
WAWA \$50	50.00	
Account #XXXXXXXXXX3138		
WAWA \$50	50.00	
Account #XXXXXXXXXX4440		
PUBLIX GIFT CARD	100.00	
Account #XXXXXXXXXX0820		

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

Manager



mailchimp

Your order has been processed.

Order MC25032347

Processed on December 29, 2025 01:48 AM New York.

Essentials plan

1,500 contacts

\$26.50

Paid via Mast ending in **2746** which expires **05/2027**

on December 29, 2025

\$26.50

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

Feedback

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	\$255.84
--------------	-----------------

Need help?

Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

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	

12/31/25

Savings Summary
Special Price Savings 6.99

* Your Savings at Publix *
* 6.99 *

Receipt ID: 0006 CWQ 072 672

MPIII

Valley Bank #XXXXXXXXXXXX2746 \$3,500 (Starting Balance)

01/01/26

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	Balance
01/01/26	N/A	N/A	N/A	3,500.00
01/05/26	Amazon	Misc. Clubhouse & Maint.	(43.95)	3,456.05
01/05/26	Amazon	Lysol Toilet Bowl Cleaner Gel (Ct.	(8.01)	3,448.04
01/06/26	Publix	CPW Items	(18.26)	3,429.78
01/06/26	Amazon	Misc. Clubhouse & Maint.	(92.19)	3,337.59
01/06/26	Amazon	Misc. Clubhouse & Maint.	(52.87)	3,284.72
01/07/26	Amazon	Refund from 11/6 Purchase	4.98	3,289.70
01/07/26	Amazon	Misc. Clubhouse & Maint.	(50.59)	3,239.11
01/07/26	Amazon	Playground Swing Seat & Chain (Ct	(110.77)	3,128.34
01/13/26	Publix	CPW Items	(25.05)	3,103.29
01/13/26	Daybreak M&F	Gas for Truck/Power Washer/Bobcat	(116.03)	2,987.26
01/14/26	Amazon	Tires for Playground Seesaw (Ct.	(117.86)	2,869.40
01/20/26	Amazon	Misc. Clubhouse & Maint.	(111.34)	2,758.06
01/20/26	Home Depot	Misc. Maintenance Supplies	(437.80)	2,320.26
01/20/26	Publix	CPW & CDD Meeting Items + CH Wat	(65.70)	2,254.56
01/20/26	Shell	Gas for Truck	(30.00)	2,224.56
1/22/2026	Amazon	Misc. Clubhouse & Maint.	(72.61)	2,151.95
1/22/2026	Amazon	Misc. Clubhouse Supplies	(11.93)	2,140.02
1/31/2026	Truist	Replenish Balance	(1,359.98)	
		Current Balance	\$2,140.02	

Club Manager
Justin Lawrence

Date
1/31/2026

Manager

Order Summary

Order placed January 5, 2026 Order # 113-0983783-7594639

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:	\$43.95
Shipping & Handling:	\$0.00
Total before tax:	\$43.95
Estimated tax to be collected:	\$0.00
Grand Total:	\$43.95

Arriving Wednesday



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

Sold by: Amazon.com

Supplied by: Other

\$38.97



Alphabet Stickers - 10 Sheets Mailbox Numbers, 810 Pcs 1 Inch Vinyl Letters, Black Decals for Mailbox, Sign, DIY Crafts, Door, Window, Cars, Home

Sold by: QINZZSX US

Supplied by: Other

\$4.98

Back to top

1/5/26

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Manager

Order Summary

Order placed January 5, 2026 Order # 113-6071713-1733809

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:	\$8.01
Shipping & Handling:	\$0.00
Total before tax:	\$8.01
Estimated tax to be collected:	\$0.00
Grand Total:	\$8.01

Arriving Thursday



Lysol Power Toilet Bowl Cleaner Gel, For Cleaning and Disinfecting, Stain Removal, 24oz

Sold by: Amazon.com

Supplied by: Other

\$2.67

[Back to top](#)

1/5/26

Manager
Publix

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



0006 16R 084 386

6CT APPLE SOURCRM	3.29	F
You Saved	0.60	
15CT GUAVA PSTY BT	5.99	F
COFFEE CK BITE LEM	5.99	F
SHORTBREAD PUMPKIN	2.99	F
You Saved	3.00	

Order Total	18.26	
Sales Tax	0.00	
Grand Total	18.26	
Credit	Payment	18.26
Change	0.00	

1/6/26

Savings Summary

Special Price Savings	3.60
-----------------------	------

* Your Savings at Publix *
* 3.60 *

Receipt ID: 0006 16R 084 386

Manager

Order Summary

Order placed January 6, 2026 Order # 113-1483650-6356252

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:	\$92.19
Shipping & Handling:	\$0.00
Total before tax:	\$92.19
Estimated tax to be collected:	\$0.00
Grand Total:	\$92.19

Arriving Thursday



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

Sold by: Amazon.com
Supplied by: Other
\$3.56



Pickleball Paddles Set of 2, USAPA Approved Fiberglass Pickleball Rackets Set Lightweight with 4 Outdoor Pickleballs & 1 Carrying Case

Sold by: Panel Sound
Supplied by: Other
\$28.94



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

Sold by: StockYourHome
Supplied by: Other
\$13.99



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



Gorilla Permanent Adhesive Dots, Double-Sided, Clear, 0.5" Diameter, 150 Pieces (Pack of 1) - No Mess, Photo Safe

Sold by: Amazon.com
Supplied by: Other
\$5.47



Ortho Orthene Fire Ant Killer¹, Kills the Queen and Destroys Mounds, Begins Working in 60 minutes, 12 oz., 2-Pack

Sold by: Amazon.com
Supplied by: Other
\$20.45

1/6/25

[Back to top](#)

Manager

Order Summary

Order placed January 6, 2026 Order # 113-4882643-3450653

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:	\$52.87
Shipping & Handling:	\$0.00
Total before tax:	\$52.87
Estimated tax to be collected:	\$0.00
Grand Total:	\$52.87

Arriving Thursday



Pickleball Paddles Set of 2, 2026 USAPA Approved Pickleball Set, Fiberglass Lightweight Pickle Ball Rackets 2 Pack, 2 Outdoor Pickleball, 2 Indoor Pickleball Balls, 1 Pickleball Bag for Women and Men
Sold by: DGYCASI
Supplied by: Other
\$29.99

Arriving tomorrow



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

Arriving January 13 - January 20



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

1/6/26

[Back to top](#)

Manager



Alphabet Stickers - 10 Sheets Mailbox...

Color: Black

\$4.98

Details ▾

✓ Refund issued
You don't need to return the item
\$4.98 refund issued on Jan 7, 2026

(Refund)

1/7/26

Manager

Order Summary

Order placed January 9, 2026 Order # 113-7496079-8569006

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:	\$110.77
Shipping & Handling:	\$0.00
Total before tax:	\$110.77
Estimated tax to be collected:	\$0.00
Grand Total:	\$110.77

Arriving Monday



Orgrimmar 2 Pack Swing Seat for Kids Heavy Duty 66" Chain Plastic Coated Outdoor Playground Swing Set Accessories Replacement with Snap Hooks (Green)

Sold by: NOMOREONE

Supplied by: Other

\$36.99



DECORLIFE Toddler Swing, Baby Swing Outdoor -High Back Full Bucket Swing Set, 330lb Capacity, Safety Design, Plastic-Coated Chains and Quick-Snap Carabiners for Backyard, Playground

Sold by: CZ Direct Store

Supplied by: Other

\$36.89

Back to top

1/9/25

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Manager

PUBLIX

Hollybrook Plaza
5400 Bruce B Downs Blvd
Wesley Chapel, FL 33544
Store Manager: Stacie Bradham
813-907-1699

GW VRTY MIN MUFFIN		5.99	F
You Saved	0.50		
PLN CKE DNT 6CT		3.89	F
VEGAN COCONUT KEY		4.59	F
COFFEE CAKE BITES		5.99	F
6CT VEGAN OAT RAIS		4.59	F

Order Total		25.05	
Sales Tax		0.00	
Grand Total		25.05	
Credit		25.05	
Payment		25.05	
Change		0.00	

Savings Summary

Special Price Savings	0.50	

Your Savings at Publix	0.50	*

Receipt ID: 0618 IDR 721 241

PREST0!

Trace #: 721071
Reference #: 1169171460
Acct #: XXXXXXXXXXXX2746
Purchase Mastercard
Amount: \$25.05
Auth #: 013/17

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

1/13/26

73959 mi

Manager

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

Gas
For
Truck/
PW/
Bobcat

Description	Qty	Amount
REGULAR CR #19	46.062G	116.03
SELF @ 2.519/ G		

Subtotal	116.03
TOTAL	116.03
CREDIT \$	116.03

ENTRY: Insert
MASTERCARD Acct: 2746
Term ID: 21
AUTH: 00-013436
Batch: 98
Seq: 013
INVOICE: 105938
EMV STAN#: 00103479577
APP NAME: Mastercard
AID: A0000000041010
APP CRYPTOGRAM:

ARC 4CEA34947A85F4B6

1/13/26

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
10164
Tell us about your visit for a
chance to win a fuel gift card!
Go to Gasfeedback.com

Manager

Order Summary

Order placed January 14, 2026 Order # 113-2611630-0205856

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:	\$117.86
Shipping & Handling:	\$0.00
Total before tax:	\$117.86
Estimated tax to be collected:	\$0.00
Grand Total:	\$117.86

Arriving tomorrow



2

Armstrong BLU-TRAC PC Passenger - 205/55 R16

Sold by: Amazon.com

Supplied by: Other

\$58.93

1/14/26

Manager

Order Summary

Order placed January 20, 2026 Order # 113-7049184-5278626

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:	\$111.34
Shipping & Handling:	\$0.00
Total before tax:	\$111.34
Estimated tax to be collected:	\$0.00
Grand Total:	\$111.34

Arriving Thursday



Kleenex Ultra Soft Facial Tissues, 3 Flat Boxes, 120 Tissues per Box, 3-Ply (360 Total), Packaging May Vary

Sold by: Amazon.com

Supplied by: Other

\$5.79



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



Metal Zip Ties (100PCS 11.8 Inch), 304 Stainless Steel, Heavy Duty Self-locking Cable Ties, for Exhaust Wrap, Chain Link Fence Parts, Heat Resistant Fencing Tie. for Pipe, Auto repair.

Sold by: ZoosunX

Supplied by: Other

\$9.99



ScotchBlue Original Multi-Surface Painter's Tape, 0.94 Inches x 60 Yards, 4 Rolls, Blue, Paint Tape Protects Surfaces and Removes Easily, Multi-Surface Painting Tape for Indoor and Outdoor Use

Sold by: Amazon.com

Supplied by: Other

\$18.15



Pro Grade - Chip Brush - Paint Brush Set - 24 Pack - Natural China Bristle Paintbrush Set for Art, Craft, Epoxy, Varnish, Resin, Stain, Glue, Gesso, Primer, Acrylic and Oil Paint

Sold by: Pro-Grade Supplies

Supplied by: Other

\$9.95



Cable Zip Ties, 400 Pack Black Assorted Sizes 12+8+6+4 Inch, Multi-Purpose Self-Locking Nylon Cable Cord Management, Plastic Wire Ties for Home, Office, Garden, Workshop. By HAVE ME TD

Sold by: HAVE ME

Supplied by: Other

\$6.99



Mop Pads Refills Compatible with WetJet Mop, Disposable Mop Pads for Hardwood Floors, Tile, Laminate & Multi-Surface Cleaning, 100 Pack

Sold by: NXPPYY

Supplied by: Other

\$29.99



Amazon Basics Reacher Grabber, Versatile Metal Reaching Tool, 38", 2-Pack

Sold by: Amazon.com

Supplied by: Other

\$15.57

1/20/26

Manager



How doers get more done.

Manager
Publix

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

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00051 47574 01/20/26 01:25 PM
SALE CASHIER RICHARD



0006 1KR 088 436

090489150952 4X4-6 PT <A>	
4X4-6' #2 PT GC	
8@8.88	71.04N
040235752565 30SEC 2.5GAL <A>	
30 SECONDS 0/DR 3200Z	
2@29.98	59.96N
636893403804 PW GUN <A>	54.97N
DEWALT SPRAY GUN 4500PSI DXPA45SG	
037103371492 BOLT CUTTER <A>	56.97N
CRESCENT 24" GENERAL PURPOSE BOLT CU	
636893403774 TURBO 4500 <A>	34.97N
DEWALT TURBO NOZZLE 4500 PSI	
033959711024 PC 160Z <A>	9.97N
PC 50:1 160Z 2-CYC OIL	
081725821194 HE812 RSCLR <A>	
HENRY 812 ROOFSAVER CLEAR 0.90GAL	
2@35.00	70.00N
093945001010 RUSTAID GAL <A>	
GOOF OFF RUST & STAIN REMOVER 1GAL	
1@19.98	79.92N

SUBTOTAL 437.80
SALES TAX 0.00

TAX EXEMPT TOTAL \$437.80

XXXXXXXXXXXX2746 MASTERCARD
AUTH CODE 020513/6512573
Contactless
AID A0000000041010 Mastercard

P.O.#/JOB NAME: 0
6311 01/20/26 01:25 PM



6311 01 47574 01/20/2026 3180

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/20/2026

1/20/26

PUB PURIFIED WATER		
2 @ 4.59	9.18	F
15CT APL PSTRY BTE	5.99	F
LEMON LOAF CAKE SL	6.99	F
STRAW CRM LF CK SL	6.99	F
24CT ASSORTED CKIE	5.99	F
24CT ASSORTED CKIE	5.99	F
SR CRM CK DNT 6CT	3.89	F
FL CHEESY MIX 18CT	13.69	F
MANDARINS	6.99	F

Order Total	65.70
Sales Tax	0.00
Grand Total	65.70
Credit	Payment 65.70
Change	0.00

Receipt ID: 0006 1KR 088 436

PRESTO!
Trace #: 084593
Reference #: 1307716457
Acct #: XXXXXXXXXXXX2746
Purchase Mastercard
Amount: \$65.70
Auth #: 020371

1/20/26

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

Manager

74, 108

Welcome to Shell

New Tampa Shell
1808 Bruce B Downs Hwy
Tampa FL 33543

Gas
For
Truck

SHELL
1808 COUNTY ROAD 531
WESLEY CHAPEL, FL
33543
10014854003
01/20/2026 516312702
03:58:15 PM

*** REPRINT *** REPRINT *** REPRINT ***
PUMP# 7

REGULAR 10.137G
PRICE/GAL \$2.959

FUEL TOTAL \$ 30.00

TOTAL = \$ 30.00

*** REPRINT *** REPRINT *** REPRINT ***

CREDIT \$ 30.00

Mastercard
USD\$30.00
XXXX XXXX XXXX 2745
Chip Read
APPROVED
AUTH # 020564
INV # 743914
Mode: Issuer
AID: A0000000041010
TVR: 000008000
IAD: 0110A0400122000
0000000000000000
0000FF
TSI: E800
ARC: 00

1/20/26

Thank You Have A Nice Day

Please come again

Manager

Order Summary

Order placed January 22, 2026 Order # 113-0048443-3091472

Ship to

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

Payment method

Mastercard ending in 2746

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$72.61
Shipping & Handling:	\$0.00
Total before tax:	\$72.61
Estimated tax to be collected:	\$0.00
Grand Total:	\$72.61

Arriving Monday



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

Sold by: Amazon.com

Supplied by: Other

\$3.56



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

Sold by: Amazon.com

Supplied by: Other

\$36.00



Ortho Orthene Fire Ant Killer¹, Kills the Queen and Destroys Mounds, Begins Working in 60 minutes, 12 oz., 2-Pack

Sold by: Amazon.com

Supplied by: Other

\$29.49

Arriving Monday



Amazon Saver, Powdered Non-Dairy Original Coffee Creamer, 16 Oz (Previously Happy Belly, Packaging May Vary)

Sold by: Amazon.com

Supplied by: Other

\$3.56

1/22/26

Manager

Order Summary

Order placed January 22, 2026 Order # 113-0321342-1668204

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:	\$13.01
Shipping & Handling:	\$0.00
Multibuy Discount:	-\$1.08
Total before tax:	\$11.93
Estimated tax to be collected:	\$0.00
Grand Total:	\$11.93

Arriving Monday



Lysol Power Toilet Bowl Cleaner Gel, For Cleaning and Disinfecting, Stain Removal, 24oz

Sold by: Amazon.com

Supplied by: Other

\$2.67

Arriving Monday



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

2 \$5.17

1/22/26



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING EAST
 20719 US HIGHWAY 301
 DADE CITY, FL 33523-6665
 DISTRICT NO. 6426

ACCOUNT NO. 6426-016054
 INVOICE NO. 2123152W426
 STATEMENT DATE 02/20/26
 DUE DATE 02/25/26
 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	
02/20/26	FUEL SURCHARGE	\$ 37.37
02/20/26	ENVIRONMENTAL SURCHARGE	\$ 19.56
02/20/26	BASIC SERVICE CHARGE	\$ 195.55
	3/1/2026-3/31/2026	
	Invoice Total	\$ 252.48
	Account Balance	\$ 252.48

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

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date. ****
 Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING EAST
 20719 US HIGHWAY 301
 DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-016054
 INVOICE NO. 2123152W426
 STATEMENT DATE 02/20/26
 DUE DATE 02/25/26
 PAY THIS AMOUNT 252.48

WRITE AMOUNT PAID	\$
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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



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 **01/26/2026**
Amount Due **1,618.03**
Current Charges Due **02/17/2026**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

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

Previous Balance 1,618.03
Payment 1,618.03CR
Balance Forward 0.00



1 0 2 1 3 5 7 9

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

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 02/06/2026.



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: 01/26/2026

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	02/06/2026
TOTAL CHARGES DUE	1,618.03
DO NOT PAY	

000135391000016180300016180307



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1353911** Cycle **06**
 Meter Number 50446983
 Customer Number 10213579
 Customer Name MEADOW POINTE III CDD

Bill Date **02/10/2026**
 Amount Due **143.83**
 Current Charges Due **03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 2219 MEADOW POINTE BLVD
 Service Description IRR
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/07	91304	02/05	92186				882

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	30
Jan 2026	34	19
Feb 2025	29	0

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.



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

Previous Balance 118.43
 Payment 118.43CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 882 KWH @ 0.06090 53.71
 Fuel Adjustment 882 KWH @ 0.04200 37.04
 FL Gross Receipts Tax 3.33
 State Tax 9.26
 Pasco County Tax 1.33

Total Current Charges 143.83
 Total Due **E.F.T.** 143.83

DO NOT PAY
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026

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	02/27/2026
TOTAL CHARGES DUE	143.83
DO NOT PAY	

000135391100001438300001438308



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 **02/10/2026**
 Amount Due **73.33**
 Current Charges Due **03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31404 SHERINGHAM WAY
 Service Description ENTRANCE
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/07	94246	02/05	94509				263

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	9
Jan 2026	34	11
Feb 2025	29	10

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.



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

Previous Balance 87.57
 Payment 87.57CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 263 KWH @ 0.06090 16.02
 Fuel Adjustment 263 KWH @ 0.04200 11.05
 FL Gross Receipts Tax 1.70
 State Tax 4.72
 Pasco County Tax 0.68

Total Current Charges 73.33
 Total Due **E.F.T.** 73.33

DO NOT PAY
 Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026

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	02/27/2026
TOTAL CHARGES DUE	73.33
DO NOT PAY	

000135391200000733300000733302



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 **02/10/2026**
Amount Due **66.49**
Current Charges Due **03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/07	46997	02/05	47200				203

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2026	29	7
Jan 2026	34	9
Feb 2025	29	6

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



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

Previous Balance		78.68
Payment		78.68CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 203 KWH @ 0.06090		12.36
Fuel Adjustment 203 KWH @ 0.04200		8.53
FL Gross Receipts Tax		1.54
State Tax		4.28
Pasco County Tax		0.62
Total Current Charges		66.49
Total Due	E.F.T.	66.49

DO NOT PAY
Total amount will be electronically transferred on or after 02/27/2026.



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: 02/10/2026

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	02/27/2026
TOTAL CHARGES DUE	66.49
DO NOT PAY	

000135391300000664900000664902



INVOICE

INVOICE #	INVOICE DATE
1079507	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: \$43,152.00

Description	Current Amount
2025 Meadow Pointe 3 Community Mulch	
Subcontracted Service	\$43,152.00

Excellence Invoice Total **\$43,152.00**

IN COMMERCIAL LANDSCAPING

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