



Rizzetta & Company

Meadow Pointe III Community Development District

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

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

www.meadowpointe3cdd.org

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

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

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

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

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

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

July 8, 2026

Agenda

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **Wednesday, July 15, 2026, at 6:30 p.m.**, to be held at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A. Discussion of FY 2026-2027 Budget
 - B. Discussion of Wall Landscaping Project Updates
 - C. Discussion of Landscape Project Update
 - D. Presentation of FY24-25 Final Audits..... Tab 1
 - E. Presentation of Current Annual Arbitrage Report..... Tab 2
 - F. Consideration of Resolution 2026-05, Adopting Vandalism to Entry Gates Policy Tab 3
- 5. STAFF REPORTS**
 - A. Community Deputy Update
 - B. District Engineer
 1. Consideration of Crosscreek Environmental Restoration Proposal Tab 4
 2. Consideration of CLS Proposals Tab 5
 3. Consideration of Finn Outdoor Erosion Pond Bank Restoration Proposal.... Tab 6
 - C. Aquatics Maintenance
 - D. Landscape Maintenance
 1. Presentation of OLM Inspection Report Tab 7
 - E. Yellowstone Inspection Report
 1. Consideration of Yellowstone Proposals..... Tab 8
 - F. Amenity Management
 1. Presentation of Amenity Report Tab 9
 - G. District Counsel
 - H. District Manager
 1. Review of the District Manager's Report & Monthly Financials..... Tab 9
 2. Review of 2nd Quarterly Website Audit Tab 11
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on June 17, 2026..... Tab 12
 - B. Consideration of Operations & Maintenance Expenditures for June 2026 Tab 13
- 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

**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



1001 W. Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Meadow Pointe III Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Meadow Pointe III Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 1, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 1, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Meadow Pointe III Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities plus deferred inflows of resources of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of (\$116,826).
- The change in the District's total net position in comparison with the prior fiscal year was \$943,027, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$4,335,227, an increase of \$699,309 in comparison with the prior fiscal year. The total fund balance is nonspendable for prepaid items and deposits, restricted for debt service, assigned to reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment, and culture and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements.

However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities plus deferred inflows of resources exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 4,834,870	\$ 4,217,669
Capital assets	1,943,756	2,301,546
Total assets	<u>6,778,626</u>	<u>6,519,215</u>
Deferred outflows of resources	184,951	209,103
Total assets and deferred outflows	<u>6,963,577</u>	<u>6,728,318</u>
Current liabilities	169,371	225,967
Long-term liabilities	6,483,431	7,100,845
Total liabilities	<u>6,652,802</u>	<u>7,326,812</u>
Deferred inflows of resources	427,601	461,359
Total liabilities and deferred inflows	<u>7,080,403</u>	<u>7,788,171</u>
Net Position		
Net investment in capital assets	(4,539,675)	(4,799,299)
Restricted	727,435	688,646
Unrestricted	3,695,414	3,050,800
Total net position	<u>\$ (116,826)</u>	<u>\$ (1,059,853)</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	2025	2024
CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:		
Program revenues		
Charges for services	\$ 3,520,963	\$ 3,229,404
Operating grants and contributions	36,399	37,573
General revenues		
Unrestricted investment earnings	122,128	129,170
Miscellaneous	78,207	85,808
Total revenues	<u>3,757,697</u>	<u>3,481,955</u>
Expenses:		
General government	184,768	165,142
Physical environment	1,833,156	2,068,086
Culture and recreation	523,893	588,969
Interest on long-term debt	272,853	292,089
Total expenses	<u>2,814,670</u>	<u>3,114,286</u>
Change in net position	943,027	367,669
Net position - beginning	<u>(1,059,853)</u>	<u>(1,427,522)</u>
Net position - ending	<u>\$ (116,826)</u>	<u>\$ (1,059,853)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$2,814,670. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue is comprised of investment income and miscellaneous revenue. The decrease in expenses is primarily due to a decrease in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$11,090,411 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$9,146,655 has been taken, which resulted in a net book value of \$1,943,756. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had \$6,515,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Meadow Pointe III Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 1,248,187
Investments	2,407,150
Lease receivable	496,674
Prepays and deposits	43,046
Restricted assets:	
Investments	639,813
Capital assets	
Depreciable assets, net	1,943,756
Total assets	6,778,626
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	184,951
Total deferred outflows of resources	184,951
 LIABILITIES	
Accounts payable and accrued expenses	72,042
Accrued interest payable	97,329
Non-current liabilities:	
Due within one year	636,000
Due in more than one year	5,847,431
Total liabilities	6,652,802
 DEFERRED INFLOWS OF RESOURCES	
Cell tower lease	427,601
Total deferred inflows of resources	427,601
 NET POSITION	
Net investment in capital assets	(4,539,675)
Restricted for debt service	727,435
Unrestricted	3,695,414
Total net position	\$ (116,826)

See notes to the financial statements

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED September 30, 2025**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 184,768	\$ 184,768	\$ -	\$ -
Physical environment	1,833,156	1,833,156	-	-
Culture and recreation	523,893	610,382	-	86,489
Interest on long-term debt	272,853	892,657	36,399	656,203
Total governmental activities	2,814,670	3,520,963	36,399	742,692
General revenues:				
Unrestricted investment earnings				122,128
Miscellaneous				78,207
Total general revenues				200,335
Change in net position				943,027
Net position - beginning				(1,059,853)
Net position - ending				\$ (116,826)

See notes to the financial statements

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 1,248,187	\$ -	\$ 1,248,187
Investments	2,407,150	639,813	3,046,963
Lease receivable	496,674	-	496,674
Prepays and deposits	43,046	-	43,046
Total assets	<u>\$ 4,195,057</u>	<u>\$ 639,813</u>	<u>\$ 4,834,870</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued liabilities	\$ 72,042	\$ -	\$ 72,042
Total liabilities	<u>72,042</u>	<u>-</u>	<u>72,042</u>
Deferred Inflows of Resources:			
Cell tower lease	427,601	-	427,601
Total deferred inflows of resources	<u>427,601</u>	<u>-</u>	<u>427,601</u>
Fund balances:			
Nonspendable:			
Prepays and deposits	43,046	-	43,046
Restricted for:			
Debt service	-	639,813	639,813
Assigned to:			
Capital reserves	1,881,180	-	1,881,180
Unassigned	1,771,188	-	1,771,188
Total fund balances	<u>3,695,414</u>	<u>639,813</u>	<u>4,335,227</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,195,057</u>	<u>\$ 639,813</u>	<u>\$ 4,834,870</u>

See notes to the financial statements

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 4,335,227

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	11,090,411	
Accumulated depreciation	<u>(9,146,655)</u>	1,943,756

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements. 184,951

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(97,329)	
Discount on bonds	31,569	
Bonds payable	<u>(6,515,000)</u>	<u>(6,580,760)</u>

Net position of governmental activities		<u>\$ (116,826)</u>
---	--	---------------------

See notes to the financial statements

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED September 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 2,628,306	\$ 892,657	\$ 3,520,963
Investment income	122,128	36,399	158,527
Miscellaneous	78,207	-	78,207
Total revenues	2,828,641	929,056	3,757,697
EXPENDITURES			
Current:			
General government	184,768	-	184,768
Physical environment	1,475,530	-	1,475,530
Culture and recreation	503,526	-	503,526
Debt service:			
Principal	-	621,000	621,000
Interest	-	253,361	253,361
Capital outlay	20,203	-	20,203
Total expenditures	2,184,027	874,361	3,058,388
Excess (deficiency) of revenues over (under) expenditures	644,614	54,695	699,309
Fund balances - beginning	3,050,800	585,118	3,635,918
Fund balances - ending	\$ 3,695,414	\$ 639,813	\$ 4,335,227

See notes to the financial statements

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED September 30, 2025**

Net change in fund balances - total governmental funds	\$	699,309
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		20,203
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(377,993)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		621,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of deferred amount on refunding		(24,152)
Amortization of original issue discount/premium		(3,586)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		8,246
Change in net position of governmental activities	\$	943,027

See notes to the financial statements

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Meadow Pointe III Community Development District ("District") was established on September 12, 2000, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Pasco County Ordinance 00-16. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Supervisors are elected on an at large basis by qualified electors that reside within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17), Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Land and improvements	15
Road and streets	20
Stormwater management	25
Recreational facilities	15-20
Equipment	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Leases

The District is a lessor for noncancellable leases for communication towers and recognizes lease receivables and a deferred inflows of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the District initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the District determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

The District uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, although the District Manager can approve certain changes to line item appropriations within funds.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Fair Value	Credit Risk	Weighted Average Maturity
First American Treasury Obligation Fund - Class Z	\$ 340,072	\$ -	S&P AAAM	45 days
First American Treasury Obligation Fund - Class Y	75,050	-	S&P AAAM	45 days
US Bank MMKT	224,691	-	N/A	N/A
FL Class	-	2,407,150	S&P AAAM	42 days
Total Investments	<u>\$ 639,813</u>	<u>\$ 2,407,150</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's money market investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Changes in capital assets for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Land and improvements	\$ 809,719	\$ -	\$ -	\$ 809,719
Road and streets	2,937,075	-	-	2,937,075
Stormwater management	5,299,918	-	-	5,299,918
Recreational facilities	1,992,322	-	-	1,992,322
Equipment	31,174	20,203	-	51,377
Total capital assets, being depreciated	11,070,208	20,203	-	11,090,411
Less accumulated depreciation for:				
Land and improvements	(809,719)	-	-	(809,719)
Road and streets	(2,273,220)	(145,629)	-	(2,418,849)
Stormwater management	(3,815,949)	(211,997)	-	(4,027,946)
Recreational facilities	(1,838,601)	(19,426)	-	(1,858,027)
Equipment	(31,173)	(941)	-	(32,114)
Total accumulated depreciation	(8,768,662)	(377,993)	-	(9,146,655)
Total capital assets, being depreciated, net	2,301,546	(357,790)	-	1,943,756
Governmental activities capital assets, net	\$ 2,301,546	\$ (357,790)	\$ -	\$ 1,943,756

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 357,626
Culture and recreation	20,367
Total depreciation	<u>\$ 377,993</u>

NOTE 6 - LONG-TERM LIABILITIES

Series 2013 Bonds

On March 28, 2013, the District issued \$5,140,000 of Capital Improvement Revenue Refunding Bonds, consisting of \$1,075,000 Term Bonds due May 1, 2029 with an interest rate of 4.125%, \$1,625,000 Term Bonds due May 1, 2034 with an interest rate of 4.375% and \$2,440,000 Serial Bonds due on May 1, 2025 with interest rates from 1.2% to 4.0%. The Bonds were issued to refund the District's outstanding Series 2003A Capital Improvement Revenue Bonds. Interest is to be paid semiannually on each May 1 and November 1 commencing November 1, 2013. Principal is paid serially commencing May 1, 2014 through May 1, 2034.

The Series 2013 Bonds maturing on or prior to May 1, 2023 are not subject to optional redemption. The Series 2013 Bonds maturing after May 1, 2024 are subject to redemption at the option of the District in whole or in part at any time on or after May 1, 2023 at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to the selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

Series 2015 Bonds

On June 10, 2015, the District issued \$2,955,000 of Capital Improvement Revenue Refunding Bonds, consisting of 2015A-1 \$2,525,000 Term Bonds due May 1, 2035 with interest rates of 2.0% to 4.625% and 2015A-2 \$430,000 Term Bonds due May 1, 2035 with an interest rate of 5.250%. The Bonds were issued to refund the District's outstanding Series 2004A Capital Improvement Revenue Bonds. Interest is to be paid semiannually on each May 1 and November 1 commencing November 1, 2015. Principal is paid serially commencing May 1, 2016 through May 1, 2035.

The Series 2015A-1 and 2015A-2 Bonds are subject to redemption at the option of the District after May 1, 2025 at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to the selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 - LONG-TERM LIABILITIES (Continued)

Series 2021 Bonds

On March 1, 2021, the District issued \$3,313,000 of Capital Improvement Revenue Refunding Bonds, due on May 1, 2033 with an interest rate of 2%. The Bond was issued to refund the District's outstanding Series 2007 Special Assessment Revenue Refunding Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal is paid serially commencing May 1, 2021 through May 1, 2033.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

Bond Compliance

The Bond Indentures established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025 for all Bond Series outstanding.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 2,795,000	\$ -	\$ 230,000	\$ 2,565,000	\$ 240,000
Series 2015A-1	1,610,000	-	120,000	1,490,000	120,000
Series 2015A-2	285,000	-	20,000	265,000	20,000
Series 2021	2,446,000	-	251,000	2,195,000	256,000
Original issue discount	(35,155)	-	(3,586)	(31,569)	-
Total	\$ 7,100,845	\$ -	\$ 617,414	\$ 6,483,431	\$ 636,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 636,000	\$ 233,591	\$ 869,591
2027	656,000	212,721	868,721
2028	681,000	191,139	872,139
2029	706,000	168,061	874,061
2030	732,000	144,031	876,031
2031-2035	3,104,000	318,425	3,422,425
Total	\$ 6,515,000	\$ 1,267,968	\$ 7,782,968

NOTE 7 - LEASES

The District owns a parcel of land, which it has leased to a cell phone provider in connection with the provision for wireless communications services. The lease has terms including option periods set to expire in May 2038. The District recognized \$53,870 in lease and interest revenue related to the lease during the fiscal year ended September 30, 2025. As of September 30, 2025, the District's receivable related to these leases was \$496,674. Also, the District has a deferred inflow of resources associated with these leases that will be recognized as revenue over the lease term. As of September 30, 2025, the balance of the deferred inflow of resources was \$427,601.

NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 10 - LITIGATION AND CLAIMS

During the current fiscal year, a claim was filed against the District in which the plaintiff is seeking a judgment determining maintenance responsibility of a fence that is in need of repair. The matter has been turned over to the District's insurance carrier for defense.

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED September 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 2,605,379	\$ 2,628,306	\$ 22,927
Investment income	-	122,128	122,128
Miscellaneous	30,462	78,207	47,745
Total revenues	2,635,841	2,828,641	192,800
EXPENDITURES			
Current:			
General government	161,232	184,768	(23,536)
Physical environment	1,799,424	1,475,530	323,894
Culture and recreation	607,096	503,526	103,570
Capital outlay	68,089	20,203	47,886
Total expenditures	2,635,841	2,184,027	451,814
Excess (deficiency) of revenues over (under) expenditures	\$ -	644,614	\$ 644,614
Fund balance - beginning		3,050,800	
Fund balance - ending		\$ 3,695,414	

See notes to required supplementary information

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED September 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$0
Independent contractor compensation	\$17,990
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$46.37 - \$1,480.21 Debt service - \$235.99 - \$853.99
Special assessments collected	\$3,520,963
Outstanding Bonds	
Series 2013	\$2,565,000
Series 2015A-1	\$1,490,000
Series 2015A-2	\$265,000
Series 2021	\$2,195,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Meadow Pointe III Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Meadow Pointe III Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 1, 2026.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 1, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Meadow Pointe III Community Development District
Pasco County, Florida

We have examined Meadow Pointe III Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Meadow Pointe III Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 1, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Meadow Pointe III Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Meadow Pointe III Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated May 1, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 1, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Meadow Pointe III Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Meadow Pointe III Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 1, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3) (c) in the Other Information section of the financial statements on page 24.

Tab 2



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

June 4, 2026

Ms. Shandra Torres
Meadow Pointe III Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

**Meadow Pointe III Community Development District
(Pasco County, Florida)
\$5,140,000 Capital Improvement Revenue Refunding Bonds, Series 2013
(Bank Qualified)
("Bonds")**

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended March 28, 2026 ("Computation Period"). This report indicates that there is no cumulative rebate amount liability as of March 27, 2026.

The next annual arbitrage rebate calculation date is March 28, 2027. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

***Meadow Pointe III
Community Development
District***

*Meadow Pointe III Community Development District
(Pasco County, Florida) \$5,140,000 Capital Improvement
Revenue Refunding Bonds, Series 2013 (Bank Qualified)*

For the period ended March 27, 2026



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

June 4, 2026

Meadow Pointe III Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: Meadow Pointe III Community Development District (Pasco County, Florida) \$5,140,000 Capital Improvement Revenue Refunding Bonds, Series 2013 (Bank Qualified) ("Bonds")

Meadow Pointe III Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended March 27, 2026 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Amount for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Amount of \$(115,973.47) at March 27, 2026. As such, no amount must be on deposit in the Rebate Fund nor remitted to the United States Government.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 4.0892%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Amount for the Bonds for the Computation Period based on the information provided to us. The Rebate Amount has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Meadow Pointe III Community Development District

June 4, 2026

\$5,140,000 Capital Improvement Revenue Refunding Bonds, Series 2013

For the period ended March 27, 2026

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is March 28, 2013.
2. The end of the first Bond Year for the Bonds is March 27, 2014
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Amount for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Amount for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Amount as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Amount as of the Next Computation Date will not be the Rebate Amount reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Amount computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Meadow Pointe III Community Development District

June 4, 2026

\$5,140,000 Capital Improvement Revenue Refunding Bonds, Series 2013

For the period ended March 27, 2026

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Series 2013 Bonds are being issued to: (i) refund and redeem all of the Outstanding principal amount of the District's \$5,590,000 Capital Improvement Revenue Bonds, Series 2003A, currently outstanding in the principal amount of \$5,250,000 (ii) pay certain costs associated with the issuance of the Series 2013 Bonds; and (iii) make a deposit into the Series 2013 Reserve Account which shall be held for the benefit of all the Series 2013 Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Meadow Pointe III Community Development District

June 4, 2026

\$5,140,000 Capital Improvement Revenue Refunding Bonds, Series 2013

For the period ended March 27, 2026

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Amount on certain prescribed dates.
5. *Rebate Amount*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Meadow Pointe III Community Development District
June 4, 2026
\$5,140,000 Capital Improvement Revenue Refunding Bonds, Series 2013
For the period ended March 27, 2026

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Meadow Pointe III Community Development District
June 4, 2026
\$5,140,000 Capital Improvement Revenue Refunding Bonds, Series 2013
For the period ended March 27, 2026

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE AMOUNT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Amount.

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
 \$5,140,000 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2013 (BANK QUALIFIED)

SCHEDULE 1 - REBATE AMOUNT CALCULATION

3 / 28 / 2013 ISSUE DATE
 3 / 28 / 2023 BEGINNING OF COMPUTATION PERIOD
 3 / 27 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.0892%	ALLOWABLE EARNINGS
3 / 28 / 2023	BEGINNING BALANCE		0.00	176,108.11	198,824.86	22,716.75
3 / 28 / 2023	INTEREST ACCRUAL REVERSAL		(606.54)	0.00	0.00	0.00
4 / 3 / 2023	RESERVE FUND		671.67	0.00	0.00	0.00
4 / 4 / 2023	RESERVE FUND		0.00	(671.67)	(757.80)	(86.13)
5 / 1 / 2023	RESERVE FUND		676.57	0.00	0.00	0.00
5 / 2 / 2023	RESERVE FUND		0.00	(676.57)	(760.93)	(84.36)
6 / 1 / 2023	RESERVE FUND		733.80	0.00	0.00	0.00
6 / 2 / 2023	RESERVE FUND		0.00	(733.80)	(822.51)	(88.71)
7 / 3 / 2023	RESERVE FUND		717.80	0.00	0.00	0.00
7 / 5 / 2023	RESERVE FUND		0.00	(717.80)	(801.60)	(83.80)
8 / 1 / 2023	RESERVE FUND		749.52	0.00	0.00	0.00
8 / 2 / 2023	RESERVE FUND		0.00	(749.52)	(834.49)	(84.97)
9 / 1 / 2023	RESERVE FUND		776.73	0.00	0.00	0.00
9 / 5 / 2023	RESERVE FUND		0.00	(776.73)	(861.58)	(84.85)
10 / 2 / 2023	RESERVE FUND		752.09	0.00	0.00	0.00
10 / 3 / 2023	RESERVE FUND		0.00	(752.09)	(831.62)	(79.53)
11 / 1 / 2023	RESERVE FUND		0.00	(2,118.75)	(2,335.44)	(216.69)
11 / 1 / 2023	RESERVE FUND		778.61	0.00	0.00	0.00
11 / 2 / 2023	RESERVE FUND		0.00	(778.61)	(858.15)	(79.54)
12 / 1 / 2023	RESERVE FUND		746.10	0.00	0.00	0.00
12 / 4 / 2023	RESERVE FUND		0.00	(746.10)	(819.36)	(73.26)
12 / 21 / 2023	RESERVE FUND		0.01	0.00	0.00	0.00
12 / 21 / 2023	RESERVE FUND		0.17	0.00	0.00	0.00
12 / 22 / 2023	RESERVE FUND		0.00	(0.17)	(0.19)	(0.02)
1 / 2 / 2024	RESERVE FUND		770.44	0.00	0.00	0.00
1 / 3 / 2024	RESERVE FUND		0.00	(770.44)	(843.34)	(72.90)
2 / 1 / 2024	RESERVE FUND		766.80	0.00	0.00	0.00
2 / 2 / 2024	RESERVE FUND		0.00	(766.80)	(836.62)	(69.82)
3 / 1 / 2024	RESERVE FUND		714.50	0.00	0.00	0.00
3 / 4 / 2024	RESERVE FUND		0.00	(714.50)	(776.76)	(62.26)
4 / 1 / 2024	RESERVE FUND		762.27	0.00	0.00	0.00
4 / 2 / 2024	RESERVE FUND		0.00	(762.27)	(826.09)	(63.82)
5 / 1 / 2024	RESERVE FUND		736.23	0.00	0.00	0.00
5 / 2 / 2024	RESERVE FUND		0.00	(736.23)	(795.18)	(58.95)
6 / 3 / 2024	RESERVE FUND		761.18	0.00	0.00	0.00
6 / 4 / 2024	RESERVE FUND		0.00	(761.18)	(819.17)	(57.99)

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
 \$5,140,000 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2013 (BANK QUALIFIED)

SCHEDULE 1 - REBATE AMOUNT CALCULATION

3 / 28 / 2013 ISSUE DATE
 3 / 28 / 2023 BEGINNING OF COMPUTATION PERIOD
 3 / 27 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.0892%	ALLOWABLE EARNINGS
7 / 1 / 2024	RESERVE FUND		736.42	0.00	0.00	0.00
7 / 2 / 2024	RESERVE FUND		0.00	(736.42)	(790.04)	(53.62)
8 / 1 / 2024	RESERVE FUND		759.97	0.00	0.00	0.00
8 / 2 / 2024	RESERVE FUND		0.00	(759.97)	(812.55)	(52.58)
9 / 3 / 2024	RESERVE FUND		757.03	0.00	0.00	0.00
9 / 4 / 2024	RESERVE FUND		0.00	(757.03)	(806.50)	(49.47)
10 / 1 / 2024	RESERVE FUND		708.81	0.00	0.00	0.00
10 / 2 / 2024	RESERVE FUND		0.00	(708.81)	(752.76)	(43.95)
11 / 1 / 2024	RESERVE FUND		693.59	0.00	0.00	0.00
11 / 4 / 2024	RESERVE FUND		0.00	(693.59)	(733.95)	(40.36)
12 / 2 / 2024	RESERVE FUND		648.99	0.00	0.00	0.00
12 / 3 / 2024	RESERVE FUND		0.00	(648.99)	(684.52)	(35.53)
1 / 2 / 2025	RESERVE FUND		650.95	0.00	0.00	0.00
1 / 3 / 2025	RESERVE FUND		0.00	(650.95)	(684.27)	(33.32)
2 / 3 / 2025	RESERVE FUND		628.50	0.00	0.00	0.00
2 / 4 / 2025	RESERVE FUND		0.00	(628.50)	(658.38)	(29.88)
3 / 3 / 2025	RESERVE FUND		564.82	0.00	0.00	0.00
3 / 4 / 2025	RESERVE FUND		0.00	(564.82)	(589.68)	(24.86)
4 / 1 / 2025	RESERVE FUND		620.34	0.00	0.00	0.00
4 / 2 / 2025	RESERVE FUND		0.00	(620.34)	(645.60)	(25.26)
5 / 1 / 2025	RESERVE FUND		598.88	0.00	0.00	0.00
5 / 2 / 2025	RESERVE FUND		0.00	(598.88)	(621.17)	(22.29)
6 / 2 / 2025	RESERVE FUND		616.15	0.00	0.00	0.00
6 / 3 / 2025	RESERVE FUND		0.00	(616.15)	(636.86)	(20.71)
7 / 1 / 2025	RESERVE FUND		594.65	0.00	0.00	0.00
7 / 2 / 2025	RESERVE FUND		0.00	(594.65)	(612.64)	(17.99)
8 / 1 / 2025	RESERVE FUND		614.49	0.00	0.00	0.00
8 / 4 / 2025	RESERVE FUND		0.00	(614.49)	(630.80)	(16.31)
9 / 2 / 2025	RESERVE FUND		612.92	0.00	0.00	0.00
9 / 3 / 2025	RESERVE FUND		0.00	(612.92)	(627.14)	(14.22)
9 / 11 / 2025	RESERVE FUND		0.00	(203.14)	(207.67)	(4.53)
10 / 1 / 2025	RESERVE FUND		579.63	0.00	0.00	0.00
10 / 2 / 2025	RESERVE FUND		0.00	(579.63)	(591.15)	(11.52)
11 / 3 / 2025	RESERVE FUND		583.34	0.00	0.00	0.00
11 / 4 / 2025	RESERVE FUND		0.00	(583.34)	(592.80)	(9.46)
12 / 1 / 2025	RESERVE FUND		547.37	0.00	0.00	0.00

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT (PASCO COUNTY, FLORIDA)
 \$5,140,000 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2013 (BANK QUALIFIED)

SCHEDULE 1 - REBATE AMOUNT CALCULATION

3 / 28 / 2013 ISSUE DATE
 3 / 28 / 2023 BEGINNING OF COMPUTATION PERIOD
 3 / 27 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.0892%	ALLOWABLE EARNINGS
12 / 2 / 2025	RESERVE FUND		0.00	(547.37)	(554.49)	(7.12)
1 / 2 / 2026	RESERVE FUND		540.94	0.00	0.00	0.00
1 / 5 / 2026	RESERVE FUND		0.00	(540.94)	(545.95)	(5.01)
2 / 2 / 2026	RESERVE FUND		526.74	0.00	0.00	0.00
2 / 2 / 2026	RESERVE FUND		0.00	(526.74)	(530.01)	(3.27)
3 / 2 / 2026	RESERVE FUND		473.37	0.00	0.00	0.00
3 / 3 / 2026	RESERVE FUND		0.00	(473.37)	(474.65)	(1.28)
3 / 27 / 2026	INTEREST ACCRUAL		455.41	0.00	0.00	0.00
		<u>173,635.10</u>	<u>24,021.26</u>	<u>149,613.84</u>	<u>170,460.45</u>	<u>20,846.61</u>
	ACTUAL EARNINGS		24,021.26			
	ALLOWABLE EARNINGS		<u>20,846.61</u>			
	REBATE AMOUNT		3,174.65			
	FUTURE VALUE OF 3/27/2023 CUMULATIVE REBATE AMOUNT		(112,525.98)			
	FUTURE VALUE OF 3/27/2024 COMPUTATION DATE CREDIT		(2,244.56)			
	FUTURE VALUE OF 3/27/2025 COMPUTATION DATE CREDIT		(2,207.58)			
	COMPUTATION DATE CREDIT		<u>(2,170.00)</u>			
	CUMULATIVE REBATE AMOUNT		<u>(115,973.47)</u>			

Tab 3

RESOLUTION 2026-05

A RESOLUTION OF THE MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS ADOPTING A POLICY ON VANDALISM TO ACCESS CONTROL GATES WITHIN THE MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR ADMINISTRATIVE COSTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District owns, maintains, and operates common areas within its boundaries for the benefit of its residents (the “**Common Areas**”), including but not limited to, pedestrian and vehicular access control gates at the entrances of each community (the “**Access Control Facilities**”); and

WHEREAS, the District has experienced a significant increase in vandalism to its Access Control Facilities whereby residents are distributing their personal access codes to vendors, delivery drivers, and others that are then writing those codes on the Access Control Facilities; and

WHEREAS, the District has incurred costs to track and repair the vandalism caused by the unauthorized distribution of the access codes; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Section 190.011(15), Florida Statutes, to establish a policy governing damage to its Common Areas and defray costs of administration, pursuant to Chapter 120, Florida Statutes; and

WHEREAS, the Board held a public meeting to receive public comment on its proposed Policy on Vandalism to Access Control Gates attached hereto as Exhibit “A”; and

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

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

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to Chapters 190 and 120, Florida Statutes.

Section 2. Adoption of Policy on Vandalism to Access Control Gates. The District hereby adopts the Policy on Vandalism to Access Control Gates attached in **Exhibit “A”**.

Section 3. Conflicts. The policies and rights of the Board and District as provided for herein shall be in addition to any other policies or rules of the District or any other legal remedies available. This Resolution is not intended to limit any authority or actions of the Board.

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

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

Approved and adopted this 15th day of July 2026.

Attest:

**Meadow Pointe III
Community Development District**

By: _____

Name: _____

Secretary/Assistant Secretary

By: _____

Paul Carlucci

Chair of the Board of Supervisors

EXHIBIT “A”

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT POLICY ON VANDALISM TO ACCESS CONTROL GATES

The Meadow Pointe III Community Development District (the “**District**”) owns, maintains, and operates common areas within its boundaries for the benefit of its residents (the “**Common Areas**”), including but not limited to, pedestrian and vehicular access control gates at the entrances of each community (the “**Access Control Facilities**”).

Residents of the District are provided with a personal access code to enter the Access Control Facilities. Personal access codes should not be given out to anyone other than family or friends of the resident, and the resident is responsible for who they give their code to. The District provides separate codes for delivery drivers and other vendors to access the community.

Prohibited Activities:

- Providing personal access codes to anyone other than family or friends.
- Vandalism caused by writing or inscribing any access codes on any Common Areas.

Administrative Costs for the above-described violations:

If any vandalism occurs due to a resident providing their personal access code and that code being written or inscribed on any Common Areas, the resident will be subject to an administrative cost of **\$250 per incident**. If the administrative costs set forth herein are not sufficient to cover the actual costs caused by any certain incident, the resident will also be responsible for the actual cost of any and all damage and any legal action.

The administrative costs provided for herein are just and equitable and have been based upon: (i) the costs of materials and labor to repair the damage; and (ii) the cost for staff time in tracking each incident, communicating with the residents regarding the violation, and tracking the access codes.

The administrative costs provided for herein shall not be deemed a replacement of or limitation on any other District policies, rules, rights and remedies the Board or District may have. The District retains all other rights and remedies provided by District policies, District rules, or Florida law.

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

Policy Adoption Date: July 15, 2026

Tab 4

B.E.S.T. RESTORATION BEFORE AND AFTER



BEFORE



AFTER



B.E.S.T. RESTORATION BEFORE AND AFTER



BEFORE

AFTER





Crosscreek Environmental Inc.

111 61st Street East
 Palmetto, FL 34221
 admin@crosscreekenv.com

Estimate

Date	Estimate #
6/30/2026	15576

Name / Address
MEADOW POINTE III CDD C/O Stantec 777 South Harbour Island Blvd. Suite 600 Tampa, FL 33602

* Estimate Good For 30 Days

Description	Qty	Rate	Total
<p>Meadow Pointe III CDD Pond 92 Shore Shield</p> <p>Supply and installation of all labor, equipment and materials needed to install 170 feet (per the Stantec supplied aerial map) of 7' FW404 woven geotextile tube to repair and control erosion. B.E.S.T. installation will include following scope of work: * Prep work of lake bank for installation of B.E.S.T. geotextile tube. * Grading of repaired area to match existing slope. * Installation of coir turf reinforcement matting prior to sod installation. * Installation of Bahia sod to stabilize and repair any area disturbed by installation of B.E.S.T. geotextile tube. * Extending of corrugated drain pipes within work area to waters edge if needed. * Cost includes the repair of two point source erosional areas. * Irrigation or other PVC piping is not included and will need to be extended by others.</p> <p>Optional but highly recommended - Provide all labor, equipment, and materials needed to install 12" drain boxes above the point source erosional areas. The boxes will be routed to the pond past the shoreline restoration area with 4" corrugated pipe.</p> <p>30% deposit due prior to commencement of work. Amount to be deducted from final invoice.</p> <p>**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.</p>	170	75.00	12,750.00
<p>Optional but highly recommended - Provide all labor, equipment, and materials needed to install 12" drain boxes above the point source erosional areas. The boxes will be routed to the pond past the shoreline restoration area with 4" corrugated pipe.</p>	2	1,200.00	2,400.00
Please sign and return if accepted:		Total	\$15,150.00

** All warranties exclude acts of God.
 ** There is a 3.5% fee for all payments made via credit card.
 ** All contracts over \$10,000.00 will receive a notice to owner (NTO).

B.E.S.T. INSTALLATION



Lower woven B.E.S.T. Tube with "sacrificial"
Non-Woven B.E.S.T. Tube



Non-Woven B.E.S.T Tube splayed open prior to hand grading

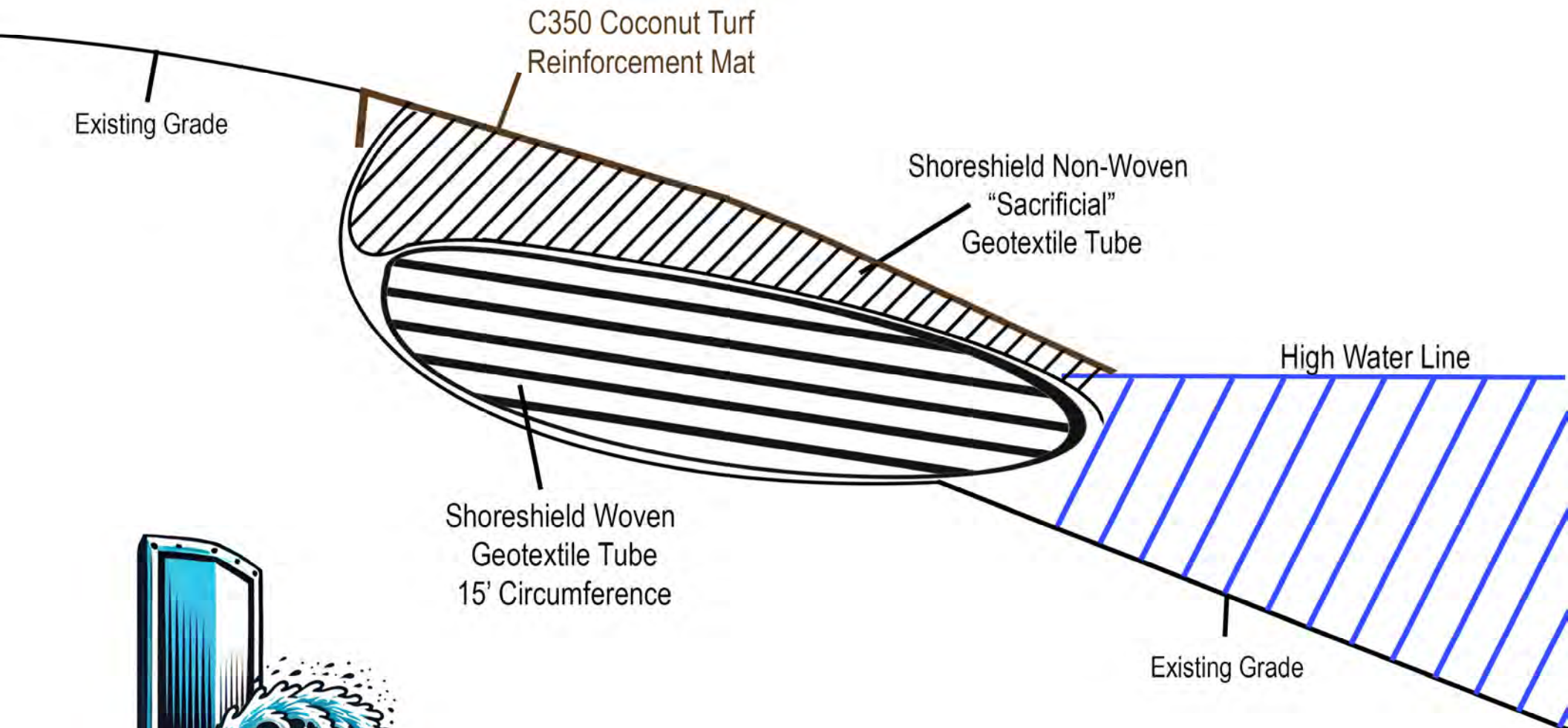


Final hand graded shoreline prior to Coconut Coir TRM and/or Sod



Coconut Coir TRM (If used) prior to sod

SHORESHIELD



SHORE SHIELD

BANK EROSION STABILIZATION TUBE

Tab 5



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
7/7/2026	00000538

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

Project
Stormwater Repair at Chatterly

Description	Qty	U/M	Rate	Total
<p>Repair to Stormwater Structure/Pipe located at 31102 and 31106 Chatterly Drive.</p> <p>Upon approval, CLS will maintain Maintenance of Traffic Control (MOT) measures to protect vehicular and pedestrian traffic. CLS will expose the stormwater inlet structure and complete a localized provisional repair to the upstream inlet by mortaring the failed joints. CLS will then place flowable fill around the exposed stormwater pipe within the roadway to provide support for the pipe and surrounding pavement. Once complete, CLS will backfill and compact the area to existing grade, install imported road base in 6-inch lifts, and repave the two (2) asphalt patches where the repairs were performed.</p> <ol style="list-style-type: none"> Maintain MOT for vehicular and pedestrian safety Expose Stormwater Inlet Structure Perform Localized Repair by Mortaring Failed Joints and Applying Flowable Fill Back Fill, Compact and Repave where Repairs Occurred. De-mobilize <p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.</p> <p>*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations. CLS assumes no liability should this intervention fail to achieve the intended result in mitigating ongoing erosion and/or failure at, near or to the Stormwater pipe and/or road.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p>	1	ea	13,958.34	13,958.34

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>
	Total \$13,958.34



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
7/7/2026	00000539

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

Project
Pond 92 Erosion Repair

Description	Qty	U/M	Rate	Total
<p>Project: Erosion Repair along Embankment</p> <p>Project Location: Pond 92 (1401 & 1407 Salmonberry St)</p> <p>Project Material: High Strength Geogrid Flexamat (Hard) Armoring System, and combination of Type C350 and GT160 Turf Reinforcement Mat (Soft) Armoring System. Total LF: approx. 175LF</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by excavating to re-grade, backfill, compact and re-stabilize eroded slope in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring System at EOR identified spillway and area at NE Corner of Pond 92, where erosion is undercutting bank. CLS will then install a combination of Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System, and Type GT160 Nonwoven Geotextile with Earth Anchoring System for an approx. 175LF to run along slope of pond with Earth Anchoring System, Trenches and Toe-In to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <ol style="list-style-type: none"> Mobilize Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring System, and combination of Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System, and Type GT160 Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In Re-vegetate with Sod De-mobilize <p>*CLS, Inc. uses Erosion Turf Reinforcement Mat, Type C350 which meets Type 5A, B and C specifications requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.18.</p>	1	ea	25,840.35	25,840.35
Initial:	<i>Continued on next page...</i>			



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
7/7/2026	00000539

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

Project
Pond 92 Erosion Repair

Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.</p> <p>*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations. CLS assumes no liability should this intervention fail to achieve the intended result in mitigating ongoing erosion and/or failure at, near or to the pond embankment.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p> <p>*All payments under this Agreement shall be made in strict accordance with the Florida Prompt Payment Act (Section 218.70, Florida Statutes). Owner shall pay Contractor all undisputed amounts within 20 days after a proper invoice has been submitted, following requirements of the Florida Prompt Payment Act. Any payment not made within the timeframe specified in the Florida Prompt Payment Act shall accrue interest at the rate specified in the Florida Statutes. The existence of a punch list shall not constitute a basis to withhold payment or dispute that any amount of payment is due.</p>				

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>
	Total \$25,840.35

Tab 6

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Meadow Pointe CDD

Bill to
Meadow Pointe III CDD

Ship to
Meadow Pointe CDD

Estimate details

Estimate no.: 2540
Estimate date: 06/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	1401/1407 Salmonberry -- 175 linear feet of erosion restoration -- 175 feet of bank to be restored with imported fill soil, Mirafi 160N nonwoven geotextile erosion control, and sod to match surroundings. Bank will be filled and graded back to the intended 4:1 slope with geotextile entrenched at toe of slope and landscape stapled throughout. Sod will be installed from current grass line to toe of slope or water line at time of the project, whichever is higher. Additional protection in the NE corner and at the natural swale between addresses will be with 15 linear feet of Flexamat each, installed over (embedded into bank) the geotextile. Topsoil will be installed over Flexamat before sod is laid. Flexamat will be set into the bank such that the sod throughout the project is level, leaving no bumps or rises where the Flexamat is installed. Finn Outdoor has used this method successfully in Ventana CDD, Renaissance CDD, Fishhawk Ranch CDD, and several other communities.	1	\$18,200.00	\$18,200.00

Total **\$18,200.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

Tab 7

MEADOW POINTE III

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-1	Scalp mow duff
TURF FERTILITY	15		
TURF EDGING	5		
TURF INSECT/DISEASE CONTROL	10		
TURF WEED CONTROL	10		
PLANT FERTILITY	5	-1	Loropetalum chlorosis
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		Spider mite in Fak,
PRUNING	10	-5	Woodline
CLEANLINESS	10	-5	Windfall, do not blow in bed
MULCHING	5		Weekly windfall
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: 4-21-26 Score: 92% Performance Payment™ % 100

Contractor Signature:  _____

Inspector Signature:  _____

Property Representative Signature:  _____



MEADOW POINTE III CDD

LANDSCAPE INSPECTION

June 23, 2026

ATTENDING:

ALLEN ALCAIDE – YELLOWSTONE LANDSCAPE

ARELIO GOMEZ – YELLOWSTONE LANDSCAPE

PAUL WOODS – OLM, INC.

SCORE: 92%

**NEXT INSPECTION
JULY 28, 2026 AT 1:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Remove stink vine and weedy growth in the Loropetalum hedgerow.
2. **Improve fertility to Loropetalum.**
3. Entrance: Remove dead shrubs around the foundation of the building.
4. Between the pickleball and maintenance shop: Brush blade the wood line and apply nonselective controls to control grassy growth.
5. Frontage: Remove dead plants in the hedgerow.
6. **Entrance: Control weeds in Asiatic Jasmine.**
7. **Meadow Pointe Blvd. clubhouse front: Redistribute mow duff.**
8. North of the clubhouse: Remove fallen tree limbs.

BEACONSFIELD

9. Along the inbound right of way: Remove the declining Oak.
10. Common pond shore areas along Salmon Berry: Prune back wood line overgrowth in the newly installed green post.
11. Exit side bus stop: Control weedy growth in the grass can liner.
12. Adjacent to the Old Woods pond: Ground prune the dead Cypress tree.
13. Old Woods intersection: Control crack weeds.

SHERINGHAM

14. Entrance: Improve Asian Jasmine.

15. Entrance: Remove stink vine and weedy growth.

CLARIDGE PLACE

16. North of the Claridge Place entrance: Inspect the Sweetgum trees and determine if drought stress is the cause of the decline. Redirect the irrigation on the trees.
17. Remove debris in beds.
18. South bound right of way between Claridge and Heatherstone: Prune back wood line overgrowth establishing a nongrowth band between the fence and wood line along the nonmowable area.
19. Control mite injury in Fakahatchee Grass.

HEATHERSTONE

20. Entrance: Tip prune newly installed Podocarpus below the horizontal rail.
21. Gate island: Rejuvenate prune Fakahatchee Grass.
22. East of pond 61: Prune back wood line overgrowth extending not mowable areas.
23. Pond 61: Elevate downward growth in the Oak tree to improve clearance.
24. At the base of the Pine trees detail weedy growth.
25. Confirm irrigation at entrance island.

BROUGHTON

26. Confirm irrigation at entrance.

ALCHESTER

27. Control bed weeds.
28. Improve newly installed landscape beds.
29. Prune Iles, do not box shear.
30. Remove moss and deadwood from trees to 15'.
31. Replace under warranty the dead Golden Tabebuia tree across from entrance.

CATEGORY III: IMPROVEMENTS – PRICING

1. Across from the clubhouse entrance: Provide a price to remove the declining River Birch.
2. North of the clubhouse: Provide a price to remove the dead Pine and Oak tree flagging

the tree proposed for removal.

3. Southbound right of way south of the lift station: Provide a price to remove the declining Oak.
4. Sheringham: Provide a price to infill gaps in the Asian Jasmine.

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 8



Proposal #: 649669

Date: 7/8/2026

From: Carlos Garcia Jr.

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

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

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Alchester Front Entrance Install

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	95	\$70.00	\$6,650.00
Irrigation Labor	12	\$89.00	\$1,068.00
Top Soil (per yard)	3	\$100.00	\$300.00
Bags of Mulch	10	\$11.00	\$110.00
Arboricola (3 GAL)	30	\$17.00	\$510.00
Orange Ixora (3 GAL)	70	\$17.00	\$1,190.00
Podocarpus (7 GAL)	16	\$69.00	\$1,104.00
Ti-Plant (3 GAL)	10	\$74.00	\$740.00
Japanese Blueberry Tree	1	\$540.00	\$540.00
Asiatic Jasmine (1 GAL)	500	\$5.00	\$2,500.00
6" spray heads	6	\$27.00	\$162.00
Flex Pipe Roll	1	\$126.00	\$126.00
1/2 Fittings	25	\$26.00	\$650.00

Alchester Place

Wesley Chapel, FL

Conceptual Rendering - Plants are depicted at mature stage



Existing

Landscape Design Suggestions

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



Potential



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

- Crew will RIP OUT EVERYTHING AND LEAVE EMPTY FOR A WEEK BEFORE INSTALL
- We will dress the bed with top soil with nutrients for the newly installed plants
- We will install a asiatic Jasmine border around the island
- Layer orange Ixora, Arbicola, Podocarpus on each side of the entrance wall
- One Japanese Blueberry Tree will be next to the palms by the key pad
- When everything is planted, we will layer the bed with brand new pine bark mulch
- We will clean any debris

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Meadow Pointe III CDD

Subtotal	\$15,650.00
Sales Tax	\$0.00
Proposal Total	\$15,650.00

THIS IS NOT AN INVOICE



Proposal #: 608300

Date: 7/8/2026

From: Carlos Garcia Jr.

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

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

LOCATION OF PROPERTY

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Beaconsfield Front Entrance Install

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor	100	\$70.00	\$7,000.00
Irrigation Labor	12	\$89.00	\$1,068.00
Top Soil (per yard)	3	\$100.00	\$300.00
Bags of Mulch	20	\$14.00	\$280.00
Arboricola (3 GAL)	46	\$17.00	\$782.00
Orange Ixora (3 GAL)	86	\$17.00	\$1,462.00
Podocarpus (7 GAL)	26	\$69.00	\$1,794.00
Ti-Plant (3 GAL)	10	\$74.00	\$740.00
Asiatic Jasmine (1 GAL)	500	\$5.00	\$2,500.00
6" Spray Heads	6	\$27.00	\$162.00
Flex Pipe Roll	1	\$126.00	\$126.00
1/2 Fittings	25	\$26.00	\$650.00

Meadow Pointe III

Wesley Chapel, FL

August 2025

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



Existing

Landscape Design Suggestions

Podocarpus
Gold Mound Duranta
Dwarf Orange Ixora
Cocoa Brown Mulch



Potential

Beaconsfield

Wesley Chapel, FL

October 2025

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



Existing

Landscape Design Suggestions

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



Potential



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

- Crew will RIP OUT EVERYTHING AND LEAVE EMPTY FOR A WEEK BEFORE INSTALL
- WE WILL SAVE AND BAG UP THE CURRENT MULCH
- We will dress the bed with top soil with nutrients for the newly installed plants
- We will install a asiatic Jasmine border around the island and at the wall by the gate

- Layer orange Ixora, Arbutus, Podocarpus going to the island wall and gate wall
- Ligustrum Trees will stay!
- When everything is planted, we will touch up the beds with pine bark mulch
- We will clean any debris

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

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	\$16,864.00
Sales Tax	\$0.00
Proposal Total	\$16,864.00

THIS IS NOT AN INVOICE

Tab 9



MEADOW POINTE III

Operations Report – July 2026 (June 10th-July 7th)

**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 1-4,18,61 (Keeping an eye on algae build-up at 3,12,16-17,22-23,46)
- Detailed trash cleanup at pond 1,10,17,49 & 69
- Full (ongoing) audit of all village gate call boxes, detailed cleaning & reporting of all exposed codes along with communication or attempted communication with all regular vendors
- Full playground safety check & needed repairs/clean-ups
- Maintenance spray painted all needed gates & entry way curbs at Heatherstone
- Did detailed trash pickup of all village islands (If Applicable)
- Maintenance replaced the kant-slam at the tennis court gate door
- Maintenance did a detailed weed spray on the pool deck & volleyball court
- Maintenance replaced a toilet handle & flapper in the men's clubhouse restroom
- Maintenance replaced broken lock on pool entry/exit gate
- Staff ordered & installed yellow fly traps around the pool
- Maintenance did detail cleaning & organizing of the shed
- Maintenance & staff investigated & marked off void between sidewalk & road on Chatterly Drive
- Romaner Graphics help realign & reinstall tennis court gate door (After 6-21 incident)
- Maintenance added new seat covers in the truck
- Reported all irrigation issues to Luis & Juan (Yellowstone)
- 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
- Maintenance touched-up/spray painted all other needed pedestrian gates
- Caution-off (Caution tape) fallen Hillhurst fence (Weekly; Until repaired or fully removed)
- Working with maintenance to continue to replace all gate signs (Safety/warning/camera monitored signs; About 2/3 done)

- Worked with Carlos (Yellowstone) on removing, planting & maintenance of all needed street trees
- Maintenance continuing to check all village lighting weekly
- Continuing to work with US Water to report/clarify any additional findings & notes for the board (Any issues reported or documented will be included in agenda)
- Continue to monitor, log & divide all call issues into a weekly, monthly & eventually annual report for the board
- Since grades have consistently approved, no longer attending monthly drive-through of the entire community but still involved in inspection recap meeting & sign-off with Carlos (Yellowstone) & Paul Woods (OLM); Did have multiple weekly check-ins with Carlos (Yellowstone) as well on some pending issues or confirmation of some landscaping & street tree work
- Continue monitoring, maintaining & re-staking (if needed) conservation-district pond cutback zones
- Detailed ant treatment - Phase 3/5 (100% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 3/5 (100% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 7 June room rentals (Also correction from May's operation report; 6 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, Beaconsfield, Claridge Place, Sheringham (Nesslewood) & Wrencrest (Chatterly & Thackery)
- Alchester Place – Maintenance repaired broken kant-slam
- Heatherstone - Maintenance repaired bent pedestrian gate frame
- Larkenheath – V-belt replaced
- Sheringham (Nesslewood) – Both V-belts replaced between June-July
- Whitlock –Pedestrian exit side gate fully repaired & reinforced (Romaner Graphics)
- Wrencrest (Chatterly) - Needs new circuit board/Upgrade to newer CAPXL system; Will be replaced shortly; Between county approvals & engineer work, we will not have approval in reasonable time-frame for the entryway/lane-widening as well

Field Maintenance

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (N/A - See July 2026 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also July 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 – July 2026 (June 10th – July 8th)

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

Current Projects

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

9-2021	Basketball court lighting installation	Install lighting for courts	Obtained revised proposal and Board will consider proposals in July meeting	Tabled for 2023	TBD
1-2022	Shuffleboard surface	Resurface/conduct maintenance on shuffleboard surface	Reach out to vendors/obtain quotes to resurface and/or conduct maintenance of shuffleboard surface	Surface still in solid shape. Due to lack of usage will table to near future	TBD
1-2022	Entire/all gates & security systems	Research upgrades on all parts of the system	The CH Manager has 3 vendors coming in the December CDD meeting to make presentations	Selected vendors will specify/narrow down options/create specific proposals that will best fit the communities needs	TBD
12-2022	Marked PVC stakes at all conservation & pond edges	Restarted/continued staking of all conversation and pond edges to monitor growth & assist in proper cutbacks when/where needed	All materials purchased. Switched back to durable wood stakes with solid green paint. Use cutback guide to track pond numbers	Will be finalizing the installation of all needed markers & continuing to observe each one & growth at the edges. Updates are available in the shared folder for the board to request at any time	Ongoing
4-2023	Front clubhouse LED sign	Gathering 3 proposals & doing research on regulations & limitations to LED signage	Temporarily tabled	N/A	TBD
8-2024 & 7-2025	Researching different ways to potentially upgrade shuffleboard or multi-purpose courts to expand from 1 to 2 Pickleball courts	Pulled the dimensions of the standard Pickleball courts. Measured current dimensions of the shuffleboard & multi-purpose court.	Based on our measurements, it seems like we have the potential to expand to 2 courts only at the multi-purpose if there is enough approved playing space, without any major changes to the playing surface	Board is now considering complete renovation of multi-purpose court to expand to 2 full pickleball courts with gate enclosure & fob access – Will have 3 proposals for the September 2025 CDD meeting	TBD

Potential Future Projects

Date	Project	Task	Update 1	Update 2	Estimated Completion Date
------	---------	------	----------	----------	---------------------------

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

Completed Projects

8-2021	Gym fitness equipment and flooring	Replace old fitness equipment and install new flooring	Obtaining proposals to replace fitness equipment and install new flooring in the gym	Equipment and flooring scheduled for install week of January 17 th , 2022	Completed (1-2022)
8-2021	Roof replacement	Replace original clubhouse roof (2004).	Board approved Weiler Roofing proposal. Project will commence when deposit is received and NOC is executed.	Roof schedule to be replaced January 17 th , 2022	Completed (1-2022)
8-2021	Basketball courts resurfacing	Resurface basketball court	Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment	Resurfacing began Feb 23 and will be completed on/about March 8th	Completed (3-2022)
7-2021	Resurface multi-purpose court	Resurface multi-purpose court and paint lines for sports recreational use	Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment	Resurfacing began Feb 23 and will be completed on/about March 8th	Completed (3-2022)
7-2021	Tennis courts resurfacing	Resurface tennis courts	Board approved Welch Tennis resurfacing proposal. Vendor to schedule project after receiving down payment. This project will commence following the clearing of areas around tennis courts by Bettin	Resurfacing began Feb 23 and will be completed on/about March 8th	Completed (3-2022)
1-2022	Gym mirror	Install additional gym mirror in workout room	Ordered 48 x 72 inch mirror. Mirror has been shipped and will be installed second week of Feb	Mirror scheduled to arrive March 4th	Completed (3-2022)
6-2021	Volleyball court sand	Replenish volleyball court sand	Yellowstone provided proposal for install of sand	Board approved Yellowstone proposal and Yellowstone replenished court sand	Completed (4-2022)

1-2022	Ceiling tiles and air ducts	Replace clubhouse ceiling tiles and air ducts	Purchasing & Installing new ones by August 2022	Completed	Completed (8-2022)
1-2022	Community holiday lights	Obtain quotes for installing lights and decorations entrance/monuments and clubhouse	Gathered 2 proposals & will be discussed on August agenda	Board chose Parkhurst Outdoor Lighting for our 2022 community holiday lights	Completed (9-2022)
8-2022	Upgrading/improving outdoor/pool restrooms	Creating a plan to repaint the pool restrooms along with upgrade mirrors, soap dispensers and anything else needed to create newer/more professional look	Choice new paint colors with staff. Will discuss with maintenance on purchasing of paint & days to complete painting	Finalized new paint colors in outdoor bathrooms. Bettin Construction updated manager that new doors should be delivered/installed before October 2022	Completed (10-2022)
10-2022	Upgrading/improving needed playground stations & benches	Creating a plan to repaint specific parts of needed playground stations and get proposals to replace benches	Did cost analysis for in-house maintenance Vs Vendor; More cost effective for a vendor to finalize	Got proposal approved & vendor (Romaner Graphics) will start & finalize in November 2022	Completed (11-2022)
1-2023	New tennis nets & cranks	Noticed we will be in need of new tennis nets soon (Both). Will work with Welch tennis to get the nets ordered.	Doing research to see if our maintenance staff can install nets or if it be more efficient/cost-effective to have Welch install	Maintenance successfully installed new nets	Completed (1-2023)
11-2022	Bike racks in Heatherstone, Sheringham /Nesslewood & Beaconsfield	Work with vendor & board to pick best location & bike racks for just inside entry gates	Bike racks are ordered & assembled. Romaner Graphics will finalize installation with concrete slab at desire location	1st bike racks installed in Heatherstone & Sheringham (Nesslewood) Added 1 more in Sheringham (Nesslewood) & 1 in Beaconsfield. Will monitor after to see if any additional/additional village bike racks are needed.	Completed (7-2023)
1-2023	Shed upgrades (New shed or upgrade current one)	Added 3 proposals to May 2023's agenda (Was also looked at in 2022) Added color options for all 3 proposals to June 2023's agenda. Gathering information and proposals for demolition, needed permit(s),concrete slabs, and strapped tie-downs	Working with Tonja & 3 selected vendors if concrete slab with strapped tie-downs is best/needed option	Tabled. Will look into it again next budget season or in the future. Finalized current shed upgrades instead. Added separate line item for exterior shed painting.	Completed (9-2023)
8-2023	Upgrade/replacement of outside water fountains	Obtain proposals to upgrade/replace outside water fountains, along with a purified water dispenser in the clubhouse	Submitting different ideas for water fountain upgrades inside and outside. Board recommended removal of all outside fountains	Adding 2 more/3 total proposals for removal of all outside fountains for board's approval. RJ Kielty's proposal was approved. Job was completed on 9/8/23.	Completed (9-2023)

1-2023	Community holiday lights	Obtain proposals/pricing for maintenance/staff to install lights and decorations entrance/monuments and clubhouse	Gathered 2 proposals for maintenance/staff installation (August) & 1 additional (September). Daryl helped gather 1 outside vendor proposal (September) & will be discussed on August & September agenda	Board chose American Illuminations & Décor (outside vendor) for our 2023 community holiday lights	Completed (9-2023)
9-2023	Repair/replace 6-inch PVC elbow & couplings for sand volleyball court	While very important, it's not an expensive or long repair so will get with maintenance staff to purchase proper items & schedule repair/replace asap	Based on dimensions we ordered new elbow & coupling but must have been different brand & didn't fit properly. Staff was able to repair/seal existing elbow and coupling and have them fitted safely back together	N/A	Completed (10-2023)
4-2023	Purified bottle filling station (attached to water fountain)	Gathered 3 proposals Added best option with installation included in June's agenda	Modified proposals; Added 2 more plumbing options for install of purchased Elkay unit; Included in August's agenda	Elkay proposal approved in August; System was installed on November 3rd	Completed (11-2023)
11-2023	Replace both outside pool restroom mirrors	Will investigate options and prices for replacement	Purchased both mirrors; One accidentally broke during install. Safely removed broken one & purchased another new mirror	Finalized removal and install of both outside pool restroom mirrors	Completed (1-2024)
1-2024	Refill playground mulch to needed ADA standard/requirement	Worked with Aaron from Yellowstone to get a proposal for a mulch refill	Proposal approved & mulch was filled to needed ADA standard/requirement	N/A	Completed (2-2024)
3-2025			Will be starting detailed maintenance, repair (if-needed) & painting of all village bike 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)
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; Finalized May 2026 but continuing ongoing efforts for the project with no deadline ever in place	Completed (5-2026)
N/A	General update on log; Did full clean-up of formatting; Was incorrect on previous months back. Had a handful of completed				N/A

	<p>projects in the ongoing project section; Also cleaned up numerical date order on completed projects as well</p>				
1-2025	<p>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</p>	<p>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</p>	<p>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</p>	<p>All circulation & lighting improvements finalized June 2026</p>	<p>Completed (6-2026)</p>



MEADOW POINTE III

Pressure Washing Tracker –July 2026 (June 10th-July 7th)

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

July Zones Started or Completed:

- Finalized Larkenheath entry way only
- Finalized Wrencrest (Chatterly) entry way only
- Finalize Heatherstone entry way only
- Finalized garbage concrete enclosure at clubhouse
- Finalized all needed clubhouse parking lot spots
- Finalized needed Beardsley spots (spilled paint)
- Continuing on all needed PVC fencing down Beardsley Drive
- Continuing on all needed concrete walls down Beardsley Drive



Rizzetta & Company

August Zones to be Started or Completed:

- Start & finalize Ammanford entry way only (Rolled-over from June's Tracker)
- Start & finalize all needed brick paver spots outside of clubhouse
- Start & finalize outdoor (pool) restroom floors
- Start & finalize all needed clubhouse concrete trails & sidewalks
- Continuing on all needed PVC fencing down Beardsley Drive
- Continuing on all needed concrete walls down Beardsley Drive
- More zones TBD (If any zones are discovered that are in more need, will prioritize according or update/add to the list)



Parking Violations

June 10th – July 7th

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initials
31325 Shaker Cir		Gun Metal Grey Chevy Blazer	92E ZLR FL	6/12/26 3:35pm			JL
1809 Beaconsfield Dr		White Hyundai Sonata	HDC N97 FL	6/16/2026 3:25pm			JP
1641 Beaconsfield Dr		Blue Honda Accord	CK7 8AZ FL	6/16/2026 3:32pm			JP

Parking Violations

June 10th – July 7th

1431 Salmonberry St		White Kia Sorento	48B YCU FL	6/16/2026 3:40pm			JP
1504 Salmonberry St		Black Toyota Corolla	NPW MO4 FL	6/16/2026 3:45pm			JP

DATE: 5/10-5/16

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY		I					
SUNDAY		II					
MONDAY			II				
TUESDAY	II						
WEDNESDAY	I		I				
THURSDAY			III		II		
FRIDAY	I	III	I	II	I		
TOTAL	4	6	7	2	3	0	0

DATE: 5/17-5/23

CALL LOG

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

DATE: 5/24-5/30

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY							
SUNDAY	I						
MONDAY	II		I				
TUESDAY				II			
WEDNESDAY	I						
THURSDAY	II			I	II		
FRIDAY		IIII	I				
TOTAL	6	4	2	3	2	0	0

DATE: 5/31-6/6

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY		II	II				
SUNDAY		I	I	II			
MONDAY	II		I		I		
TUESDAY	I				I		
WEDNESDAY	II	II		I			
THURSDAY	I			II			
FRIDAY				I	II		
TOTAL	6	5	4	6	4	0	0

July 2026

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

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

August 2026

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

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



Deputy Schedule – July 2026



MEADOW POINTE III

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



Deputy Schedule – August 2026



MEADOW POINTE III

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

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

#9070 (Name Not Documented - Whitlock)

#4321 (**Catrone** - Larkenheath)

#5305 (**Mullings** - Larkenheath)

#1500 (Vendor Code - Larkenheath) (X1)

#1500 (Vendor Code - Whitlock) (X1)

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

- #9903 (Bailey - Alchester) (X1)
- #1145 (Lombardi - Alchester) (X1)
- #2649 (Destefano - Alchester) (X1)
- #7371 (Johnston - Larkenheath) (X1)
- #0084 (Segrest - Wrencrest) (X1)
- #2626 (Podolsky - Whitlock) (X1)
- #7777 (Hobbs - Whitlock) (X1)
- #5075 (Duquella - Heatherstone) (X1)
- #1103 (Acosta - Sheringham-NW) (X1)
- #2017 (White - Wrencrest) (X1)
- #2823 (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)

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

#2580 (Sandmark - Larkenheath) (X1)

#4456 (Braughton - Broughton Place) (X1)

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

#2626 (EMS/Police - Whitlock) (X1)

#9463 (Elwood - Hillhurst Crossing) (X1)

Justin Lawrence

Linda Tolentino <ltolentino@folioam.com>

Darryl Adams <darryla@rizzetta.com>

Are you still the CAM at Hillhurst? I am just trying to figure out what company or 3rd-party was doing irrigation work at the front? Yellowstone said they saw another company and today there are bad leaks coming from the same zone. As far as I know or have seen the last 4 years, that is under CDD-contract.

Hi Justin,

Great questions and thank you for reaching out.

It looks like both vendors were working on the irrigation. I also received a call yesterday that the irrigation was running all night at the community entrance and on the Hillhurst property. I'm going to reach out to our vendor to gather more details and will circle back with you once I have an update.

Additionally, it appears there may be another issue. It looks like Hillhurst may be sharing well water with another community, which is causing concerns with our rust system. Could you please let me know who would be available to meet onsite so we can review this? If an onsite meeting is not possible, please let me know what steps would be needed to separate our community from the shared well system.

I appreciate your assistance with this matter.

Thank you,
Linda

folio
Association
Management

Linda Tolentino, LCAM | Community
Association Manager
ltolentino@folioam.com

Folio Association Management
12906 Tampa Oaks Boulevard, Ste 100
Temple Terrace, FL 33637
www.FolioAM.com

Tab 10



UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 19, 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

July 15

2026

M
E
A
D
O
W

P
O
I
N
T
E

I
I
I

District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>5/31/2026</u>
General Fund Cash & Investment Balance:	\$2,671,254
Reserve Fund Cash & Investment Balance:	\$2,469,938
Debt Service Fund & Investment Balance:	<u>\$585,518</u>
Total Cash and Investment Balances:	\$5,726,710
General Fund Expense Variance: \$73,955	Under Budget



Rizzetta & Company

Meadow Pointe III Community Development District

**Financial Statements
(Unaudited)**

May 31, 2026

Prepared by: Rizzetta & Company, Inc.

meadowpointe3.org
rizzetta.com

Meadow Pointe III Community Development District

Balance Sheet
As of 05/31/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,232,348	(40,346)	3,049	1,195,051	0	0
Investments	1,438,906	2,510,284	582,469	4,531,659	0	0
Accounts Receivable	519,738	0	7,308	527,046	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	592,826
Amount To Be Provided Debt Service	0	0	0	0	0	5,191,174
Total Assets	3,223,387	2,469,938	592,826	6,286,151	11,090,410	5,784,000
Liabilities						
Accounts Payable	116,598	0	0	116,598	0	0
Deferred Revenue	427,601	0	0	427,601	0	0
Accrued Expenses	5,000	0	0	5,000	0	0
Other Current Liabilities	294	0	0	294	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,784,000
Deposits Payable	1,550	0	0	1,550	0	0
Total Liabilities	551,043	0	0	551,043	0	5,784,000
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	858,109	588,758	(46,987)	1,399,881	0	0
Total Fund Equity & Other Credits	2,672,344	2,469,938	592,826	5,735,108	11,090,410	0
Total Liabilities & Fund Equity	3,223,387	2,469,938	592,826	6,286,151	11,090,410	5,784,000

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	36,629	36,629
Special Assessments				
Tax Roll	2,211,761	2,211,761	2,226,469	14,708
Other Misc. Revenues				
Cell Tower Lease	28,262	18,841	27,132	8,290
Key/Access/Transponder Revenue	0	0	2,359	2,360
Miscellaneous Revenue	0	0	4,224	4,223
Non-Resident Annual Fees	0	0	374	374
Remotes	2,000	1,334	4,289	2,957
Room Rentals	0	0	2,805	2,805
Vending Machine Revenue	200	133	0	(134)
Vendor Rebates	0	0	8	8
Total Revenues	<u>2,242,223</u>	<u>2,232,069</u>	<u>2,304,289</u>	<u>72,220</u>
Expenditures				
Legislative				
Supervisor Fees	13,000	8,667	8,800	(134)
Total Legislative	<u>13,000</u>	<u>8,667</u>	<u>8,800</u>	<u>(134)</u>
Financial & Administrative				
Accounting Services	22,495	14,996	14,997	0
Administrative Services	5,974	3,983	3,983	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	553	529	24
Disclosure Report	2,000	1,334	1,334	0
District Engineer	22,500	15,000	29,554	(14,554)
District Management	33,475	22,316	22,317	0
Dues, Licenses & Fees	450	300	600	(300)
Financial & Revenue Collections	5,150	3,434	3,433	0
Legal Advertising	2,200	1,466	272	1,195
Miscellaneous Mailings	2,200	1,467	0	1,466
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	11,000	10,606	394
Website Hosting, Maintenance, Backup & E	4,058	2,705	2,463	242
Total Financial & Administrative	<u>128,944</u>	<u>95,166</u>	<u>109,144</u>	<u>(13,977)</u>
Legal Counsel				
District Counsel	28,000	18,667	25,231	(6,564)
Total Legal Counsel	<u>28,000</u>	<u>18,667</u>	<u>25,231</u>	<u>(6,564)</u>
Law Enforcement				
Off Duty Deputy	157,456	104,971	101,605	3,366
Total Law Enforcement	<u>157,456</u>	<u>104,971</u>	<u>101,605</u>	<u>3,366</u>

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Electric Utility Services				
Utility - Street Lights	138,000	92,000	94,023	(2,024)
Utility Services	34,850	23,233	20,833	2,401
Total Electric Utility Services	172,850	115,233	114,856	377
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	2,700	1,800	2,081	(281)
Garbage - Residential	305,378	203,585	201,390	2,195
Solid Waste Assessment	1,638	1,092	1,675	(582)
Total Garbage/Solid Waste Control Services	309,716	206,477	205,146	1,332
Water-Sewer Combination Services				
Utility - Recreation Facilities	19,200	12,800	16,499	(3,699)
Total Water-Sewer Combination Services	19,200	12,800	16,499	(3,699)
Stormwater Control				
Aquatic Maintenance	74,885	49,924	52,443	(2,520)
Aquatic Plant Replacement	3,750	2,500	5,101	(2,601)
Mitigation Area Monitoring & Maintenance	3,600	2,400	0	2,400
Stormwater Assessments	4,012	2,674	2,346	328
Stormwater System Maintenance	7,000	4,667	0	4,667
Total Stormwater Control	93,247	62,165	59,890	2,274
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	3,334	6,850	(3,517)
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	16,666	11,085	5,583
Landscape - Annuals/Flowers	18,000	12,000	0	12,000
Landscape - Miscellaneous	8,835	5,890	0	5,890
Landscape - Mulch	45,000	30,000	43,152	(13,152)
Landscape - Pest Control	2,000	1,334	0	1,333
Landscape Inspection Services	9,000	6,000	5,250	750
Landscape Maintenance	329,712	219,808	198,841	20,966
Landscape Replacement Plants, Shrubs, Tr	30,000	20,000	63,385	(43,385)
Lift Station Maintenance	4,050	2,700	806	1,894
Property Insurance	19,148	19,148	18,342	806
Street Light Deposit Bond	760	506	566	(59)
Tree Trimming Services	16,000	10,667	0	10,666
Well Maintenance	3,000	2,000	245	1,755
Total Other Physical Environment	544,702	379,250	372,816	6,433
Road & Street Facilities				
Gate Maintenance & Repair	45,500	30,333	12,206	18,128
Gate Phone	18,000	12,000	31,008	(19,008)
Parking Lot Repair & Maintenance	2,500	1,667	6,750	(5,083)
Roadway Repair & Maintenance	5,000	3,333	0	3,333
Sidewalk Maintenance & Repair	11,500	7,667	8,000	(333)
Street Sign Repair & Replacement	6,000	4,000	2,305	1,695

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Road & Street Facilities	88,500	59,000	60,269	(1,268)
Parks & Recreation				
Cable & Internet	575	383	220	163
Clubhouse Maintenance & Repair	19,217	12,812	15,860	(3,048)
Computer Support, Maintenance & Repair	1,300	866	246	620
Dog Waste Station Supplies & Maintenance	1,900	1,267	605	662
Employee - Reimbursements	2,000	1,333	333	1,000
Facility A/C & Heating Maintenance & Rep	1,400	934	2,842	(1,908)
Fitness Equipment Maintenance & Repair	10,000	6,667	1,244	5,422
Management Contract	456,277	304,184	287,952	16,233
Operating Supplies	17,500	11,667	4,259	7,408
Pest Control	1,150	766	865	(99)
Playground Equipment & Maintenance	3,400	2,267	0	2,267
Pool Maintenance	40,650	27,100	28,989	(1,889)
Pool/Water Park/Fountain Maintenance	24,000	16,000	655	15,346
Security System Monitoring Services & Ma	8,000	5,334	3,897	1,435
Tennis/Athletic Court/Park Maintenance	5,000	3,333	2,248	1,086
Vehicle Maintenance	3,650	2,433	1,553	880
Total Parks & Recreation	596,019	397,346	351,768	45,578
Special Events				
Special Events	22,500	15,000	11,976	3,024
Total Special Events	22,500	15,000	11,976	3,024
Contingency				
Capital Outlay	68,089	45,393	8,180	37,213
Total Contingency	68,089	45,393	8,180	37,213
Total Expenditures	2,242,223	1,520,135	1,446,180	73,955
Total Excess of Revenues Over(Under) Expenditures	0	711,934	858,109	146,175
Fund Balance, Beginning of Period	0	0	1,814,235	1,814,234
Total Fund Balance, End of Period	0	711,934	2,672,344	1,960,409

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	56,534	56,534
Special Assessments				
Tax Roll	580,973	580,973	580,970	(3)
Total Revenues	<u>580,973</u>	<u>580,973</u>	<u>637,504</u>	<u>56,531</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>588,758</u>	<u>588,758</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>2,469,938</u>	<u>2,469,938</u>

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

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	19,777	19,777
Special Assessments				
Prepayments	0	0	3,408	3,408
Tax Roll	587,460	587,460	590,554	3,094
Total Revenues	<u>587,460</u>	<u>587,460</u>	<u>613,739</u>	<u>26,279</u>
Expenditures				
Debt Service				
Interest	207,460	207,460	189,691	17,769
Principal	380,000	380,000	475,000	(95,000)
Total Debt Service	<u>587,460</u>	<u>587,460</u>	<u>664,691</u>	<u>(77,231)</u>
Total Expenditures	<u>587,460</u>	<u>587,460</u>	<u>664,691</u>	<u>(77,231)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>(50,952)</u>	<u>(50,952)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>564,762</u>	<u>564,762</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>513,810</u>	<u>513,810</u>

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 05/31/2026 <u>YTD Budget</u>	Year To Date 05/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,889	4,889
Special Assessments				
Tax Roll	297,410	297,410	298,976	1,567
Total Revenues	<u>297,410</u>	<u>297,410</u>	<u>303,865</u>	<u>6,456</u>
Expenditures				
Debt Service				
Interest	41,410	41,410	43,900	(2,491)
Principal	256,000	256,000	256,000	0
Total Debt Service	<u>297,410</u>	<u>297,410</u>	<u>299,900</u>	<u>(2,491)</u>
Total Expenditures	<u>297,410</u>	<u>297,410</u>	<u>299,900</u>	<u>(2,491)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>3,965</u>	<u>3,965</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>75,051</u>	<u>75,051</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>79,016</u>	<u>79,016</u>

Meadow Pointe III CDD
Investment Summary
May 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2026</u>
Valley National Operating	Governmental Checking/ICS	\$ 423,816
FLCLASS Operating	Average Monthly Yield 3.7009%	1,015,090
Total General Fund Investments		\$ 1,438,906
FLCLASS Asset Replacement	Average Monthly Yield 3.7009%	\$ 761,822
FLCLASS Road Reserve	Average Monthly Yield 3.7009%	1,018,875
Subtotal		1,780,697
Valley National Asset Replacement Reserve	Governmental Checking/ICS	\$ 692,869
Subtotal		692,869
Valley National Road Reserve	Governmental Checking	\$ 36,718
Subtotal		36,718
Total Reserve Fund Investments		\$ 2,510,284
US Bank Series 2013 Revenue	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	\$ 74,726
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	18,956
US Bank Series 2013 Prepayment	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	2,287
US Bank Series 2015A Revenue	US Bank GCTS 0490 Money Market	121,605
US Bank Series 2015A1 Reserve	US Bank GCTS 0490 Money Market	93,875
US Bank Series 2015A2 Reserve	US Bank GCTS 0490 Money Market	18,591
US Bank Series 2015A1 Interest	US Bank MMKT 5 Money Market	2
US Bank Series 2015 Prepayment	US Bank MMKT 5 Money Market	3,713
US Bank Series 2021 Revenue	First American Funds Inc SHS-Y Treasury Obligation Fund 3801	75,534
Total Debt Service Fund Investments		\$ 582,469

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 05/01/2026 to 05/31/2026**

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	23,064.27
Sum for 720, 2670						23,064.27
720, 2797						
720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	1,846.04
720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00002917	12110	10/01/2025	3,005.63
Sum for 720, 2797						4,851.67
720, 2798						
720-202	720 Debt Service Fund S2021	Pasco County Tax Collector	AR00002917	12110	10/01/2025	2,456.24
Sum for 720, 2798						2,456.24
Sum for 720						30,372.18
Sum Total						30,372.18

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
720, 2670					
720 General Fund	05/01/2026	Coastal Waste & Recycling, Inc.	SW0001913204	Waste Disposal Services 05/26	25,448.15
720 General Fund	05/01/2026	Cooper Pools Inc.	1689	Pool Maintenance 05/26	654.30
720 General Fund	05/01/2026	OLM, Inc.	47437	Landscape Inspection 05/26	750.00
720 General Fund	05/01/2026	Pasco County Utilities	24517533	Water Services 04/26	2,331.20
720 General Fund	05/01/2026	Pasco Sheriffs Office	AR-MAY26 MPIII	Deputy Services 05/26	12,700.58
720 General Fund	05/01/2026	Rizzetta & Company, Inc.	INV0000109720	Personnel Reimbursement 05/26	20,642.50
720 General Fund	05/01/2026	Rizzetta & Company, Inc.	RET0000001887	Bond Amortization Schedules 05/26	(600.00)
720 General Fund	05/01/2026	Skyway Supply, Inc.	71164	Maintenance & Repair 05/26	117.08
720 General Fund	05/01/2026	Skyway Supply, Inc.	71023	Maintenance & Repair 05/26	148.95
720 General Fund	05/01/2026	Skyway Supply, Inc.	71115	Maintenance & Repair 05/26	58.57
720 General Fund	05/01/2026	Skyway Supply, Inc.	71164	Maintenance & Repair 05/26	124.95
720 General Fund	05/01/2026	Spectrum	8337130620042426-051126	Internet Services 05/26	30.00
720 General Fund	05/01/2026	Straley Robin Vericker	28550	Legal Services 05/26	4,809.60
720 General Fund	05/01/2026	TECO	311000030198-060526	Electric Services 05/26	10,198.28
720 General Fund	05/01/2026	TECO	311000030198-060526	Electric Services 05/26	2,304.71
720 General Fund	11/20/2023	Waste Connections of Florida	1530432W426-Rev	Waste Disposal Services 11/23	(150.02)
720 General Fund	05/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353912-060926	Electric Services 05/26	65.09
720 General Fund	05/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353913-060926	Electric Services 05/26	63.89
720 General Fund	05/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353911-060926	Electric Services 05/26	197.35
720 General Fund	05/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353910-052226	Electric Services 05/26	1,627.21
720 General Fund	05/01/2026	Yellowstone Landscape	1157137	Landscape Replacement 04/26	3,746.00
720 General Fund	05/01/2026	Yellowstone Landscape	1180157	Irrigation Repairs 05/26	905.50
720 General Fund	05/01/2026	Yellowstone Landscape	1167549	Landscape Maintenance 05/26	24,855.22
720 General Fund	05/01/2026	Yellowstone Landscape	1179642	Miscellaneous Expense 05/26	980.00
720 General Fund	05/01/2026	Yellowstone Landscape	1179641	Landscape Replacement 05/26	990.00
720 General Fund	05/01/2026	Yellowstone Landscape	1166312	Irrigation Repair 04/26	995.64
720 General Fund	05/01/2026	Yellowstone Landscape	1173303	Irrigation Repair 05/26	634.95
720 General Fund	05/01/2026	Yellowstone Landscape	1173301	Landscape Replacement 05/26	978.00
720 General Fund	05/01/2026	Yellowstone Landscape	1173302	Landscape Replacement 05/26	990.00
Sum for 720, 2670					116,597.70
Sum for 720					116,597.70
Sum Total					116,597.70

Meadow Pointe III Community Development District
Notes to Unaudited Financial Statements
May 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 05/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

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

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice AR#00002917 in the amount of \$6,064.60 was received in June 2026.
6. Debt Service Fund 200 – Payment for Invoice AR#00002917 in the amount of \$1,275.71 was received in June 2026.
7. Debt Service Fund 202 – Payment for Invoice AR#00002917 in the amount of \$645.85 was received in June 2026.

Tab 11

MINUTES OF MEETING

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

**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Meadow Pointe III Community Development District Board of Supervisors was held on **Wednesday, June 17, 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
Deputy Pandhi	Pasco Sheriff's Office
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
Scarlett Sponberg	Amenity Services Manager, Rizzetta & Company
Linda Tolention	Hillhurst HOA Manager

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

No audience comments.

48
49 **FOURTH ORDER OF BUSINESS** **Discussion of FY 2026-2027 Budget**

50
51 The Board discussed the 2026-2027 Budget updates.

52
53 **FIFTH ORDER OF BUSINESS** **Discussion of Wall Landscaping Project**

On a motion from Mr. Torres, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors authorize the release of payment in the amount of \$78,382.88 from the District's Reserve funds, for Meadow Pointe III Community Development District.

54
55 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2026-06, Re-**
56 **Designation of Officers**

On a motion from Mr. Torres, seconded by Mr. Aleo, with four in favor, the Board of Supervisors approved Resolution 2026-06, Re-Designation of Officers, for the Meadow Pointe III Community Development District.

57
58 **SEVENTH ORDER OF BUSINESS** **STAFF REPORTS**

59
60 **A. Community Deputy Update**
61 Deputy Pandhi presented his report.

62
63 **B. District Engineer**
64 Mr. Waag provided feedback on his findings regarding a road hole. He will be getting a
65 proposal and have the Chair approve the proposals.

66
67 **C. Aquatics Inspection Report**
68 **1. Presentation of Waterway Inspection Report**
69 Ms. Roberson reviewed the Waterway Inspection Report.

70
71 **D. Landscape Maintenance**
72 **1. Presentation of OLM Inspection Report**
73 The Board reviewed the Inspection Report.

74
75 **E. Yellowstone Inspection Report**
76 The Board reviewed the Yellowstone Inspection Report.

77
78 **F. Amenity Management**
79 **1. Presentation of Amenities Report**
80 Mr. Lawrence reviewed the Amenity Report.

81
82 **G. District Counsel**
83 The Board requested that Resolution 2017-03 be updated and placed on the agenda for
84 review.

85

On a motion from Mr. Torres, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved to go into a licensing agreement with Hillhurst Crossing allowing them to plant material on CDD Property with District Counsel and Mr. Torres approval, for the Meadow Pointe III Community Development District.

86
87
88
89
90
91
92
93
94
95

H. District Manager's Report

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

Mr. Adams reviewed the District Manager's report and financials with the Board. He reminded the Board that the next meeting is scheduled for July 15, 2026, at 6:30 p.m.

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Regular Meeting held on May 17, 2026

On a motion from Mr. Hall, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved the Regular Meeting held on May 17, 2026, as amended, for the Meadow Pointe III Community Development District.

96
97
98
99

NINTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for May 2026

On a motion from Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenses for May 2026 (\$121,862.01), as discussed, for the Meadow Pointe III Community Development District.

100
101
102
103
104
105
106

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

No comments were provided.

ELEVENTH ORDER OF BUSINESS

Adjournment

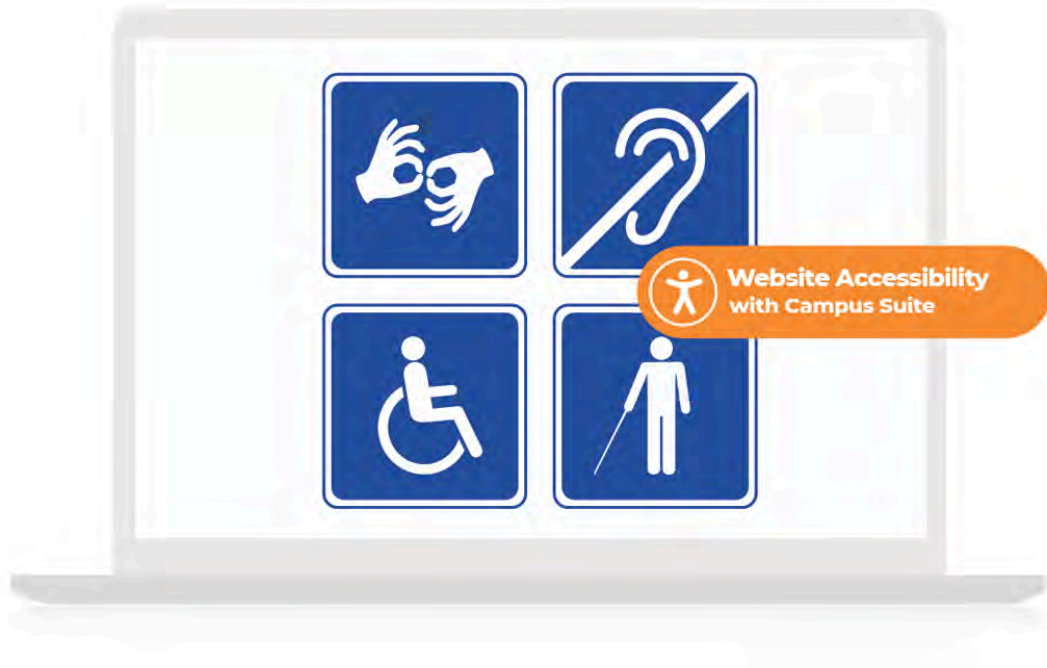
On a motion from Mr. Torres, seconded by Mr. Johnson, all in favor, the Board agreed to adjourn the meeting at 8:04 p.m. for the Meadow Pointe III Community Development District.

107
108
109
110
111
112
113
114

Assistant Secretary

Chairman/Vice Chairman

Tab 12



Quarterly Compliance Audit Report

Meadow Pointe III

Date: June 2026 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

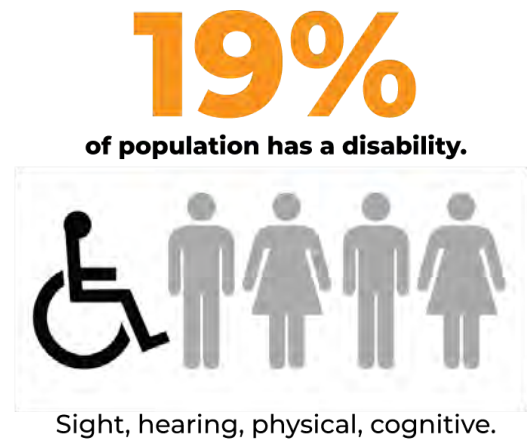
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 13



**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$184,299.18**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 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	300502	i46680	Maintenance & Repairs 06/26	\$ 193.12
Coastal Waste & Recycling, Inc.	300494	SW0001913204	Waste Disposal Services 05/26	\$ 25,448.15
Coastal Waste & Recycling, Inc.	300494	SW0002010725	Waste Disposal Services 06/26	\$ 25,448.15
Cooper Pools Inc.	300485	1689	Pool Maintenance 05/26	\$ 654.30
Cooper Pools Inc.	300485	2026-1503	Pool Maintenance 06/26	\$ 3,385.00
Florida Department of Revenue	061826-05	6180155779674-061726	Sales & Use Tax 05/26	\$ 294.64
Frontier Communications of FL	063026-02	23918809150919135-060426	Gate Phones 06/26	\$ 235.08
John A. Johnson	061826-03	JJ061726-720	Board of Supervisors Meeting 06/17/26	\$ 200.00
La Russa Leed	300499	720-060726	Deposit Reimbursement 06/26	\$ 200.00
LLS Tax Solutions, Inc.	300495	004161	Arbitrage Rebate Series 2013 03/26	\$ 500.00
Michael J Hall	061826-04	MH061726-720	Board of Supervisors Meeting 06/17/26	\$ 200.00
Michael Torres	061826-02	MT061726-720	Board of Supervisors Meeting 06/17/26	\$ 200.00
Mr. Electric of Land O' Lakes	300496	2602627	Entry & Walls Maintenance & Repair 06/26	\$ 4,863.10

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
OLM, Inc.	300486	47437	Landscape Inspection 05/26	\$ 750.00
Outsmart Pest Management, Inc.	300487	48235	Pest Control 06/26	\$ 75.00
Pasco County Tax Collector	300500	061526-720 Postage 25/26	2025 Postage Assesment	\$ 558.52
Pasco County Utilities	061026-01	24517533	Water Services 04/26	\$ 2,331.20
Pasco Sheriff's Office	300488	AR-MAY26 MPIII	Deputy Services 05/26	\$ 12,700.58
Paul Carlucci	061826-01	PC061726-720	Board of Supervisors Meeting 06/17/26	\$ 200.00
Rizzetta & Company, Inc.	300484	INV0000109720	Personnel Reimbursement 05/26	\$ 20,642.50
Rizzetta & Company, Inc.	300483	INV0000109997	Accounting Services 06/26	\$ 5,867.83
Rizzetta & Company, Inc.	300493	INV0000110044	Personnel Reimbursement, Amenity Management & Oversight 06/26	\$ 17,384.69
Rizzetta & Company, Inc.	300492	INV0000110092	Cell Phone 05/26	\$ 150.00
Skyway Supply, Inc.	300489	71023	Maintenance & Repair 05/26	\$ 148.95
Skyway Supply, Inc.	300489	71115	Maintenance & Repair 05/26	\$ 58.57
Skyway Supply, Inc.	300489	71164	Maintenance & Repair 05/26	\$ 242.03

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 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	300490	PSI271026	Lake & Pond Managment Services 06/26	\$ 6,427.59
Southern Automated Access Services, LLC	300491	18177	Gate Phones 06/26	\$ 145.00
Southern Automated Access Services, LLC	300491	18178	Gate Phones 06/26	\$ 145.00
Southern Automated Access Services, LLC	300491	18180	Gate Phones 06/26	\$ 145.00
Southern Automated Access Services, LLC	300491	18183	Gate Phones 06/26	\$ 145.00
Southern Automated Access Services, LLC	300491	18193	Gate Phones 06/26	\$ 145.00
Southern Automated Access Services, LLC	300491	18194	Gate Phones 06/26	\$ 145.00
Southern Automated Access Services, LLC	300491	18198	Gate Phones 06/26	\$ 145.00
Southern Automated Access Services, LLC	300491	18210	Gate Phones 06/26	\$ 145.00
Southern Automated Access Services, LLC	300491	18220	Gate Phones 06/26	\$ 145.00
Southern Automated Access Services, LLC	300498	18236	Gate Maintenance & Repair 06/26	\$ 135.00
Spectrum	060126-01	8337130620042426-051126	Internet Services 05/26	\$ 30.00
Spectrum	063026-01	8337130620042426-061126	Internet Services 06/26	\$ 30.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	300501	28550	Legal Services 05/26	\$ 4,809.60
TECO	062426-02	311000030198-060526	Electric Services 05/26	\$ 12,502.99
U.S. Water Services Corporation	300497	SI148457	Lift Station Maintenance 06/26	\$ 104.19
Valley National Bank	062526-01	CC053126-720	Credit Card Expenses 05/26	\$ 1,565.29
Waste Connections of Florida	062426-01	2212043W426	Waste Disposal Services 07/26	\$ 304.76
Withlacoochee River Electric Cooperative, Inc.	060526-01	1353910-052226	Electric Services 05/26	\$ 1,627.21
Withlacoochee River Electric Cooperative, Inc.	062626-01	1353911-060926	Electric Services 05/26	\$ 197.35
Withlacoochee River Electric Cooperative, Inc.	062626-01	1353912-060926	Electric Services 05/26	\$ 65.09
Withlacoochee River Electric Cooperative, Inc.	062626-01	1353913-060926	Electric Services 05/26	\$ 63.89
Yellowstone Landscape	060326-01	1157137	Landscape Replacement 04/26	\$ 3,746.00
Yellowstone Landscape	060326-01	1166312	Irrigation Repair 04/26	\$ 995.64
Yellowstone Landscape	060326-01	1167549	Landscape Maintenance 05/26	\$ 24,855.22
Yellowstone Landscape	061526-01	1173301	Landscape Replacement 05/26	\$ 978.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	061526-01	1173302	Landscape Replacement 05/26	\$ 990.00
Yellowstone Landscape	061526-01	1173303	Irrigation Repair 05/26	\$ 634.95
Total Report				<u>\$ 184,299.18</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 #: 45802

Transaction Date: 6/15/2026

Terms: Net 30

Invoice #: i46680

Customer PO #: June 2026 PM

Item	Description	Quantity	Price	Amount
Quarterly PM	June 2026 Quarterly PM - filters included.	1	\$193.12	\$193.12
Notes to Customer	6/15/26 Guy Arrived on site and completed the scheduled PM for both air handling units. Cleared and treated all drain lines, added Drain Solve, pan tabs, and no-rinse evaporator coil cleaner to both units. Thoroughly cleaned the evaporator coils and rinsed the condenser coils. Checked refrigerant pressures and verified proper operation. Both units were producing a 15-20 degree temperature split between return and supply air, which is within normal range. All equipment was operating properly and within manufacturer specifications at the time of service. PM completed with no issues found.	1	\$0.00	\$0.00

Subtotal: \$193.12

Tax: \$0.00

Total: \$193.12

Balance Due: \$193.12

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



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

License #CMC1249737



Acceptance

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

A handwritten signature in black ink, appearing to read "Joe Pizzuto", is written over a horizontal line.

Joe PIZZUTO



Phone:
www.coastalwasteinc.com

INVOICE

Invoice SW0001913204
Page Page 1 of 1
Date 04/30/2026
Customer 21985
Site 0
PO Number
Due Date 05/30/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
30 - Apr	(0001) MEADOW POINTE III CDD 1500 MEADOW POINTE BLVD, WESLEY CHAPEL FL Serv #001 96 GALLON MSW 1,547 - 0YD 1547 Units @ \$16.45 (May 01/26 - May 31/26)		\$25,448.15	1.00	\$25,448.15

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

INVOICE TOTAL	\$25,448.15
----------------------	-------------

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

Invoice SW0001913204
Page Page 1 of 1
Date 04/30/2026
Customer 21985
Site 0
PO Number
Due Date 05/30/2026

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

AMOUNT REMITTED

0025756SW0219850000SW000191320400053340563



Phone:
www.coastalwasteinc.com

INVOICE

Invoice SW0002010725
Page Page 1 of 1
Date 05/31/2026
Customer 21985
Site 0
PO Number
Due Date 06/30/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
31 - May	(0001) MEADOW POINTE III CDD 1500 MEADOW POINTE BLVD, WESLEY CHAPEL FL Serv #001 96 GALLON MSW 1,547 - 0YD 1547 Units @ \$16.45 (Jun 01/26 - Jun 30/26)		\$25,448.15	1.00	\$25,448.15

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

INVOICE TOTAL	\$25,448.15
----------------------	-------------

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

Invoice SW0002010725
Page Page 1 of 1
Date 05/31/2026
Customer 21985
Site 0
PO Number
Due Date 06/30/2026

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

AMOUNT REMITTED

0025756SW0219850000SW000201072500053340566

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1689

Invoice Date: 5/28/2026

Due Date: 6/28/2026

Bill To: Meadow Pointe III CDD

Meadow Pointe III CDD3434 Colwell Ave Suite 200
Tampa, FL 33614

LOCATION: 1500 Meadow Point Blvd, Wesley Chapel

Item	Description	Qty	Rate	Amount
Phosphate Treatment Return Visit Cleanup	Phosphate Treatment Return Visit Cleanup	1.00	\$180.00	\$180.00
Phosphate Treatment 1 Bottle for 3000 to 10000 gallons	Phosphate Treatment 1 Bottle for 3000 to 10000 gallons	17.00	\$27.90	\$474.30

Subtotal: \$654.30

Tax: \$0.00

Total: \$654.30

Amount Due: \$654.30

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.: 2026-1503
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

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

Total **\$3,385.00**

Ways to pay



[View and pay](#)

Payment Confirmation

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

Transaction Information

Confirmation#	920002822939	Submitted Date	Wednesday, 06/17/2026
Status	IN PROCESS	Submitted Time	04:11 PM

Payment Information

Taxpayer Name	MEADOW POINTE III COMMUNITY DEVELOPMENT	Debit Date	Thursday, 06/18/2026
Document Type	Tax or Fee Payment	Filing Period End Date	05/31/2026
Amount Paid	\$294.64		
Payment Amount	\$294.64		
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	05/31/2026	\$294.64



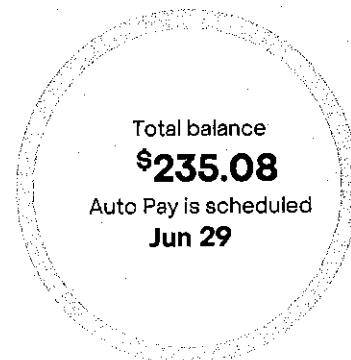
MEADOW POINTE III CDD Account Number:
239-188-0915-091913-5

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

JUN 11 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.



Bill history

Previous balance	\$235.08
Payment received by Jun 04, thank you	-\$235.08

Service summary

	Previous month	Current month
☎ Phone	\$199.30	\$199.30
🏠 Taxes and Fees	\$35.78	\$35.78
Total services	\$235.08	\$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

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

6790 0107 DY RP 04 08052026 NNNNNN 01 001120 0005

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



62500523918809150919130000000000000000235085



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

Billing Date:
Jun 04, 2026

Billing Period:
Jun 04 - Jul 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**

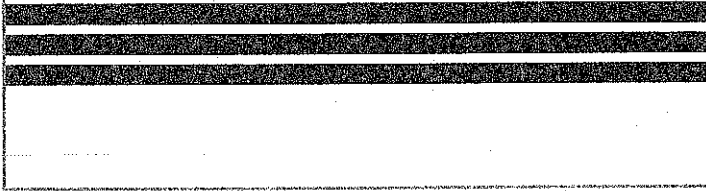
Account Payments

Payment received from 239-188-0915 **\$235.08**



**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:
Jun 04, 2026
Billing Period:
Jun 04 - Jul 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:
Jun 04, 2026
 Billing Period:
Jun 04 - Jul 03, 2026

Phone

Monthly Charges

06.04-07.03	Business Line - 2 Yr Term	\$82.95
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
	Frontier Roadwork Recovery Surcharge	\$4.50
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:
Jun 04, 2026
 Billing Period:
Jun 04 - Jul 03, 2026

Phone

Monthly Charges

06.04-07.03	Business Line - 2 Yr Term	\$82.95
	Multi-Line Federal Subscriber Line Charge	\$9.20
	Access Recovery Charge Multi-Line Business	\$3.00
	Frontier Roadwork Recovery Surcharge	\$4.50
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: June 17, 2026

SUPERVISOR PAY REQUEST
DIRECT DEPOSIT

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

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

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30
Meeting End Time:	8:04
Total Meeting Time:	1.34


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: 

MPIII COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Check Request

Amount: \$200.00

Date: 6/8/2026

Payable to: La Russa Leed

Address: 5297 Sandy Key Lane

Reason: Deposit Refund from 6/7 Private Rental

Requester: Justin Lawrence

Directions for check: Check is to be mailed: Address Above

LLS Tax Solutions Inc.
1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com



INVOICE

BILL TO

Meadow Pointe III
Community Development
District
c/o Rizzetta & Company,
Inc.
3434 Colwell Avenue,
Suite 200
Tampa, FL 33614

INVOICE # 004161
DATE 06/04/2026
DUE DATE 07/04/2026
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the Meadow Pointe III Community Development District (Pasco County, Florida) \$5,140,000 Capital Improvement Revenue Refunding Bonds, Series 2013 (Bank Qualified) – Rebate Amount Calculation for the period ended March 27, 2026.	500.00
<hr/> BALANCE DUE	\$500.00

Thank You For Your Business



Mr. Electric of Land O' Lakes
3761 Correia Drive
Zephyrhills, Florida 33542
(813) 540-0012

BILL TO

Meadow Pointe III CDD
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

INVOICE 2602627	INVOICE DATE Jun 04, 2026
---------------------------	-------------------------------------

JOB ADDRESS

Meadow Pointe III CDD (Justin)
1500 Meadow Pointe Boulevard
Wesley Chapel, FL 33543 USA

Completed Date: 6/4/2026

Technician: Brad

Technician: Seth

Payment Term: Due Upon Receipt

Due Date: 6/4/2026

DESCRIPTION OF WORK

REASON FOR CALL:

Inspect electrical at Ammanford entrance location.

WORK COMPLETED:

Provide quotes for electrical repairs for Ammanford subdivision. Quote #1 includes electrical panel replacement with grounding and surge protection required by code. Quote #2 is for replacement of broken or inoperable landscape lighting. Adding 2 transformers for low voltage lighting and 6 low voltage landscape light fixtures as well as replacing existing broken landscape light posts.

Work performed June 4:

Removed existing damaged lighting. Installed X2 120V to 13V transformers and X6 telescope landscape lighting. Ran low voltage landscape lighting wire to power new lights.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	INCLUDES INSTALL OF ONE OUTDOOR WEATHER RESISTANT 15A GFCI RECEPTACLE WITH PROTECTIVE WATERPROOF BUBBLE COVER (DOES NOT INCLUDE CIRCUIT, NEW WIRE OR BOX)	1.00	\$280.91	\$280.91
2	Secondary Surge Protection for Equipment <ul style="list-style-type: none">Professional installation of dedicated surge protector(s) at specified equipmentCovers: HVAC units, pool/spa equipment, RV outlets, well pumps, motors, additional panels/disconnects, or other sensitive electronicsPoint-of-use defense against surges/spikes reaching individual equipmentHelps extend equipment lifespan & prevents costly	1.00	\$421.69	\$421.69

repairs/replacements

- Full manufacturer product warranty + labor warranty (product defects only)

Exclusions: Limited to specified equipment only; no whole-home panel protection, coax/internet lines, panel upgrade, GFCI breaker, new wiring or grounding work

Note: Custom priced per equipment type & quantity – add multiple as needed

✂ **TARGETED SURGE PROTECTION FOR YOUR VALUABLE EQUIPMENT – SMART CHOICE!**

Your selected HVAC, pool, RV, well pump, motors or other electronics are now shielded.

Many customers add protection for additional equipment or upgrade to full-home coverage.

SPECIAL RATE on add-ons if scheduled within 90 days.

Call us today for complete peace of mind!

3	INSTALL 300 WATT TRANSFORMER CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING OUTLET, MOUNTED TO EXISTING STRUCTURE	2.00	\$727.34	\$1,454.68
	DOES NOT INCLUDE			
	* CIRCUIT			
	* OUTLET			
	* REMOTE MOUNTED TRANSFORMER			
	* WIRE			
	* TRANSFORMER			
	* SURGE PROTECTION			
4	1 - SPOT LIGHT WITH LED LAMPS AND BRONZE COATING CONNECTED TO EXISTING LOW VOLTAGE WIRE AND EXISTING TRANSFORMER	6.00	\$450.97	\$2,705.82
	DOES NOT INCLUDE			
	* NEW CIRCUIT			
	* OUTLET			
	* REMOTE MOUNTED TRANSFORMER			
	* LAMP WARRANTY			
	* WIRE			
	* TRANSFORMER			
	* SURGE PROTECTION			

SUB-TOTAL	\$4,863.10
TAX	\$0.00

TOTAL DUE	\$4,863.10
------------------	------------

BALANCE DUE	\$4,863.10
--------------------	-------------------

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910
This estimate is valid for thirty days

CUSTOMER AUTHORIZATION

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$4,863.10

Thank You



Sign here

Date 6/4/2026

CUSTOMER ACKNOWLEDGEMENT

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$4,863.10

Thank You



Sign here

Date 6/4/2026



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 47437

DATE 05/29/2026 TERMS Net 30

DUE DATE 06/28/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
05/26/2026	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: 48235
DATE: 06/02/2026
ORDER: 48235

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
06/02/2026	07:58 AM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/02/2026		

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

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

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

PLEASE PAY FROM THIS INVOICE

WORKWAVE 800-702-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

Pasco County Tax Collector 061526-720 Postage 25/26

Funding Agency	Agency	Agency Code	Roll Yr	Tax	Penalty	Interest	Discount	Commissio
BEXLEY CDD	BEXLEY	BEXLEY	2025	19,701.70	0.00	591.03	0.00	405.86
CONNERTON EAST CDD	CONNERTON EAST	CONNERTON EAST	2025	3,728.87	0.00	111.87	0.00	76.82
CONNERTON WEST CDD	CONRTNW	CONRTNW	2025	18,546.47	0.00	556.41	0.00	382.06
COPPERSPRING CDD	COPPERSPRING CDD	COPPERSPRING CD	2025	8,447.90	0.00	253.45	0.00	174.03
COUNTRY WALK CDD	CWLKCDD	CWLKCDD	2025	21,207.19	0.00	636.20	0.00	436.87
DEERBROOK CDD	DEERBROOK	DEERBROOK	2025	3,005.91	0.00	90.18	0.00	61.92
DEL WEBB BEXLEY CDD	DEL WEB BEXLEY CDD	DEL WEB BEXLEY CI	2025	5,639.26	0.00	169.17	0.00	116.17
HIDDEN CREEK NORTH CDD	HIDDEN CREEK NORTH	HIDDEN CREEK NOI	2025	5,833.66	0.00	175.02	0.00	120.18
LAKESIDE CDD	LAKESID	LAKESID	2025	5,590.93	0.00	167.73	0.00	115.18
MEADOW POINTE III CDD	MP3CDD	MP3CDD	2025	35,363.05	0.00	1,060.88	0.00	728.48
MEADOW POINTE IV CDD	MP4CDD	MP4CDD	2025	45,506.30	0.00	1,365.19	0.00	937.43
MITCHELL RANCH CDD	MITCHELL RANCH CDD	MITCHELL RANCH C	2025	9,774.20	0.00	293.23	0.00	201.35
NEW PORT CORNER CDD	NEW PORT CORNER CE	NEW PORT CORNEI	2025	20,027.49	0.00	600.81	0.00	412.57
SEVEN OAKS CDD	SVNOKS	SVNOKS	2025	72,333.43	0.00	2,170.00	0.00	1,490.07
VERANDAHS CDD	VERANDA	VERANDA	2025	5,149.32	0.00	154.47	0.00	106.08
WATER'S EDGE CDD	WATSEDG	WATSEDG	2025	16,166.10	0.00	484.98	0.00	333.02
WESBRIDGE CDD	WESBRIDGE CDD	WESBRIDGE CDD	2025	8,035.34	0.00	241.07	0.00	165.53
WIREGRASS CDD	WIREGRA	WIREGRA	2025	19,807.33	0.00	594.22	0.00	408.03
WIREGRASS II CDD	WIREGRASS II	WIREGRASS II	2025	13,030.88	0.00	390.94	0.00	268.44

Postage Deduction per Florida Statue 197-322 Tax Year 2025

Distributed	Postage Ch	Distributio	Funding Ag	Email
19,886.87	611.19	19,275.68	BEXLEY CD	BLHeureux@rizzetta.com
3,763.92	474.39	3,289.53	CONNERTC	vsmith@rizzetta.com
18,720.82	502.44	18,218.38	CONNERTC	vsmith@rizzetta.com
8,527.32	152.90	8,374.42	COPPERSPI	BLHeureux@rizzetta.com
21,406.52	293.63	21,112.89	COUNTRY \	BLHeureux@rizzetta.com
3,034.17	204.59	2,829.58	DEERBROC	BLHeureux@rizzetta.com
5,692.26	177.78	5,514.48	DEL WEB B	BLHeureux@rizzetta.com
5,888.50	144.50	5,744.00	HIDDEN CR	vsmith@rizzetta.com
5,643.48	257.00	5,386.48	LAKESIDE C	BLHeureux@rizzetta.com
35,695.45	558.52	35,136.93	MEADOW	BLHeureux@rizzetta.com
45,934.06	437.82	45,496.24	MEADOW	vsmith@rizzetta.com
9,866.08	202.02	9,664.06	MITCHELL	lvsmith@rizzetta.com
20,215.73	84.77	20,130.96	NEW PORT	BLHeureux@rizzetta.com
73,013.36	864.52	72,148.84	SEVEN OAI	BLHeureux@rizzetta.com
5,197.71	135.80	5,061.91	THE VERAN	vsmith@rizzetta.com
16,318.06	209.45	16,108.61	WATERS EI	BLHeureux@rizzetta.com
8,110.88	131.74	7,979.14	WESBRIDG	BLHeureux@rizzetta.com
19,993.52	386.43	19,607.09	WIREGRAS	BLHeureux@rizzetta.com
13,153.38	342.77	12,810.61	WIREGRAS	vsmith@rizzetta.com



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



24 0 1
 17-96930

MEADOW POINT III CDD
 Service Address: 1500 MEADOW POINTE BOULEVARD
 Bill Number: 24517533
 Billing Date: 5/21/2026
 Billing Period: 4/8/2026 to 5/8/2026

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/pcrates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	08070428	4/8/2026	6801	5/8/2026	6949	30	148

Usage History

Transactions

Month	Usage	Description	Amount
May 2026	148	Previous Bill	2,082.80
April 2026	133	Payment 05/08/26	-2,082.80 CR
March 2026	136	Past Due	0.00
February 2026	126	Current Transactions	
January 2026	114	Water	
December 2025	136	Water Base Charge	22.37
November 2025	125	Water Tier 1	13.0 Thousand Gals X \$2.18 = 28.34
October 2025	112	Water Tier 2	12.0 Thousand Gals X \$3.47 = 41.64
September 2025	105	Water Tier 3	13.0 Thousand Gals X \$6.94 = 90.22
August 2025	107	Water Tier 4	110.0 Thousand Gals X \$9.36 = 1,029.60
July 2025	142	Sewer	
June 2025	133	Sewer Base Charge	53.43
		Sewer Charges	148.0 Thousand Gals X \$7.20 = 1,065.60
		Total Current Transactions	2,331.20

TOTAL BALANCE DUE \$2,331.20

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

*Past due balance is delinquent and subject to further fees and immediate disconnect.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	0509200
Customer #	01034858
Past Due	0.00
Current Transactions	2,331.20

Total Balance Due	\$2,331.20
Due Date	6/8/2026

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

The Total Due will be electronically transferred on 06/08/2026.

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

010348587050920062451753360002331201



Pasco Sheriff's Office

INVOICE

Customer Number: C00279
Invoice Number: AR-MAY26 MEADOW PT III #8
Invoice Date: 6/2/2026
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
6/2/2026	0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR MAY26 - 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-MAY26 MEADOW PT III #8
Invoice Date: 6/2/2026
Total Amount Due \$ 12,700.58



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

Total Payment \$ _____

Cust: C00279	0001-0000-369-0700	DUE FROM OTHER ENTITIES
2025-2026	MEADOW POINT III	INVOICE #
ORG. BUDGET	152,407.00	
BILLING	152,407.00	
INS. ADJ.	(12,500.00)	
	139,907.00	
	INVOICING SCHEDULE	
OCT25 #1	12,700.58	AROCT25 MEADOW PT III #1
NOV25 #2	12,700.58	ARNOV25 MEADOW PT III #2
DEC25 #3	12,700.58	ARDEC25 MEADOW PT III #3
JAN26 #4	12,700.58	ARJAN26 MEADOW PT III #4
FEB26 #5	12,700.58	ARFEB26 MEADOW PT III #5
MAR26 #6	12,700.58	ARMAR26 MEADOW PT III #6
APR26 #7	12,700.58	AR-APR26 MEADOW PT III #7
MAY26 #8	12,700.58	AR-MAY26 MEADOW PT III #8
JUN26 #9	12,700.58	AR-JUN26 MEADOW PT III #9
JUL26 #10	12,700.58	AR-JUL26 MEADOW PT III #10
AUG26#11	12,700.58	AR-AUG26 MEADOW PT III #11
SEP26 #12	12,700.62	AR-SEP26 MEADOW PT III #12
TOTAL:	152,407.00	

**Meadow Point III
Law Enforcement Budget
Fiscal Year 2025-2026**

Personal Services:

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade C01)	35.69	2,210.00	78,874	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
Total Salary:			78,874	
<i>Benefits:</i>	<i>Rates</i>	<i># Hours</i>		
Holiday Pay	35.69	102.00	3,640	
FICA	7.65%		6,312	
Retirement	35.19%		29,037	
Group Health/Life Insurance	12,500		<u>12,500</u>	
Total Benefits:			51,489	

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

Operating Expenses:

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,020
Software Maintenance	378
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	4,210
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	550
Vehicle Insurance	900
Professional Liability Insurance	1,290
Uniform and Equip replacement	500
Ammo Estimate	210
Glock/Shotgun/Carbine w/accessories	364
Axon License/Maintenance - BWC/Taser w/battery pack, cartridges, warranty	3,100
Laptop	560
Mobile Radio for Vehicle	1,000
Hand Held Radio/Enhanced Charger/Battery	1,000

Total Operating Expenses:	15,262
----------------------------------	---------------

Capital:

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

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

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

Meadow Pointe III Community District Development



To whom it may concern:

- Based on one of the recent previous CDD meetings, the board has voted to renew our contract the PCSO and the share program with MPIV. I can verify that we will be renewing for the 2025-2026 fiscal year but cannot verify for the 2026-2027 fiscal year at this time. Any questions, feel free to reach out.



Justin Lawrence

Clubhouse Manager – 813.383.6676

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

Invoice

Date	Invoice #
5/22/2026	INV0000109720

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
Personnel Reimbursement	1.00	\$20,642.50	\$20,642.50
Subtotal			\$20,642.50
Total			\$20,642.50

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

Invoice

Date	Invoice #
6/2/2026	INV0000109997

Bill To:

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

Services for the month of	Terms	Client Number
June	Upon Receipt	00720

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,874.58	\$1,874.58
Administrative Services	1.00	\$497.83	\$497.83
Dissemination Services	1.00	\$166.67	\$166.67
Financial & Revenue Collections	1.00	\$429.17	\$429.17
Management Services	1.00	\$2,789.58	\$2,789.58
Website Compliance & Management	1.00	\$110.00	\$110.00
		Subtotal	\$5,867.83
		Total	\$5,867.83

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

Invoice

Date	Invoice #
6/5/2026	INV0000110044

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,958.33	\$1,958.33
Personnel Reimbursement	1.00	\$15,426.36	\$15,426.36
Subtotal			\$17,384.69
Total			\$17,384.69

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

Invoice

Date	Invoice #
6/1/2026	INV0000110092

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
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



Invoice

Date	Invoice Number
5/7/2026	71023

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
	Net 30	6/6/2026	BK	5/7/2026	

Quantity	Item Code	Description	Price Each	Amount
1	Xerox C230 M	Xerox C230/235 (006R04394) OEM Magenta Hi Yield Toner Cartridge Up to 2.5K Yield	148.95	148.95
1	FedEx Service	Fed Ex Freight Charge (Toners shipped at NO CHARGE)	0.00	0.00
		FEDEX No. of Packages: 1 Tracking #: 381140167468		

Subtotal		\$148.95
Total		\$148.95
Payments/Credits		\$0.00
Balance Due		\$148.95



Invoice

Date	Invoice Number
5/20/2026	71115

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	6/19/2026	BK	5/20/2026	

Quantity	Item Code	Description	Price Each	Amount
1	VBCP2609 CP Towels	Premium Center Pull Paper Towels, White 600 feet 6 rolls/ case (16lbs 25X17X9")	42.95	42.95
1	FedEx Service	Fed Ex Freight Charge	15.62	15.62
		FEDEX No. of Packages: 1 Tracking #: 381449024148		

Subtotal		\$58.57
Total		\$58.57
Payments/Credits		\$0.00
Balance Due		\$58.57



Invoice

Date	Invoice Number
5/26/2026	71164

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	6/25/2026	BK	5/26/2026	

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	HANGING SINGLE PU...	HANGING Single Pull Dog Waste Bags. Case 4 boxes 800 ct (3200 total) 22lbs	124.95	124.95
1	FedEx Service	Fed Ex Freight Charge (Dog bags shipped at NO CHARGE)	31.18	31.18
		FEDEX No. of Packages: 3 Tracking #: 381578596595		

Subtotal		\$242.03
Total		\$242.03
Payments/Credits		\$0.00
Balance Due		\$242.03



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: PSI271026
 Invoice Date: 6/1/2026

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 6/1/2026
 Due Date 7/1/2026
 Terms Net 30

Customer ID 8080
 P.O. Number
 P.O. Date 6/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance June Billing 6/1/2026 - 6/30/2026 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 #
6/2/2026	18177

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
	JUNE 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 #
6/2/2026	18178

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
	JUNE 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 #
6/2/2026	18180

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
	JUNE 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 #
6/2/2026	18183

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

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/2/2026	18193

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

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/2/2026	18194

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
	JUNE 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 #
6/2/2026	18198

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
	JUNE 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 #
6/2/2026	18210

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
	JUNE 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 #
6/2/2026	18220

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
	JUNE 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 #
6/10/2026	18236

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

Job Name	Terms
SHERINGHAM	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that the entrance curb side operator was stuck open. Found the V belt broken. Replaced belt, unit resumed normal operation.			
1	Elite V Belt	20.00		20.00
1	Hourly Tech Charge	115.00		115.00

<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	\$135.00
	Payments/Credits	\$0.00
	Balance Due	\$135.00

MAY 18 2026

Hi, Pointe III!

Thank you for being a valued customer since 2004.

Amount Due **\$30** Due by **May 28**

How It Adds Up Service from **May 11 - Jun 10**

Previous Balance	\$30
Payments Received	-\$30
Remaining Balance	\$0

Current Activity	\$30
Spectrum TV®	\$0
Spectrum Internet®	\$0
Spectrum Voice®	\$30

Auto Pay Amount \$30
YOUR AUTO PAY WILL BE PROCESSED 05/28/26

Thank you for choosing Spectrum.

We appreciate your prompt payment and value you as a customer.

Auto Pay Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum account the day after your transaction is scheduled to be processed by your bank.



IMPORTANT NEWS

NOTE

Taxes, Fees and Charges listed in the Summary only apply to Spectrum TV and Spectrum Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Voice are detailed in the Billing Information section.

Enrolled in Auto Pay

Your Auto Pay payment will be deducted on your due date.

Beware of payment scams

Spectrum is dedicated to keeping you and your family safe online. Visit Spectrum.net/securitycenter for tools and solutions to keep your personal information secure.

Detach the included payment stub and enclose it with a check made payable to Spectrum. If you have questions about your account, call us at (855) 757-7328.



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

8337 1300 DY RP 11 05122026 NNNNNNNN 01 003859 0018

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

Amount Due **\$30**

Due by **May 28**

Account Number **8337 13 062 0042426**



Please send payment to:

SPECTRUM
PO BOX 7186
PASADENA CA 91109-7186



833713062004242600030007

8337 1300 DY RP 11 05122026 NNNNNNNN 01 003859 0018

Your Bill Details Service from May 11 - Jun 10

Thank you for being a valued customer since 2004.

Previous Balance		\$30
EFT Payment	04/28	-\$30
Remaining Balance		\$0

Current Activity

Spectrum TV®

Spectrum TV Select Package		\$0
Spectrum TV Select	\$0	
Your TV package includes over \$105 in streaming services		
Disney+, Hulu Bundle	Included	
HBO Max Basic with Ads	Included	
Paramount+ Essential	Included	
Peacock Premium	Included	
ESPN Unlimited	Included	
FOX One and more	Included	
Spectrum Receivers		\$0
2 Receivers at 0 each		
Spectrum TV® Total		\$0

Spectrum Internet®

Spectrum Internet		\$0
WiFi Service		\$0
Spectrum Internet® Total		\$0

Spectrum Voice®

Phone number 813-383-6676		
Unlimited Long Distance		\$30
PKG Includes: Phone Line, Modem, Up to 23 Calling Features, Calling Within U.S., Canada, Mexico, Puerto Rico, Guam & The Virgin Islands		
For additional call details, please visit Spectrum.net/account		
Spectrum Voice® Total		\$30

Auto Pay Amount \$30

Devices on Your Account

You currently have the following Spectrum equipment on your account (4 of 4 shown):

Modem - ****98531

Router - *****44E4A

Receiver - *****02973

Receiver - *****07085



Ways to Pay

**Auto Pay:** Visit [Spectrum.net/AutoPay](https://spectrum.net/AutoPay). Auto Pay is the easiest way to pay your bill on time every month.**App:** Pay your bill through the My Spectrum App.**Online:** Pay your bill online at [Spectrum.net](https://spectrum.net).**Phone:** Call the automated payment service at (833) 267-6097.

Store

Your Spectrum Stores are located at:

3302 Redeemer Way
New Port Richey, FL 34655

Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

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



ACCOUNT NUMBER
8337 13 062 0042426

STATEMENT DATE
Jun 11, 2026

SERVICE ADDRESS
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543

PAGE
1 of 4

Hi, Pointe III!

Thank you for being a valued customer since 2004.

Amount Due Due by
\$30 **Jun 28**

How It Adds Up Service from Jun 11 - Jul 10

Previous Balance	\$30
Payments Received	-\$30
Remaining Balance	\$0

Current Activity \$30

Spectrum TV®	\$0
Spectrum Internet®	\$0
Spectrum Voice®	\$30

Auto Pay Amount **\$30**
YOUR AUTO PAY WILL BE PROCESSED 06/28/26

Thank you for choosing Spectrum.

We appreciate your prompt payment and value you as a customer.

Auto Pay Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum account the day after your transaction is scheduled to be processed by your bank.



IMPORTANT NEWS

NOTE

Taxes, Fees and Charges listed in the Summary only apply to Spectrum TV and Spectrum Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Voice are detailed in the Billing Information section.

Enrolled in Auto Pay

Your Auto Pay payment will be deducted on your due date.

BEWARE OF PAYMENT SCAMS!

Spectrum is dedicated to keeping you and your family safe online. Visit [Spectrum.net/securitycenter](https://spectrum.net/securitycenter) for tools and solutions to keep your personal information secure.

Detach the included payment stub and enclose it with a check made payable to Spectrum. If you have questions about your account, call us at (855) 757-7328.



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

8337 1300 DY RP 11 06122026 NNNNNNNN 01 003832 0018

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

Amount Due **\$30**

Due by **Jun 28**

Account Number **8337 13 062 0042426**

Please send payment to:

SPECTRUM
PO BOX 7186
PASADENA CA 91109-7186



833713062004242600030007

8337 1300 DY RP 11 06122026 NNNNNNNN 01 003832 0018

Your Bill Details Service from Jun 11 - Jul 10

Thank you for being a valued customer since 2004.

Previous Balance		\$30
EFT Payment	05/28	-\$30
Remaining Balance		\$0

Current Activity

Spectrum TV®

Spectrum TV Select Package		\$0
Spectrum TV Select	\$0	
Your TV package includes over \$105 in streaming services		
Disney+, Hulu Bundle	Included	
HBO Max Basic with Ads	Included	
Paramount+ Essential	Included	
Peacock Premium	Included	
ESPN Unlimited	Included	
FOX One and more	Included	
Spectrum Receivers		\$0
2 Receivers at 0 each		

Spectrum TV® Total \$0

Spectrum Internet®

Spectrum Internet		\$0
WiFi Service		\$0

Spectrum Internet® Total \$0

Spectrum Voice®

Phone number 813-383-6676

Unlimited Long Distance		\$30
PKG Includes: Phone Line, Modem, Up to 23 Calling Features, Calling Within U.S., Canada, Mexico, Puerto Rico, Guam & The Virgin Islands		

For additional call details, please visit Spectrum.net/account

Spectrum Voice® Total \$30

Auto Pay Amount \$30

Devices on Your Account

You currently have the following Spectrum equipment on your account (4 of 4 shown):

- Modem - ****98531
- Router - *****44E4A
- Receiver - *****02973
- Receiver - *****07085



Ways to Pay



Auto Pay: Visit Spectrum.net/AutoPay. Auto Pay is the easiest way to pay your bill on time every month.



App: Pay your bill through the My Spectrum App.



Online: Pay your bill online at Spectrum.net.



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



Store

Your Spectrum Stores are located at:

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

Visit Spectrum.com/stores for additional locations and hours.



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

June 15, 2026

Client: 001009

Matter: 000001

Invoice #: 28550

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2026	VKB	REVIEW AND REPLY TO EMAIL FROM AUDITOR REQUESTING UPDATE TO PRIOR ATTORNEY RESPONSE LETTER FOR FINALIZATION OF AUDIT.	0.2	\$61.00
5/1/2026	CAW	REVISE ADDENDUM TO COASTAL WASTE AGREEMENT TO ADD ADDITIONAL SERVICES.	0.2	\$61.00
5/4/2026	CAW	REVIEW SPECTRUM RIGHT OF ACCESS AGREEMENT AND SYSTEM INSTALLATION AGREEMENT.	1.5	\$457.50
5/6/2026	CAW	EMAIL CORRESPONDENCE WITH COASTAL REGARDING RENEWAL AGREEMENT; REVIEW PROPOSED LETTER FROM DEFENSE COUNSEL FOR HILLHURST CROSSING CASE; REVIEW AND REVISE LETTER TO MEADOW POINTE II REGARDING HILLHURST FENCE; EMAIL CORRESPONDENCE WITH CHAIR REGARDING LETTERS.	0.7	\$213.50
5/7/2026	CAW	REVIEW AND REVISE SPECTRUM AGREEMENT ATTACHMENTS; PREPARE APPLICATION FORM FOR DRIVEWAY APRON AND SIDEWALK LICENSE AGREEMENT; FINALIZE AND SEND OUT LETTER TO MEADOW POINTE II CDD REGARDING FENCE.	1.5	\$457.50
5/11/2026	CAW	PHONE AND EMAIL CORRESPONDENCE WITH COASTAL REGARDING NEW CONTRACT.	0.4	\$122.00
5/14/2026	CAW	SEND EMAIL REMINDERS TO DISTRICTS AND HOAS REGARDING SERVICE MARK AGREEMENTS; REVIEW STATUS OF HILLHURST CROSSING CASE.	0.2	\$61.00
5/15/2026	CAW	EMAIL CORRESPONDENCE WITH J. LAWRENCE REGARDING DRIVEWAY APRON AND SIDEWALK LICENSE AGREEMENT.	0.2	\$61.00

SERVICES

Date	Person	Description of Services	Hours	Amount
5/18/2026	CAW	REVIEW AGENDA AND PREPARE FOR MAY BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER; EMAIL CORRESPONDENCE WITH SPECTRUM REGARDING RIGHT OF ENTRY AGREEMENTS.	0.5	\$152.50
5/19/2026	CAW	EMAIL AND PHONE CORRESPONDENCE WITH J. LAWRENCE REGARDING MAY MEETING DISCUSSION ITEMS; EMAIL CORRESPONDENCE WITH SPECTRUM REGARDING RIGHT OF ENTRY AGREEMENT; EMAIL CORRESPONDENCE WITH RESIDENT A. ALLEN.	0.8	\$244.00
5/20/2026	CAW	PREPARE FOR AND ATTEND MAY BOARD MEETING IN PERSON.	3.8	\$1,159.00
5/21/2026	CAW	PHONE CALL WITH HILLHURST DEFENSE ATTORNEY REGARDING FENCE; FINALIZE DRIVEWAY APRON AND SIDEWALK LICENSE AGREEMENT FOR 31447 WRENCREST DRIVE AND SUBMIT FOR RECORDING.	0.6	\$183.00
5/21/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.7	\$297.50
5/22/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.8	\$140.00
5/26/2026	CAW	PREPARE ENCROACHMENT AND LICENSE AGREEMENT FOR 1835 FIRCREST COURT.	1.5	\$457.50
5/27/2026	CAW	EMAIL CORRESPONDENCE WITH J. LAWRENCE REGARDING APPROVED DRIVEWAY APRON AND SIDEWALK LICENSE AGREEMENT FOR 31447 WRENCREST.	0.2	\$61.00
5/27/2026	MS	RECEIVE, REVIEW AND PROCESS RECORDED DRIVEWAY APRON AND SIDEWALK IMPROVEMENT AGREEMENTS.	0.4	\$70.00
5/29/2026	CAW	PREPARE WASTE AND RECYCLING AGREEMENT WITH COASTAL.	1.2	\$366.00
Total Professional Services			16.4	\$4,625.00

DISBURSEMENTS

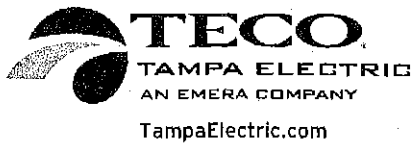
Date	Description of Disbursements	Amount
5/8/2026	Postage	\$9.60
5/28/2026	Simplefile E-Recording- Filing Fee- E-Filing	\$175.00
Total Disbursements		\$184.60

June 15, 2026
Client: 001009
Matter: 000001
Invoice #: 28550

Page: 3

Total Services	\$4,625.00	
Total Disbursements	\$184.60	
Total Current Charges		\$4,809.60
Previous Balance		\$3,952.50
<i>Less Payments</i>		<i>(\$3,952.50)</i>
PAY THIS AMOUNT		\$4,809.60

Please Include Invoice Number on all Correspondence



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

Statement Date: June 05, 2026

Amount Due: \$12,502.99

Due Date: June 19, 2026

Account #: 311000030198

JUN 11 2026

Don't Not Pay! Your account will be disabled on June 19, 2026.

Your Locations With The Highest Usage


1500 MEADOW
POINTE BLVD, B,
WESLEY CHAPEL, FL
33543-6876 **7,389**
KWH

1500 MEADOW
POINTE BLVD,
WESLEY CHAPEL, FL
33543-6876 **3,738**
KWH

Account Summary

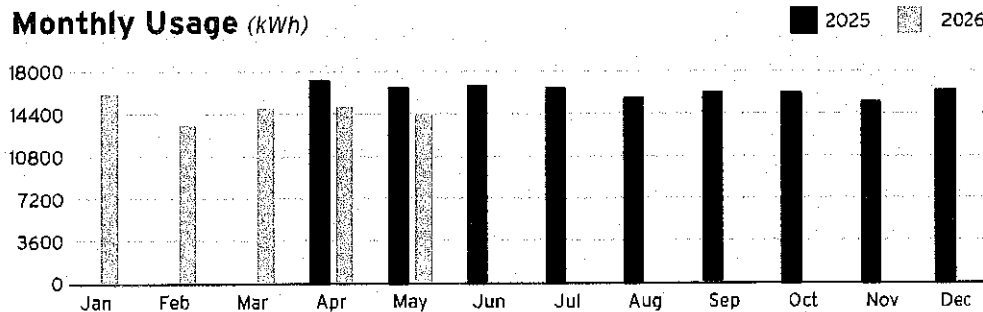
Previous Amount Due	\$12,600.82
Payment(s) Received Since Last Statement	-\$12,600.82
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$12,502.99
Amount Due by June 19, 2026	\$12,502.99

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.

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: June 19, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$12,502.99

Payment Amount: \$ _____

700375003935

Your account will be drafted on June 19, 2026

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




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

Make check payable to: TECO
Please write your account number on the memo line of your check.

0000031-000690-Page 3 of 44

Summary of Charges by Service Address

Account Number: 311000030198






Energy Usage From Last Month		
 Increased	 Same	 Decreased

Service Address: MEADOW POINTE, PH 1U, WESLEY CHAPEL, FL 33544-0000	Sub-Account Number: 211014502689	Amount: \$488.16
Service Address: WESLEY CHAPEL LKS PH2 UN 1B, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014027679	Amount: \$539.57
Service Address: MEADOW POINTE PARCEL PP QQ, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014027422	Amount: \$760.45
Service Address: MEADOW POINTE/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014027190	Amount: \$997.90
Service Address: MANSFIELD/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014026929	Amount: \$336.44
Service Address: MEADOW POINT PARCEL TT, WESLEY CHAPEL, FL 33544-0000	Sub-Account Number: 211014026697	Amount: \$565.01
Service Address: MEADOW POINTE PARCEL VV, WESLEY CHAPEL, FL 33544-0000	Sub-Account Number: 211014026457	Amount: \$386.58

Continued on next page →

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

Ways To Pay Your Bill

 <p>Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.</p>	 <p>In-Person Find list of Payment Agents at TampaElectric.com</p>	 <p>Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.</p>
 <p>Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.</p>	 <p>Phone Toll Free: 866-689-6469</p>	<p>All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>

Contact Us

<p>Online: TampaElectric.com</p> <p>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)</p>	<p>Hearing Impaired/TTY: 7-1-1</p> <p>Power Outage: 877-588-1010</p> <p>Energy-Saving Programs: 813-275-3909</p>
--	---

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.

00000031-0000690-Page 4 of 44

Summary of Charges by Service Address

Account Number: 311000030198

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

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month

Increased Same Decreased

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

Sub-Account Number: 211014023603

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000097945	05/14/2026	17,395		17,228		167 kWh	1	29 Days	\$50.46
									<input checked="" type="checkbox"/> 6.2%

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

Sub-Account Number: 211014023348

Amount: \$505.55

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

Sub-Account Number: 211014022878

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000706197	05/14/2026	87		24		63 kWh	1	29 Days	\$32.24
									<input checked="" type="checkbox"/> 8.7%

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

Sub-Account Number: 211014022654

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000123133	05/14/2026	18,152		17,945		207 kWh	1	29 Days	\$57.47
									<input checked="" type="checkbox"/> 1.9%

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

Sub-Account Number: 211014022449

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000127032	05/14/2026	29,107		28,905		202 kWh	1	29 Days	\$56.58
									<input checked="" type="checkbox"/> 4.7%

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

Sub-Account Number: 211014022233

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000103850	05/14/2026	19,724		19,457		267 kWh	1	29 Days	\$67.98
									<input checked="" type="checkbox"/> 16.6%

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

Sub-Account Number: 211014022043

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000101280	05/14/2026	13,896		13,776		120 kWh	1	29 Days	\$42.22
									<input checked="" type="checkbox"/> 9.8%

Continued on next page →

00000031-0000691-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	05/14/2026	5,559		5,492		67 kWh	1	29 Days	\$32.94
									 75.5%


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	05/14/2026	95,194		87,805		7,389 kWh	1	29 Days	\$769.97
1000760922	05/14/2026	11.41		0		11.41 kW	1	29 Days	 6.6%


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	05/14/2026	905		896		9 kWh	1	29 Days	\$22.78
1000760919	05/14/2026	0.31		0		0.31 kW	1	29 Days	 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	05/14/2026	60,627		60,429		198 kWh	1	29 Days	\$55.87
									 11.6%


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	05/14/2026	95,657		91,919		3,738 kWh	1	29 Days	\$676.12
									 7.0%


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	05/14/2026	16,678		16,523		155 kWh	1	29 Days	\$48.35
									 3.1%

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	05/14/2026	16,003		15,868		135 kWh	1	29 Days	\$44.84
									 2.9%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month

Increased Same Decreased

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

Sub-Account Number: 211014020187

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760998	05/14/2026	10,268		8,911		1,357 kWh	1	29 Days	\$258.95
									<input checked="" type="checkbox"/> 10.8%

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	05/14/2026	14,216		14,085		131 kWh	1	29 Days	\$44.14
									<input checked="" type="checkbox"/> 3.7%

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	05/14/2026	13,416		13,287		129 kWh	1	29 Days	\$43.80
									<input checked="" type="checkbox"/> 3.0%

00000031-0000682-Page 8 of 44

Total Current Month's Charges

\$12,502.99



Sub-Account #: 211014502689
Statement Date: 06/02/2026

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


Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



00000031-0000693-Page 9 of 44

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	272 kWh @ \$0.03411/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$304.39
Lighting Fuel Charge	272 kWh @ \$0.03452/kWh	\$9.39
Storm Protection Charge	272 kWh @ \$0.00574/kWh	\$1.56
Clean Energy Transition Mechanism	272 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	272 kWh @ \$0.01230/kWh	\$3.35
Florida Gross Receipt Tax		\$0.61
Lighting Charges		\$488.16

Current Month's Electric Charges \$488.16

Billing information continues on next page →



Sub-Account #: 211014027679
Statement Date: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 →

00000031-0000693-Page 10 of 44



Sub-Account #: 211014027422
Statement Date: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 →

00000031-0000684-Page 11 of 44



Sub-Account #: 211014027190
Statement Date: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1275 kWh @ \$0.03411/kWh	\$43.49
Fixture & Maintenance Charge	25 Fixtures	\$345.75
Lighting Pole / Wire	25 Poles	\$471.95
Lighting Fuel Charge	1275 kWh @ \$0.03452/kWh	\$44.01
Storm Protection Charge	1275 kWh @ \$0.00574/kWh	\$7.32
Clean Energy Transition Mechanism	1275 kWh @ \$0.00043/kWh	\$0.55
Storm Surcharge	1275 kWh @ \$0.01230/kWh	\$15.68
Florida Gross Receipt Tax		\$2.85
State Tax		\$66.30

Lighting Charges \$997.90

Current Month's Electric Charges

\$997.90

Billing information continues on next page →

00000031-0000694-Page 12 of 44



Sub-Account #: 211014026929
Statement Date: 06/02/2026

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


Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



00000031-0000695-Page 13 of 44

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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 →

00000031-0000695-Page 14 of 44



Sub-Account #: 211014026457
Statement Date: 06/02/2026

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


Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



00000031-0000686-Page 15 of 44

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 →

00000031-0000696-Page 16 of 44



Sub-Account #: 211014025996
Statement Date: 06/02/2026

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


Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



00000031-0000697-Page 17 of 44

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 →

00000031-0000697-Page 18 of 44



Sub-Account #: 211014025491
Statement Date: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 →

00000031-0000698-Page 19 of 44



Sub-Account #: 211014025285
Statement Date: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 →

00000031-0000598-Page 20 of 44



Sub-Account #: 211014024973
Statement Date: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



00000031-0006699-Page 21 of 44

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 →

00000021-0000699-Page 22 of 44



Sub-Account #: 211014024478
Statement Date: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



0000031-0000708-Page 23 of 44

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	512 kWh @ \$0.03411/kWh	\$17.46
Fixture & Maintenance Charge	32 Fixtures	\$300.16
Lighting Pole / Wire	32 Poles	\$543.04
Lighting Fuel Charge	512 kWh @ \$0.03452/kWh	\$17.67
Storm Protection Charge	512 kWh @ \$0.00574/kWh	\$2.94
Clean Energy Transition Mechanism	512 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	512 kWh @ \$0.01230/kWh	\$6.30
Florida Gross Receipt Tax		\$1.14
State Tax		\$62.66

Lighting Charges \$951.59

Current Month's Electric Charges \$951.59

Billing information continues on next page →

00000031-0000700-Page 24 of 44



Sub-Account #: 211014024056
Statement Date: 06/02/2026

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


Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



00000031-0000701-Page 25 of 44

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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: 06/02/2026

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

Service Period: 04/23/2026 - 05/21/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 →

00000031-0000701-Page 26 of 44



Sub-Account #: 211014023603
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/16/2026 - 05/14/2026

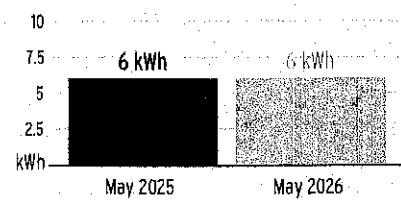
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000097945	05/14/2026	17,395	17,228	167 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	167 kWh @ \$0.09202/kWh	\$15.37
Fuel Charge	167 kWh @ \$0.03516/kWh	\$5.87
Storm Protection Charge	167 kWh @ \$0.00568/kWh	\$0.95
Clean Energy Transition Mechanism	167 kWh @ \$0.00418/kWh	\$0.70
Storm Surcharge	167 kWh @ \$0.02121/kWh	\$3.54
Florida Gross Receipt Tax		\$1.17
Electric Service Cost		\$46.74
State Tax		\$3.72
Total Electric Cost, Local Fees and Taxes		\$50.46

Avg kWh Used Per Day



0000031-000702-Page 27 of 44

Current Month's Electric Charges \$50.46

Billing information continues on next page →



Sub-Account #: 211014023348
Statement Date: 06/02/2026

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

Service Period: 04/16/2026 - 05/14/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 →

00000031-0000702-Page 28 of 44



Sub-Account #: 211014022878
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Gate

Service Period: 04/16/2026 - 05/14/2026

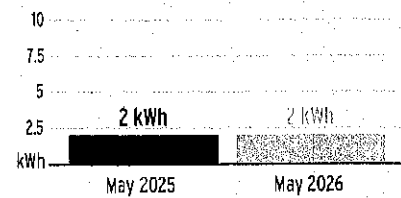
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000706197	05/14/2026	87	24		63 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	63 kWh @ \$0.09202/kWh	\$5.80
Fuel Charge	63 kWh @ \$0.03516/kWh	\$2.22
Storm Protection Charge	63 kWh @ \$0.00568/kWh	\$0.36
Clean Energy Transition Mechanism	63 kWh @ \$0.00418/kWh	\$0.26
Storm Surcharge	63 kWh @ \$0.02121/kWh	\$1.34
Florida Gross Receipt Tax		\$0.75
Electric Service Cost		\$29.87
State Tax		\$2.37
Total Electric Cost, Local Fees and Taxes		\$32.24

Avg kWh Used Per Day



0000031-000703-Page 23 of 44

Current Month's Electric Charges \$32.24

Billing information continues on next page →



Sub-Account #: 211014022654
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/16/2026 - 05/14/2026

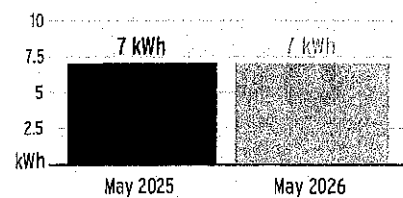
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000123133	05/14/2026	18,152	17,945	207 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	207 kWh @ \$0.09202/kWh	\$19.05
Fuel Charge	207 kWh @ \$0.03516/kWh	\$7.28
Storm Protection Charge	207 kWh @ \$0.00568/kWh	\$1.18
Clean Energy Transition Mechanism	207 kWh @ \$0.00418/kWh	\$0.87
Storm Surcharge	207 kWh @ \$0.02121/kWh	\$4.39
Florida Gross Receipt Tax		\$1.33
Electric Service Cost		\$53.24
State Tax		\$4.23
Total Electric Cost, Local Fees and Taxes		\$57.47

Avg kWh Used Per Day



00000031-0000703-Page 30 of 44

Current Month's Electric Charges \$57.47

Billing information continues on next page →



Sub-Account #: 211014022449
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/16/2026 - 05/14/2026

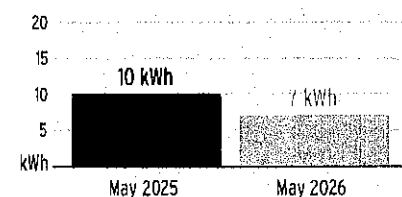
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000127032	05/14/2026	29,107	28,905		202 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	202 kWh @ \$0.09202/kWh	\$18.59
Fuel Charge	202 kWh @ \$0.03516/kWh	\$7.10
Storm Protection Charge	202 kWh @ \$0.00568/kWh	\$1.15
Clean Energy Transition Mechanism	202 kWh @ \$0.00418/kWh	\$0.84
Storm Surcharge	202 kWh @ \$0.02121/kWh	\$4.28
Florida Gross Receipt Tax		\$1.31
Electric Service Cost		\$52.41
State Tax		\$4.17
Total Electric Cost, Local Fees and Taxes		\$56.58



00000031-0000704-Page 31 of 44

Current Month's Electric Charges \$56.58

Billing information continues on next page →



Sub-Account #: 211014022233
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/16/2026 - 05/14/2026

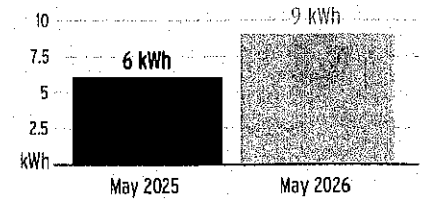
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000103850	05/14/2026	19,724	19,457		267 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	267 kWh @ \$0.09202/kWh	\$24.57
Fuel Charge	267 kWh @ \$0.03516/kWh	\$9.39
Storm Protection Charge	267 kWh @ \$0.00568/kWh	\$1.52
Clean Energy Transition Mechanism	267 kWh @ \$0.00418/kWh	\$1.12
Storm Surcharge	267 kWh @ \$0.02121/kWh	\$5.66
Florida Gross Receipt Tax		\$1.57
Electric Service Cost		\$62.97
State Tax		\$5.01
Total Electric Cost, Local Fees and Taxes		\$67.98

Avg kWh Used Per Day



00000031-0000704-Page 32 of 44

Current Month's Electric Charges \$67.98

Billing information continues on next page →



Sub-Account #: 211014022043
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/16/2026 - 05/14/2026

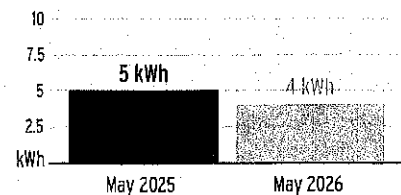
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000101280	05/14/2026	13,896	13,776		120 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	120 kWh @ \$0.09202/kWh	\$11.04
Fuel Charge	120 kWh @ \$0.03516/kWh	\$4.22
Storm Protection Charge	120 kWh @ \$0.00568/kWh	\$0.68
Clean Energy Transition Mechanism	120 kWh @ \$0.00418/kWh	\$0.50
Storm Surcharge	120 kWh @ \$0.02121/kWh	\$2.55
Florida Gross Receipt Tax		\$0.98
Electric Service Cost		\$39.11
State Tax		\$3.11
Total Electric Cost, Local Fees and Taxes		\$42.22

Avg kWh Used Per Day



Current Month's Electric Charges

\$42.22

Billing information continues on next page →

00000031-0000705-Page 33 of 44



Sub-Account #: 211014021839
Statement Date: 06/02/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

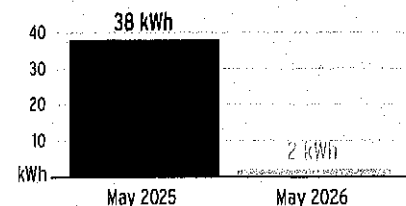
Service Period: 04/16/2026 - 05/14/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967413	05/14/2026	5,559	5,492		67 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	67 kWh @ \$0.09202/kWh	\$6.17
Fuel Charge	67 kWh @ \$0.03516/kWh	\$2.36
Storm Protection Charge	67 kWh @ \$0.00568/kWh	\$0.38
Clean Energy Transition Mechanism	67 kWh @ \$0.00418/kWh	\$0.28
Storm Surcharge	67 kWh @ \$0.02121/kWh	\$1.42
Florida Gross Receipt Tax		\$0.76
Electric Service Cost		\$30.51
State Tax		\$2.43
Total Electric Cost, Local Fees and Taxes		\$32.94

Current Month's Electric Charges \$32.94

Billing information continues on next page →

00000021-0000705-Page 34 of 44



Sub-Account #: 211014021607
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/16/2026 - 05/14/2026

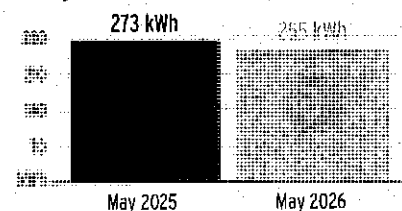
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760922	05/14/2026	95,194	87,805		7,389 kWh	1	29 Days
1000760922	05/14/2026	11.41	0		11.41 kW	1	29 Days

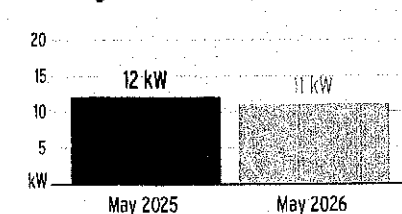
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	11 kW @ \$19.06000/kW	\$209.66
Energy Charge	7,389 kWh @ \$0.00815/kWh	\$60.22
Fuel Charge	7,389 kWh @ \$0.03516/kWh	\$259.80
Capacity Charge	11 kW @ \$0.72000/kW	\$7.92
Storm Protection Charge	11 kW @ \$2.02000/kW	\$22.22
Energy Conservation Charge	11 kW @ \$0.79000/kW	\$8.69
Environmental Cost Recovery	7,389 kWh @ \$0.00072/kWh	\$5.32
Clean Energy Transition Mechanism	11 kW @ \$1.15000/kW	\$12.65
Storm Surcharge	7,389 kWh @ \$0.01035/kWh	\$76.48
Florida Gross Receipt Tax		\$17.83
Electric Service Cost		\$713.27
State Tax		\$56.70
Total Electric Cost, Local Fees and Taxes		\$769.97

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Current Month's Electric Charges

\$769.97

Billing information continues on next page →

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

00000031-0000706-Page 35 of 44



Sub-Account #: 211014021375
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Lift

Service Period: 04/16/2026 - 05/14/2026

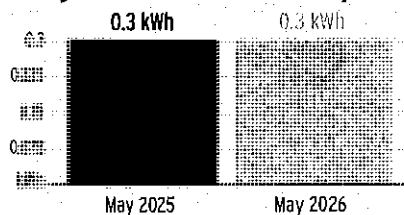
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760919	05/14/2026	905	896		9 kWh	1	29 Days
1000760919	05/14/2026	0.31	0		0.31 kW	1	29 Days

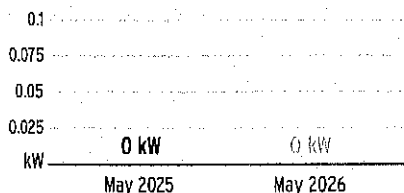
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
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		\$0.53
Electric Service Cost		\$21.10
State Tax		\$1.68
Total Electric Cost, Local Fees and Taxes		\$22.78

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

\$22.78

Billing information continues on next page →

00000031-0000705-Page 36 of 44



Sub-Account #: 211014021102
Statement Date: 06/02/2026

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

Meter Read

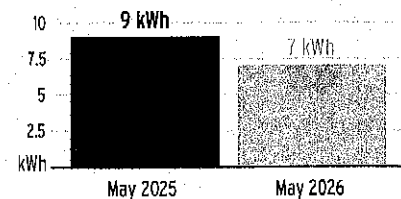
Service Period: 04/16/2026 - 05/14/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142218	05/14/2026	60,627	60,429		198 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



00000031-000707-Page 37 of 44

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	198 kWh @ \$0.09202/kWh	\$18.22
Fuel Charge	198 kWh @ \$0.03516/kWh	\$6.96
Storm Protection Charge	198 kWh @ \$0.00568/kWh	\$1.12
Clean Energy Transition Mechanism	198 kWh @ \$0.00418/kWh	\$0.83
Storm Surcharge	198 kWh @ \$0.02121/kWh	\$4.20
Florida Gross Receipt Tax		\$1.29
Electric Service Cost		\$51.76
State Tax		\$4.11
Total Electric Cost, Local Fees and Taxes		\$55.87

Current Month's Electric Charges \$55.87

Billing information continues on next page →



Sub-Account #: 211014020864
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/16/2026 - 05/14/2026

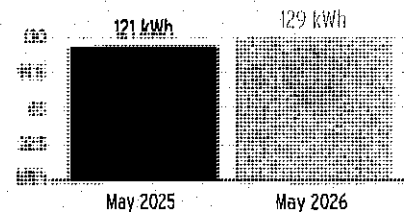
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760920	05/14/2026	95,657	91,919		3,738 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3,738 kWh @ \$0.09202/kWh	\$343.97
Fuel Charge	3,738 kWh @ \$0.03516/kWh	\$131.43
Storm Protection Charge	3,738 kWh @ \$0.00568/kWh	\$21.23
Clean Energy Transition Mechanism	3,738 kWh @ \$0.00418/kWh	\$15.62
Storm Surcharge	3,738 kWh @ \$0.02121/kWh	\$79.28
Florida Gross Receipt Tax		\$15.66
Electric Service Cost		\$626.33
State Tax		\$49.79
Total Electric Cost, Local Fees and Taxes		\$676.12

Avg kWh Used Per Day



00000031-0000707-Page 38 of 44

Current Month's Electric Charges \$676.12

Billing information continues on next page →



Sub-Account #: 211014020591
Statement Date: 06/02/2026

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

Meter Read

Meter Location: GATE

Service Period: 04/16/2026 - 05/14/2026

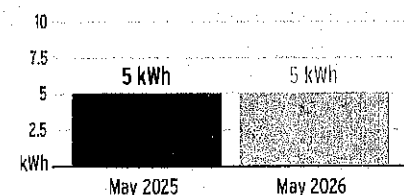
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multplier	Billing Period
1000114901	05/14/2026	16,678	16,523		155 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	155 kWh @ \$0.09202/kWh	\$14.26
Fuel Charge	155 kWh @ \$0.03516/kWh	\$5.45
Storm Protection Charge	155 kWh @ \$0.00568/kWh	\$0.88
Clean Energy Transition Mechanism	155 kWh @ \$0.00418/kWh	\$0.65
Storm Surcharge	155 kWh @ \$0.02121/kWh	\$3.29
Florida Gross Receipt Tax		\$1.12
Electric Service Cost		\$44.79
State Tax		\$3.56
Total Electric Cost, Local Fees and Taxes		\$48.35

Avg kWh Used Per Day



00000031-000708-Page 39 of 44

Current Month's Electric Charges \$48.35

Billing information continues on next page →



Sub-Account #: 211014020351
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Gate

Service Period: 04/16/2026 - 05/14/2026

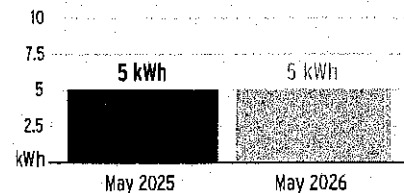
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142239	05/14/2026	16,003	15,868		135 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	135 kWh @ \$0.09202/kWh	\$12.42
Fuel Charge	135 kWh @ \$0.03516/kWh	\$4.75
Storm Protection Charge	135 kWh @ \$0.00568/kWh	\$0.77
Clean Energy Transition Mechanism	135 kWh @ \$0.00418/kWh	\$0.56
Storm Surcharge	135 kWh @ \$0.02121/kWh	\$2.86
Florida Gross Receipt Tax		\$1.04
Electric Service Cost		\$41.54
State Tax		\$3.30
Total Electric Cost, Local Fees and Taxes		\$44.84

Avg kWh Used Per Day



00000031-0000708-Page 40 of 44

Current Month's Electric Charges \$44.84

Billing information continues on next page →



Sub-Account #: 211014020187
Statement Date: 06/02/2026

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

Meter Read

Meter Location: Behind wall look left

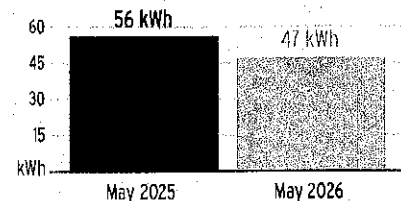
Service Period: 04/16/2026 - 05/14/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760998	05/14/2026	10,268	8,911		1,357 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



00000031-000709-Page 41 of 44

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,357 kWh @ \$0.09202/kWh	\$124.87
Fuel Charge	1,357 kWh @ \$0.03516/kWh	\$47.71
Storm Protection Charge	1,357 kWh @ \$0.00568/kWh	\$7.71
Clean Energy Transition Mechanism	1,357 kWh @ \$0.00418/kWh	\$5.67
Storm Surcharge	1,357 kWh @ \$0.02121/kWh	\$28.78
Florida Gross Receipt Tax		\$6.00
Electric Service Cost		\$239.88
State Tax		\$19.07
Total Electric Cost, Local Fees and Taxes		\$258.95

Current Month's Electric Charges \$258.95

Billing information continues on next page →



Sub-Account #: 211013949949
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/16/2026 - 05/14/2026

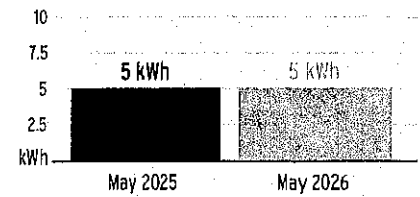
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000115610	05/14/2026	14,216	14,085		131 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	131 kWh @ \$0.09202/kWh	\$12.05
Fuel Charge	131 kWh @ \$0.03516/kWh	\$4.61
Storm Protection Charge	131 kWh @ \$0.00568/kWh	\$0.74
Clean Energy Transition Mechanism	131 kWh @ \$0.00418/kWh	\$0.55
Storm Surcharge	131 kWh @ \$0.02121/kWh	\$2.78
Florida Gross Receipt Tax		\$1.02
Electric Service Cost		\$40.89
State Tax		\$3.25
Total Electric Cost, Local Fees and Taxes		\$44.14

Avg kWh Used Per Day



00000031-0000708-Page 42 of 44

Current Month's Electric Charges \$44.14

Billing information continues on next page →



Sub-Account #: 211013949733
Statement Date: 06/02/2026

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

Meter Read

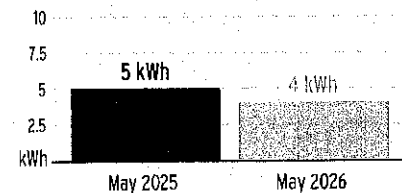
Service Period: 04/16/2026 - 05/14/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000098994	05/14/2026	13,416	13,287		129 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



0000001-0000710-Page 43 of 44

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	129 kWh @ \$0.09202/kWh	\$11.87
Fuel Charge	129 kWh @ \$0.03516/kWh	\$4.54
Storm Protection Charge	129 kWh @ \$0.00568/kWh	\$0.73
Clean Energy Transition Mechanism	129 kWh @ \$0.00418/kWh	\$0.54
Storm Surcharge	129 kWh @ \$0.02121/kWh	\$2.74
Florida Gross Receipt Tax		\$1.01
Electric Service Cost		\$40.57
State Tax		\$3.23
Total Electric Cost, Local Fees and Taxes		\$43.80

Current Month's Electric Charges \$43.80

Total Current Month's Charges \$12,502.99



INVOICE

Page: 1

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

Invoice Number: SI148457
Invoice Date: 6/1/2026
Due Date: 7/1/2026

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
6/1/2026	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



CC053126-720

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,434.00
Statement Closing Date	May 31, 2026
Days in Billing Cycle	31
Previous Balance	\$2,580.19
Payments & Credits	\$2,959.27
Purchases & Other Charges	\$1,869.37
Balance Transfer	\$0.00
FEES CHARGED	\$75.00
INTEREST CHARGED	\$0.00
New Balance	\$1,565.29

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

PAYMENT INFORMATION

New Balance	\$1,565.29
Minimum Payment Due	\$1,565.29
Payment Due Date	June 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$2,505.19-	
05/25	05/25	F151500H100CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,580.19-
05/31	05/31	F151500H7000CYLAC	ANNUAL FEE 06/26 THROUGH 05/27	75.00
05/31	05/31		VALLEY ONECARD CASH REWARD CREDIT	78.10-
		MICHELLE WHITE	\$0.00	
		JUSTIN LAWRENCE	\$1,568.39	
05/05	05/05	5543286GD5WMBL1LS	AMAZON MKTPL*BJ6EE9ME0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	62.71
05/05	05/05	2230379GD00PVQ55F	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	43.00
05/05	05/05	0230537GE00GVFKDM	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	38.23
05/06	05/06	5543286GE5WWB81W5	AMAZON MKTPL*BV3SI5J41 SEATTLE WA MCC: 5942 MERCHANT ZIP:	25.87
05/07	05/07	1230202GF00VQTMX8	ADOBE SAN JOSE CA MCC: 5734 MERCHANT ZIP: zz	239.88

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	June 25, 2026
New Balance	\$1,565.29
Minimum Payment Due	\$1,565.29
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
05/11	05/11	5543286GK5W10ZR7D	AMAZON MKTPLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	300.98-
05/12	05/12	2230379GL020G6H35	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	41.03
05/12	05/12	2230379GL0209H6WV	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	102.29
05/13	05/13	0230537GN00GL75XR	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	32.45
05/19	05/19	8230509GVEHNEN9NV	AMAZON RETA* B61HE7793 SEATTLE WA MCC: 5331 MERCHANT ZIP:	9.97
05/19	05/19	0230537GW00HN8QGE	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	65.96
05/20	05/20	5543286GW5YS684BM	AMAZON MKTPL*3B5922OL3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	111.65
05/20	05/20	0230537GX00GWYTF5	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	14.98
05/21	05/21	2230379GY03RW5J5Y	7-ELEVEN 38189 TAMPA FL MCC: 5541 MERCHANT ZIP:	35.00
05/22	05/22	2230379GZ03YBLRFN	7-ELEVEN 38189 TAMPA FL MCC: 5541 MERCHANT ZIP:	25.00
05/27	05/27	0230537H400GW0NEN	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	23.76
05/28	05/28	5530959H496A1ALMD	MAVIS04190 WESLEY CHAPEL FL MCC: 5532 MERCHANT ZIP:	792.43
05/29	05/29	5543286H561P1G8WY	AMAZON MKTPL*PK69W1SL3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	65.99
05/29	05/29	5543286H561SWKD3F	AMAZON MKTPL*QZ4B760T3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	112.67
05/29	05/29	1230202H500629WP7	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,565.29 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$74.18	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$3.92	\$0-\$500,000 = 0.25%
New Cashback Balance	\$0.00	\$500,001-\$1,500,000 = 0.60%
Cash Back Credited this Month	\$78	\$1,500,00-\$4,000,000 = 0.75%
Your cashback will be award on	May 2026	\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

Meadow Pointe III CDD

Closing Date

May 31, 2026

Payment Date

June 25, 2026

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

Attach all receipts to this form.

				Parks & Rec	Parks & Rec	Parks & Rec	Financial & Administration	Financial & Administration
				Clubhouse Maintenance & Repair	Operating Supplies	Vehicle Maintenance	Bank Fees	Bank Fees
Date	Vendor Name	Description	Amount	57200-4705	57200-4738	57200-4660	51300-4901	36900-1191
5/1/2026		Beginning Balance	\$ 2,580.19					
05/05/26	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 62.71	\$ 62.71				
05/05/26	76 Daybreak	Gas For Truck	\$ 43.00			\$ 43.00		
05/05/26	Publix	CPW Items + Clubhouse Water	\$ 38.23		\$ 38.23			
05/06/26	Amazon	Pinesol (Ct. 2)	\$ 25.87	\$ 25.87				
05/07/26	Adobe	Adobe AP (Renewal)	\$ 239.88	\$ 239.88				
05/11/26	Amazon	Front Desk Printer Toner Cartridges	\$ (300.98)	\$ (300.98)				
05/12/26	76 Daybreak	Gas for Power Washer/Bobcat	\$ 41.03			\$ 41.03		
05/12/26	76 Daybreak	Gas for Power Washer/Bobcat	\$ 102.29			\$ 102.29		
05/13/26	Publix	CPW Items	\$ 32.45		\$ 32.45			
05/19/26	Amazon	Lysol Toilet Bowl Cleaner Gel (Ct. 4)	\$ 9.97	\$ 9.97				
05/19/26	Publix	CPW Items & CDD Meeting Fruit/Snacks	\$ 65.96		\$ 65.96			
05/20/26	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 111.65	\$ 111.65				
05/20/26	Publix	CDD Meeting Drinks	\$ 14.98		\$ 14.98			
05/21/26	7 Eleven	Gas For Truck	\$ 35.00			\$ 35.00		
05/22/26	7 Eleven	Gas For Truck	\$ 25.00			\$ 25.00		
05/27/26	Publix	CPW Items	\$ 23.76		\$ 23.76			
05/28/26	Mavis	Truck Maintenance - Multiple Items	\$ 792.43			\$ 792.43		
05/29/26	Amazon	Front Desk Printer Toner Cartridges	\$ 65.99	\$ 65.99				
05/29/26	Amazon	Misc. Clubhouse & Maint.	\$ 112.67	\$ 112.67				
05/29/26	Mailchimp	Monthly Charges	\$ 26.50	\$ 26.50				
05/31/26	ValleyOne	Annual Fee	\$ 75.00				\$ 75.00	
05/31/26	ValleyOne	Cash Reward Credits	\$ (78.10)				\$ (75.00)	\$ (3.10)
05/25/26		CC Payment	\$ (2,580.19)					
05/31/26	TOTAL		\$ 1,565.29	\$ 354.26	\$ 175.38	\$ 1,038.75	\$ -	\$ (3.10)
				57200-4705	57200-4738	57200-4660	51300-4901	36900-1191

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

[Conditions of Use](#) [Privacy Notice](#) [Consumer Health Data Privacy Disclosure](#) [Your Ad's Privacy Choices](#)

© 1996-2026, Amazon.com, Inc. or its affiliates

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

Manager
(Refund)

Returns Center



Brother Genuine TN2294PK Standard Yield...

Size: Standard Yield

Color: Black and Colors

\$300.98

[Details](#) ▼



Return request approved

Return requested on: Apr 30, 2026

[Print Mailing Label](#)

[Cancel return](#)

4/30/26

Manager

Order Summary

Order placed May 4, 2026 Order # 113-4126807-4157020

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:	\$62.71
Shipping & Handling:	\$0.00
Total before tax:	\$62.71
Estimated tax to be collected:	\$0.00
Grand Total:	\$62.71

Arriving tomorrow



Swiffer WetJet Multi-Purpose and Hardwood Liquid Floor Cleaner Solution Refill, with Gain Scent, 42.2 fl oz each, (Pack of 2)

Sold by: Amazon.com

Supplied by: Other

\$14.14



TradeGrade Pure Baking Soda Powder (1 Gallon) Food-Grade Sodium Bicarbonate Powder for Cooking, Cleaning & Deodorizing

Sold by: EZ Pools

Supplied by: Other

\$29.99



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

\$4.12

Arriving Wednesday



Drano Max Gel Drain Clog Remover & Cleaner, Fast-Acting to Unclog Standing Water & Remove Hair, Grease & Food Blockages, Safe for all Pipes & Septic, Kitchen Sinks, Bathroom Showers & Tubs, 32 Oz

Sold by: Amazon.com

Supplied by: Other

\$5.17

[Back to top](#)

5/4/26

Manager

Order Summary

Order placed May 4, 2026 Order # 113-0635864-0162658

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:	\$25.87
Shipping & Handling:	\$0.00
Total before tax:	\$25.87
Estimated tax to be collected:	\$0.00
Grand Total:	\$25.87

Arriving Wednesday



Pine-Sol All Purpose Cleaner, Original Pine, 40 Ounce Bottles (Pack of 2) (Packaging May Vary)

Sold by: Boston Mart LLC

Supplied by: Other

\$25.87

5/4/26

Manager

PUBLIX.

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

ZEPHYR SPRNG WATER	6.99	F
ZEPHYR SPRNG WATER	6.99	F
ZEPHYR SPRNG WATER	6.99	F
Promotion	-6.99	F
6CT LEMON SOURCRM	3.89	F
GW BLBRRY MINI MFF	6.49	F
6CT VEGAN OAT RAIS	4.59	F
4CT APPLE STRUDEL	3.29	F
24CT SUGAR COOKIES	5.99	F
Order Total	38.23	
Sales Tax	0.00	
Grand Total	38.23	
Credit	Payment	38.23
Change		0.00

Savings Summary

Special Price Savings 6.99

 * Your Savings at Publix *
 * 6.99 *

Receipt ID: 0006 55R 763 244

PRESTO!

Trace #: 762355
Reference #: 1053156947
Acct #: XXXXXXXXXXXX2746
Purchase Mastercard
Amount: \$38.23
Auth #: 005670

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

5/5/26

Your cashier was Self-Checkout Lane 1
05/05/2026 14:32 S0006 R176 3244 C0776

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

Publix Super Markets, Inc.



Manager

Gas For 75,663
Truck

WELCOME
Daybreak Market and
3182 Hueland Pond
Wesley Chapel FL
33543

DATE 5/5/26 14:48
TRAN#9091704
PUMP# 09
SERVICE LEVEL: SELF
PRODUCT: REGULAR
GALLONS: 9.349
PRICE/G: \$4.599
FUEL SALE \$43.00
CREDIT \$43.00

ENTRY: Insert
MASTERCARD Acct: 2746
Term ID: 21
AUTH: 00-005959
Batch: 97
Seg: 003
INVOICE: 144601
EMV STAN#: 012243251
29
APP NAME: Mastercard
AID: A0000000041010
APP CRYPTOGRAM:
ARQC B7607592352216A

5/5/26

Learn how to save
30 cents/gal on
your first fill-up
and 15 cents/gal
on future fill-ups
when using the
Fuel Forward App
to pay with your
76 Card.

Limited time offer
see my76card.com
for details.
1290

Tell us about
your visit for a
chance to win
a fuel gift card!
gasfeedback.com
THANK YOU
HAVE A NICE DAY

Manager

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

Gas for
PW1
Bobcat

< DUPLICATE RECEIPT >

Description	Qty	Amount
REGULAR CR #23	9.701G	41.03
SELF @ 4.229/ G		

Subtotal 41.03
TOTAL 41.03
 CREDIT \$ 41.03

ENTRY: Insert
 MASTERCARD Acct: 2746
 Term ID: 21
 AUTH: 00-012706
 Batch: 73
 Seq: 028
 INVOICE: 115046
 EMV STAN#: 012943783/4
 APP NAME: Mastercard
 AID: A0000000041010
 APP CRYPTOGRAM:

5/12/26

(* Had to use 2 pumps; 1st one cut off)
ARQC 67C8C20C1DC85D17

Manager

WELCOME
Daybreak Market and
3182 Hueland Pond
Wesley Chapel FL
33543

Gas for
PW1
Bobcat

DATE 5/12/26 12:08
 TRAN#9207264
 PUMP# 20
 SERVICE LEVEL: SELF
 PRODUCT: REGULAR
 GALLONS: 24.188
 PRICE/G: \$4.229
 FUEL SALE \$102.29
 CREDIT \$102.29

ENTRY: Insert
 MASTERCARD Acct: 2746
 Term ID: 21
 AUTH: 00-012443
 Batch: 74
 Seq: 004
 INVOICE: 120409
 EMV STAN#: 012943785
 APP NAME: Mastercard
 AID: A0000000041010
 APP CRYPTOGRAM:
 ARQC 45E4B771788BB91

(* Had to use 2 pumps;

1st one cut off)

5/12/26

Learn how to save 30 cents/gal on your first fill-up and 15 cents/gal on future fill-ups when using the Fuel Forward App to pay with your 76 Card.

Limited time offer see my76card.com for details.
3069

Manager

PUBLIX

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

13CT LMN MEYER CKI 6.99 F
24CT SUGAR COOKIES 5.99 F
PETITE CINN ROLLS 6.49 F
GW VRTY MIN MUFFIN 6.49 F
GW BLBRRY MINI MFF 6.49 F

Order Total 32.45
Sales Tax 0.00
Grand Total 32.45
Credit Payment 32.45

Change 0.00

*
* IN THE MARKET 5/13/26
* FOR \$1,000 IN GROCERIES? *

* Use this receipt to complete a *
* survey at PublixSurvey.com for *
* a chance to win \$1000 in *
* Publix gift cards. *

* NO PURCH NEC. You must be legal *
* age+. Other eligibility *
* restrictions apply. See Official *
* Rules (publixsurvey.com) for *
* eligibility & prize info, odds, *
* free entry method & *
* other details. *

* ¿LE GUSTAR=AN \$1000 PARA SU *
* COMPRA DE SUPERMERCADO? *

* Use este comprobante y visite *
* publixsurvey.com para participar *
* en un sorteo para ganar \$1000 *
* en tarjetas de regalo de Publix. *

* NO SE REQUIERE COMPRA. Debe ser *
* mayor de edad. Se aplican otras *
* restricciones. Lea las Reglas *
* Oficiales en (publixsurvey.com) *
* para ver los requisitos de *
* elegibilidad, la informaci3n de *
* premios, las probabilidades de *
* ganar, el m3todo de participaci3n *
* gratuita y otros detalles. *

* Store Number 0618 *
* Survey Code 0513061851743760 *
* *

Receipt ID: 0618 5DR 743 760

Manager

Order Summary

Order placed May 18, 2026 Order # 113-9608482-2726645

Ship to

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

Payment method

Mastercard ending in 2746

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$111.65
Shipping & Handling:	\$0.00
Total before tax:	\$111.65
Estimated tax to be collected:	\$0.00
Grand Total:	\$111.65

Arriving Wednesday



Officemate Small Clip Dispenser with Magnetic Top, Clear/Black (93687)

Sold by: Amazon.com

Supplied by: Other

\$4.25

Arriving Wednesday



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

Sold by: TNG Worldwide

Supplied by: Other

\$21.99



Amazon Saver, Hazelnut Coffee Creamer, 15 Oz

Sold by: Amazon.com

Supplied by: Other

\$3.56



Mind Reader Mesh Trash Can, Waste Paper Basket, Square, Office, Metal Mesh, 9.75" L x 9.75" W x 12.25" H, Set of 2, Black

Sold by: Amazon.com

Supplied by: Other

\$19.99



Lysol Disinfectant Wipes, Multi-Surface Antibacterial Cleaning Wipes, For Disinfecting and Cleaning, Lemon and Lime Blossom, 80 Count (Pack of 3)

Sold by: Amazon.com

Supplied by: Other

\$12.97



Scotch Magic Tape Desktop Dispenser, 6 Rolls of 3/4" x 1000" Each Plus 1 Desktop Tape Dispenser, Great for Repair, Wrapping and Office Applications

Sold by: Amazon.com

Supplied by: Other

\$13.99



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

Sold by: Amazon.com

Supplied by: Other

\$20.76



Swiffer WetJet Multi-Purpose and Hardwood Liquid Floor Cleaner Solution Refill, with Gain Scent, 42.2 fl oz each, (Pack of 2)

Sold by: Amazon.com

Supplied by: Other

\$14.14

5/18/26

Manager

Order Summary

Order placed May 18, 2026 Order # 113-4162219-1513854

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:	\$9.97
Shipping & Handling:	\$0.00
Total before tax:	\$9.97
Estimated tax to be collected:	\$0.00
Grand Total:	\$9.97

Arriving Wednesday



Lysol Toilet Bowl Cleaner, Max Strength Bathroom Cleaning Supplies, Toilet Bowl Cleaner Clinging Gel, Home Essential, Instant Stain Removal, Disinfecting and Deodorizing, Bleach Free, 24 oz (4ct)

Sold by: Amazon.com

Supplied by: Other

\$9.97

5/18/26

Manager
Publix

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

Friay Vp Fam Fun Mix 18Ct F	13.69
Publix Purified 32Pk(Pal) F	4.59
24Ct Sugar Cookies F	5.99
Frosted Sugar Cookie 10Ct	5.19
Tangelos Minneola F	4.99
You saved: \$2.00	
Grapes White Seedless F	
\$3.99/lb x 1.38 lb	5.51
1Ct Lemon Meyer Cookie F	5.53
You saved: \$0.90	
2- Limn Poppy Sd Mini Mffn F	6.49
Wed Velvet Loaf Cke Sl	6.99
Lemon Loaf Cake Sl	6.99
Subtotal 65.96	
Total Tax 0.00	
Total 65.96	
Credit 65.96	
Change 0.00	

SAVINGS: \$2.90

5/19/26

MasterCard: #2746 \$65.96
Credit Card Purchase
Auth/Trace: 019315/052680 Chip Read
Reference: 005299681689
A0000000041010
Mastercard

Manager
Publix

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

Coca-Cola Classc 6Pk Mini T	5.99
Sprite 10Pk Mini T	8.99
Subtotal 14.98	
Sales Tax 7% - T 0.00	
Total Tax 0.00	
Total 14.98	
Credit 14.98	
Change 0.00	
Tax Exempt 1.05	

MasterCard: #2746 \$14.98
Credit Card Purchase
Auth/Trace: 020302/052750 Chip Read
Reference: 005299105410
A0000000041010
Mastercard

5/20/26

05/20/2026 01:25PM
Thank you for shopping at store 0006
Your cashier today was cheryl.
3132, 0105, 210

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



0006 5KR 053 132

Manager

75,875

7 ELEVEN
1808 BRUCE B DOWNS BLVD
WESLEY CHAPEL FL 33544
Ph: 8139945320
STORE#: 38189
THANKS FOR SHOPPING
7-ELEVEN
SALE

Gas
for
Truck

1 Gasoline 35.00
SUBTOTAL \$35.00
TOTAL DUE \$35.00

MASTERCARD

\$35.00

ACCT#: *****2746
APPROVAL#: 021086 AUTH CODE: 0
APPROVAL TIME: 150903
TERM#: 00073818901
REF#: 50821369195
APP NAME: MASTERCARD
AID: A0000000041010
ENTRY: CHIP
APPROVED
CRYPTO: ARQC 09129235B5F164AD

5/21/26

ITEMS SOLD 1

CUSTOMER AGREES TO PAY THE ABOVE
TOTAL AMOUNT ACCORDING TO THE CARD
HOLDERS AGREEMENT

TRY OUR DELI CENTRAL SANDWICHES
AND DELICIOUS ENTREES

**** REPRINT ****

T#01 0P85 TRN4282 05/21/2026 3:09 PM

Manager

75,902

7 ELEVEN
1808 BRUCE B DOWNS BLVD
WESLEY CHAPEL FL 33544
Ph: 8139945320
STORE#: 38189
THANKS FOR SHOPPING
7-ELEVEN
SALE

Gas for
Truck*

(* Ddnt
put enough
in Yesterday)

1 Gasoline 25.00
SUBTOTAL \$25.00
TOTAL DUE \$25.00

MASTERCARD

\$25.00

ACCT#: *****2746
APPROVAL#: 022773 AUTH CODE: 0
APPROVAL TIME: 141031
TERM#: 00073818901
REF#: 98866755647
APP NAME: MASTERCARD
AID: A0000000041010
ENTRY: CHIP
APPROVED
CRYPTO: ARQC E50D0FC2A25B691A

5/22/26

ITEMS SOLD 1

CUSTOMER AGREES TO PAY THE ABOVE
TOTAL AMOUNT ACCORDING TO THE CARD
HOLDERS AGREEMENT

TRY OUR DELI CENTRAL SANDWICHES
AND DELICIOUS ENTREES

T#01 0P33 TRN4829 05/22/2026 2:10 PM

Manager Publix

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

GW VRTY MIN MUFFIN	6.49	F
13CT KEY LIME CKIE	6.99	F
BL RASP LINZER TRT	5.29	F
24CT ASSORTED CKIE	4.99	F
You Saved	1.00	

Order Total	23.76	
Sales Tax	0.00	
Grand Total	23.76	
Credit	Payment	23.76
Change	0.00	

Savings Summary

Special Price Savings	1.00

* Your Savings at Publix	*
* 1.00	*

Receipt ID: 0618 5SR 716 721

PRESTO!
Trace #: 714523
Reference #: 1315110196
Acct #: XXXXXXXXXXXX2746
Purchase Mastercard
Amount: \$23.76
Auth #: 027152

CREDIT CARD PURCHASE
A00000000410 0 5/27/26 Mastercard
Entry Method: Contactless
Mode: Issuer

Manager

Order Summary

Order placed May 28, 2026 Order # 113-2256037-1846622

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:	\$65.99
Shipping & Handling:	\$0.00
Total before tax:	\$65.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$65.99

Arriving tomorrow



Valinko TN229XL Toner Cartridge Replacement for Brother TN229 TN229XL Toner
Compatible with Brother MFC-L3780CDW HL-L3280CDW MFC-L3720CDW HL-L3220CDW HL-L3300CDW, High Yield 4-Pack (BK/C/M/Y)

Sold by: Chuangyuanhui

Supplied by: Other

\$65.99

5/28/26

Manager

Order Summary

Order placed May 28, 2026 Order # 113-5740721-9712265

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:	\$112.67
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$112.67
Estimated tax to be collected:	\$0.00
Grand Total:	\$112.67

Arriving tomorrow 10 AM – 3 PM



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

Sold by: Amazon.com
Supplied by: Other
\$39.99



REWKCY 32" Grabber Reacher Tool, 2-Pack Foldable Reacher Grabber Pickup Tool with 360° Rotating Jaw & Magnet, Trash Picker Upper Grabber, Lightweight Grabbers for Seniors Heavy Duty

Sold by: RONITRY
Supplied by: Other
\$16.98



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

Sold by: Amazon.com
Supplied by: Other
\$35.24



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

5/28/26



If you're not 100% satisfied with the service you've received, call us at 1-800-757-4291.

Manager



IN_4190_00036241_1

Invoice #23051

05/28/2026 07:08 PM

Wesley Chapel (Bruce Downs Blvd)

FL REGISTRATION: MV55119

1005 Bruce B Downs Blvd.

Wesley Chapel, FL 33543

(813) 708-7848

Next Recommended Services:

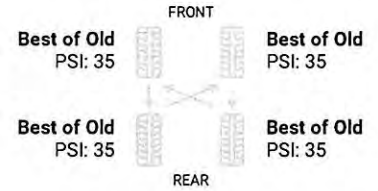
Next Oil Service **79,477 mi** Lug Nut Inspection --

Always Free Services:

- Tire Rotation Lug Nut Inspection
- Battery Test Brake Inspection

Vehicle Information
2016 CHEVROLET COLORADO WT
 Plate #: JTUT94
 VIN #: 1GCGSBE35G1290215
 Vehicle Mileage: 75,977
 Work Order #: 00036241
 Date Printed: 05/28/2026 07:08 PM

Customer Name
JUSTIN LAWRENCE
 1100 FEZ CT
 BROOKSVILLE, FL 34602
 Phone: (727) 468-3433
 Email: jlawrence00@yahoo.com
(will create clubhouse Account)



Description	Size	Qty	List Price	Net Unit Price	Discount	Total
Oil Change						
OIL FILTER	--	1	8.00	8.00	--	8.00
6.02q - Full Synthetic 6.02 quarts, 5W-30	--	6.02	14.99	14.99	20.00	70.24
LABOR OIL CHANGE	--	1	20.00	20.00	--	20.00
Tire Services						
Check Tires	--	1	0.00	--	--	0.00
Standard Rotation	--	1	19.99	19.99	--	19.99
Battery						
Check Battery	--	1	0.00	--	--	0.00
Brakes						
Check Brakes	--	1	0.00	--	--	0.00
Brakes - Custom Labor R&R REAR BRAKES	--	0.36	165.00	165.00	--	59.40
Rear Brakes - Disc - Brake Rotor Brake Rotor, Rear	--	2	139.99	139.99	--	279.98
Rear Brakes - Disc - Brake Pads Brake Pads, Rear	--	1	99.99	99.99	--	99.99
Shocks Struts						
Check Shocks	--	1	0.00	--	--	0.00
Accessories						
RAIN-X LONGITUDE - BEAM WIPER BLADE - LEFT; BLADE LENGTH 22"; PROFESSIONAL; PTB	--	1	29.99	29.99	--	29.99
RAIN-X LONGITUDE - BEAM WIPER BLADE - RIGHT; BLADE LENGTH 18"; PROFESSIONAL; PTB	--	1	29.99	29.99	9.98	20.01
Drive Train						
Rear Differential	--	1	100.00	100.00	--	100.00
Rear Differential	--	1	30.00	30.00	--	30.00
Misc						

Warning: Lug nuts/bolts must be checked and retorqued immediately after the first 25 miles of use. Please return to Mavis immediately after 25 miles of your service so that we can check and retorque your lug nuts/bolts.



If you're not 100% satisfied with the service you've received, call us at 1-800-757-4291.



IN_4190_00036241_2

Invoice #23051
05/28/2026 07:08 PM
Wesley Chapel (Bruce Downs blvd)
 FL REGISTRATION: MV55119
 1005 Bruce B Downs Blvd.
 Wesley Chapel, FL 33543
 (813) 708-7848

Next Recommended Services:

Next Oil Service 79,477 mi
 Lug Nut Inspection --

Always Free Services:

Tire Rotation Lug Nut Inspection
 Battery Test Brake Inspection

Description	Size	Qty	List Price	Net Unit Price	Discount	Total
Waste Oil Disposal Fee	--	1	2.99	2.99	--	2.99

Comments from your Service Manager

Parts	671.18
Labor	99.39
Shop Fees	0.00
Discounts	-29.98
Total Before Taxes	740.59
FL SALES TAX	51.84
Total After Taxes	792.43
Payments	-792.43
Total Applied Payments	792.43

Remaining Balance \$0.00

Form of Payment: Mastercard/Visa/Debit: \$792.43

In compliance with federal law, Mavis Tire is providing the tire purchaser's name and address and tire identification number to the tire manufacturer.

State Requirement: FL Law FS403 718 mandates a \$1.00 fee for each new tire sold. FL Law FS403 7185 mandates a \$1.00 fee for each new or remanufactured battery sold. A service fee represents cost and profits to motor vehicle repair facility for misc shop supplies or waste disposal.

Unclaimed Vehicles: If you do not pay for service and claim your vehicle promptly following completion of service, this Mavis location may exercise all remedies permitted by law, including (without limitation) towing of your vehicle from our property after 30 days following completion of service.

Warranty Information: Certain products sold by Mavis have warranties offered by Mavis and/or product manufacturers. For full warranty terms, please visit mavis.com/tire-warranty, or, to request a hard copy, please contact us at (800) 757-4291.

5/28/26

(★ Vendor could not remove tax; will put in for reimbursement)

Warning: Lug nuts/bolts must be checked and retorqued immediately after the first 25 miles of use. Please return to Mavis immediately after 25 miles of your service so that we can check and retorqued your lug nuts/bolts.



Manager
mailchimp

Your order has been processed.

Order MC26163447

Processed on May 29, 2026 02:45 AM New York.

Essentials plan

↑,500 contacts

\$26.50

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

on May 29, 2026

\$26.50

5/29/26



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. 2212043W426
 STATEMENT DATE 06/20/26
 DUE DATE 06/27/26
 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	
06/20/26	FUEL SURCHARGE	1.00 SC70378747 \$ 78.87
06/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70378746 \$ 20.54
06/20/26	BASIC SERVICE CHARGE	1.00 6.00YD \$ 205.35
	7/1/2026-7/31/2026	
	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. 2212043W426
 STATEMENT DATE 06/20/26
 DUE DATE 06/27/26
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

6426 00000000000000000000X0160541 0000003047600000000000002212043 0

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 **05/22/2026**
Amount Due **1,627.21**
Current Charges Due **06/16/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

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

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 **1,627.21**
Payment **1,627.21CR**
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.

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 06/05/2026.

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: **05/22/2026**

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	06/05/2026
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 **06/09/2026**
Amount Due **197.35**
Current Charges Due **07/06/2026**

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				
05/06	95259	06/02	96548				1289

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jun 2026	27	48
May 2026	29	42
Jun 2025	30	1

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 185.65
Payment 185.65CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,289 KWH @ 0.06090 78.50
Fuel Adjustment 1,289 KWH @ 0.04700 60.58
FL Gross Receipts Tax 4.57
State Tax 12.71
Pasco County Tax 1.83

Total Current Charges 197.35
Total Due **E.F.T.** 197.35

DO NOT PAY
Total amount will be electronically transferred on or after 06/26/2026.



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: 06/09/2026

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 06/26/2026
TOTAL CHARGES DUE 197.35
DO NOT PAY

000135391100001973500001973500



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 **06/09/2026**
Amount Due **65.09**
Current Charges Due **07/06/2026**

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				
05/06	95283	06/02	95465				182

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jun 2026	27	7
May 2026	29	9
Jun 2025	30	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 72.09
Payment 72.09CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 182 KWH @ 0.06090 11.08
Fuel Adjustment 182 KWH @ 0.04700 8.55
FL Gross Receipts Tax 1.51
State Tax 4.19
Pasco County Tax 0.60

Total Current Charges 65.09
Total Due **E.F.T.** 65.09

DO NOT PAY
Total amount will be electronically transferred on or after 06/26/2026.



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: 06/09/2026

Use above space for address change ONLY.

District: OP06

1353912 OP06
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	06/26/2026
TOTAL CHARGES DUE	65.09
DO NOT PAY	

000135391200000650900000650906



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 **06/09/2026**
 Amount Due **63.89**
 Current Charges Due **07/06/2026**

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				
05/06	47779	06/02	47951				172

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jun 2026	27	6
May 2026	29	6
Jun 2025	30	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 **64.91**
 Payment **64.91CR**
 Balance Forward **0.00**



Customer Charge 39.16
 Energy Charge 172 KWH @ 0.06090 10.47
 Fuel Adjustment 172 KWH @ 0.04700 8.08
 FL Gross Receipts Tax 1.48
 State Tax 4.11
 Pasco County Tax 0.59

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 **63.89**
 Total Due **63.89** **E.F.T.**

DO NOT PAY
 Total amount will be electronically transferred on or after 06/26/2026.



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: 06/09/2026

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 06/26/2026
TOTAL CHARGES DUE 63.89
DO NOT PAY

000135391300000638900000638902



INVOICE

INVOICE #	INVOICE DATE
1157137	4/28/2026
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 28, 2026

Invoice Amount: \$3,746.00

Description	Current Amount
MP3 Clubhouse Dead Plant Replacement	
Landscape Enhancement	\$3,746.00

Invoice Total **\$3,746.00**

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
1166312	5/4/2026
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: June 3, 2026

Invoice Amount: \$995.64

Description	Current Amount
Irrigation Inspection created on 4/20/26	
Irrigation Repairs	\$995.64

Invoice Total \$995.64

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
1167549	5/1/2026
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 31, 2026

Invoice Amount: \$24,855.22

Description	Current Amount
Monthly Landscape Maintenance May 2026	\$24,855.22

Invoice Total **\$24,855.22**

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
1173301	5/12/2026
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: June 11, 2026

Invoice Amount: \$978.00

Description	Current Amount
1734 Leybourne Loop Tree Replacement Landscape Enhancement	\$978.00

Excellence Invoice Total **\$978.00**

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
1173302	5/12/2026
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: June 11, 2026

Invoice Amount: \$990.00

Description	Current Amount
Back of Pool Rock Install	
Landscape Enhancement	\$990.00

Excellence Invoice Total **\$990.00**

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
1173303	5/12/2026
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: June 11, 2026

Invoice Amount: \$634.95

Description	Current Amount
-------------	----------------

Irrigation Backflow Leak found on 5/3/26

Irrigation Repairs

\$634.95

Excellence Invoice Total **\$634.95**

IN COMMERCIAL LANDSCAPING

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