



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting
June 17, 2026**

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

www.meadowpointe3cdd.org

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**

June 10, 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, June 17, 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. BUSINESS ITEMS**
 - A. Discussion of FY 2026-2027 Budget
 - B. Discussion of Wall Landscaping Project
 - C. Consideration of Resolution 2026-06, Re-Designation Officers Tab 1
- 5. STAFF REPORTS**
 - A. Community Deputy Update
 - B. District Engineer
 - C. Aquatics Maintenance
 1. Presentation of Waterway Inspection Report Tab 2
 - D. Landscape Maintenance
 1. Presentation of OLM Inspection Report Tab 3
 - E. Yellowstone Inspection Report
 - F. Amenity Management
 1. Presentation of Amenities Report..... Tab 4
 - G. District Counsel Tab 5
 - H. District Manager
 1. Review of the District Manager's Report & Monthly Financials Tab 6
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on May 17, 2026..... Tab 7
 - B. Consideration of Operations & Maintenance Expenditures for May 2026 Tab 8
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

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

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, MEADOW POINTE III Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within MEADOW POINTE III County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Darryl Adams is appointed Assistant Secretary.
Matthew Huber is appointed Secretary.
Scott Brizendine is appointed Secretary.
Scott Brizendine is appointed Treasurer.
Susan Garcia is appointed Assistant Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____ 2026.

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 2

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe III CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-06-04

Prepared for:

District Manager

Prepared by:

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS 69 - 71	3
PONDS 72- 74	4
PONDS 75- 77	5
PONDS 78 - 80	6
PONDS 81 - 83	7
PONDS 84- 86	8
PONDS 87	9

MANAGEMENT/COMMENTS SUMMARY 9, 10

SITE MAP 11

Site: 69

Comments:

Site looks good
Site still has low water levels. Site is looking well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 70

Comments:

Site looks good
Site is a little turbid but overall no major concerns. New beneficial plants are starting to pop up.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 71

Comments:

Normal growth observed
Minor algae starting around the shorelines of site. Flow structure within water is broken in many places.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 72

Comments:

Site looks good
No notable concerns within site.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 73

Comments:

Site looks good
Shorelines are free of any
invasive growth.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 74

Comments:

Site looks good
This site is doing well. No
concerns to note.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 75

Comments:

Site looks good
Site and beneficials are looking well along shorelines.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 76

Comments:

Site looks good
Site has low water levels. Water is a little turbid.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 77

Comments:

Site looks good
Site is in good condition. A few spots of erosion starting that should be monitored.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 78

Comments:

Normal growth observed
Site is in good condition. Minor grass growth where water normally goes.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 79

Comments:

Site looks good
This site is in good shape.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 80

Comments:

Site looks good
Low water levels within site.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 81

Comments:

Site looks good

Site is looking great. Shorelines are clear of nuisance growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 82

Comments:

Normal growth observed

Shoreline growth present. Overall water levels are low but site is looking good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 83

Comments:

Site looks good

Site is completely dry but we are working to keep site free of any nuisance growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 84

Comments:

Site looks good
This site looks great and shorelines are clear.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 85

Comments:

Site looks good
Site is in good shape.
Flow structure has some erosion present on the top .



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 86

Comments:

Normal growth observed
Beneficial GSR present within site. Flow structure is free of blockage. Minor growth within site.



Action Required:

Routine maintenance next visit

Target:

Pennywort

Site: 87**Comments:**

Site looks good

This site is doing well.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Management Summary

In the month of June, sites 69 - 87 are looking great. The pond dye is looking good, as well as keeping submersed vegetation presence low by limiting the amount of sunlight reaching the bottom of the pond. We are keeping an eye out for erosion due to the lack of rain and extremely dry banks we had. Some of the sites water levels are still very low but rain has been in the forecasts more, so hopefully those levels rise. Flow structures and weirs are looking good and are being checked for debris that could be blocking it each visit. Trash presence has also been very low.

During this months inspection there were no major concerns to note, overall only a few sites with minor algae/shoreline growth.

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
69	Site looks good	Species non-specific	Routine maintenance next visit
70	Site looks good	Species non-specific	Routine maintenance next visit
71	Normal growth observed	Surface algae	Routine maintenance next visit
72	Site looks good	Species non-specific	Routine maintenance next visit
73	Site looks good	Species non-specific	Routine maintenance next visit
74	Site looks good	Species non-specific	Routine maintenance next visit
75	Site looks good	Species non-specific	Routine maintenance next visit
76	Site looks good	Species non-specific	Routine maintenance next visit
77	Site looks good	Species non-specific	Routine maintenance next visit
78	Normal growth observed	Shoreline weeds	Routine maintenance next visit
79	Site looks good	Species non-specific	Routine maintenance next visit
80	Site looks good	Species non-specific	Routine maintenance next visit
81	Site looks good	Species non-specific	Routine maintenance next visit
82	Normal growth observed	Shoreline weeds	Routine maintenance next visit
83	Site looks good	Species non-specific	Routine maintenance next visit
84	Site looks good	Species non-specific	Routine maintenance next visit
85	Site looks good	Species non-specific	Routine maintenance next visit
86	Normal growth observed	Pennywort	Routine maintenance next visit
87	Site looks good	Species non-specific	Routine maintenance next visit

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

Meadow Pointe III CDD Wesley Chapel, Florida

Call 888.480.LAKE



PCB 1/2020

Tab 3

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	Nutsedge and grassy in Bermuda mix along MP Boulevard
PLANT FERTILITY	5	-1.5	Improve Loropetalum a cross project
WEED CONTROL – BED AREAS	10	-1.5	Viney growth
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-3.5	Woodline prune back, moss, sidewalk and gate areas
CLEANLINESS	10	-1	Weekly windfall and debris
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date: 5-26-26 Score: 93.5% Performance Payment™ % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



MEADOW POINTE III CDD

LANDSCAPE INSPECTION

May 26, 2026

ATTENDING:

JOHN PETRCULI – MEADOW POINTE III
CARLOS GARCIA – YELLOWSTONE LANDSCAPE
PAUL WOODS – OLM, INC.

SCORE: 93.5%

**NEXT INSPECTION
JUNE 23, 2026 AT 1:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

- 1. Clubhouse: Rake down remaining fire ant mounds around the basketball court and redistribute mulch to cover bare soil.**
2. Remove leaf drop as litter during weekly service visits. Avoid blowing leaves into mulch beds.
3. Beaconsfield entrance monument: Remove viney growth from Ilex 'Schillings'.
4. Sheringham entrance monument: Remove Sabal Palm volunteer.
5. Sheringham: Prune back vegetation around conservation areas and wood lines along Sheringham Way so mowing is uninterrupted and plant material does not overhang turf.
- 6. Meadow Pointe Blvd northbound: Control crack weeds along curbs, buffing out weeds after herbicide services.**
7. Claridge Place: Complete pruning Gold Mound Duranta to a uniform height of approximately 6 inches, removing any of last years taller growth.
8. Heatherstone: Control Mite activity on Fakahatchee Grass throughout the frontage and at the gate arms.
9. Larkenheath: Remove remaining pruning debris and palm volunteers in conjunction with the landscape enhancement project.
10. Meadow Pointe Blvd: Prune back wood line overgrowth extending over the white rail fences.
11. Wrencrest: Continue to monitor improvement in Loropetalum. Hand prune suckering growth to maintain a consistent groundcovering appearance.
- 12. Wrencrest: Line trim the areas inaccessible to mowers on the interior of the pond shoreline.**
13. Whitlock entrance monument: Confirm improved irrigation to newly installed Dwarf Ixora. If firmly rooted, tip prune Ixora to maintain the stairstep presentation with

Podocarpus and Duranta.

14. Whitlock: Maintain staking on trees, removing once trees are firmly rooted. Do not allow webbing to damage Tabebuia tree trunks.
15. Ammanford: Target prune downward growth, Spanish Moss, and suckering growth up to 15 feet from trees.
16. Ammanford: Rejuvenate prune Loropetalum in the median island to approximately 6 inches.
17. Ammanford: Groom Flax Lilies on the inside of the gate.
18. Hillhurst Crossing gate island: Use nonselective herbicides to eliminate remnant grassy growth on the interior.
19. Hillhurst Crossing pond: Use a line trimmer to detail around the storm water structure.
20. Broughton Place: Remove Sabal Palm volunteers as weeds.
21. Broughton Place: Prune Dwarf Firebush to a consistent height of approximately 2 feet, allowing it to flush uniformly.
22. Alchester Place: Confirm irrigation coverage to newly installed Arboricola.
23. Alchester Place: Remove viney growth from the entrance monuments.
24. Alchester Place: Use a pole saw to prune suckering growth and downward growth from Crape Myrtles along travel lanes.
25. Alchester Place: Groom spent foliage from Flax Lilies.
26. Alchester Place interior pedestrian gate: Control bed weeds.

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

NONE

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 4



MEADOW POINTE III

Operations Report – May 2026 (April 9th-May 12th)

**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 18-19, 54-56, 61, 64, 87-94 & 98
- Continued (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
- Did detailed trash pickup of all village islands (If Applicable)
- Making some updates to the CDD conservation stake guide
- Maintenance replaced all needed locks on the pool pump reservoirs
- Maintenance & clubhouse staff repaired tennis court gate alignment issues
- Maintenance filled & sealed all needed cracks in Larkenheath CDD concrete fencing
- Installed more professional mop hangers in outside clubhouse/maintenance storage section (Outside of clubhouse/Inside the pool fencing)
- Maintenance did detail safety check & tightening of all needed gym equipment
- Maintenance sealed, tightened & lifted sink in woman's restroom stall
- Reapplied needed black spray paint on all needed Alchester gates (Driving & pedestrian)
- Maintenance touched up all needed curbs (Safety Yellow) on Meadow Pointe Boulevard
- Maintenance resprayed bus safety markers (Safety Yellow) at the exit lane of Larkenheath
- Reported all irrigation issues to Luis & Juan (Yellowstone)
- Worked with Maintenance, Yellowstone & Pasco County to handle emergency shutoff for large water pump leak across from the clubhouse
- Still no more leak issues in pool restrooms; Maintenances repairs are holding up but we are still monitoring it monthly for a few more months

- Worked with Romaner Graphics to install/add “No loitering” sign on-top of our “Tow-away zone” sign
- Worked with Romaner Graphics on installing “No fishing/No trespassing” sign between pond 38 & 39
- Framed & installed new aquatic map in the clubhouse meeting room
- Discussing & investigating a potential wildlife or environmental club or committee to ensure the nature in Meadow Pointe III is fully protected
- 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 (75% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 3/5 (75% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 3 April room rentals
- Checked pool deck drains
- Weekly inspections of playground and amenity equipment
- Conducted daily cleaning of all areas in amenity complex

Gate Reports

- Reset/Trouble-shot all disabled gates
- Full manual mechanical and electrical reset at Alchester Place, Ammanford, Beaconsfield, Claridge Place, Hillhurst Crossing & Whitlock

- Alchester – Connection failure on VMS resolved (Security Cameras) (DCSI)
- Alchester – Circuit board failure; Lost callbox. Covered under warranty (SAAS)
- Beaconsfield – Camera 1 was to be replaced (DCSI)
- Clubhouse – Camera 1 was repaired (DCSI)
- Heatherstone - Connection failure resolved (Security Cameras) (DCSI)
- Whitlock – Pedestrian exit side gate fully repaired & reinforced (Romaner Graphics)
- Wrencrest (Chatterly) - Needs new circuit board/Upgrade to newer CAPXL system. Currently has an older but working circuit board from the last upgraded village (Claridge Place) in as the board discusses or investigates creating a proper entrance island before we replaced the entire callbox (SAAS)

Field Maintenance

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (N/A - See May 2026 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also May 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 – May 2026 (April 9th – May 12th)

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 June.	6-2026

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 –May 2026 (April 9th-May 12th)

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

May Zones Started or Completed:

- Start & finalize all needed spots in & around the tennis court
- Start & finalize all needed spots in the clubhouse parking lot
- 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



Rizzetta & Company





June Zones to be Started or Completed:

- Start & finalize Ammanford entry way & monument
 - Start & finalize Heatherstone entry way & monument
 - Start & finalize Rensselaer monument
 - Continuing on all needed PVC fencing down Beardsley Drive
 - Continuing on all needed concrete walls down Beardsley Drive
-
- More zones TBD (If any zones are discovered that are in more need, will prioritize according or update/add to the list)






Rizzetta & Company

Parking Violations Apr 9th – May 12th

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initial s
Whitlock Front Entryway		Silver Toyota Tundra	HDC I91 FL	4/13/2026 3:45pm (PCSO Case Approved Tow)			JP
1847 Rensselaer Dr		White GMC Sierra Denali	11F XHV FL	4/14/2026 3pm			JL
1829 Rensselaer Dr		Silver Hyundai Sonata	RLE J09 FL	4/14/2026 3:04pm			JL
1733 Leybourne Lp		Grey Chrysler Pacifica	BWBOA FL	4/12/2026 12pm			CD






Parking Violations

Apr 8th – May 12th

<p>31411 Wrencrest Dr</p>		<p>White Honda Accord</p>	<p>KZN E02 FL</p>	<p>6/12/2025 1:42pm</p>	<p>6/27/20 26 8:36am</p>	<p>4/20/2026 12pm (Successful Tow)</p>	<p>RV/JL</p>
<p>31414 Wrencrest Dr</p>		<p>White Hyundai Palisade</p>	<p>RXW L18 FL</p>	<p>4/22/2026 2:11pm</p>			<p>JL</p>
<p>31411 Wrencrest Dr</p>		<p>Red Ford F-150</p>	<p>HUR H34</p>	<p>4/22/2026 2:17pm</p>			<p>JL</p>

Parking Violations

Apr 8th – May 12th

<p>1136 Thackery Wy</p>		<p>Grey Honda Civic</p>	<p>CW3UI FL</p>	<p>4/29/2026 4:30pm (PSCO Violation)</p>			<p>JL</p>
<p>31422 Wrencrest Dr</p>		<p>Beige Lexus ES 350</p>	<p>FME Z36 FL</p>	<p>5/5/2026 10:54am</p>			<p>JP</p>
<p>31430 Wrencrest Dr</p>		<p>Silver Ford F-150</p>	<p>GXJ89 FL</p>	<p>5/5/2026 10:55am</p>			<p>JP</p>
<p>1928 Rensselaer Dr</p>		<p>Silver Kia Sportage</p>	<p>27D HTW FL</p>	<p>5/5/2026 1:12am</p>			<p>JP</p>
<p>2012 Rensselaer Dr</p>		<p>Red GMC Denali</p>	<p>49A GEP FL</p>	<p>5/5/2026 11:20pm</p>			<p>JP</p>

Parking Violations

Apr 8th – May 12th

<p>2012 Rensselaer Dr</p>		<p>Silver Honda Accord</p>	<p>24T GHY FL</p>	<p>5/5/2026 11:21 pm</p>			<p>JP</p>
<p>1811 Rensselaer Dr</p>		<p>Silver Toyota Sienna</p>	<p>AR3 1EY FL</p>	<p>4/28/2025 5:50pm</p>	<p>8/21/20 25 4:57pm</p>	<p>5/5/2026 12pm (Successful Tow)</p>	<p>JP/JL</p>
<p>1905 Rensselaer Dr</p>		<p>Navy Kia Sorento</p>	<p>CD4 0Q4</p>	<p>6/11/2024 3:40pm 6/11/2025 4:20pm (Attempted Tow)</p>	<p>1/11/20 25 3:31pm</p>	<p>5/5/2026 2:30pm (Successful Tow)</p>	<p>JP/JL</p>

DATE: 3/15-3/21

CALL LOG

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

DATE: 3/22-3/28

CALL LOG

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

DATE: 3/29-4/4

CALL LOG

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

DATE: 4/4-4/11

CALL LOG

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

May 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 ABC 9-10am	2
3 Caparaso (PR) 10am-7pm	4 ABC 9-10am Fire/Safety Inspection 9am	5 ARC 6:30pm	6 ABC 9-10am CPW 10am-12pm	7	8 ABC 9-10am	9 Oliver (PR) 10am-7pm
10 Joseph (PR) 10am-2pm	11 ABC 9-10am	12 HOA 6:30pm	13 ABC 9-10am CPW 10am-12pm	14	15 ABC 9-10am	16
17 Joseph (PR) 10am-2pm	18 ABC 9-10am	19 Larkenheath HOA 6:30pm	20 ABC 9-10am CPW 10am-12pm Card Group 12-4pm CDD 6:30pm	21	22 ABC 9-10am	23
24 Joseph (PR) 10am-2pm	25 ABC 9-10am Paint Corps (CDD Walls) All Day	26 OLM Inspection 1pm Paint Corps (CDD Walls) All Day	27 ABC 9-10am CPW 10am-12pm Paint Corps (CDD Walls) All Day	28 Paint Corps (CDD Walls) All Day	29 ABC 9-10am Paint Corps (CDD Walls) All Day	30
31 Joseph (PR) 10am-2pm Albury (PR) 3-7pm						

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

June 2026

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

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



Deputy Schedule – May 2026



MEADOW POINTE III

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



Deputy Schedule – June 2026



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

OPTION 1



MEADOW POINTE III



CDD MEETING

WEDNESDAY | 6:30 PM

@ THE CLUBHOUSE

OPTION 2



MEADOW POINTE III



CDD MEETING

WEDNESDAY • 6:30 PM

AT THE CLUBHOUSE

OPTION 3



MEADOW POINTE III CDD MEETING



WEDNESDAY

6:30 PM @ THE CLUBHOUSE

Hello Justin,

I wanted to reach out and establish a line of communication in regard to the parking lot painting project.

The association wants to make sure we relay to the CDD board that we need the numbers added to the scope of work being discussed, If you have any updates or additional information please let me know so that I may be able to update the Board.

Christian Cruz, LCAM
Office (813)908-0766
Fax (813)908-6833
Westcoast Management and Realty, Inc.
10502 N. Dale Mabry Hwy. / Tampa, FL 33618

Manager Notes:

Claridge Place is requesting the CDD board redo the lines & numbers. They feel as if the numbers should not be their responsibility either.

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

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)

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

#1212 (**Torres** - Larkenheath - Did not have on-file in Bosch) (X1)

#0210 (Not An Active Code - Claridge Place) (X1)

#3636 (**Scala** - Whitlock) (X1)

#0217 (**Webber** - Larkenheath - Sticky Note Not Sharpie) (X1)

#7864 (**Soofi** - Beaconsfield - Moved/New residents never registered - Maguire)

#1010 (**Mehmi** - Beaconsfield) (X1)

#2002 (**Moghees** - Heatherstone) (X1)

#1717 (**Rola** - Larkenheath - Did not have on-file in Bosch) (X1)

#1522 (**Quiles** - Beaconsfield) (X1)

#1500 (Vendor Code - Whitlock) (X2)

#0516 (**Downs** - Did not have on-file in Bosch or PA Wrencrest) (X1)



Proposal #: 610393

Date: 9/29/2025

From: JB Basilio Perez

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

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

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Irrigation Rid O Rust Preventer 3 Tanks Installation

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

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

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Meadow Pointe III CDD

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

THIS IS NOT AN INVOICE



Proposal #: 625035

Date: 10/28/2025

From: JB Basilio Perez

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

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

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Fill up 3 Tanks with Rid O Rust Preventer

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

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

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

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Meadow Pointe III CDD

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

THIS IS NOT AN INVOICE

Tab 5

RESOLUTION 2017-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE MEADOW POINTE III COMMUNITY DEVELOPMENT
DISTRICT ADOPTING A POLICY ON DAMAGE TO
COMMON AREAS AND ADMINISTRATIVE FEES**

WHEREAS, the Meadow Pointe III Community Development District (the “**District**”) is a local unit of special- purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida; and

WHEREAS, the District owns, maintains, and operates common areas including but not limited to, roads, stormwater systems, monument signs, landscaping, hardscaping, vehicular gates, pedestrian gates, recreational facilities, and other infrastructure (collectively, the “**Common Areas**”); and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish a policy governing damage to its Common Areas and set administrative fees, pursuant to Chapter 120, Florida Statutes; and

WHEREAS, the Board held a public hearing on the 18th day of January, 2017 to receive public comment on the proposed Policy on Damage to Common Areas and Administrative Fees; and

WHEREAS, after hearing and considering public comment, the Board has concluded that the Policy on Damage to Common Areas and Administrative Fees shall be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. The Board hereby adopts the Policy on Damage to Common Areas and Administrative Fees attached hereto as **Exhibit “A”**.

Section 2. This Resolution shall become effective immediately upon its adoption.

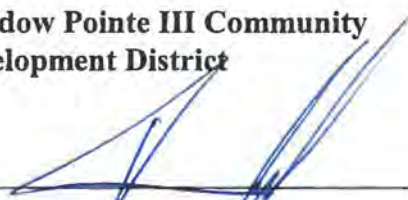
PASSED AND ADOPTED THIS 18th DAY OF JANUARY, 2017.

Attest:



Clifton Fischer
Assistant Secretary

**Meadow Pointe III Community
Development District**



Name: _____
Chair, Board of Supervisors

Exhibit "A"

Meadow Pointe III Community Development District

Policy on Damage to Common Areas and Administrative Fees

The Meadow Pointe III Community Development District (the "**District**") owns, maintains, and operates common areas including but not limited to, roads, stormwater systems, monument signs, landscaping, hardscaping, vehicular gates, pedestrian gates, recreational facilities, and other infrastructure (collectively, the "**Common Areas**").

The vehicle entry gates in the District allow only one vehicle to enter per gate cycle. No vehicle may enter the community through the exit gate.

Prohibited Activities:

Causing damage to any Common Areas is prohibited.

Administrative Fees for the above described violations:

Residents, their guests, visitors and vendors, and any other persons who violate this policy will be subject to administrative fees, plus the cost of any and all damage and any legal action.

- 1st incident = \$150 administrative fee, plus cost of any and all damage caused by the violation and any legal action.
- 2nd and subsequent incidents = \$500 administrative fee, plus cost of any and all damage caused by the violation and any legal action.

The above policy statement may be amended as the Board of Supervisors deems necessary.

Tab 6



UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 15, 2026, at 6:30pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats):** Term 11/22 – 11/26 (Michael Hall-Seat 1); Term 11/22-11/26 (Glen Aleo-Seat 3); & Term 11/22 – 11/26 (Paul Carlucci-Seat 5)

District
Manager's
Report

June 17

2026

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District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>4/30/2026</u>
General Fund Cash & Investment Balance:	\$2,767,704
Reserve Fund Cash & Investment Balance:	\$2,462,340
Debt Service Fund & Investment Balance:	<u>\$1,426,262</u>
Total Cash and Investment Balances:	\$6,656,306
General Fund Expense Variance: \$47,125	Under Budget



Rizzetta & Company

Meadow Pointe III Community Development District

**Financial Statements
(Unaudited)**

April 30, 2026

Prepared by: Rizzetta & Company, Inc.

meadowpointe3.org
rizzetta.com

Meadow Pointe III Community Development District

Balance Sheet
As of 04/30/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,333,152	(40,346)	0	1,292,806	0	0
Investments	1,434,552	2,502,686	1,426,262	5,363,501	0	0
Accounts Receivable	529,362	0	10,357	539,718	0	0
Prepaid Expenses	5,683	0	0	5,683	0	0
Refundable Deposits	26,712	0	0	26,712	0	0
Fixed Assets	0	0	0	0	11,090,410	0
Amount Available in Debt Service	0	0	0	0	0	1,436,619
Amount To Be Provided Debt Service	0	0	0	0	0	5,078,381
Total Assets	3,329,461	2,462,340	1,436,619	7,228,420	11,090,410	6,515,000
Liabilities						
Accounts Payable	45,530	0	0	45,530	0	0
Deferred Revenue	427,601	0	0	427,601	0	0
Accrued Expenses	33,449	0	0	33,449	0	0
Other Current Liabilities	308	0	0	308	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	6,515,000
Deposits Payable	1,550	0	0	1,550	0	0
Total Liabilities	508,438	0	0	508,438	0	6,515,000
Fund Equity & Other Credits						
Beginning Fund Balance	1,814,235	1,881,180	639,813	4,335,227	0	0
Investment In General Fixed Assets						
Investment In General Fixed Assets	0	0	0	0	11,090,410	0
Total Investment In General Fixed Assets	0	0	0	0	11,090,410	0
Net Change in Fund Balance	1,006,787	581,160	796,806	2,384,754	0	0
Total Fund Equity & Other Credits	2,821,022	2,462,340	1,436,619	6,719,981	11,090,410	0
Total Liabilities & Fund Equity	3,329,461	2,462,340	1,436,619	7,228,420	11,090,410	6,515,000

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	32,171	32,171
Special Assessments				
Tax Roll	2,211,761	2,211,761	2,226,469	14,708
Other Misc. Revenues				
Cell Tower Lease	28,262	16,486	23,740	7,254
Key/Access/Transponder Revenue	0	0	1,963	1,962
Miscellaneous Revenue	0	0	4,073	4,074
Non-Resident Annual Fees	0	0	374	374
Remotes	2,000	1,167	3,869	2,702
Room Rentals	0	0	2,505	2,505
Vending Machine Revenue	200	117	0	(116)
Vendor Rebates	0	0	7	7
Total Revenues	<u>2,242,223</u>	<u>2,229,531</u>	<u>2,295,171</u>	<u>65,641</u>
Expenditures				
Legislative				
Supervisor Fees	13,000	7,584	8,000	(417)
Total Legislative	<u>13,000</u>	<u>7,584</u>	<u>8,000</u>	<u>(417)</u>
Financial & Administrative				
Accounting Services	22,495	13,122	13,122	0
Administrative Services	5,974	3,485	3,485	0
Arbitrage Rebate Calculation	1,500	1,500	0	1,500
Assessment Roll	5,150	5,150	5,150	0
Auditing Services	3,500	3,500	3,600	(100)
Bank Fees	830	484	478	6
Disclosure Report	2,000	1,167	1,166	0
District Engineer	22,500	13,125	25,434	(12,309)
District Management	33,475	19,527	19,527	0
Dues, Licenses & Fees	450	262	600	(337)
Financial & Revenue Collections	5,150	3,004	3,005	0
Legal Advertising	2,200	1,284	271	1,012
Miscellaneous Mailings	2,200	1,283	0	1,283
Public Officials Liability Insurance	4,362	4,362	4,110	252
Tax Collector/Property Appraiser Fees	2,100	2,100	6,196	(4,096)
Trustees Fees	11,000	6,896	11,206	(4,310)
Website Hosting, Maintenance, Backup & E	4,058	2,367	2,354	13
Total Financial & Administrative	<u>128,944</u>	<u>82,618</u>	<u>99,704</u>	<u>(17,086)</u>
Legal Counsel				
District Counsel	28,000	16,334	19,469	(3,135)
Total Legal Counsel	<u>28,000</u>	<u>16,334</u>	<u>19,469</u>	<u>(3,135)</u>
Law Enforcement				
Off Duty Deputy	157,456	91,849	88,904	2,945
Total Law Enforcement	<u>157,456</u>	<u>91,849</u>	<u>88,904</u>	<u>2,945</u>

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 04/30/2026 YTD Budget	Year To Date 04/30/2026 YTD Actual	YTD Variance
Electric Utility Services				
Utility - Street Lights	138,000	80,500	82,198	(1,698)
Utility Services	34,850	20,329	18,026	2,303
Total Electric Utility Services	172,850	100,829	100,224	605
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	2,700	1,575	1,777	(202)
Garbage - Residential	305,378	178,137	175,941	2,196
Solid Waste Assessment	1,638	956	1,675	(719)
Total Garbage/Solid Waste Control Services	309,716	180,668	179,393	1,275
Water-Sewer Combination Services				
Utility - Recreation Facilities	19,200	11,200	14,168	(2,968)
Total Water-Sewer Combination Services	19,200	11,200	14,168	(2,968)
Stormwater Control				
Aquatic Maintenance	74,885	43,683	52,443	(8,760)
Aquatic Plant Replacement	3,750	2,187	5,101	(2,914)
Mitigation Area Monitoring & Maintenance	3,600	2,100	0	2,100
Stormwater Assessments	4,012	2,341	2,346	(6)
Stormwater System Maintenance	7,000	4,083	0	4,083
Total Stormwater Control	93,247	54,394	59,890	(5,497)
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	2,917	6,850	(3,933)
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	14,583	8,548	6,035
Landscape - Annuals/Flowers	18,000	10,500	0	10,500
Landscape - Miscellaneous	8,835	5,154	0	5,154
Landscape - Mulch	45,000	26,250	43,152	(16,902)
Landscape - Pest Control	2,000	1,166	0	1,167
Landscape Inspection Services	9,000	5,250	4,500	750
Landscape Maintenance	329,712	192,332	173,987	18,345
Landscape Replacement Plants, Shrubs, Tr	30,000	17,500	56,681	(39,181)
Lift Station Maintenance	4,050	2,363	702	1,661
Property Insurance	19,148	19,148	18,342	806
Street Light Deposit Bond	760	443	566	(123)
Tree Trimming Services	16,000	9,334	0	9,334
Well Maintenance	3,000	1,750	245	1,505
Total Other Physical Environment	544,702	337,887	337,867	21
Road & Street Facilities				
Gate Maintenance & Repair	45,500	26,541	11,861	14,680
Gate Phone	18,000	10,500	29,355	(18,855)
Parking Lot Repair & Maintenance	2,500	1,459	6,750	(5,291)
Roadway Repair & Maintenance	5,000	2,916	0	2,917
Sidewalk Maintenance & Repair	11,500	6,709	8,000	(1,292)
Street Sign Repair & Replacement	6,000	3,500	1,900	1,600

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Road & Street Facilities	88,500	51,625	57,866	(6,241)
Parks & Recreation				
Cable & Internet	575	335	190	145
Clubhouse Maintenance & Repair	19,217	11,210	13,458	(2,248)
Computer Support, Maintenance & Repair	1,300	758	98	661
Dog Waste Station Supplies & Maintenance	1,900	1,109	480	628
Employee - Reimbursements	2,000	1,166	333	833
Facility A/C & Heating Maintenance & Rep	1,400	817	2,842	(2,025)
Fitness Equipment Maintenance & Repair	10,000	5,833	1,244	4,590
Management Contract	456,277	266,162	249,519	16,642
Operating Supplies	17,500	10,208	3,766	6,443
Pest Control	1,150	671	790	(119)
Playground Equipment & Maintenance	3,400	1,984	0	1,983
Pool Maintenance	40,650	23,712	25,589	(1,877)
Pool/Water Park/Fountain Maintenance	24,000	14,000	0	14,000
Security System Monitoring Services & Ma	8,000	4,667	2,711	1,955
Tennis/Athletic Court/Park Maintenance	5,000	2,916	2,248	670
Vehicle Maintenance	3,650	2,130	1,407	722
Total Parks & Recreation	596,019	347,678	304,675	43,003
Special Events				
Special Events	22,500	13,125	11,623	1,501
Total Special Events	22,500	13,125	11,623	1,501
Contingency				
Capital Outlay	68,089	39,718	6,600	33,119
Total Contingency	68,089	39,718	6,600	33,119
Total Expenditures	2,242,223	1,335,509	1,288,383	47,125
Total Excess of Revenues Over(Under) Expenditures	0	894,022	1,006,788	112,766
Fund Balance, Beginning of Period	0	0	1,814,234	1,814,235
Total Fund Balance, End of Period	0	894,022	2,821,022	1,927,001

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	48,935	48,935
Special Assessments				
Tax Roll	580,973	580,973	580,971	(3)
Total Revenues	<u>580,973</u>	<u>580,973</u>	<u>629,906</u>	<u>48,933</u>
Expenditures				
Contingency				
Capital Reserve - Asset Replacement	463,412	463,412	48,746	414,666
Capital Reserve - Road	117,561	117,561	0	117,561
Total Contingency	<u>580,973</u>	<u>580,973</u>	<u>48,746</u>	<u>532,227</u>
Total Expenditures	<u>580,973</u>	<u>580,973</u>	<u>48,746</u>	<u>532,227</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>581,160</u>	<u>581,160</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>2,462,340</u>	<u>2,462,340</u>

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

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	16,709	16,709
Special Assessments				
Prepayments	0	0	3,408	3,408
Tax Roll	587,460	587,460	590,554	3,095
Total Revenues	<u>587,460</u>	<u>587,460</u>	<u>610,671</u>	<u>23,212</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>515,826</u>	<u>515,826</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>1,080,588</u>	<u>1,080,588</u>

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,954	3,954
Special Assessments				
Tax Roll	297,410	297,410	298,977	1,567
Total Revenues	<u>297,410</u>	<u>297,410</u>	<u>302,931</u>	<u>5,521</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>280,981</u>	<u>280,981</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>75,050</u>	<u>75,050</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>356,031</u>	<u>356,031</u>

Meadow Pointe III CDD
Investment Summary
April 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2026</u>
Valley National Operating	Governmental Checking/ICS	\$ 422,647
FLCLASS Operating	Average Monthly Yield 3.7259%	1,011,905
Total General Fund Investments		\$ 1,434,552
FLCLASS Asset Replacement	Average Monthly Yield 3.7259%	\$ 759,432
FLCLASS Road Reserve	Average Monthly Yield 3.7259%	1,015,678
Subtotal		1,775,110
Valley National Asset Replacement Reserve	Governmental Checking/ICS	\$ 690,959
Subtotal		690,959
Valley National Road Reserve	Governmental Checking	\$ 36,617
Subtotal		36,617
Total Reserve Fund Investments		\$ 2,502,686
US Bank Series 2013 Revenue	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	\$ 368,005
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	18,901
US Bank Series 2013 Prepayment	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	97,005
US Bank Series 2015A Revenue	US Bank GCTS 0490 Money Market	300,441
US Bank Series 2015A1 Reserve	US Bank GCTS 0490 Money Market	93,875
US Bank Series 2015A2 Reserve	US Bank GCTS 0490 Money Market	18,590
US Bank Series 2015A1 Interest	US Bank MMKT 5 Money Market	2
US Bank Series 2015 Prepayment	US Bank MMKT 5 Money Market	3,713
US Bank Series 2021 Revenue	First American Funds Inc SHS-Y Treasury Obligation Fund 3801	352,550
Total Debt Service Fund Investments		\$ 1,426,262

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 04/01/2026 to 04/30/2026**

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	32,687.03
Sum for 720, 2670						32,687.03
720, 2797						
720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	2,616.23
720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	4,259.62
Sum for 720, 2797						6,875.85
720, 2798						
720-202	720 Debt Service Fund S2021	Pasco County Tax Collector	AR00002917	12110	10/01/2025	3,481.01
Sum for 720, 2798						3,481.01
Sum for 720						43,043.89
Sum Total						43,043.89

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District
Summary A/P Ledger
From 04/01/2026 to 04/30/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
720, 2670					
720 General Fund	04/01/2026	All Florida Mechanical Services, Inc	i45467	Maintenance & Repairs 04/26	1,913.00
720 General Fund	04/01/2026	Florida Department of Health in Pasco County	51-BID-8200863	Swimming Pool Permits 04/26	280.00
720 General Fund	04/01/2026	OLM, Inc.	47200	Landscape Inspection 04/26	750.00
720 General Fund	04/01/2026	Pasco County Utilities	24346393	Water Services 03/26	2,082.80
720 General Fund	04/24/2026	Skyway Supply, Inc.	70880	Janitorial Supplies 04/26	181.44
720 General Fund	04/24/2026	Solitude Lake Management, LLC	PSI259522	Pond Maintenance 04/26	2,550.48
720 General Fund	04/24/2026	U.S. Bank	8159960	Trustee Fees S2021 04/01/26-03/31/27	2,128.07
720 General Fund	04/24/2026	U.S. Bank	8159960	Trustee Fees S2021 04/01/26-03/31/27	2,128.06
720 General Fund	04/24/2026	U.S. Bank	8158042	Trustee Fees S2013 04/01/26-03/31/27	2,128.06
720 General Fund	04/24/2026	U.S. Bank	8158042	Trustee Fees S2013 04/01/26-03/31/27	2,128.07
720 General Fund	11/20/2023	Waste Connections of Florida	1530432W426-Rev	Waste Disposal Services 11/23	(150.02)
720 General Fund	04/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353910-042326	Electric Services 04/26	1,627.21
720 General Fund	04/01/2026	Yellowstone Landscape	1151377	Landscape Replacement 04/26	1,000.00
720 General Fund	04/01/2026	Yellowstone Landscape	1148389	Landscape Maintenance 04/26	24,855.23
720 General Fund	04/01/2026	Yellowstone Landscape	1151378	Landscape Replacement 04/26	960.00
720 General Fund	04/01/2026	Yellowstone Landscape	1151363	Irrigation Repair 03/26	967.89
Sum for 720, 2670					45,530.29
Sum for 720					45,530.29
Sum Total					45,530.29

Meadow Pointe III Community Development District
Notes to Unaudited Financial Statements
April 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 04/30/2026.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

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

Tab 7

MINUTES OF MEETING

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

**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Meadow Pointe III Community Development District Board of Supervisors was held on **Wednesday, May 20, 2026, at 6:30 p.m.** The meeting was conducted at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543.

Present and constituting a quorum:

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

Also, present were:

Darryl Adams	District Manager, Rizzetta & Company
Cari Allen Webster	District Counsel, Straley Robin Vericker
Justin Lawrence	Clubhouse Manager, Rizzetta & Company
John Pizzuto	Clubhouse Assistant, Rizzetta & Company
Carlos Garcia	Account Manager, Yellowstone Landscape
Tyson Waag	District Engineer, Stantec Project Engineer
Kyle Wilson	Account Manager, Solitude
Deputy Pandhi	Pasco Sheriff's Office
CJ Greene	Crosscreek Environmental Inc.
Brad Rendeau	Branch Manager, Yellowstone (on conference call)

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

48
49 No audience comments.

50
51 **FOURTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2026-2027**
52 **Proposed Budget**

53
54 The Board discussed the 2026-2027 Proposed Budget.

55
56 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-03;**
57 **Approving Fiscal Year 2026/2027**
58 **Proposed Budget and Setting Public**
59 **Hearing**

60
61 The Board considered the proposed budget and set the public hearing for August 19, 2026, at
62 6:30 p.m.

63
64
65 On a motion from Mr. Hall, seconded by Mr. Torres, with four in favor, the Board of
66 Supervisors approved Resolution 2026-03; Approving Fiscal Year 2026/2027 Proposed
67 Budget and Setting Public Hearing, for Meadow Pointe III Community Development District.

68
69 **SIXTH ORDER OF BUSINESS** **Ratification of CLS Pond Bank Erosion**
70 **Agreement – Additional Work**
71 **Authorization**

72
73 On a motion from Mr. Torres, seconded by Mr. Aleo, with four in favor, the Board of
74 Supervisors ratified the CLS Pond Bank Erosion Agreement – Additional Work Authorization,
75 for the Meadow Pointe III Community Development District.

76
77 **SEVENTH ORDER OF BUSINESS** **Consideration of Gate Security Cameras**
78 **Upgrade Proposal**

79 The Board tabled the proposed item.

80
81 **EIGHTH ORDER OF BUSINESS** **Consideration of Meadow Pointe Service**
82 **Mark License Agreement**

83
84 On a motion from Mr. Carlucci, seconded by Mr. Torres, with four in favor, the Board of
85 Supervisors approved the Meadow Pointe Service Mark License Agreement, for the Meadow
86 Pointe III Community Development District.

87
88 **NINTH ORDER OF BUSINESS** **Consideration of Milling and Paving**
89 **Services Agreement**

90
91 On a motion from Mr. Aleo, seconded by Mr. Carlucci, with three in favor, the Board of
92 Supervisors approved the Milling and Paving Services Agreement, for the Meadow Pointe III
93 Community Development District.

94
95
96
97
98
99
100

81 **TENTH ORDER OF BUSINESS** **STAFF REPORTS**

82 **A. Community Deputy Update**
83 Deputy Pandhi presented his report.

84
85 **B. District Engineer**

86 **1. Consideration of Pond Erosion Proposals**

87 The Board requested District Counsel to draft letters requesting residents to review or
88 correct areas of encroachment within 30 days and directed the removal of drainage leading
89 to CDD property.

On a motion from Mr. Torres, seconded by Mr. Carlucci, with three in favor, the Board of Supervisors approved an encroachment agreement with the CDD for the area behind the home located at 1835 Firecrest Court, for the Meadow Pointe III Community Development District.

90
91 **C. Aquatics Inspection Report**

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

93 Ms. Roberson reviewed the Waterway Inspection Report.

94
95 **D. OLM Landscape Inspection Report**

96 The Board reviewed the OLM Report.

97
98 **E. Yellowstone Inspection Report**

99 The Board requested the discussion of the wall landscape project be added to the agenda.

100

101 **1. Consideration of Yellowstone Proposals**

On a motion from Mr. Torres, seconded by Mr. Hall, with four in favor, the Board of Supervisors approved the Yellowstone Larkenheath Entrance Dead Plant Replacement Proposal, in the amount of \$6,867, for the Meadow Pointe III Community Development District.

102

103 **F. Amenity Management Report**

104 Mr. Lawrence reviewed the Amenity Report.

105

On a motion from Mr. Carl, seconded by Mr. Hall, with four in favor, the Board of Supervisors approved the Yellowstone installation of Irrigation Rid-O-Rust Pre-Filter tanks proposal in the amount of \$9,144.90, for the Meadow Pointe III Community Development District.

106

107 **G. District Counsel**

108 Ms. Webster provided feedback regarding the Spectrum agreement and reminded the
109 Board of the election timeframe and Form 1 deadline.

110

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

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

113 Mr. Adams reviewed the District Manager's report and financials with the Board. He
114 reminded the Board that the next meeting is scheduled for June 17, 2026, at 6:30 p.m.

115

116 **SIXTH ORDER OF BUSINESS** **BUSINESS ADMINISTRATION**

117 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting**
118 **held on April 15, 2026**
119

On a motion from Mr. Carlucci, seconded by Mr. Torres, with four in favor, the Board of Supervisors approved the Regular Meeting held on April 15, 2026, as amended, for the Meadow Pointe III Community Development District.

120
121 **B. Consideration of Minutes of the Board of Supervisors Regular Meeting**
122 **held on April 22, 2026**
123

On a motion from Mr. Hall, seconded by Mr. Torres, with four in favor, the Board of Supervisors approved the Regular Meeting held on April 22, 2026, as amended, for the Meadow Pointe III Community Development District.

124
125 **C. Consideration of Operations & Maintenance Expenditures for**
126 **March 2026 and April 2026**
127

On a motion from Mr. Johnson, seconded by Mr. Torres, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenses for March 2026 (\$220,714.00) and April 2026 (\$225,283.62), as discussed, for the Meadow Pointe III Community Development District.

128
129 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests and Audience**
130 **Comments**

131 No comments were provided.

132
133 **TWELFTH ORDER OF BUSINESS** **Adjournment**
134

On a motion from Mr. Carlucci, seconded by Mr. Torres, four in favor, the Board agreed to adjourn the meeting at 8:36 p.m. for the Meadow Pointe III Community Development District.

135
136
137
138
139
140
141 _____
142 Assistant Secretary Chairman/Vice Chairman

Tab 8



**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

The total items being presented: **\$121,862.01**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Florida Mechanical Services, Inc	300463	i45467	Maintenance & Repairs 04/26	\$ 1,913.00
Cooper Pools Inc.	300470	2026-1356	Pool Maintenance 05/26	\$ 3,400.00
DCSI, Inc.	300477	35159	Security Monitoring & Maintenance 04/26	\$ 458.75
DCSI, Inc.	300477	35170	Security Monitoring & Maintenance 04/26	\$ 428.00
DCSI, Inc.	300477	35171	Security Monitoring & Maintenance 04/26	\$ 299.00
Florida Department of Health in Pasco County	300464	51-BID-8200863	Swimming Pool Permits 04/26	\$ 280.00
Florida Department of Revenue	052026-01	6180155779674-051926	Sales & Use Tax 04/26	\$ 308.05
Frontier Communications of FL	052926-01	23918809150919135-050426	Gate Phones 05/26	\$ 235.08
Glen Richard Aleo	052226-04	GA052026-720	Board of Supervisors Meeting 05/20/26	\$ 200.00
Michael J Hall	052226-03	MH052026-720	Board of Supervisors Meeting 05/20/26	\$ 200.00
Michael Torres	052226-02	MT052026-720	Board of Supervisors Meeting 05/20/26	\$ 200.00
OLM, Inc.	300465	47200	Landscape Inspection 04/26	\$ 750.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Outsmart Pest Management, Inc.	300471	47957	Pest Control 05/26	\$ 75.00
Pasco County Utilities	051126-01	24346393	Water Services 03/26	\$ 2,082.80
Pasco Sheriff's Office	300472	AR-APR26 MPIII	Deputy Services 04/26	\$ 12,700.58
Paul Carlucci	052226-01	PC052026-720	Board of Supervisors Meeting 05/20/26	\$ 200.00
Rizzetta & Company, Inc.	300466	INV0000109209	Accounting Services 05/26	\$ 6,467.83
Rizzetta & Company, Inc.	300468	INV0000109296	Cell Phone 04/26	\$ 150.00
Rizzetta & Company, Inc.	300469	INV0000109321	Personnel Reimbursement, Amenity Management & Oversight 05/26	\$ 17,640.25
Romaner Graphics	300478	23089	Sign Repair & Replacement 04/26	\$ 210.00
Romaner Graphics	300478	23090	Sign Repair & Replacement 04/26	\$ 195.00
Skyway Supply, Inc.	300473	70880	Janitorial Supplies 04/26	\$ 181.44
Skyway Supply, Inc.	300473	70929	Janitorial Supplies 04/26	\$ 193.95
Skyway Supply, Inc.	300473	70961	Maintenance & Repair 05/26	\$ 443.85

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	300474	PSI259522	Pond Maintenance 04/26	\$ 2,550.48
Solitude Lake Management, LLC	300479	PSI262215	Lake & Pond Managment Services 05/26	\$ 6,427.59
Southern Automated Access Services, LLC	300475	18027	Gate Phones 05/26	\$ 145.00
Southern Automated Access Services, LLC	300475	18028	Gate Phones 05/26	\$ 145.00
Southern Automated Access Services, LLC	300475	18030	Gate Phones 05/26	\$ 145.00
Southern Automated Access Services, LLC	300475	18033	Gate Phones 05/26	\$ 145.00
Southern Automated Access Services, LLC	300475	18043	Gate Phones 05/26	\$ 145.00
Southern Automated Access Services, LLC	300475	18044	Gate Phones 05/26	\$ 145.00
Southern Automated Access Services, LLC	300475	18048	Gate Phones 05/26	\$ 145.00
Southern Automated Access Services, LLC	300475	18060	Gate Phones 05/26	\$ 145.00
Southern Automated Access Services, LLC	300475	18070	Gate Phones 05/26	\$ 145.00
Southern Automated Access Services, LLC	300480	18102	Gate Maintenance & Repair 05/26	\$ 345.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 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	300480	18105	Gate Phones 05/26	\$ 112.90
Stantec Consulting Services, Inc.	300481	2561491	Engineering Services 04/26	\$ 4,120.76
Straley Robin Vericker	300482	28446	Legal Services 04/26	\$ 3,952.50
TECO	052626-01	311000030198-050626	Electric Services 04/26	\$ 12,600.82
U.S. Bank	300467	8158042	Trustee Fees S2013 04/01/26-03/31/27	\$ 4,256.13
U.S. Bank	300467	8159960	Trustee Fees S2021 04/01/26-03/31/27	\$ 4,256.13
U.S. Water Services Corporation	300476	SI146451	Lift Station Maintenance 05/26	\$ 104.19
Valley National Bank	052626-02	CC043026-720	Credit Card Expenses 04/26	\$ 2,580.19
Waste Connections of Florida	052226-05	2191277W426	Waste Disposal Services 06/26	\$ 304.76
Withlacoochee River Electric Cooperative, Inc.	050826-01	1353910-042326	Electric Services 04/26	\$ 1,627.21
Withlacoochee River Electric Cooperative, Inc.	052226-06	1353911-051126	Electric Services 04/26	\$ 185.65
Withlacoochee River Electric Cooperative, Inc.	052226-06	1353912-051126	Electric Services 04/26	\$ 72.09

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	052226-06	1353913-051126	Electric Services 04/26	\$ 64.91
Yellowstone Landscape	050526-01	1148389	Landscape Maintenance 04/26	\$ 24,855.23
Yellowstone Landscape	050526-01	1151363	Irrigation Repair 03/26	\$ 967.89
Yellowstone Landscape	050526-01	1151377	Landscape Replacement 04/26	\$ 1,000.00
Yellowstone Landscape	050526-01	1151378	Landscape Replacement 04/26	<u>\$ 960.00</u>
Total Report				<u>\$ 121,862.01</u>

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



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

License #CMC1249737



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

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

Work Order #: 44454

Transaction Date: 4/23/2026

Terms: Net 30

Invoice #: i45467

Customer PO #: QR Trane club house

Item	Description	Quantity	Price	Amount
Quoted Repair	Quoted Repair - Unit # Trane unit club house TXV faulty M# TEM4AOS51BA S#. 213317LN3V Price to include all parts, freight, labor and misc. materials needed to: (1) TXV (1) Filter drier (1) 10lbs r410a (Labor Hours Needed) Technician will restart unit and test operation once repair is complete.	1	\$1,913.00	\$1,913.00
Notes to Customer	4/22/26 Josh Arrived and began recovering refrigerant. When finished I removed the old filter dryer and txv. I installed a new dryer and txv then leaked checked the system and began to vacuum the unit. Once I finished I charged the system and verified it was cooling properly before departure.	1	\$0.00	\$0.00

Subtotal: \$1,913.00
Tax: \$0.00
Total: \$1,913.00
Balance Due: \$1,913.00

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



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

License #CMC1249737



Acceptance

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

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

Justin

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.: 2026-1356
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/03/2026	Scum Gutter Grate	Scum Gutter Grate	1	\$15.00	\$15.00
2.		Monthly Commercial Maintenance	Monthly Commercial Maintenance May 2026	1	\$3,385.00	\$3,385.00

Total **\$3,400.00**

Ways to pay



[View and pay](#)



DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548 USA
 813-949-6500
 info@dcsisecurity.com
 http://DCSIsecurity.com

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35159	05/08/2026	\$458.75	05/23/2026	Net 15	

P.O. NUMBER
6194

SALES REP
DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/21/2026	Service: Reg. 1/2 Hour Reason for call: 1. Drop off 75 key fobs. 2. Check clubhouse parking lot camera that is out - no video. Tech notes: 1. Dropped off key fobs. 2. Checked power to camera - OK. Reset power supply and camera came back up. System is OK.	1	65.00	65.00
04/21/2026	Access Control Fobs OE-KEYFPK25 26bit Access Control Key Fobs Fob #'s: 37051-37075 37126-37175 FC: 10	75	5.25	393.75

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
 **Returned Checks will receive \$25 NSF Fee.
 ***Late Fees are 1.5% per month

SUBTOTAL	458.75
TAX (0.075)	0.00
TOTAL	458.75
BALANCE DUE	\$458.75



DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548 USA
 813-949-6500
 info@dcsisecurity.com
 http://DCSIsecurity.com

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35170	05/08/2026	\$428.00	05/23/2026	Net 15	

P.O. NUMBER 6193 **SALES REP** Tech: DC **ACCT#/LOT/BLK** Alchester

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/21/2026	Camera/DVR Service (C) Reason for call: Alchester camera system is offline - please check. Tech Notes: 1. Checked DVR - hard drive is bad. Replaced HDD and formatted. 2. Entry gate camera was out - tested power and power was good. Replaced camera and programmed and tested system - OK. 3. Set time and date on DVR.			
	Camera/DVR Parts H5TRF 5MP ColorMax turret camera with 2.8mm lens	1	299.00	299.00
	Camera/DVR Parts Max 1TB surveillance hard drive	1	129.00	129.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
 **Returned Checks will receive \$25 NSF Fee.
 ***Late Fees are 1.5% per month

SUBTOTAL	428.00
TAX (0.075)	0.00
TOTAL	428.00
BALANCE DUE	\$428.00



DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548 USA
 813-949-6500
 info@dcsisecurity.com
 http://DCSIsecurity.com

Invoice

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35171	05/08/2026	\$299.00	05/23/2026	Net 15	

P.O. NUMBER 6192 **SALES REP** Tech: DC **ACCT#/LOT/BLK** Beaconsfield

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/21/2026	Camera/DVR Service (C) Reason for call: Beaconsfield entry camera needs to be replaced. Tech Notes: Removed bad camera and installed and programmed new entry gate camera.			
04/21/2026	Camera/DVR Parts H5TRF 5MP ColorMax turret camera with 2.8mm lens	1	299.00	299.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
 **Returned Checks will receive \$25 NSF Fee.
 ***Late Fees are 1.5% per month

SUBTOTAL	299.00
TAX (0.075)	0.00
TOTAL	299.00
BALANCE DUE	\$299.00



**Florida Department of Health
in Pasco County
Notification of Fees Due**



51-BID-8200863

Permit Number
51-60-00594

Fee Amount: \$280.00
Previous Balance: \$0.00
Total Amount Due: \$280.00

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Payment Due Date: 06/30/2026 or Upon Receipt

Mail To: Meadow Pointe III Pool
3434 Colwell Ave, Ste 200
Tampa, FL 33614

APR 23 2026

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Meadow Pointe III Pool	Pool Volume: 162,000
Location: 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543	gallons
	Bathing Load: 180
	Flow Rate: 900

Owner Information:

Name: Meadow Pointe III CDD
Address: 3434 Colwell Ave, Ste 200
(Mailing) Tampa, FL 33614
Home Phone: (813) 962-2434 Work Phone:

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: **51-60-00594** Bill ID: **51-BID-8200863**

Billing Questions call DOH-Pasco at: (727) 841-4425
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Pasco County
7509 State Road 52
Hudson, FL 34667

Signature _____

Date _____

[Please detach this portion and RETURN with your payment]

Batch Billing ID: 102379

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Payment Confirmation

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

Transaction Information

Confirmation#	920002477027	Submitted Date	Tuesday, 05/19/2026
Status	IN PROCESS	Submitted Time	02:10 PM

Payment Information

Taxpayer Name	MEADOW POINTE III COMMUNITY DEVELOPMENT	Debit Date	Wednesday, 05/20/2026
Document Type	Tax or Fee Payment	Filing Period End Date	04/30/2026
Amount Paid	\$308.05		
Payment Amount	\$308.05		
Fee Amount	\$0.00		

Electronic Check Information

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

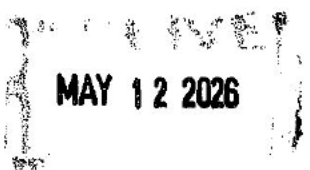
Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577967-4	04/30/2026	\$308.05



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

Billing Date:
May 04, 2026
Billing Period:
May 04 - Jun 03, 2026



Hi MEADOW POINTE III CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
\$235.08
Auto Pay is scheduled
May 28

Bill history

Previous balance	\$178.64
Payment received by May 04, thank you	-\$178.64

Service summary

	Previous month	Current month
Phone	\$149.30	↑\$199.30
Taxes and Fees	\$29.34	↑\$35.78
Total services	\$178.64	\$235.08
Total balance		\$235.08

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



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

6790 0107 DY RP 04 05062026 NNNNNN 01 001134 0008

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

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.



62500523918809150919130000000000000000235085



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

Billing Date:
May 04, 2026

Billing Period:
May 04 - Jun 03, 2026

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

Master Summary Activity

Summary of charges by Account

Phone Number	Amount
239-188-0915 0	\$0.00
813-907-0937 0	\$117.54
813-994-5419 0	\$117.54

Total current month charges **\$235.08**

Account Payments

Payment received from 239-188-0915 **\$178.64**

**THANKS FOR BEING
OUR CUSTOMER**

We're more committed than ever
to keeping you connected.





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

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

Billing Date:
May 04, 2026
Billing Period:
May 04 - Jun 03, 2026

Total current month charges

\$0.00





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

Billing Date:
May 04, 2026
 Billing Period:
May 04 - Jun 03, 2026

Phone

Monthly Charges

05.04-06.03	Business Line - 2 Yr Term	\$82.95
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
Phone Total		\$99.65

Taxes and Fees

Federal USF Recovery Charge	\$4.51
Federal Excise Tax	\$3.00
Federal Taxes	\$7.51
FL State Communications Services Tax	\$5.12
County Communications Services Tax	\$2.54
FL State Gross Receipts Tax	\$2.08
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.16
FL Telecommunications Relay Service	\$0.08
State Taxes	\$10.38

Taxes and Fees Total	\$17.89
-----------------------------	----------------

Total current month charges	\$117.54
------------------------------------	-----------------

Amount Transferred to 239-188-0915	\$117.54
------------------------------------	----------



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

Billing Date:
May 04, 2026
 Billing Period:
May 04 - Jun 03, 2026

Phone

Monthly Charges

05.04-06.03	Business Line - 2 Yr Term	\$82.95
	Frontier Roadwork Recovery Surcharge	\$4.50
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
Phone Total		\$99.65

Taxes and Fees

Federal USF Recovery Charge	\$4.51
Federal Excise Tax	\$3.00
Federal Taxes	\$7.51
FL State Communications Services Tax	\$5.12
County Communications Services Tax	\$2.54
FL State Gross Receipts Tax	\$2.08
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.16
FL Telecommunications Relay Service	\$0.08
State Taxes	\$10.38

Taxes and Fees Total	\$17.89
-----------------------------	----------------

Total current month charges	\$117.54
------------------------------------	-----------------

Amount Transferred to 239-188-0915	\$117.54
------------------------------------	----------

Meadow Pointe III CDD
BOS Meeting
 Meeting Date: May 20, 2026

SUPERVISOR PAY REQUEST
DIRECT DEPOSIT

Name of Board Supervisor	Check if paid
Michael Hall	Yes
Paul Carlucci	Yes
John Johnson	Yes No
Glen Aleo	Yes
Michael Torres	Yes

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

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:33
Meeting End Time:	8:36pm
Total Meeting Time:	2.03

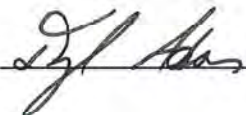
Time Over (3) Hours:

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 47200

DATE 04/27/2026 TERMS Net 30

DUE DATE 05/27/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
04/21/2026	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: 47957
DATE: 05/05/2026
ORDER: 47957

Bill To: [1323]
 Meadow Pointe 3 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
05/05/2026	08:12 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/05/2026		

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

LPSB - WORKWAVE 2018 0501
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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

27 0 1
 17-96930

MEADOW POINT III CDD

Service Address: 1500 MEADOW POINTE BOULEVARD
 Bill Number: 24346393
 Billing Date: 4/21/2026
 Billing Period: 3/9/2026 to 4/8/2026

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	3/9/2026	6668	4/8/2026	6801	30	133

Usage History

Transactions

April 2026	133
March 2026	136
February 2026	126
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

Previous Bill	2,132.48
Payment 04/09/26	-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	95.0 Thousand Gals X \$9.36 889.20
Sewer	
Sewer Base Charge	53.43
Sewer Charges	133.0 Thousand Gals X \$7.20 957.60
Total Current Transactions	2,082.80
TOTAL BALANCE DUE	\$2,082.80



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0509200
Customer #	01034858
Balance Forward	0.00
Current Transactions	2,082.80

Total Balance Due	\$2,082.80
Due Date	5/8/2026

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

The Total Due will be electronically transferred on 05/08/2026.

MEADOW POINT III CDD
 PO BOX 32414
 CHARLOTTE NC 28237

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

010348587050920062434639300002082800



Pasco Sheriff's Office

INVOICE

Customer Number: C00279
Invoice Number: AR-APR26 MEADOW PT III #7
Invoice Date: 5/5/2026
Terms: DUE UPON RECEIPT

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

Date	Description	Amount
5/5/2026	0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR APR26 - MEADOW PT III CDD, 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543	\$12,700.58
Total Due		\$12,700.58

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00279
Invoice Number: AR-APR26 MEADOW PT III #7
Invoice Date: 5/5/2026
Total Amount Due \$ 12,700.58



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

Total Payment \$ _____

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

Invoice

Date	Invoice #
5/2/2026	INV0000109209

Bill To:

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

Services for the month of	Terms	Client Number
May	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
Bond Amortization Schedules	1.00	\$600.00	\$600.00
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	\$6,467.83
		Total	\$6,467.83

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

Invoice

Date	Invoice #
5/1/2026	INV0000109296

Bill To:

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

Services for the month of	Terms	Client Number
April	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

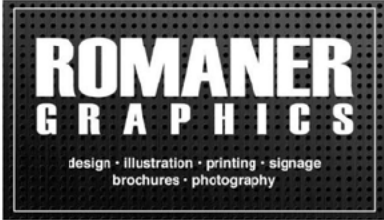
Date	Invoice #
5/8/2026	INV0000109321

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,958.33	\$1,958.33
Personnel Reimbursement	1.00	\$15,681.92	\$15,681.92
Subtotal			\$17,640.25
Total			\$17,640.25



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

INVOICE # 23089

TO: Meadow Pointe III CDD (c/o Rizzetta and Company)
COMPANY NAME: 3434 Colwell Ave, Suite 200 Tampa FL 33614
DATE: 4/29/26

18" x 24" No Trespassing/No Fishing sign with arched top on maxmetal, mounted on u-channel post, installed in Wrenchest	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TOTAL: \$210.00

ROMANER
GRAPHICS
Thank You,



Invoice

Date	Invoice Number
4/28/2026	70880

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	5/28/2026	BK	4/28/2026	

Quantity	Item Code	Description	Price Each	Amount
2	VBCP2609 CP Towels	Premium Center Pull Paper Towels, White 600 feet 6 rolls/ case (16lbs 25X17X9")	42.95	85.90
1	EXCEL JUMBO TP 2 P...	EXCEL JUMBO TP 2 PLY 12 ROLLS 16 lbs 18 X 18 X 10	49.95	49.95
1	FedEx Service	Fed Ex Freight Charge FEDEX No. of Packages: 3 Tracking #: 380878606087	45.59	45.59

Subtotal		\$181.44
Total		\$181.44
Payments/Credits		\$0.00
Balance Due		\$181.44



Invoice

Date	Invoice Number
4/30/2026	70929

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	5/30/2026	BK	4/30/2026	

Quantity	Item Code	Description	Price Each	Amount
1	BROTHER DR 229CL ...	Brother DR229CL OEM Drum Unit (4 Piece Drum Set) For Use In Brother HL-L3220CDW, L3280CDW, L3295CDW, L3300CDW, L8245CDW, MFC-L3720CDW, L3765CDW, L3780CDW, L8395CDW. Up To 20K Pages	193.95	193.95
1	Shipping No Charge	SHIPPING: NO CHARGE! (Toners shipped at NO CHARGE)	0.00	0.00
		FEDEX No. of Packages: 1 Tracking #: 381061418750		

Subtotal	\$193.95
Total	\$193.95
Payments/Credits	\$0.00
Balance Due	\$193.95



Invoice

Date	Invoice Number
5/4/2026	70961

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	6/3/2026	BK	5/4/2026	

Quantity	Item Code	Description	Price Each	Amount
1	Xerox C230 BK	Xerox C230/235 (006R04391) OEM Black Hi Yield Toner Cartridge Up to 3K Yield	145.95	145.95
1	Xerox C230 C	Xerox C230/235 (006R04392) OEM Cyan Hi Yield Toner Cartridge Up to 2.5K Yield	148.95	148.95
1	Xerox C230 M	Xerox C230/235 (006R04394) OEM Magenta Hi Yield Toner Cartridge Up to 2.5K Yield	148.95	148.95
*** TONERS SHIPPED FROM ANOTHER LOCATION *** (Toners shipped at NO CHARGE) SHIPPED 5/4/26UPS GRND TRK# 1Z0JJ3380365837278				

Subtotal		\$443.85
Total		\$443.85
Payments/Credits		\$0.00
Balance Due		\$443.85



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 *****ADDRESS CHANGED*****
 PO BOX 85529
 CHICAGO, IL 60689-5529
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI259522
 Invoice Date: 4/24/2026

Bill

To: Meadow Pointe III CDD
 C/O Rizzetta & Company
 3434 Colwell
 Tampa, FL 33614

Ship

To: Meadow Pointe III CDD
 C/O Rizzetta & Company
 3434 Colwell
 Tampa, FL 33614

Ship Via
 Ship Date 4/24/2026
 Due Date 5/24/2026
 Terms Net 30

Customer ID 8080
 P.O. Number
 P.O. Date 4/24/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Subcontract (Dredge, BMP Repair, Etc.) One-Time Service Site 10 PLANTINGS (SUBCONTRACT)		1	1	5,100.96	5,100.96

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 5,100.96

Subtotal: 5,100.96
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 2,550.48
Total: 2,550.48



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 *****ADDRESS CHANGED*****
 PO BOX 85529
 CHICAGO, IL 60689-5529
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI262215
 Invoice Date: 5/2/2026

Bill
 To: Meadow Pointe III CDD
 C/O Rizzetta & Company
 3434 Colwell
 Tampa, FL 33614

Ship
 To: Meadow Pointe III CDD
 C/O Rizzetta & Company
 3434 Colwell
 Tampa, FL 33614

Ship Via
 Ship Date 5/2/2026
 Due Date 6/1/2026
 Terms Net 30

Customer ID 8080
 P.O. Number
 P.O. Date 5/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2026 - 5/31/2026 Meadow Pointe III CDD-Lake-ALL		1	1	6,427.59	6,427.59

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 6,427.59

Subtotal: 6,427.59
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 6,427.59



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/1/2026	18027

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
	MAY 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 #
5/1/2026	18028

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
	MAY 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 #
5/1/2026	18030

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
	MAY 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 #
5/1/2026	18033

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

Job Name	Terms
CLARIDGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	MAY 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 #
5/1/2026	18043

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
	MAY 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 #
5/1/2026	18044

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
	MAY 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 #
5/1/2026	18048

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
	MAY 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 #
5/1/2026	18060

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
	MAY 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 #
5/1/2026	18070

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
	MAY 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 #
5/15/2026	18102

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
3	<p>Report that the display is dark. Determined the display was bad. Unit was a month outside of warranty, Liftmaster honored the warranty, I still have to return the bad part for evaluation. If they determine that it wasn't bad due to a manufacturer defect, then there will be additional costs.</p> <p>Installed and tested new display, all performing properly at this time.</p> <p>Hourly Tech Charge</p>	115.00		345.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$345.00
<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	\$345.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/18/2026	18105

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	49.95		49.95
	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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Total	\$112.90
	Payments/Credits	\$0.00
	Balance Due	\$112.90

Invoice Number	2561491
Invoice Date	May 15, 2026
Purchase Order	238202301
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

Project	Meadow Pointe III CDD General Consulting Services		
Project Manager	Waag, Tyson	Contract Upset	22,500.00
Current Invoice Total (USD)	4,120.76	Contract Billed to Date For Period Ending	20,978.42 April 24, 2026

Invoice Email: rizzettacddinvoices@avidbill.com; Include: Billing Backup

Top Task **2026** **2026 FY Gen Cons**

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 09	Nurse, Vanessa M	2.25	190.00	427.50
Level 10	Waag, R Tyson (Tyson)	18.25	198.00	3,613.50
Subtotal Professional Services		<u>20.50</u>		<u>4,041.00</u>

Disbursements

Direct - Vehicle (mileage)	79.76
Subtotal Disbursements	<u>79.76</u>

Top Task Subtotal	2026 FY Gen Cons	4,120.76
Total Fees & Disbursements		<u>4,120.76</u>
INVOICE TOTAL (USD)		4,120.76

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

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.

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-03-31	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED SWFWMD INSPECTION SPREADSHEET WITH NEW INSPECTIONS DATE(S)	
2026-04-01	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED SWFWMD INSPECTION SPREADSHEET FOR HB7013 PACKAGE	
2026-04-07	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.25	190.00	47.50	RESEARCH RE: CDD OWNED ROADS	
2026-04-21	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.50	190.00	95.00	RESEARCH RE: STREET LENGTHS & ASPHALT AREAS	
2026-04-22	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.75	190.00	142.50	RESEARCH RE: STREET LENGTHS & ASPHALT AREAS	
2026-04-24	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.25	190.00	47.50	RESEARCH RE: STREET LENGTHS & ASPHALT AREAS	
2026-03-30	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	198.00	148.50	REVIEW CDD OWNED PROPERTY AND FENCELINE IN CONFLICT WITH RESIDENT FENCE INSTALLATION. RESPOND TO DM AND RESIDENT.	
2026-04-01	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	EMAIL CORRESPONDENCE WITH DM, CLUBHOUSE MANAGER, AND RESIDENT REGARDING FENCE LINE OWNERSHIP AND PRIVATE FENCE INSTALLATION. SEND ASPHALT VENDORS RFP FOR BEACONSFIELD.	
2026-04-03	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	198.00	148.50	CALL WITH ASPHALT VENDORS. PROVIDE PROPOSAL TO DM FOR BOS MEETING.	
2026-04-06	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	198.00	148.50	REVIEW BEACONSFIELD PROPOSALS AND SEND TO DM.	
2026-04-07	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	198.00	148.50	FOLLOW UP WITH VENDOR TO CORRECT PROPOSAL FOR BEACONSFIELD.	
2026-04-08	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	198.00	148.50	CALL WITH VENDOR TO DISCUSS BEACONSFIELD PROPOSALS. REVIEW UPDATED PROPOSALS.	
2026-04-09	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	PROVIDED UPDATED PROPOSALS TO DM FOR UPCOMING MEETING.	
2026-04-10	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CONTACT VENDORS FOR EROSION PROPOSALS.	
2026-04-13	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW ALTO PROPOSAL AND PROVIDE TO DM FOR UPCOMING MEETING.	
2026-04-14	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW CLS PROPOSAL AND PROVIDE TO DM FOR UPCOMING MEETING	
2026-04-15	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	4.00	198.00	792.00	MONTHLY BOS MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON)	
2026-04-17	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	FOLLOW UP WITH FAC TO DISCUSS SCHEDULING.	
2026-04-21	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	3.00	198.00	594.00	FOLLOW UP WITH VENDORS REGARDING EROSION PROPOSALS. EMAIL CORRESPONDENCE WITH DM AND VENDOR REGARDING APPROVED WEIR PROPOSAL. RUN CALCULATIONS FOR COMMUNITY ROADWAYS AND PREPARE BUDGET EXHIBIT.	
2026-04-22	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	4.50	198.00	891.00	CREATE ROADWAY MILL&RESURFACE COST EXHIBIT. FY2027 BUDGET MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON)	
2026-04-24	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW EMAIL CORRESPONDENCE REGARDING RESIDENT FENCING OPTIONS.	
2026-04-15	238202301	2026	Direct - Vehicle (mileage)	WAAG, R TYSON (TYSON)	36.25	1.10	39.88	BOS MEETING (IN-PERSON)	US10516157
2026-04-22	238202301	2026	Direct - Vehicle (mileage)	WAAG, R TYSON (TYSON)	36.25	1.10	39.88	BUDGET MEETING (IN-PERSON)	US10516157
Total subTask 2026					93.00		\$4,120.76		
Total Top Task 2026					93.00		\$4,120.76		
Total Project 238202301					93.00		\$4,120.76		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Meadow Pointe III Community Development District
Rizzetta
5844 Old Pasco Road
Suite 100
Wesley Chapel, FL 33544

May 15, 2026

Client: 001009

Matter: 000001

Invoice #: 28446

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2026	CAW	PHONE CALL WITH DISTRICT MANAGER REGARDING OUTSTANDING AGREEMENTS.	0.2	\$61.00
4/1/2026	MS	REVIEW AND REVISE RESOLUTION SETTING ADOPTING PARKING AND TOWING POLICY.	0.3	\$52.50
4/2/2026	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM HILLHURST DEFENSE COUNSEL; FINALIZE AND DISTRIBUTE TOWING POLICIES; UPDATE ANTI-HUMAN TRAFFICKING AFFIDAVIT.	0.6	\$183.00
4/6/2026	CAW	REVIEW PUBLICATION FOR BUDGET WORKSHOP.	0.2	\$61.00
4/6/2026	MS	REVIEW DISTRICT WEBSITE TO GATHER INFORMATION FOR BUDGET WORKSHOP; PREPARE PUBLICATION NOTICE FOR BUDGET WORKSHOP.	0.5	\$87.50
4/8/2026	CAW	PREPARE ADDENDUM TO COASTAL WASTE AND RECYCLING AGREEMENT.	0.5	\$152.50
4/9/2026	CAW	PHONE CALL WITH J. LAWRENCE REGARDING CLUBHOUSE SIGNAGE.	0.3	\$91.50
4/13/2026	CAW	PREPARE FOR AND ATTEND PHONE CONFERENCE WITH HILLHURST CROSSING DEFENSE ATTORNEY REGARDING CASE; PHONE CALL WITH DISTRICT MANAGER REGARDING HILLHURST CASE AND APRIL BOARD MEETING AGENDA ITEMS.	0.3	\$91.50
4/14/2026	CAW	EMAIL CORRESPONDENCE WITH CHAIR AND DISTRICT MANAGER REGARDING COASTAL WASTE ADDENDUM; REVIEW AGENDA AND PREPARE FOR APRIL BOARD MEETING; EMAIL CORRESPONDENCE WITH J. LAWRENCE REGARDING SIGNAGE.	0.6	\$183.00

SERVICES

Date	Person	Description of Services	Hours	Amount
4/15/2026	CAW	PHONE CALL WITH DISTRICT MANAGER REGARDING MEETING; FOLLOW UP EMAILS REGARDING SERVICE MARK AGREEMENTS; PREPARE FOR AND ATTEND APRIL BOARD MEETING IN PERSON.	4.3	\$1,311.50
4/17/2026	CAW	SEND ADDENDUM EXTENDING AGREEMENT TO COASTAL WASTE.	0.2	\$61.00
4/21/2026	CAW	PREPARE ADDITIONAL WORK AUTHORIZATION WITH CLS; EMAIL CORRESPONDENCE WITH TOWER COMPANY REGARDING LIGHT.	0.6	\$183.00
4/24/2026	CAW	EMAIL CORRESPONDENCE AND PHONE CALL WITH DISTRICT MANAGER AND DISTRICT ENGINEER REGARDING FENCE INSTALLATION AT 1835 FIRCREST COURT.	0.8	\$244.00
4/28/2026	CAW	DRAFT PAVING AND MILLING AGREEMENT WITH FLORIDA ASPHALT; REVIEW DRAFT AUDIT REPORT; EMAIL CORESPONDENCE WITH HILLHURST CROSSING CASE DEFENSE ATTORNEY; EMAIL CORRESPONDENCE AND PHONE CALL WITH DISTRICT MANAGEMENT REGARDING APRIL MEETING FOLLOW UP ITEMS.	2.7	\$823.50
4/30/2026	CAW	EMAIL CORRESPONDENCE WITH COASTAL WASTE REGARDING CHANGES TO THE ADDENDUM; REVIEW PROPOSED CHANGES; FINALIZE PAVING AND MILLING AGREEMENT WITH FLORIDA ASPHALT.	1.2	\$366.00
Total Professional Services			13.3	\$3,952.50

May 15, 2026

Client: 001009
Matter: 000001
Invoice #: 28446

Page: 3

Total Services	\$3,952.50	
Total Disbursements	\$0.00	
Total Current Charges		\$3,952.50
Previous Balance		\$8,013.55
Less Payments		(\$8,013.55)
PAY THIS AMOUNT		\$3,952.50

Please Include Invoice Number on all Correspondence



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

Statement Date: May 06, 2026

Amount Due: \$12,600.82

Due Date: May 20, 2026
Account #: 311000030198

MAY 13 2026

DO NOT PAY - Your account will be drafted on May 20, 2026

Your Locations With The Highest Usage

- 1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876 **7,914 KWH**
- 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876 **3,495 KWH**

Account Summary

Previous Amount Due	\$12,539.62
Payment(s) Received Since Last Statement	-\$12,539.62
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$12,600.82
Amount Due by May 20, 2026	\$12,600.82

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

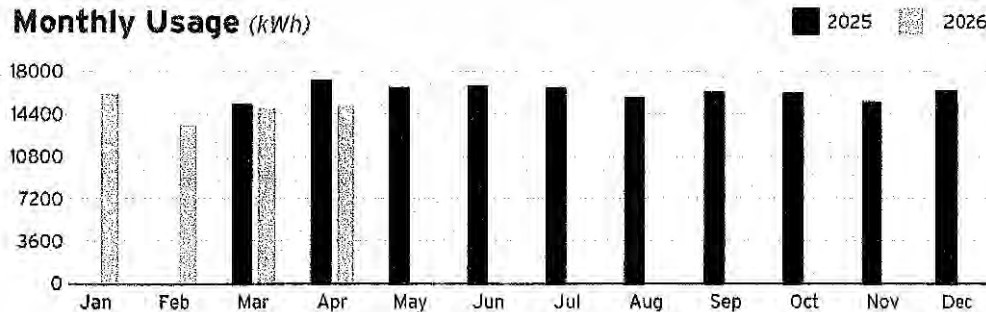
Scan here to interact with your bill online.

DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

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: May 20, 2026

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

Amount Due: \$12,600.82

Payment Amount: \$ _____

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

700625003808

Your account will be drafted on May 20, 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 →

00000032-0000762-Page 4 of 44

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 PI 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
1000097945	04/15/2026	17,228		17,050		178 kWh

Multiplier	Billing Period	Amount
1	30 Days	\$53.11
		<input checked="" type="checkbox"/> 6.3%

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
1000125768	04/01/2026	10,162 (Estimated)		10,117		45 kWh
1000706197	04/15/2026	24		0		24 kWh

Multiplier	Billing Period	Amount
1	16 Days	\$34.02
		<input checked="" type="checkbox"/> 1.4%

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

Sub-Account Number: 211014022654

Meter	Read Date	Current	-	Previous	=	Total Used
1000123133	04/15/2026	17,945		17,734		211 kWh

Multiplier	Billing Period	Amount
1	30 Days	\$58.90
		<input checked="" type="checkbox"/> 9.4%

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

Sub-Account Number: 211014022449

Meter	Read Date	Current	-	Previous	=	Total Used
1000127032	04/15/2026	28,905		28,712		193 kWh

Multiplier	Billing Period	Amount
1	30 Days	\$55.75
		<input checked="" type="checkbox"/> 8.5%

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

Sub-Account Number: 211014022233

Meter	Read Date	Current	-	Previous	=	Total Used
1000103850	04/15/2026	19,457		19,228		229 kWh

Multiplier	Billing Period	Amount
1	30 Days	\$62.05
		<input checked="" type="checkbox"/> 1.7%

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

Sub-Account Number: 211014022043

Meter	Read Date	Current	-	Previous	=	Total Used
1000101280	04/15/2026	13,776		13,643		133 kWh

Multiplier	Billing Period	Amount
1	30 Days	\$45.24
		<input checked="" type="checkbox"/> 7.0%

Continued on next page →

00000032-000763-Page 6 of 44

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	04/15/2026	5,492		5,219		273 kWh	1	30 Days	\$69.76
									<input checked="" type="checkbox"/> 66.5%

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	04/15/2026	87,805		79,891		7,914 kWh	1	30 Days	\$829.11
1000760922	04/15/2026	11.6		0		11.6 kW	1	30 Days	<input checked="" type="checkbox"/> 5.2%

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	04/15/2026	896		887		9 kWh	1	30 Days	\$23.50
1000760919	04/15/2026	0.32		0		0.32 kW	1	30 Days	<input type="checkbox"/> 0.0%

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	04/15/2026	60,429		60,205		224 kWh	1	30 Days	\$61.18
									<input checked="" type="checkbox"/> 35.1%

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

Sub-Account Number: 211014020864

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760920	04/15/2026	91,919		88,424		3,495 kWh	1	30 Days	\$634.28
									<input checked="" type="checkbox"/> 22.5%

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

Sub-Account Number: 211014020591

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000114901	04/15/2026	16,523		16,363		160 kWh	1	30 Days	\$49.96
									<input checked="" type="checkbox"/> 11.1%

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

Sub-Account Number: 211014020351

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000142239	04/15/2026	15,868		15,729		139 kWh	1	30 Days	\$46.28
									<input checked="" type="checkbox"/> 6.1%

Continued on next page →

90000032-0000764-Page 7 of 44



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	04/15/2026	8,911		7,390		1,521 kWh	1	30 Days	\$288.42	<input checked="" type="checkbox"/> 3.6%

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	04/15/2026	14,085		13,949		136 kWh	1	30 Days	\$45.74	<input type="checkbox"/> 6.8%

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	04/15/2026	13,287		13,154		133 kWh	1	30 Days	\$45.24	<input type="checkbox"/> 7.6%

00000032-0000754-Page 8 of 44

Total Current Month's Charges	\$12,600.82
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Sub-Account #: 211014502689
Statement Date: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 →

00000032-0000765-Page 8 of 44



Sub-Account #: 211014027679
Statement Date: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 →

00009032-0000755-Page 10 of 44



Sub-Account #: 211014027422
Statement Date: 05/01/2026

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


Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



00000032-0000766-Page 11 of 44

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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

0000032-0000766-Page 12 of 44

Current Month's Electric Charges \$997.90

Billing information continues on next page →



Sub-Account #: 211014026929
Statement Date: 05/01/2026

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


Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



00000032-0000767-Page 13 of 44

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 →

00000032-0000767-Page 14 of 44



Sub-Account #: 211014026457
Statement Date: 05/01/2026

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


Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



0000032-0000768-Page 15 of 44

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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 →

0080032-0000768-Page 16 of 44



Sub-Account #: 211014025996
Statement Date: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



0000032-0000769-Page 17 of 44

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 →

00000032-0000769-Page 16 of 44



Sub-Account #: 211014025491
Statement Date: 05/01/2026

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


Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



00000032-0000770-Page 19 of 44

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 →

0000032-0000770-Page 20 of 44



Sub-Account #: 211014024973
Statement Date: 05/01/2026

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


Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



0000092-0000771-Page 21 of 44

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 →

00000032-0000771-Page 22 of 44



Sub-Account #: 211014024478
Statement Date: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



30000032-1000772-Page 23 of 44

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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

00000032-0000772-Page 24 of 44

Current Month's Electric Charges \$951.59

Billing information continues on next page →



Sub-Account #: 211014024056
Statement Date: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



00000032-0000773-Page 25 of 44

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

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

Service Period: 03/24/2026 - 04/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 →

00000032-0000773-Page 26 of 44



Sub-Account #: 211014023603
Statement Date: 05/01/2026

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

Meter Read

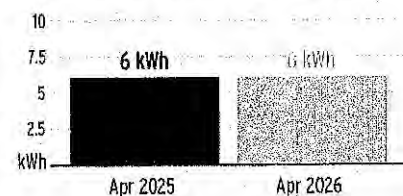
Service Period: 03/17/2026 - 04/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000097945	04/15/2026	17,228	17,050	178 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



00000032-0000774-Page 27 of 44

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	178 kWh @ \$0.09202/kWh	\$16.38
Fuel Charge	178 kWh @ \$0.03516/kWh	\$6.26
Storm Protection Charge	178 kWh @ \$0.00568/kWh	\$1.01
Clean Energy Transition Mechanism	178 kWh @ \$0.00418/kWh	\$0.74
Storm Surcharge	178 kWh @ \$0.02121/kWh	\$3.78
Florida Gross Receipt Tax		\$1.23
Electric Service Cost		\$49.20
State Tax		\$3.91
Total Electric Cost, Local Fees and Taxes		\$53.11

Current Month's Electric Charges \$53.11

Billing information continues on next page →



Sub-Account #: 211014023348
Statement Date: 05/01/2026

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

Service Period: 03/17/2026 - 04/15/2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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 →

00000032-0000774-Page 28 of 44



Sub-Account #: 211014022878
Statement Date: 05/01/2026

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

Meter Read

Meter Location: Gate

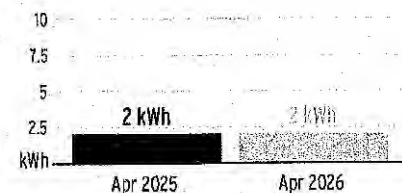
Service Period: 03/17/2026 - 04/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000125768	04/01/2026	10,162 (Estimated)	10,117	45 kWh	1	16 Days
1000706197	04/15/2026	24	0	24 kWh	1	14 Days

Charge Details

Avg kWh Used Per Day



0600092-000075-Page 29 of 44

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	69 kWh @ \$0.09202/kWh	\$6.35
Fuel Charge	69 kWh @ \$0.03516/kWh	\$2.43
Storm Protection Charge	69 kWh @ \$0.00568/kWh	\$0.39
Clean Energy Transition Mechanism	69 kWh @ \$0.00418/kWh	\$0.29
Storm Surcharge	69 kWh @ \$0.02121/kWh	\$1.46
Florida Gross Receipt Tax		\$0.79
Electric Service Cost		\$31.51
State Tax		\$2.51
Total Electric Cost, Local Fees and Taxes		\$34.02

Current Month's Electric Charges \$34.02

Billing information continues on next page →



Sub-Account #: 211014022654
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/17/2026 - 04/15/2026

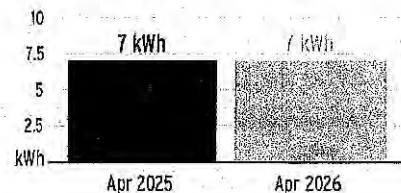
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123133	04/15/2026	17,945	17,734		211 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	211 kWh @ \$0.09202/kWh	\$19.42
Fuel Charge	211 kWh @ \$0.03516/kWh	\$7.42
Storm Protection Charge	211 kWh @ \$0.00568/kWh	\$1.20
Clean Energy Transition Mechanism	211 kWh @ \$0.00418/kWh	\$0.88
Storm Surcharge	211 kWh @ \$0.02121/kWh	\$4.48
Florida Gross Receipt Tax		\$1.36
Electric Service Cost		\$54.56
State Tax		\$4.34
Total Electric Cost, Local Fees and Taxes		\$58.90

Avg kWh Used Per Day



00000032-0000775-Page 30 of 44

Current Month's Electric Charges \$58.90

Billing information continues on next page →



Sub-Account #: 211014022449
Statement Date: 05/01/2026

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

Meter Read

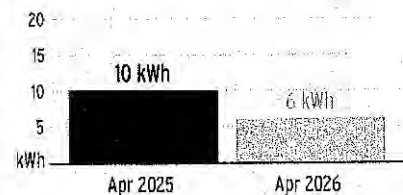
Service Period: 03/17/2026 - 04/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000127032	04/15/2026	28,905	28,712	193 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



00000032-0000776-Page 31 of 44

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	193 kWh @ \$0.09202/kWh	\$17.76
Fuel Charge	193 kWh @ \$0.03516/kWh	\$6.79
Storm Protection Charge	193 kWh @ \$0.00568/kWh	\$1.10
Clean Energy Transition Mechanism	193 kWh @ \$0.00418/kWh	\$0.81
Storm Surcharge	193 kWh @ \$0.02121/kWh	\$4.09
Florida Gross Receipt Tax		\$1.29
Electric Service Cost		\$51.64
State Tax		\$4.11
Total Electric Cost, Local Fees and Taxes		\$55.75

Current Month's Electric Charges \$55.75

Billing information continues on next page →



Sub-Account #: 211014022233
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/17/2026 - 04/15/2026

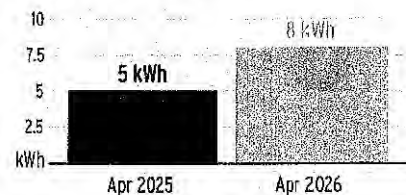
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000103850	04/15/2026	19,457	19,228	229 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	229 kWh @ \$0.09202/kWh	\$21.07
Fuel Charge	229 kWh @ \$0.03516/kWh	\$8.05
Storm Protection Charge	229 kWh @ \$0.00568/kWh	\$1.30
Clean Energy Transition Mechanism	229 kWh @ \$0.00418/kWh	\$0.96
Storm Surcharge	229 kWh @ \$0.02121/kWh	\$4.86
Florida Gross Receipt Tax		\$1.44
Electric Service Cost		\$57.48
State Tax		\$4.57
Total Electric Cost, Local Fees and Taxes		\$62.05



0000032-0000776-Page 32 of 44

Current Month's Electric Charges \$62.05

Billing information continues on next page →



Sub-Account #: 211014022043
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/17/2026 - 04/15/2026

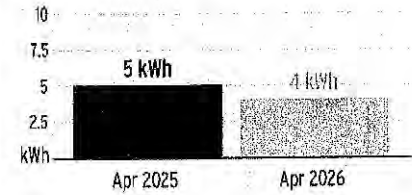
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000101280	04/15/2026	13,776	13,643	133 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	133 kWh @ \$0.09202/kWh	\$12.24
Fuel Charge	133 kWh @ \$0.03516/kWh	\$4.68
Storm Protection Charge	133 kWh @ \$0.00568/kWh	\$0.76
Clean Energy Transition Mechanism	133 kWh @ \$0.00418/kWh	\$0.56
Storm Surcharge	133 kWh @ \$0.02121/kWh	\$2.82
Florida Gross Receipt Tax		\$1.05
Electric Service Cost		\$41.91
State Tax		\$3.33
Total Electric Cost, Local Fees and Taxes		\$45.24

Avg kWh Used Per Day



0000032-0000777-Page 33 of 44

Current Month's Electric Charges \$45.24

Billing information continues on next page →



Sub-Account #: 211014021839
Statement Date: 05/01/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 03/17/2026 - 04/15/2026

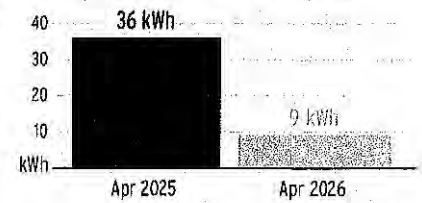
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967413	04/15/2026	5,492	5,219		273 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	273 kWh @ \$0.09202/kWh	\$25.12
Fuel Charge	273 kWh @ \$0.03516/kWh	\$9.60
Storm Protection Charge	273 kWh @ \$0.00568/kWh	\$1.55
Clean Energy Transition Mechanism	273 kWh @ \$0.00418/kWh	\$1.14
Storm Surcharge	273 kWh @ \$0.02121/kWh	\$5.79
Florida Gross Receipt Tax		\$1.62
Electric Service Cost		\$64.62
State Tax		\$5.14
Total Electric Cost, Local Fees and Taxes		\$69.76

Avg kWh Used Per Day



01000032-0000777-Page 34 of 44

Current Month's Electric Charges \$69.76

Billing information continues on next page →



Sub-Account #: 211014021607
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/17/2026 - 04/15/2026

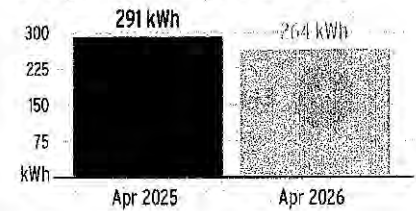
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760922	04/15/2026	87,805	79,891		7,914 kWh	1	30 Days
1000760922	04/15/2026	11.6	0		11.6 kW	1	30 Days

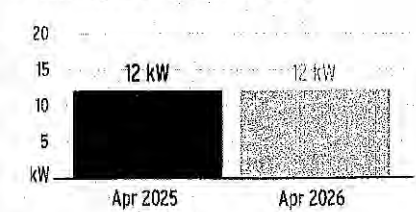
Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.12000	\$33.60
Billing Demand Charge	12 kW @ \$19.06000/kW	\$228.72
Energy Charge	7,914 kWh @ \$0.00815/kWh	\$64.50
Fuel Charge	7,914 kWh @ \$0.03516/kWh	\$278.26
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	7,914 kWh @ \$0.00072/kWh	\$5.70
Clean Energy Transition Mechanism	12 kW @ \$1.15000/kW	\$13.80
Storm Surcharge	7,914 kWh @ \$0.01035/kWh	\$81.91
Florida Gross Receipt Tax		\$19.20
Electric Service Cost		\$768.05
State Tax		\$61.06
Total Electric Cost, Local Fees and Taxes		\$829.11

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Current Month's Electric Charges

\$829.11

Billing information continues on next page →

00000032-0000778-Page 35 of 44



Sub-Account #: 211014021375
Statement Date: 05/01/2026

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

Meter Read

Meter Location: Lift

Service Period: 03/17/2026 - 04/15/2026

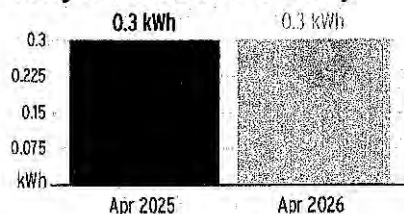
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000760919	04/15/2026	896	887	9 kWh	1	30 Days
1000760919	04/15/2026	0.32	0	0.32 kW	1	30 Days

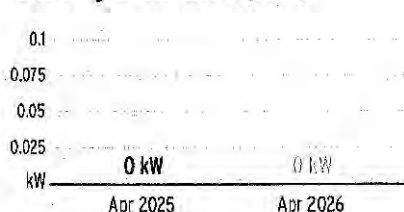
Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	9 kWh @ \$0.09202/kWh	\$0.83
Fuel Charge	9 kWh @ \$0.03516/kWh	\$0.32
Storm Protection Charge	9 kWh @ \$0.00568/kWh	\$0.05
Clean Energy Transition Mechanism	9 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	9 kWh @ \$0.02121/kWh	\$0.19
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.77
State Tax		\$1.73
Total Electric Cost, Local Fees and Taxes		\$23.50

Avg kWh Used Per Day



Billing Demand (kW)



Current Month's Electric Charges \$23.50

Billing information continues on next page →

Load Factor



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

0000632-0000778-Page 36 of 44



Sub-Account #: 211014021102
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/17/2026 - 04/15/2026

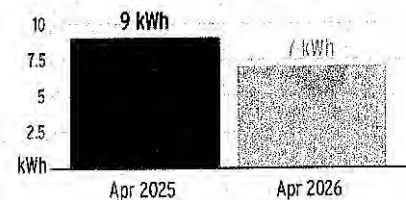
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142218	04/15/2026	60,429	60,205		224 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	224 kWh @ \$0.09202/kWh	\$20.61
Fuel Charge	224 kWh @ \$0.03516/kWh	\$7.88
Storm Protection Charge	224 kWh @ \$0.00568/kWh	\$1.27
Clean Energy Transition Mechanism	224 kWh @ \$0.00418/kWh	\$0.94
Storm Surcharge	224 kWh @ \$0.02121/kWh	\$4.75
Florida Gross Receipt Tax		\$1.42
Electric Service Cost		\$56.67
State Tax		\$4.51
Total Electric Cost, Local Fees and Taxes		\$61.18

Avg kWh Used Per Day



08000032-0000779-Page 37 of 44

Current Month's Electric Charges \$61.18

Billing information continues on next page →



Sub-Account #: 211014020864
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/17/2026 - 04/15/2026

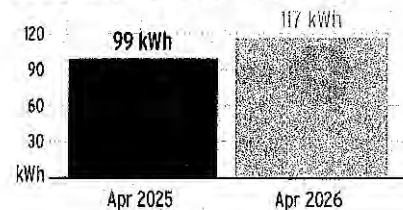
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multipiler	Billing Period
1000760920	04/15/2026	91,919	88,424	3,495 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	3,495 kWh @ \$0.09202/kWh	\$321.61
Fuel Charge	3,495 kWh @ \$0.03516/kWh	\$122.88
Storm Protection Charge	3,495 kWh @ \$0.00568/kWh	\$19.85
Clean Energy Transition Mechanism	3,495 kWh @ \$0.00418/kWh	\$14.61
Storm Surcharge	3,495 kWh @ \$0.02121/kWh	\$74.13
Florida Gross Receipt Tax		\$14.69
Electric Service Cost		\$587.57
State Tax		\$46.71
Total Electric Cost, Local Fees and Taxes		\$634.28

Avg kWh Used Per Day



00000032-0000779-Page 36 of 44

Current Month's Electric Charges \$634.28

Billing information continues on next page →



Sub-Account #: 211014020591
Statement Date: 05/01/2026

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

Meter Read

Meter Location: GATE

Service Period: 03/17/2026 - 04/15/2026

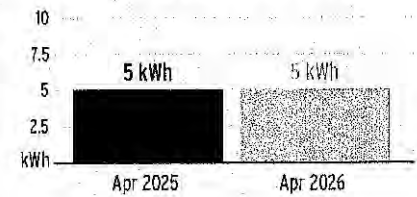
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114901	04/15/2026	16,523	16,363		160 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	160 kWh @ \$0.09202/kWh	\$14.72
Fuel Charge	160 kWh @ \$0.03516/kWh	\$5.63
Storm Protection Charge	160 kWh @ \$0.00568/kWh	\$0.91
Clean Energy Transition Mechanism	160 kWh @ \$0.00418/kWh	\$0.67
Storm Surcharge	160 kWh @ \$0.02121/kWh	\$3.39
Florida Gross Receipt Tax		\$1.16
Electric Service Cost		\$46.28
State Tax		\$3.68
Total Electric Cost, Local Fees and Taxes		\$49.96

Avg kWh Used Per Day



0000032-0000780-Page 38 of 44

Current Month's Electric Charges \$49.96

Billing information continues on next page →



Sub-Account #: 211014020351
Statement Date: 05/01/2026

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

Meter Read

Meter Location: Gate

Service Period: 03/17/2026 - 04/15/2026

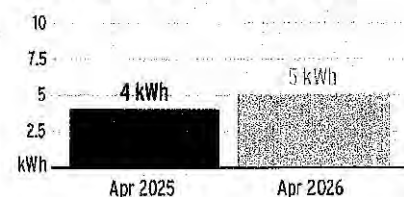
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142239	04/15/2026	15,868	15,729		139 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	139 kWh @ \$0.09202/kWh	\$12.79
Fuel Charge	139 kWh @ \$0.03516/kWh	\$4.89
Storm Protection Charge	139 kWh @ \$0.00568/kWh	\$0.79
Clean Energy Transition Mechanism	139 kWh @ \$0.00418/kWh	\$0.58
Storm Surcharge	139 kWh @ \$0.02121/kWh	\$2.95
Florida Gross Receipt Tax		\$1.07
Electric Service Cost		\$42.87
State Tax		\$3.41
Total Electric Cost, Local Fees and Taxes		\$46.28

Avg kWh Used Per Day



0000032-0000780-Page 40 of 44

Current Month's Electric Charges \$46.28

Billing information continues on next page →



Sub-Account #: 211014020187
Statement Date: 05/01/2026

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

Meter Read

Meter Location: Behind wall look left

Service Period: 03/17/2026 - 04/15/2026

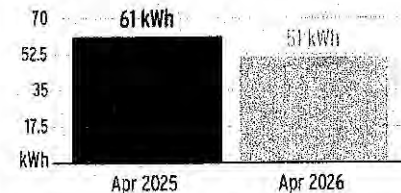
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760998	04/15/2026	8,911	7,390		1,521 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,521 kWh @ \$0.09202/kWh	\$139.96
Fuel Charge	1,521 kWh @ \$0.03516/kWh	\$53.48
Storm Protection Charge	1,521 kWh @ \$0.00568/kWh	\$8.64
Clean Energy Transition Mechanism	1,521 kWh @ \$0.00418/kWh	\$6.36
Storm Surcharge	1,521 kWh @ \$0.02121/kWh	\$32.26
Florida Gross Receipt Tax		\$6.68
Electric Service Cost		\$267.18
State Tax		\$21.24
Total Electric Cost, Local Fees and Taxes		\$288.42

Avg kWh Used Per Day



Current Month's Electric Charges

\$288.42

Billing information continues on next page →

0000032-0000781-Page 41 of 44



Sub-Account #: 211013949949
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/17/2026 - 04/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000115610	04/15/2026	14,085	13,949	136 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	136 kWh @ \$0.09202/kWh	\$12.51
Fuel Charge	136 kWh @ \$0.03516/kWh	\$4.78
Storm Protection Charge	136 kWh @ \$0.00568/kWh	\$0.77
Clean Energy Transition Mechanism	136 kWh @ \$0.00418/kWh	\$0.57
Storm Surcharge	136 kWh @ \$0.02121/kWh	\$2.88
Florida Gross Receipt Tax		\$1.06
Electric Service Cost		\$42.37
State Tax		\$3.37
Total Electric Cost, Local Fees and Taxes		\$45.74

Avg kWh Used Per Day



00800032-0000781-Page 42 of 44

Current Month's Electric Charges \$45.74

Billing information continues on next page →



Sub-Account #: 211013949733
Statement Date: 05/01/2026

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

Meter Read

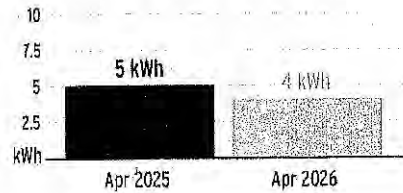
Service Period: 03/17/2026 - 04/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000098994	04/15/2026	13,287	13,154		133 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



0000032-0000782-Page 43 of 44

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	133 kWh @ \$0.09202/kWh	\$12.24
Fuel Charge	133 kWh @ \$0.03516/kWh	\$4.68
Storm Protection Charge	133 kWh @ \$0.00568/kWh	\$0.76
Clean Energy Transition Mechanism	133 kWh @ \$0.00418/kWh	\$0.56
Storm Surcharge	133 kWh @ \$0.02121/kWh	\$2.82
Florida Gross Receipt Tax		\$1.05
Electric Service Cost		\$41.91
State Tax		\$3.33
Total Electric Cost, Local Fees and Taxes		\$45.24

Current Month's Electric Charges \$45.24

Total Current Month's Charges \$12,600.82



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8158042
 Account Number: 203309000
 Invoice Date: 04/24/2026
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

Meadow Pointe III CDD
 C/O Rizzetta & Company
 3434 Colwell Avenue
 Suite 200
 Tampa, FL 33614
 United States

MEADOW POINTE III CDD 2013

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOW POINTE III CDD 2013

Invoice Number:	8158042
Account Number:	203309000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
 U.S. Bank
 CM-9690
 PO BOX 70870
 St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8158042
 Invoice Date: 04/24/2026
 Account Number: 203309000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

MEADOW POINTE III CDD 2013

Accounts Included 203309000 203309001 203309003 203309004 203309005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 04/01/2026 - 03/31/2027				\$3,950.00
Incidental Expenses 04/01/2026 to 03/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8159960
Account Number: 243338000
Invoice Date: 04/24/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Meadow Pointe III CDD
C/O Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390
United States

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE
REFUNDING BOND SERIES 2021 REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**MEADOW POINTE III COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE
REFUNDING BOND SERIES 2021 REVENUE ACCOUNT**

Invoice Number: 8159960
Account Number: 243338000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8159960
 Invoice Date: 04/24/2026
 Account Number: 243338000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

MEADOW POINTE III COMMUNITY DEVELOPMENT
 DISTRICT CAPITAL IMPROVEMENT REVENUE
 REFUNDING BOND SERIES 2021 REVENUE ACCOUNT

Accounts Included 243338000 243338001 243338002 243338003
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 04/01/2026 - 03/31/2027				\$3,950.00
Incidental Expenses 04/01/2026 to 03/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





INVOICE

Page: 1

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

Invoice Number: S1146451
Invoice Date: 5/1/2026
Due Date: 5/31/2026

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

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

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

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

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
5/1/2026	Monthly Lift Station Inspection	2001	1	EA	104.19	104.19

[Click to Pay](#)

[Click Here to Pay](#)

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:	104.19
Total Sales Tax:	0.00
Total USD:	104.19
Adjustments:	0.00
Amount Due:	104.19



CC043026-720

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$7,419.00
Statement Closing Date	April 30, 2026
Days in Billing Cycle	30
Previous Balance	\$2,016.30
Payments & Credits	\$2,093.18
Purchases & Other Charges	\$2,657.07
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$2,580.19

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$2,580.19
Minimum Payment Due	\$2,580.19
Payment Due Date	May 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$2,016.30-	
04/27	04/27	F151500G500CHGD MICHELLE WHITE JUSTIN LAWRENCE	AUTOMATIC PAYMENT - THANK YOU	2,016.30-
			\$0.00	
			\$2,580.19	
03/31	04/01	5543286FA5SB7VJR9	AMAZON MKTPLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	21.99-
03/31	04/01	5550037FBLBYRFAGJ	WAWA 5226 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	60.58
03/31	04/01	0230537FB00J4T80L	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	27.94
04/04	04/04	0230537FF00M6D810	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	199.13
04/06	04/06	5543286FG5WD8F8A3	AMAZON MKTPL*BC2GE5FW0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	161.96
04/06	04/06	5543286FG5W5Z02X7	AMAZON MKTPL*BG95E9WU0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	35.71

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	May 25, 2026
New Balance	\$2,580.19
Minimum Payment Due	\$2,580.19
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
04/06	04/06	8230509FGEHMPSAR0	AMAZON RETA* BC91K6AB1 SEATTLE WA MCC: 5331 MERCHANT ZIP:	11.85
04/07	04/07	5543286FH5WJ0X17W	AMAZON MKTPL*B76QU8782 SEATTLE WA MCC: 5942 MERCHANT ZIP:	108.47
04/08	04/08	0230537FK00HLJP4K	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	23.36
04/11	04/11	5543286FM5XSXH18Y	AMAZON MKTPL*B704Y6431 SEATTLE WA MCC: 5942 MERCHANT ZIP:	44.96
04/13	04/13	5270715FR09FN17ZY	THE HOME DEPOT #8929 ZEPHYRHILLS FL MCC: 5200 MERCHANT ZIP: 33545000	610.05
04/14	04/14	5530876FTLV14H6XA	SHELL OIL 10014854003 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33544	36.00
04/14	04/14	0230537FT00HF5VEQ	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	80.52
04/15	04/15	5543286FT5Z9S6G6Z	AMAZON MKTPL*B790P51U0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	75.39
04/17	04/17	5543286FV5ZRY8N0	AMAZON MKTPL*B76MN3B00 SEATTLE WA MCC: 5942 MERCHANT ZIP:	39.55
04/20	04/20	5543286FZ6121ERWX	MICHAELS STORES 8778 WESLEY CHAPEL FL MCC: 5970 MERCHANT ZIP:	204.00
04/21	04/21	5543286FZ61790W4R	AMAZON MKTPL*BY6DW1JM0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	144.49
04/21	04/21	0230537G000HG41N2	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	140.66
04/21	04/21	0230537G000HG41RN	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	199.71
04/24	04/24	5548382G30MMEK6MG	WALMART #2740 TAMPA FL MCC: 5542 MERCHANT ZIP: 33647	50.00
04/28	04/28	5543286G663HP43X4	AMAZON MKTPLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	54.89-
04/28	04/28	0230537G700HD433W	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	21.56
04/29	04/29	5543286G75SEELPDL	AMAZON MKTPL*BJ4HK6CN1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	27.74
04/29	04/29	5543286G75SMJQGMZ	AMAZON MKTPL*BS54Y9BG0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	300.98
04/29	04/29	1230202G70090QMEJ	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50
04/29	04/29	8230509G7EHMZF3H0	AMAZON RETA* BJ7NX74B1 SEATTLE WA MCC: 5331 MERCHANT ZIP:	25.96

IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,580.19 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 05/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

YOUR NEXT MONTHLY STATEMENT WILL CONTAIN YOUR ANNUAL FEE OF \$75.00. SEE THE STATEMENT BACK FOR CERTAIN TERMS THAT WILL APPLY AT RENEWAL.

Meadow Pointe III CDD

Closing Date

April 30, 2026

Payment Date

May 25, 2026

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

Attach all receipts to this form.

				Parks & Rec Clubhouse Maintenance & Repair	Parks & Rec Operating Supplies	Parks & Rec Vehicle Maintenance	Special Events
Date	Vendor Name	Description	Amount	57200-4705	57200-4738	57200-4660	57400-4775
4/1/2026		Beginning Balance	\$ 2,016.30				
04/01/26	Amazon	Refund from 3/27 Purchase	\$ (21.99)	\$ (21.99)			
04/01/26	Wawa	Gas For Truck	\$ 60.58			\$ 60.58	
04/01/26	Publix	CPW Items	\$ 27.94		\$ 27.94		
04/04/26	Publix	Easter Event Food/Drinks/Ice	\$ 199.13				\$ 199.13
04/06/26	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 161.96	\$ 161.96			
04/06/26	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 35.71	\$ 35.71			
04/06/26	Amazon	Misc. Clubhouse Supplies	\$ 11.85	\$ 11.85			
04/07/26	Amazon	Employee Shirts (Ct. 5)	\$ 108.47				\$ 108.47
04/08/26	Publix	CPW Items	\$ 23.36		\$ 23.36		
04/11/26	Amazon	Employee Hoodie (Ct. 1)	\$ 44.96				\$ 44.96
04/13/26	Home Depot	4X4 Wood Stakes (Ct. 65)	\$ 610.05	\$ 610.05			
04/14/26	Shell	Gas For Truck	\$ 36.00			\$ 36.00	
04/14/26	Publix	CPW Items & CDD Meeting Fruit/Drinks	\$ 80.52		\$ 80.52		
04/15/26	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 75.39	\$ 75.39			
04/17/26	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 39.55	\$ 39.55			
04/20/26	Michaels	Custom Framing - New Pond Maint. Map	\$ 204.00	\$ 204.00			
04/21/26	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 144.49	\$ 144.49			
04/21/26	Publix	CPW Items + All Summer Events GC's	\$ 140.66		\$ 140.66		
04/21/26	Publix	Budget Workshop Food & Drinks	\$ 199.71		\$ 199.71		
04/24/26	Walmart	Gas For Truck	\$ 50.00			\$ 50.00	
04/28/26	Amazon	Refund from 4/20 Purchase	\$ (54.89)	\$ (54.89)			
04/28/26	Publix	CPW Items	\$ 21.56		\$ 21.56		
04/29/26	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 27.74	\$ 27.74			
04/29/26	Amazon	Front Desk Printer Toner Cartridges	\$ 300.98	\$ 300.98			
04/29/26	Mailchimp	Monthly Charges	\$ 26.50	\$ 26.50			
04/29/26	Amazon	Spray Paint (CC Stakes) (Ct. 4)	\$ 25.96	\$ 25.96			
04/25/26		CC Payment	\$ (2,016.30)				
04/30/26	TOTAL		\$ 2,580.19	\$ 1,587.30	\$ 493.75	\$ 146.58	\$ 352.56
				57200-4705	57200-4738	57200-4660	57400-4775

Manager
Publix

Hollybrook Plaza
5400 Bruce B Downs Blvd
Wesley Chapel, FL 33544-8616
(813) 907-1699
Store Manager: Stacie Bradham

Publix Purified 32Pk(Pal) F
\$4.59 x 2 9.18
6Ct Vegan Oatmeal Raisin F 4.59
Corn Muffins F 5.59
Blueberry Muffins F 0.00
You saved: \$5.59
Black Raspbry Linzer Tart F 5.29
6Ct Strawberry Sourcream F 3.29
You saved: \$0.60

Subtotal 27.94
Total Tax 0.00
Total 27.94
Credit 27.94
Change 0.00

SAVINGS: \$6.19

MasterCard: *2746 \$27.94
Credit Card Purchase
Auth/Trace: 031779/059647 Chip Read
Reference: 002653785075
A0000000041010
Mastercard 3/31/26

Manager

✔ Your return request is confirmed



Dropoff: You can drop off your return by Apr 30

Location: Any UPS Dropoff

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

Mar 31



Initiated

Drop off

Refund Issued

Refund Credited

Return label

Edit return

Refund

Total estimated refund

\$21.99 to your MasterCard ending in 2746

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

[View invoice](#)

\$21.99 **∨**

3/31/26

Manager

Order Summary

Order placed March 31, 2026 Order # 113-5578244-8226632

Ship to

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

Payment method

Mastercard ending in 2746

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$35.71
Shipping & Handling:	\$0.00
Total before tax:	\$35.71
Estimated tax to be collected:	\$0.00
Grand Total:	\$35.71

Arriving Monday



150BT Carburetor for Husqvarna 150-BT 345BT 345-BT Backpack Blowers Part
531147180

Sold by: Pro Chaser

Supplied by: Other

\$19.98



The Original Donut Shop Regular, Single-Serve Keurig K-Cup Pods, Medium Roast
Coffee Pods, 32 Count

Sold by: Amazon.com

Supplied by: Other

\$15.73

3/31/26

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Manager

Order Summary

Order placed March 31, 2026 Order # 113-0871530-2015411

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:	\$11.85
Shipping & Handling:	\$0.00
Total before tax:	\$11.85
Estimated tax to be collected:	\$0.00
Grand Total:	\$11.85

Arriving Monday



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

Sold by: Amazon.com

Supplied by: Other

\$4.73



Amazon Saver, Powdered Non-Dairy Original Coffee Creamer, 16 Oz

Sold by: Amazon.com

Supplied by: Other

\$3.56

2

3/31/26

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75,245 mi. Manager

Wawa #5226
27866 SR 56

Wesley Chapel FL 335

3/31/2026 4:25:35 PM

Term: XXXXXXXXX1004

Appr: 031829

Seq#: 040297

Product: Unleaded

Pump Gallons Price

08 14.091 \$4.299

Total Sale \$60.58

YOUR OPINION MATTERS

Tell us about your
experience at

* MyWawaVisit.com *

Take our survey for
a chance to win

Free Hoagies for
a year (1 per week)

or a \$50 gift card!

Disponibile
en Espanol

Survey Code: 1135013

Store Number: 05226

Please respond
within 5 days

NO PURCHASE
NECESSARY

3/31/26

See rules at website

Manager

Order Summary

Order placed April 3, 2026 Order # 113-9035261-3529815

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:	\$161.96
Shipping & Handling:	\$0.00
Total before tax:	\$161.96
Estimated tax to be collected:	\$0.00
Grand Total:	\$161.96

Arriving Tuesday



MAKEASY Paper Cutter 12 Inch, 8 Sheet Capacity, Heavy Duty Paper Cutter for Cardstock, Guillotine Paper Trimmer for Crafting, Classroom and Office

Sold by: Wenjixing

Supplied by: Other

\$18.99



DEKOPRO Cordless Ratchet Wrenches Set: 1/4", 3/8", 1/2" Impact Sockets Set, 74Pcs 3/8" Electric Ratchet Wrench Tool Kit with Adjustable Speed, LED Light for Battery

Sold by: Minthemini

Supplied by: Other

\$76.99



Plasticplace 55-60 Gallon Trash Bags, 1.2 Mil Heavy Duty Contractor Garbage Bags, Black Tear-Resistant Bags for Construction, Yard Waste, Industrial Use, Large 38" x 58" (100 Count)

Sold by: Amazon.com

Supplied by: Other

\$35.99



French Cleat Picture Hanger, Aluminum Z Hanger Interlocking Wall Mounting Bracket Hardware Kit Z Clips for Hanging Wall Painting, Mirrors, Panels, Artwork, Cabinet, Whiteboard (30inch-1Pairs)

Sold by: ESINO Direct

Supplied by: Other

\$29.99

4/3/26

Manager

Order Summary

Order placed April 3, 2026 Order # 113-8389660-7331408

Ship to

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

Payment method

Mastercard ending in 2746

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$35.99
Shipping & Handling:	\$8.97
Total before tax:	\$44.96
Estimated tax to be collected:	\$0.00
Grand Total:	\$44.96

Arriving April 22 - April 30



Ussunarts Custom Hoodies for Men Zip Up Hoodie Sweatshirt Design Your Own Picture, 2 Sided

Sold by: HuaKai WuSheng

Supplied by: Other

\$35.99

4/3/26

Manager

Order Summary

Order placed April 3, 2026 Order # 113-3872963-4504237

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:	\$90.89
Shipping & Handling:	\$19.96
Promotion Applied:	-\$2.38
Total before tax:	\$108.47
Estimated tax to be collected:	\$0.00
Grand Total:	\$108.47

Arriving April 10 - April 22



Custom T Shirts for Men Women, Customized T Shirts Design Your Own Photo Logo Text, Personalized Cotton Tee Shirts Front & Back Print, Black/X-Large
Sold by: Customized Gifts 2025 USA
Supplied by: Other
\$20.97



Custom T Shirts for Men Women, Customized T Shirts Design Your Own Logo Photo Text, Personalized Cotton Tee Shirt Front & Back Print, Navy/Large
Sold by: Customized Gifts 2025 USA
Supplied by: Other
2 **\$16.98**



Custom T Shirts for Men Women, Customized T Shirt Design Your Own Logo Photo Text, Personalized Cotton Tee Shirt Front and Back Print, Navy/X-Large
Sold by: Customized Gifts 2025 USA
Supplied by: Other
2 **\$17.98**

4/3/26

Manager Publix

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

Pbx Chicken Tenders Fc	F	5.03
Pbx Chicken Tenders Fc	F	4.84
Pbx Chicken Tenders Fc	F	5.79
Pub Dressng Honey Mustard	F	3.99
Lays French Onion Dip	F	5.09
Lafamilgia Alfredo Sauce	F	5.49
Lafamilgia Alfredo Sauce	F	5.49
Lafamilgia Alfredo Sauce	F	5.49
24Ct Assorted Cookie	F	5.99
24Ct Assorted Cookie	F	5.99
24Ct Assorted Cookie	F	5.99
Parsley	F	1.49
Mission Ylw Crn Supr Size	F	2.59
Mission Ylw Crn Supr Size	F	2.59
Mission Ylw Crn Supr Size	F	2.59
Fruit Salad Large	F	21.01
Ruffles Orig Party Size	F	7.29
Ruffles Orig Party Size	F	7.29
Pbx Plttr Cubanito Mini	FT	15.99
Pbx Plttr Slcr Tvham Mini	FT	15.99
Mandarins	F	5.99
You saved: \$1.00		
Ground Chuck (20% Fat)	F	8.09
You saved: \$1.08		
Ground Chuck (20% Fat)	F	8.46
You saved: \$1.13		
Goya Small Red Beans	F	1.69
Goya Small Red Beans	F	1.69
Mc Ssnng Mx Chili Mld Ls	F	1.91
Mc Ssnng Mx Chili Mld Ls	F	1.91
De Cecco Fettuccine	F	3.49
De Cecco Linguini 7	F	3.49
Hunt Tomato Sauce	F	0.95
Hunt Tomato Sauce	F	0.95
Hunt Tomato Sauce	F	0.95
Hunt Tomato Sauce	F	0.95
Sprite 12Pk	T	11.59
Coca-Cola Classic 12Pk	T	11.59
Diet Coke 12Pk	T	0.00
You saved: \$11.59		

Subtotal	199.71
Sales Tax 7% - T	0.00
Total Tax	0.00
Total	199.71
Credit	199.71
Change	0.00
Tax Exempt 3.86	

4/21/26

Manager Publix

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

6CT STRAWBRRY SOUR	3.89	F
CRAN ORANGE SHORTB	5.99	F
GW VRTY MIN MUFFIN	6.49	F
13CT LMN MEYER CKI	6.99	F
Order Total	23.36	
Sales Tax	0.00	
Grand Total	23.36	
Credit	Payment	23.36
Change		0.00

Receipt ID: 0618 48R 716 089

PRESTO!
Trace #: 713902
Reference #: 1522326907
Acct #: XXXXXXXXXXXX2746
Purchase Mastercard
Amount: \$23.36
Auth #: 008169

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

04/08/2026 7:24 S0618 R171 6089 C0771

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



Manager

Order Summary

Order placed April 13, 2026 Order # 113-5449839-0250667

Ship to

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

Payment method

Mastercard ending in 2746

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$75.39
Shipping & Handling:	\$0.00
Total before tax:	\$75.39
Estimated tax to be collected:	\$0.00
Grand Total:	\$75.39

Arriving Thursday



2

Lanyard 50PCS Lanyards with Swivel Hook clips for ID Name Badge Holder (Black)

Sold by: Beebel

Supplied by: Other

\$15.95

Arriving Thursday



Goo Gone Adhesive Remover Spray Gel, Removes Chewing Gum, Grease, Tar, Stickers, Labels, Tape Residue, Oil, Blood, Lipstick, Mascara, 2 Pack & Sticker Lifter

Sold by: Weiman Brands

Supplied by: Other

\$19.98



2

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

\$6.97



Bostitch Office Premium 3 Hole Punch, 12 Sheet Capacity, Metal, Rubber Base, Easy-Clean Tray, Silver

Sold by: Amazon.com

Supplied by: Other

\$9.57

4/13/26



Zephyrhills 10PM

33543

What can we help you find today?

Menu

Quotes

Lists

ProX Justin

Cart



DEALS ARE HERE + FAST FREE DELIVERY*
*Subject to Availability



Shop Now

Order #WH28157922

Placed on: Apr 13, 2026

Manager

Feedback

Billing Information

Justin Lawrence

1500 Meadow Pointe Blvd

Wesley Chapel FL 33543

Payment Method: MC ***2746

Item	Price/Item	Qty	Line Total
Scheduled Delivery (1 item)			
1500 Meadow Pointe Blvd , Wesley Chapel, FL 33543			
4 in. x 4 in. x 6 ft. #2 Ground Contact Southern Yellow Pine Pressure-Treated Wood Timber	\$8.17 \$9.98 Saved 10%	65	\$531.05

Expect it on Apr, 14 2026
6am - 8pm

Subtotal	\$590.20
Scheduled Delivery	\$79.00
Sales Tax	\$0.00
Total	\$610.05
You Saved	\$99.15

Need help?
Online Customer Support:
1-800-430-3376

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

4/13/26

Manager

Welcome to Shell

75,390

New Tampa Shell
1808 Bruce B Downs Hwy
Tampa FL 33543

Gas
For
Truck

SHELL
1808 COUNTY ROAD 531
WESLEY CHAPEL, FL
33543
10014854003
04/14/2026 516376011
11:08:20 AM

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

REGULAR 8.574G
PRICE/GAL \$4.199

FUEL TOTAL \$ 36.00

TOTAL = \$ 36.00

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

CREDIT \$ 36.00

Mastercard
USD\$36.00
XXXX XXXX XXXX 2745
Chip Read
APPROVED
AUTH # 014047
INV # 377747
Mode: Issuer
AID: A0000000041010
TVR: 0000008000
EAD: 0110A0400122000
0000000000000000
0000FF
TSI: E800

4/14/26

Manager
Publix

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

Publix Purified 32Pk(Pal) F	
2 @ 3 for \$11.00	7.34
You saved: \$1.84	
F/Lay Vp Flavor Mix 18Ct F	13.69
6Ct Vegan Oatmeal Raisin F	4.59
4Ct Cinnamon Fry Donuts F	4.09
24Ct Assorted Cookie F	5.99
Chocolate Enrobed 6Ct F	3.89
Scone 6Ct Cran/Orange F	3.99
Lemon Cc Coffee Cake Bite F	5.49
You saved: \$0.50	
Gw Variety Mini Muffin F	6.49
Mandarins F	6.99
Coca-Cola Classic 6Pk Mini FT	5.99
Sprite 6Pk Mini FT	5.99
Diet Coke 6Pk Mini FT	5.99

Subtotal	80.52
Sales Tax 7% - T	0.00
Total Tax	0.00
Total	80.52
Credit	80.52
Change	0.00
Tax Exempt	1.26

SAVINGS: \$2.34

MasterCard: *2746 4/14/26 \$80.52
 Credit Card Purchase
 Auth/Trace: 014513/050175 Chip Read
 Reference: 001823281028
 A0000000041010
 Mastercard

Manager

Order Summary

Order placed April 16, 2026 Order # 113-7575420-2598605

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:	\$39.55
Shipping & Handling:	\$0.00
Total before tax:	\$39.55
Estimated tax to be collected:	\$0.00
Grand Total:	\$39.55

Arriving Monday



12 Inch Zip Ties Double Sided Toothed, 100 LBS Tensile Strength Heavy Duty Cable Wire Ties With Self-Locking Adjustable More Durable Nylon Tie Wraps for Indoor Outdoor (100 Pack)

Sold by: JIANYANG-US

Supplied by: Other

\$8.99



GORILLA GRIP Rug Gripper Pads, Reusable Double-Sided Stickers Keep Area Rugs Corners Flat, Grips Hardwood, Tile and Laminate Floors, Renter Friendly, Holds Down Carpet in Place, Home Décor, 8 Pcs

Sold by: GORILLA COMMERCE

Supplied by: Other

\$9.97



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

\$6.19



Lysol Toilet Bowl Cleaner Gel, For Cleaning and Disinfecting, Stain Removal, Forest Rain Scent, 24oz (Pack of 2)

Sold by: Amazon.com

Supplied by: Other

\$5.42

Arriving Monday



JAMEND CLXP 6PCS Broom and Mop Holder, Heavy Duty Garden Tool Organizer Rack Rake and Shovel Handle, Stainless Steel Mop Hanger. Wall Mounted Utility Rack with Screws, Silver.

Sold by: liaocaicheng

Supplied by: Other

\$8.98

4/16/26

Manager
Michael's

Everything to create anything

MICHAEL'S STORE #8778 (813)907-0842
MICHAEL'S STORE #8778
5913 WESLEY GROVE BLVD
WESLEY CHAPEL, FL 33544

8-9941-6145-5159-2796-0508-1147-1373-8748



4199258 SALE 4834 8778 030 4/20/26 10:35
CUSTOM FRAMING DE 33 1 @ 204.00 204.00 NN

TOTAL 204.00

ACCOUNT NUMBER *****2796

MasterCard 204.00

APPROVAL: 020827 CHIP ONLINE

Application Label: Mastercard

AID: A0000000041010

TVR: 000008000

TSI: E800

This receipt expires at 60 days on 06/18/26

Click, Buy, Create Shop michaels.com today!

Get Savings & Inspiration! Text* SIGNUP to 273283

To Sign Up for Email & Text Messages.

*Msg & Data Rates May Apply

You will receive 1 autodialed message
with a link to join Michaels alerts

THANK YOU FOR SHOPPING AT MICHAEL'S

Effective 11/27/2022 Clearance sales are considered
final, sold AS IS and are not
returnable for a refund or exchange.

Dear Valued Customer:

Michaels return and coupon policies are available
at michaels.com and in store at registers.

4/20/26 10:35

Manager

Order Summary

Order placed April 20, 2026 Order # 113-0796498-5590641

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:	\$144.49
Shipping & Handling:	\$0.00
Total before tax:	\$144.49
Estimated tax to be collected:	\$0.00
Grand Total:	\$144.49

Arriving Thursday



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

Sold by: Amazon.com

Supplied by: Other

\$20.46



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

\$6.97



The Original Donut Shop Regular, Single-Serve Keurig K-Cup Pods, Medium Roast Coffee Pods, 32 Count

Sold by: Amazon.com

Supplied by: Other

\$20.44



Ginger Lily Farms Club & Fitness Conditioning Liquid Hand Soap Refill, 100% Vegan & Cruelty-Free, Ocean Breeze Scent, 1 Gallon (128 fl oz)

Sold by: Amazon.com

Supplied by: Other

\$21.83



Taylor Technologies R-0004 pH Indicator Reagent, 2 Ounce

Sold by: SDR Supply

Supplied by: Other

\$9.95



TN229XL Toner Cartridges Compatible Replacement for Brother 229XL Toner Cartridges 4 Pack TN229XL TN229 XL BK/C/M/Y for MFC-L3780CDW HL-L3280CDW MFC-L3720CDW HL-L3220CDW HL-L3300CDW HL-L3295 Printer

Sold by: INK4U Direct-US

Supplied by: Other

\$54.89

4/20/26

Manager Publix

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

Sour Crm Cake Donut 6Ct F	3.89
Black Raspbry Linzer Tart F	5.29
Frosted Sugar Cookie 10Ct	5.19
Petite Cinnamon Rolls F	6.49
Visa \$25 - 0423	25.00
Service Fee: \$4.95	
Visa \$25 - 8679	25.00
Service Fee: \$4.95	
Visa \$25 - 9541	25.00
Service Fee: \$4.95	
Visa \$25 - 3716	25.00
Service Fee: \$4.95	
Subtotal	140.66
Total Tax	0.00
Total	140.66
Credit	140.66
Change	0.00

MasterCard: *2746	\$140.66
Credit Card	Purchase
Auth/Trace: 021113/047274	Chip Read
Reference: 004549265564	
A0000000041010	
Mastercard	

04/21/2026 10:01AM

Thank you for shopping at store 0006
Your cashier today was Jayna.
2992, 0104, 271

Manager Publix

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

Md Gw Mini Muffin Platter F	18.99
Md Gw Mini Muffin Platter F	18.99
6Ct Glazed Donuts F	4.69
6Ct Glazed Donuts F	4.69
6Ct Glazed Donuts F	4.69
Pbx Plttr Sldr Ortb Mini FT	15.99
Bh Plttr Clssc Italn Mini FT	18.99
Pbx Plttr Pinwheel Mini FT	15.99
Md Donut Bites Platter F	22.99
Pbx Plttr Cubanito Mini FT	15.99
Pbx Plttr Cubanito Mini FT	15.99
Coca-Cola Classic 12Pk FT	11.59
Sprite 12Pk FT	11.59
16 Lb.Ice FT	
\$4.39 x 2	8.78
Publix Purified 32Pk(Pal) F	
\$4.59 x 2	9.18

Subtotal	199.13
Sales Tax 7% - T	0.00
Total Tax	0.00
Total	199.13
Credit	199.13
Change	0.00

Tax Exempt 4/4/26 8.04

Manager 75,561
Gas for Truck

See bottom of receipt
for your chance to win
\$1000 ID#: 7WRLX5YNRNS

Wal*mart #2740
19910 BRUCE B DOWNS BLVD
TAMPA, FL 33647

Pump# 10 UNLEAD(11)
Gallons 12.922
Price/Gal \$3.869
Fuel Sale \$50.00

Mastercard \$50.00
MC *****2746 1
01
Auth: AA
Apprvl: 024445

AID #A0000000041010

04/24/26 03:22PM

TC#
6785 5436 3121 6171 2514

HOW WAS YOUR EXPERIENCE?
TELL US ABOUT YOUR VISIT

TODAY AND YOU COULD WIN
1 OF 5 \$1000 WALMART
GIFT CARDS OR 1 OF 750
\$100 WALMART GIFT CARDS.

DIGANOS ACERCA DE SU
VISITA A WALMART HOY Y
USTED PODRIA GANAR UNA
DE LAS 5 TARJETAS DE
REGALO DE WALMART DE
\$1000 O UNA DE LAS 750
TARJETAS DE REGALO DE
WALMART DE \$100.

WWW.SURVEY.WALMART.COM

~~Manager~~ 75,561
Gas for Truck

See bottom of receipt
for your chance to win
\$1000 ID#: 7WRLX5VNRNS

Wal*mart #2740
19910 BRUCE B DOWNS BLVD
TAMPA, FL 33647

Pump# 10 UNLEAD(11)
Gallons 12.922
Price/Gal \$3.869
Fuel Sale \$50.00

Mastercard \$50.00
MC *****2746 1
01
Auth: AA
Apprvl: 024445

AID #A0000000041010

04/24/26 03:22PM

TC#
6785 5436 3121 6171 2514

HOW WAS YOUR EXPERIENCE?

TELL US ABOUT YOUR VISIT

TODAY AND YOU COULD WIN
1 OF 5 \$1000 WALMART
GIFT CARDS OR 1 OF 750
\$100 WALMART GIFT CARDS.

DIGANOS ACERCA DE SU
VISITA A WALMART HOY Y
USTED PODRIA GANAR UNA
DE LAS 5 TARJETAS DE
REGALO DE WALMART DE
\$1000 O UNA DE LAS 750
TARJETAS DE REGALO DE
WALMART DE \$100.

WWW.SURVEY.WALMART.COM

Manager

Total estimated refund

 \$54.89 to your MasterCard ending in 2746

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

[View invoice](#)

\$54.89 

(Refund)

UPS Store Return Instructions



No shipping box required

Keep the item in its original manufacturer packaging.



Show QR code to the store associate

Any store associate can help you to ship your return.



Bring your return to the selected UPS Store location

THE UPS STORE
1936 BRUCE B DOWNS BLVD
WESLEY CHAPEL
FL, 33544 [Store hours](#)

You can dropoff at any UPS Store locations [See locations](#)

[Change return method](#)

[See full instructions](#)

4/27/26



TN229XL Toner
Cartridges Compatible
Replacement for
Brother...

Return code

The UPS Store



No Box No Label

[Download](#)

Manager
PUBLIX.

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

6CT CHOC & GLAZED	4.69	F
GW PPY SD MINI MFN	5.99	F
You Saved	0.50	
6CT STRAWBRRY SOUR	3.89	F
BAN WLNT LF CKE SL	6.99	

Order Total	21.56	
Sales Tax	0.00	
Grand Total	21.56	
Credit	Payment	21.56
Change	0.00	

Savings Summary
Special Price Savings 0.50

* Your Savings at Publix *
* 0.50 *

Receipt ID: 0006 4TR 731 176

PRESTO!
Trace #: 737629
Reference #: 1051737870
Acct #: XXXXXXXXXXXX2746
Purchase Mastercard
Amount: \$21.56
Auth #: 028066

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

4/28/26

Order Summary

Order placed April 28, 2026 Order # 113-1390539-2553862

Manager

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:	\$300.98
Shipping & Handling:	\$0.00
Total before tax:	\$300.98
Estimated tax to be collected:	\$0.00
Grand Total:	\$300.98

Arriving Thursday



Brother Genuine TN2294PK Standard Yield 4-Pack Printer Toner Cartridges - Black, Cyan, Magenta, Yellow Toner Multipack

Sold by: Fast and Precise by Staples

Supplied by: Other

\$300.98

AMZN.COM

4/28/26

Manager

Order Summary

Order placed April 28, 2026 Order # 113-2069007-4901066

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:	\$27.74
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$27.74
Estimated tax to be collected:	\$0.00
Grand Total:	\$27.74

Arriving tomorrow 10 AM – 3 PM



Nutricost Baking Soda (2 LBS) - For Baking, Cleaning, Deodorizing, and More (Pantry)

Sold by: eSupplements

Supplied by: Other

\$14.96



Clorox Disinfecting Wipes for Allergy Season, Bleach-Free, Multi-Surface Cleaner, Antibacterial, Fresh Scent & Crisp Lemon, 75 Count Each, Pack of 3

Sold by: Amazon.com

Supplied by: Other

\$12.78

Mail to us:

4/28/26

Order Summary

Manager

Order placed April 28, 2026 Order # 113-0139247-8077808

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:	\$25.96
Shipping & Handling:	\$0.00
Total before tax:	\$25.96
Estimated tax to be collected:	\$0.00
Grand Total:	\$25.96

Arriving Thursday



Rust-Oleum 249100 Painter's Touch 2X Ultra Cover Spray Paint, 12 oz, Gloss Meadow Green

Sold by: Amazon.com

Supplied by: Other

4 \$6.49

(1 of 1)

4/28/26

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Manager



mailchimp

Your order has been processed.

Order MC25937623

Processed on April 29, 2026 02:51 AM New York.

Essentials plan

1,500 contacts

\$26.50

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

on April 29, 2026

\$26.50

Balance as of April 29, 2026

\$0.00

4/29/26



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. 2191277W426
 STATEMENT DATE 05/20/26
 DUE DATE 05/25/26
 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	
05/20/26	FUEL SURCHARGE	1.00 SC70376663 \$ 78.87
05/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70376662 \$ 20.54
05/20/26	BASIC SERVICE CHARGE	1.00 6.00YD \$ 205.35
	6/1/2026-6/30/2026	
	Invoice Total	\$ 304.76
	Account Balance	\$ 304.76

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. 2191277W426
 STATEMENT DATE 05/20/26
 DUE DATE 05/25/26
PAY THIS AMOUNT 304.76

WRITE AMOUNT PAID	\$
-------------------------	----

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

MAIL PAYMENT TO:
 WASTE CONNECTIONS OF FLORIDA
 PO BOX 535233
 PITTSBURGH, PA 15253-5233

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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 **04/23/2026**
Amount Due **1,627.21**
Current Charges Due **05/18/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

ELECTRIC SERVICE							
Date	From Reading	Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information
Average kWh
Period Days Per Day

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

Previous Balance **1,618.03**
Payment **1,618.03CR**
Balance Forward **0.00**



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 @ 0.04375 **207.77**
Poles (QTY 114) **570.00**
FL Gross Receipts Tax **11.74**
State Tax **104.76**
Pasco County Tax **15.07**

Total Current Charges **1,627.21**
Total Due **1,627.21** E.F.T.

***** ATTENTION *****

The 2025 Capital Credits assigned amount for this account is \$2,038.52. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

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 05/08/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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: **04/23/2026**

Use above space for address change ONLY.

District: OP15



1353910 OP15
MEADOW POINTE III CDD
C/O RIZZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after 05/08/2026
TOTAL CHARGES DUE 1,627.21
DO NOT PAY



000135391000016272100016272101



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 **05/11/2026**
 Amount Due **185.65**
 Current Charges Due **06/03/2026**

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				
04/07	94031	05/06	95259				1228

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	42
Apr 2026	33	42
May 2025	32	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.

Previous Balance 203.13
 Payment 203.13CR
 Balance Forward 0.00



Customer Charge 39.16
 Energy Charge 1,228 KWH @ 0.06090 74.79
 Fuel Adjustment 1,228 KWH @ 0.04375 53.73
 FL Gross Receipts Tax 4.30
 State Tax 11.95
 Pasco County Tax 1.72

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

Total Current Charges 185.65
 Total Due **E.F.T.** 185.65

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

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	05/22/2026
TOTAL CHARGES DUE	185.65
DO NOT PAY	

000135391100001856500001856500



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 **05/11/2026**
Amount Due **72.09**
Current Charges Due **06/03/2026**

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				
04/07	95035	05/06	95283				248

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	9
Apr 2026	33	8
May 2025	32	9

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



1 0 2 1 3 5 7 9

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

Previous Balance		75.57
Payment		75.57CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 248 KWH @ 0.06090		15.10
Fuel Adjustment 248 KWH @ 0.04375		10.85
FL Gross Receipts Tax		1.67
State Tax		4.64
Pasco County Tax		0.67
Total Current Charges		72.09
Total Due	E. F. T.	72.09

DO NOT PAY
Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

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	05/22/2026
TOTAL CHARGES DUE	72.09
DO NOT PAY	

000135391200000720900000720904



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 **05/11/2026**
 Amount Due **64.91**
 Current Charges Due **06/03/2026**

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				
04/07	47593	05/06	47779				186

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	6
Apr 2026	33	6
May 2025	32	7

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

Previous Balance 67.10
 Payment 67.10CR
 Balance Forward 0.00



Customer Charge 39.16
 Energy Charge 186 KWH @ 0.06090 11.33
 Fuel Adjustment 186 KWH @ 0.04375 8.14
 FL Gross Receipts Tax 1.50
 State Tax 4.18
 Pasco County Tax 0.60

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

Total Current Charges 64.91
 Total Due **E.F.T.** 64.91

DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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: 05/11/2026

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	05/22/2026
TOTAL CHARGES DUE	64.91
DO NOT PAY	

000135391300000649100000649106



INVOICE

INVOICE #	INVOICE DATE
1148389	4/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543

Invoice Due Date: May 1, 2026

Invoice Amount: \$24,855.23

Description	Current Amount
Monthly Landscape Maintenance April 2026	\$24,855.23

Invoice Total **\$24,855.23**

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
1151363	4/14/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543

Invoice Due Date: May 14, 2026

Invoice Amount: \$967.89

Description	Current Amount
Irrigation Inspection made on 3/11/26	
Irrigation Repairs	\$967.89

Invoice Total \$967.89

Excellence
IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
1151377	4/14/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD
Address: 1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543

Invoice Due Date: May 14, 2026

Invoice Amount: \$1,000.00

Description	Current Amount
Alchester 2 Dead Pine Removals	
Tree Care Service	\$1,000.00

Invoice Total \$1,000.00

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IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
1151378	4/14/2026
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543

Invoice Due Date: May 14, 2026

Invoice Amount: \$960.00

Description	Current Amount
2 Dead Pine Tree Removals Beardsley Dr	
Tree Care Service	\$960.00

Invoice Total \$960.00

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