Rizzetta & Company

Meadow Pointe III
Community Development District

Board of Supervisors'
Regular Meeting
August 19, 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	Chairman
	Michael Hall	Vice Chairman
	John Johnson	Assistant Secretary
	Glen Aleo	Assistant Secretary
	Michael Torres	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

August 12, 2026

Agenda

Dear Board Members:

The public hearing of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **Wednesday**, **August 19, 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. Public Hearing on Fiscal Year 2026-2027 Final Budget .... Tab 1
      1. Consideration of Resolution 2026-06, Adopting Fiscal Year 2026-2027 Final Budget.. Tab 2
   B. Public Hearing on Fiscal Year 2026-2027 Assessments
      1. Consideration of Resolution 2026-07; Levying O&M Assessments for Fiscal Year 2026-2027 .... Tab 3
   C. Consideration of Resolution 2026-08, Setting the Meeting Schedule for Fiscal Year 2026-2027 .... Tab 4
   D. Discussion of Apon Expansion for Home 31447 Wrencrest .... Tab 5
   E. Consideration of Service Mark License Agreement (Claridge Place HOA). Tab 6
   F. Consideration of Fence and Landscaping License Agreement with Hillhurst Crossing HOA... Tab 7
5. **STAFF REPORTS**
   A. Community Deputy Update
      1. Presentation of Law Enforcement Proposal .... Tab 8
   B. District Engineer
   C. Aquatics Maintenance
   D. Landscape Maintenance
      1. Presentation of OLM Inspection Report .... Tab 9
   E. Yellowstone Inspection Report
      1. Consideration of Yellowstone Proposals.. Tab 10
   F. Amenity Management
      1. Presentation of Amenities Report... Tab 11
   G. District Counsel
   H. District Manager
      1. Review of the District Manager's Report & Monthly Financials............. Tab 12
6. **BUSINESS ADMINISTRATION**
   A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on July 15, 2026 .... Tab 13
   B. Consideration of Operations & Maintenance Expenditures for July 2026 ....Tab 14
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
District Manager

Tab 1

Proposed Budget
Meadow Pointe III Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2026/2027	Prior Actuals: Actual FY 24/25	Actual FY 23/24	Comments
1										
2	**ASSESSMENT REVENUES**									
3										
4	***Special Assessments***									
5	Tax Roll	$ 2,236,152	$ 2,236,152	$ 2,211,761	$ 24,391	$ 2,367,141	$ 155,380	$ 2,147,336.00	$ 1,960,321.00	
6										
7	**Assessment Revenue Subtotal**	**$ 2,236,152**	**$ 2,236,152**	**$ 2,211,761**	**$ 24,391**	**$ 2,367,141**	**$ 155,380**	**$ 2,147,336.00**	**$ 1,960,321.00**	
8										
9	**OTHER REVENUES**									
10										
11	***Interest Earnings***									
12	Interest Earnings	$ 41,013	$ 54,684	$ -	$ 54,684	$ -	$ -	$ 46,572.00	$ 63,851.00	
13	***Other Miscellaneous Revenue***									
14	Cell Tower Lease	$ 30,522	$ 40,696	$ 28,262	$ 12,434	$ 28,262	$ -	$ 40,497.00	$ 42,537.00	
15	Key Fobs	$ 2,968	$ 3,957	$ -	$ 3,957	$ -	$ -	$ 4,112.00	$ 3,768.00	
16	Non-Resident Annual Fees	$ 4,757	$ 6,343	$ -	$ 6,343	$ -	$ -	$ 140.00	$ 17,523.00	
17	Remotes	$ 4,822	$ 6,429	$ 2,000	$ 4,429	$ 2,000	$ -	$ 6,701.00	$ 6,103.00	
18	Room Rentals	$ 3,456	$ 4,608	$ -	$ 4,608	$ -	$ -	$ 13,384.00	$ 4,532.00	
19	Vending Machines	$ -	$ -	$ 200	$ (200)	$ 200	$ -	$ -	$ -	
20										
21	**Other Revenue Subtotal**	**$ 87,538**	**$ 116,717**	**$ 30,462**	**$ 86,255**	**$ 30,462**	**$ -**	**$ 111,406.00**	**$ 138,314.00**	
22										
23	**TOTAL REVENUES**	**$ 2,323,690**	**$ 2,352,869**	**$ 2,242,223**	**$ 110,646**	**$ 2,397,603**	**$ 155,380**	**$ 2,258,742.00**	**$ 2,098,635.00**	
24										
25	**EXPENDITURES - ADMINISTRATIVE**									
26										
27	***Legislative***									
28	Supervisor Fees	$ 9,600	$ 12,800	$ 13,000	$ 200	$ 13,000	$ -	$ 13,000.00	$ 12,400.00	
29	***Financial & Administrative***									
30	Accounting Services	$ 16,871	$ 22,495	$ 22,495	$ 0	$ 22,495	$ -	$ 21,630.00	$ 21,630.00	No Increase
31	Administrative Services	$ 4,481	$ 5,975	$ 5,974	$ (1)	$ 5,974	$ -	$ 5,974.00	$ 5,974.00	No Increase
32	Arbitrage Rebate Calculation	$ 500	$ 500	$ 1,500	$ 1,000	$ 500	$ (1,000)	$ 500.00	$ 500.00	Per contract. $500 per bond
33	Assessment Roll	$ 5,150	$ 5,150	$ 5,150	$ -	$ 5,150	$ -	$ 5,150.00	$ 5,150.00	No Increase
34	Auditing Services	$ 3,600	$ 3,600	$ 3,500	$ (100)	$ 3,600	$ 100	$ 3,500.00	$ 3,540.00	Per contract
35	Bank Fees	$ 610	$ 813	$ 830	$ 17	$ 830	$ -	$ 899.00	$ 691.00	This line item has changed from Square Account Fees to Bank Fees.
36	Disclosure Report	$ 1,500	$ 1,500	$ 2,000	$ 500	$ 2,000	$ -	$ 2,000.00	$ 2,100.00	No Increase
37	District Engineer	$ 30,941	$ 41,255	$ 22,500	$ (18,755)	$ 31,220	$ 8,720	$ 28,816.00	$ 19,976.00	The average of the last two years with the trend is $31,220
38	District Management	$ 25,106	$ 33,475	$ 33,475	$ 0	$ 33,475	$ -	$ 33,475.00	$ 33,475.00	No Increase
39	Dues, Licenses & Fees	$ 600	$ 800	$ 450	$ (350)	$ 600	$ 150	$ 600.00	$ 600.00	Based on the last two years' actuals.
40	Financial Consulting & Revenue Collections	$ 3,863	$ 5,151	$ 5,150	$ (1)	$ 6,350	$ 1,200	$ 5,150.00	$ 5,150.00	Per Contract
41	Legal Advertising	$ 271	$ 361	$ 2,200	$ 1,839	$ 2,200	$ -	$ 658.00	$ 2,111.00	
42	Miscellaneous Mailings	$ -	$ -	$ 2,200	$ 2,200	$ 2,430	$ 230	$ 2,297.00	$ 2,165.00	Based on the yearly trend, which is a $132 increase per year.
43	Public Officials Liability Insurance	$ 4,110	$ 4,110	$ 4,362	$ 252	$ 4,521	$ 159	$ 3,877.00	$ 3,623.00	EGIS estimated number

Proposed Budget
Meadow Pointe III Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2026/2027	Prior Actuals: Actual FY 24/25	Prior Actuals: Actual FY 23/24	Comments
44	Tax Collector /Property Appraiser Fees	$ 6,755	$ 6,755	$ 2,100	$ (4,655)	$ 3,572	$ 1,472	$ 2,552.00	$ 1,969.00	Tax Collector/Property Appraiser's Fee. The avg of the two years plus the tend is $3,572.
45	Trustees Fees	$ 10,606	$ 14,141	$ 11,000	$ (3,141)	$ 12,122	$ 1,122	$ 12,068.00	$ 12,014.00	Per contract
46	Website Hosting, Maintenance, Backup (and Email)	$ 2,574	$ 3,432	$ 4,058	$ 626	$ 4,168	$ 110	$ 2,738.00	$ 2,738.00	Per contract
47	***Legal Counsel***									
48	District Counsel	$ 28,730	$ 38,307	$ 28,000	$ (10,307)	$ 33,563	$ 5,563	$ 39,884.00	$ 27,867.00	The avg of the two years plus the tend is $33,563.
49										
50	**Administrative Subtotal**	**$ 155,868**	**$ 200,619**	**$ 169,944**	**$ (30,675)**	**$ 187,770**	**$ 17,826**	**$ 184,768.00**	**$ 163,673.00**	
51										
52	**EXPENDITURES - FIELD OPERATIONS**									
53										
54	***Law Enforcement***									
55	Deputy	$ 114,306	$ 152,408	$ 157,456	$ 5,048	$ 161,106	$ 3,650	$ 143,141.00	$ 133,424.00	Per contract
56	***Electric Utility Services***									
57	Street Lights	$ 105,866	$ 141,155	$ 138,000	$ (3,155)	$ 141,760	$ 3,760	$ 133,114.00	$ 142,761.00	The monthly bills was $11,813.31, which is $141,759.72 per year.
58	Utility Services	$ 23,846	$ 31,795	$ 34,850	$ 3,056	$ 34,850	$ -	$ 31,682.00	$ 33,577.00	The February bill was $2,363.07 and The March bill was $2,315.90, which is $23,886 per year. Recommend-No change
59	***Garbage/Solid Waste Control Services***									
60	Garbage - Recreation Facility	$ 2,386	$ 3,181	$ 2,700	$ (481)	$ 3,100	$ 400	$ 2,690.00	$ 1,978.00	March was $257.49 which the avg for the year is $3,090.
61	Garbage - Residential	$ 226,838	$ 302,451	$ 305,378	$ 2,927	$ 339,165	$ 33,787	$ 266,486.00	$ 306,271.00	The contract is $17.27 plus $1 for bulk pick-up per month per home, which the District has 1,547 homes.
62	Solid Waste Assessment	$ 1,674	$ 1,674	$ 1,638	$ (36)	$ 1,738	$ 100	$ 1,539.00	$ 1,438.00	Based on a trend of $100 additional every year.
63	***Water-Sewer Combination Services***									
64	Utility Services - Recreation Facility	$ 18,930	$ 25,240	$ 19,200	$ (6,040)	$ 25,590	$ 6,390	$ 20,584.00	$ 16,091.00	April's bill of $2,132.48 times 12 is $25,590 for the year.
65	***Stormwater Control***									
66	Aquatic Maintenance	$ 58,871	$ 78,495	$ 74,885	$ (3,610)	$ 77,132	$ 2,247	$ 73,976.00	$ 71,821.00	3% increase
67	Aquatic Plant Replacement	$ 5,101	$ 6,801	$ 3,750	$ (3,051)	$ 3,750	$ -	$ 3,665.00	$ 9,640.00	
68	Mitigation Area Monitoring & Maintenance	$ -	$ -	$ 3,600	$ 3,600	$ 3,600	$ -	$ 3,324.00	$ 6,149.00	
69	Stormwater Assessment	$ 2,346	$ 2,346	$ 4,012	$ 1,666	$ 2,500	$ (1,512)	$ 2,179.00	$ 2,300.00	Based on trend
70	Stormwater System Maintenance	$ -	$ -	$ 7,000	$ 7,000	$ 19,096	$ 12,096	$ 3,167.00	$ -	Per Board
71	***Other Physical Environment***									
72	Entry & Walls Maintenance	$ 11,714	$ 15,619	$ 5,000	$ (10,619)	$ 12,697	$ 7,697	$ 24,391.00	$ -	The average of the last two years plus the trend is $12,697.
73	General Liability Insurance	$ 7,294	$ 7,294	$ 8,197	$ 903	$ 8,492	$ 295	$ 6,884.00	$ 6,434.00	EGIS estimated number. GL& AL ($8,492)
74	Holiday Decorations	$ 17,000	$ 22,667	$ 21,000	$ (1,667)	$ 21,000	$ -	$ 8,500.00	$ 20,144.00	
75	Irrigation Maintenance & Repair	$ 25,350	$ 33,800	$ 25,000	$ (8,800)	$ 36,852	$ 11,852	$ 44,370.00	$ 51,025.00	The average of the last two years plus the trend is $36,852.
76	Landscape - Annuals	$ -	$ -	$ 18,000	$ 18,000	$ 14,000	$ (4,000)	$ 6,443.00	$ 6,443.00	The increasing cost of flowers. $4500 for the annuals. $4500*4=$18,000
77	Landscape - Miscellaneous Expense	$ -	$ -	$ 8,835	$ 8,835	$ 2,868	$ (5,967)	$ 2,868.00	$ 182.00	$2,824.50 for annual monitoring of conservation easement.
78	Landscape - Mulch	$ 43,152	$ 57,536	$ 45,000	$ (12,536)	$ 45,000	$ -	$ 49,317.00	$ 38,399.00	No increase.
79	Landscape - Pest Control	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ -	$ -	$ -	
80	Landscape Inspection Services	$ 6,000	$ 8,000	$ 9,000	$ 1,000	$ 9,000	$ -	$ 9,000.00	$ 9,000.00	Per Contract.
81	Landscape Maintenance	$ 223,697	$ 298,263	$ 329,712	$ 31,449	$ 329,712	$ -	$ 293,002.00	$ 290,883.00	No change
82	Landscape Replacement Plants, Shrubs, Trees	$ 70,252	$ 93,669	$ 30,000	$ (63,669)	$ 50,175	$ 20,175	$ 25,873.00	$ 15,209.00	The average of the last two years with the trend is $50,175.
83	Lift Station Maintenance	$ 910	$ 1,213	$ 4,050	$ 2,837	$ 3,229	$ (821)	$ 1,164.00	$ 7,327.00	The normal bill is $90 per month. The avg the last two years plus the trend with the one repair is $3,229.
84	Property Insurance	$ 18,342	$ 18,342	$ 19,148	$ 806	$ 17,020	$ (2,128)	$ 18,132.00	$ 16,998.00	EGIS estimated number.
85	Street Light Deposit Bond	$ 566	$ 755	$ 760	$ 5	$ 566	$ (194)	$ 566.00	$ 566.00	Per contract
86	Tree Trimming Services	$ -	$ -	$ 16,000	$ 16,000	$ 16,000	$ -	$ 5,400.00	$ 5,980.00	Need Board's direction

Proposed Budget

Meadow Pointe III Community Development District

General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2026/2027	Prior Actuals: Actual FY 24/25	Prior Actuals: Actual FY 23/24	Comments
87	Well Maintenance	$ 245	$ 327	$ 3,000	$ 2,673	$ 475	$ (2,525)	$ 235.00	$ 700.00	Spent $0 in 2021 and $3,934 in 2020.The average of the last two years with the trend is $475.
88	***Road & Street Facilities***									
89	Gate Maintenance	$ 12,476	$ 16,635	$ 45,500	$ 28,865	$ 45,131	$ (369)	$ 43,206.00	$ 71,095.00	2020-$32,330, 2021-$34,861-The last two years avg plus the trend is $45,131.
90	Gate Phone	$ 32,674	$ 43,565	$ 18,000	$ (25,565)	$ 27,633	$ 9,633	$ 15,271.00	$ 28,014.00	2021-$15,243. The average of the last two years with the trend is $27,633.
91	Parking Lot Repair & Maintenance	$ 6,750	$ 9,000	$ 2,500	$ (6,500)	$ 4,650	$ 2,150	$ 450.00	$ -	The average of the last two years with the trend is $4,650.
92	Roadway Repair & Maintenance	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -	$ -	$ -	
93	Sidewalk Repair & Maintenance	$ 8,000	$ 10,667	$ 11,500	$ 833	$ 15,050	$ 3,550	$ 17,350.00	$ 11,800.00	The average of the last two years with the trend is $15,050.
94	Street Sign Repair & Replacement	$ 2,515	$ 3,353	$ 6,000	$ 2,647	$ 6,000	$ -	$ 10,428.00	$ 3,850.00	The average of the last two years with the trend is $6,026.
95	***Parks & Recreation***									
96	Clubhouse Internet, Cable & Phone	$ 250	$ 333	$ 575	$ 242	$ 575	$ -	$ 1,180.00	$ 578.00	Last year-Adding WiFi Access Point to. the Pool was $849.
97	Clubhouse repairs/Maintenance	$ 16,579	$ 22,105	$ 19,217	$ (2,888)	$ 26,731	$ 7,514	$ 25,164.00	$ 30,994.00	The average of the last two years plus the trend is $26,731.
98	Computer Support, Maintenance & Repair	$ 246	$ 328	$ 1,300	$ 972	$ 1,000	$ (300)	$ 2,252.00	$ 447.00	The average of the last two years plus the trend is $964.
99	Dog Waste Station Supplies	$ 605	$ 807	$ 1,900	$ 1,093	$ 787	$ (1,113)	$ 550.00	$ 850.00	The average of the last two years plus the trend is $767.
100	Employee reimbursement - cellphone stipend & mileage	$ 334	$ 445	$ 2,000	$ 1,555	$ 2,000	$ -	$ 1,409.00	$ 582.00	
101	Facility A/C & Heating Maintenance & Repair	$ 3,034	$ 4,045	$ 1,400	$ (2,645)	$ 1,240	$ (160)	$ 1,170.00	$ 1,779.00	The average of the last two years plus the trend is $1,240.
102	Fitness Equipment Maintenance & Repairs	$ 1,244	$ 1,659	$ 10,000	$ 8,341	$ 2,000	$ (8,000)	$ 1,065.00	$ 335.00	Board's Direction. The average of the last two years plus the trend is $1,216.
103	Management Contract	$ 320,621	$ 427,495	$ 456,277	$ 28,782	$ 514,724	$ 58,447	$ 401,105.00	$ 371,315.00	Per contract
104	Operating Supplies	$ 4,434	$ 5,912	$ 17,500	$ 11,588	$ 6,493	$ (11,007)	$ 2,861.00	$ 9,420.00	The average of the last two years plus the trend is $6,493.
105	Pest Control	$ 940	$ 1,253	$ 1,150	$ (103)	$ 1,274	$ 124	$ 1,425.00	$ 965.00	The average of the last two years plus the trend is $1,273.
106	Playground Equipment and Maintenance	$ -	$ -	$ 3,400	$ 3,400	$ 2,300	$ (1,100)	$ 2,275.00	$ -	Based on last year's actuals.
107	Pool Repairs	$ 32,375	$ 43,167	$ 40,650	$ (2,517)	$ 46,606	$ 5,956	$ 51,554.00	$ 45,287.00	The contract is $3,385 per month, which is $40,620. Plus, this line item includes repairs. The avg of the last two years is $46,606. This contracted started last year.
108	Pool/Water Park/Fountain Maintenance	$ 654	$ 872	$ 24,000	$ 23,128	$ 12,000	$ (12,000)	$ 1,611.00	$ 7,024.00	Cut in half.
109	Security System Monitoring & Maintenance	$ 4,274	$ 5,699	$ 8,000	$ 2,301	$ 8,000	$ -	$ 6,182.00	$ 4,926.00	
110	Tennis/Athletic/Park Court/Field Repairs	$ 2,247	$ 2,996	$ 5,000	$ 2,004	$ 2,427	$ (2,573)	$ 48.00	$ 2,736.00	The average of the last two years plus the trend is $2,427.
111	Vehicle Maintenance	$ 2,592	$ 3,456	$ 3,650	$ 194	$ 3,650	$ -	$ 3,674.00	$ 3,346.00	
112	***Special Events***									
113	Special Events	$ 11,977	$ 15,969	$ 22,500	$ 6,531	$ 24,000	$ 1,500	$ 23,994.00	$ 13,079.00	Christmas Event
114	***Contingency***									
115	Capital Outlay	$ 8,180	$ 10,907	$ 68,089	$ 57,182	$ 68,089	$ -	$ 15,150.00	$ 5,899.00	
116										
117	**Field Operations Subtotal**	**$ 1,457,687**	**$ 1,933,697**	**$ 2,072,279**	**$ 138,582**	**$ 2,209,833**	**$ 137,554**	**$ 1,811,066**	**$ 1,809,061**	
118										
119	**TOTAL EXPENDITURES**	**$ 1,613,555**	**$ 2,134,316**	**$ 2,242,223**	**$ 107,907**	**$ 2,397,603**	**$ 155,380**	**$ 1,995,834**	**$ 1,972,734**	

Proposed Budget
Meadow Pointe III Community Development District
Reserve Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2026/2027	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 580,970	$ 580,970	$ 580,973	$ (3)	$ 735,973	$ 155,000	Board's Direction
6								
7	**Assessment Revenue Subtotal**	**$ 580,970**	**$ 580,970**	**$ 580,973**	**$ (3)**	**$ 735,973**	**$ 155,000**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ 63,869	$ 85,159	$ -	$ 85,159	$ -	$ -	
13								
14	**Other Revenue Subtotal**	**$ 63,869**	**$ 85,159**	**$ -**	**$ 85,159**	**$ -**	**$ -**	
15								
16	**TOTAL REVENUES**	**$ 644,839**	**$ 666,129**	**$ 580,973**	**$ 85,156**	**$ 735,973**	**$ 155,000**	
17								
18	**EXPENDITURES**							
19								
20	***Contingency***							
21	Capital Reserves - Asset Replacement	$ 139,867	$ 186,489	$ 463,412	$ 276,923	$ 618,412	$ 155,000	
22	Capital Reserves - Road Reserves	$ -	$ -	$ 117,561	$ 117,561	$ 117,561	$ -	
23								
24	**TOTAL EXPENDITURES**	**$ 139,867**	**$ 186,489**	**$ 580,973**	**$ 394,484**	**$ 735,973**	**$ 155,000**	

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

INTERNAL ROAD RESERVES

FISCAL YEAR 2026/2027

Lot Size/Neighborhood	Number of Lots	Estimated Total Costs	Annual Per Lot (NET)	Annual Per Lot (GROSS)	Annual Per Neighborhood (GROSS - Same level as 2011)	Annual Per Lot (GROSS - Same level as 2011)	Per Month (GROSS)
50' & 60' Wrencrest/Rensselaer	475	$281,671.80	$39.53	$41.00	$30,101.40	$63.37	$3.42
1C1, 1C2 - Villa Whitlock	222	$90,141.60	$27.07	$30.00	$11,626.44	$52.37	$2.50
TT - 50' Ammanford	69	$31,953.90	$30.87	$34.00	$3,889.62	$56.37	$2.83
VV - 65' Broughton	43	$35,466.00	$54.99	$59.00	$3,498.97	$81.37	$4.92
SS - 60' Alchester	82	$40,986.00	$33.32	$36.00	$4,786.45	$58.37	$3.00
PP/QQ - Villa Larkenheath	209	$73,091.70	$23.31	$24.00	$9,691.62	$46.37	$2.00
EE - 50' Heatherstone	121	$68,848.20	$37.93	$40.00	$7,546.94	$62.37	$3.33
FF/OO - 80' Beaconsfield	133	$100,050.00	$50.15	$54.00	$10,157.39	$76.37	$4.50
UU - Townhomes Hillhurst Crossing	105	$119,110.79	$75.63	$80.45	$10,796.57	$102.82	$6.70
CC - Townhomes Claridge Place	136	$120,024.01	$58.84	$62.00	$11,474.51	$84.37	$5.17
DD - 60' / Y - 65' Sheringham/Nesslewood	193	$238,742.30	$82.47	$89.00	$21,494.67	$111.37	$7.42
Total	**1788**			**GROSS TOTAL**	**$125,065**		
				NET TOTAL	**$117,561**		

Costs based on 3% inflation and compounded for 15 years.
Based on 1" overlay with no curb or base repair.
Total price is prorated over a 15 year period.

Meadow Pointe III Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2013	Series 2015A	Series 2021	Budget for 2026/2027
REVENUES				
Special Assessments				
Net Special Assessments [1]	$363,934.62	$223,039.88	$297,409.96	$884,384.45
TOTAL REVENUES	**$363,934.62**	**$223,039.88**	**$297,409.96**	**$884,384.45**
EXPENDITURES				
Administrative				
Debt Service Obligation	$363,934.62	$223,039.88	$297,409.96	$884,384.45
Administrative Subtotal	**$363,934.62**	**$223,039.88**	**$297,409.96**	**$884,384.45**
TOTAL EXPENDITURES	**$363,934.62**	**$223,039.88**	**$297,409.96**	**$884,384.45**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Pasco County Collection Costs (2%) and Early payment Discounts (4%)	6.0%
GROSS ASSESSMENTS	**$940,632.76**

Notes:

Tax Roll County Collection Costs and Early Payment Discount is 6% of Tax Roll. Budgeted net tax roll assessment. See Assessment Table.

[1] Maximum Annual Debt Service less Prepaid Assessments received

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M & Road Reserve Budget:		$3,103,113.70	2025/2026 O&M & Road Reserve Budget:	$2,792,733.70
Collection Costs:	2%	$66,023.70	2026/2027 O&M & Road Reserve Budget:	$3,103,113.70
Early Payment Discounts:	4%	$132,047.39		
2026/2027 Total:		$3,301,184.79	Total Difference:	$310,380.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison 2025/2026	2026/2027	Proposed Increase / Decrease $	%
Series 2013					
Villa - Larkenheath	Series 2013 Debt Service	$267.12	$267.12	$0.00	0.00%
	Road Service	$46.37	$46.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$1,905.17**	**$2,089.84**	**$184.67**	**9.69%**
SF 50' - Heatherstone	Series 2013 Debt Service	$533.44	$533.44	$0.00	0.00%
	Road Service	$62.37	$62.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,187.49**	**$2,372.16**	**$184.67**	**8.44%**
SF 50' - Wrencrest	Series 2013 Debt Service	$533.44	$533.44	$0.00	0.00%
	Road Service	$63.37	$63.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,188.49**	**$2,373.16**	**$184.67**	**8.44%**
SF 60' - Wrencrest	Series 2013 Debt Service	$640.29	$640.29	$0.00	0.00%
	Road Service	$63.37	$63.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,295.34**	**$2,480.01**	**$184.67**	**8.05%**
SF 65' - Nesslewood	Series 2013 Debt Service	$693.71	$693.71	$0.00	0.00%
	Road Service	$111.37	$111.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,396.76**	**$2,581.43**	**$184.67**	**7.70%**
SF 65' - Broughton	Series 2013 Debt Service	$693.71	$693.71	$0.00	0.00%
	Road Service	$81.37	$81.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,366.76**	**$2,551.43**	**$184.67**	**7.80%**
SF 80' - Beaconsfield	Series 2013 Debt Service	$853.99	$853.99	$0.00	0.00%
	Road Service	$76.37	$76.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,522.04**	**$2,706.71**	**$184.67**	**7.32%**
Series 2015A					
Villa - Whitlock	Series 2015A Debt Service	$515.83	$515.83	$0.00	0.00%
	Road Service	$52.37	$52.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,159.88**	**$2,344.55**	**$184.67**	**8.55%**
Villa - Larkenheath	Series 2015A Debt Service	$515.83	$515.83	$0.00	0.00%
	Road Service	$46.37	$46.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,153.88**	**$2,338.55**	**$184.67**	**8.57%**
TH - Claridge Place	Series 2015A Debt Service	$515.83	$515.83	$0.00	0.00%
	Road Service	$84.37	$84.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,191.88**	**$2,376.55**	**$184.67**	**8.43%**
SF 50' - Wrencrest	Series 2015A Debt Service	$687.77	$687.77	$0.00	0.00%
	Road Service	$63.37	$63.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M & Road Reserve Budget:		$3,103,113.70	**2025/2026 O&M & Road Reserve Budget:**	$2,792,733.70
Collection Costs:	2%	$66,023.70	**2026/2027 O&M & Road Reserve Budget:**	$3,103,113.70
Early Payment Discounts:	4%	$132,047.39		
2026/2027 Total:		**$3,301,184.79**	**Total Difference:**	**$310,380.00**

	Total	**$2,342.82**	**$2,527.49**	**$184.67**	**7.88%**
SF 60' - Wrencrest	Series 2015A Debt Service	$825.32	$825.32	$0.00	0.00%
	Road Service	$63.37	$63.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,480.37**	**$2,665.04**	**$184.67**	**7.45%**
SF 60' - Nesslewood	Series 2015A Debt Service	$825.32	$825.32	$0.00	0.00%
	Road Service	$111.37	$111.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,528.37**	**$2,713.04**	**$184.67**	**7.30%**
Series 2021					
Villa - Whitlock	Series 2021 Debt Service	$235.99	$235.99	$0.00	0.00%
	Road Service	$52.37	$52.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$1,880.04**	**$2,064.71**	**$184.67**	**9.82%**
TH - Hillhurst Crossing	Series 2021 Debt Service	$353.99	$353.99	$0.00	0.00%
	Road Service	$102.82	$102.82	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,048.49**	**$2,233.16**	**$184.67**	**9.01%**
SF 50' - Wrencrest	Series 2021 Debt Service	$471.98	$471.98	$0.00	0.00%
	Road Service	$63.37	$63.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,127.03**	**$2,311.70**	**$184.67**	**8.68%**
SF 60' - Alchester	Series 2021 Debt Service	$566.38	$566.38	$0.00	0.00%
	Road Service	$58.37	$58.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,216.43**	**$2,401.10**	**$184.67**	**8.33%**
SF 60' - Ammanford	Series 2021 Debt Service	$566.38	$566.38	$0.00	0.00%
	Road Service	$56.37	$56.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,214.43**	**$2,399.10**	**$184.67**	**8.34%**
SF 60' - Wrencrest	Series 2021 Debt Service	$566.38	$566.38	$0.00	0.00%
	Road Service	$63.37	$63.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,221.43**	**$2,406.10**	**$184.67**	**8.31%**
SF 65' - Broughton	Series 2021 Debt Service	$566.38	$566.38	$0.00	0.00%
	Road Service	$81.37	$81.37	$0.00	0.00%
	Operations/Maintenance	$1,591.68	$1,776.35	$184.67	11.60%
	Total	**$2,239.43**	**$2,424.10**	**$184.67**	**8.25%**

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		$2,985,553.00
COLLECTION COSTS @	2.0%	$63,522.40
EARLY PAYMENT DISCOUNT @	4.0%	$127,044.81
TOTAL O&M ASSESSMENT		$3,176,120.21
ANNUAL ROAD RESERVES BUDGET		$117,560.70

UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT					
LOT SIZE	O&M	SERIES 2013 DEBT SERVICE[1]	SERIES 2015A DEBT SERVICE[1]	SERIES 2021 DEBT SERVICE[1]	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M [2]	ROAD RESERVES	SERIES 2013 DEBT SERVICE [3]	SERIES 2015A DEBT SERVICE [3]	SERIES 2021 DEBT SERVICE [3]	TOTAL [4]
Series 2013														
Villa - Larkenheath	146	145	0	0	1.00	146.00	8.17%	$259,347.62	$1,776.35	$46.37	$267.12	$0.00	$0.00	$2,089.84
SF 50' - Heatherstone	121	119	0	0	1.00	121.00	6.77%	$214,938.78	$1,776.35	$62.37	$533.44	$0.00	$0.00	$2,372.16
SF 50' - Wrencrest	146	146	0	0	1.00	146.00	8.17%	$259,347.62	$1,776.35	$63.37	$533.44	$0.00	$0.00	$2,373.16
SF 60' - Wrencrest	13	13	0	0	1.00	13.00	0.73%	$23,092.60	$1,776.35	$63.37	$640.29	$0.00	$0.00	$2,480.01
SF 65' - Nesslewood	123	122	0	0	1.00	123.00	6.88%	$218,491.49	$1,776.35	$111.37	$693.71	$0.00	$0.00	$2,581.43
SF 65' - Broughton	2	2	0	0	1.00	2.00	0.11%	$3,552.71	$1,776.35	$81.37	$693.71	$0.00	$0.00	$2,551.43
SF 80' - Beaconsfield	133	132	0	0	1.00	133.00	7.44%	$236,255.03	$1,776.35	$76.37	$853.99	$0.00	$0.00	$2,706.71
Series 2015A														
Villa - Whitlock	92	0	91	0	1.00	92.00	5.15%	$163,424.53	$1,776.35	$52.37	$0.00	$515.83	$0.00	$2,344.55
Villa - Larkenheath	63	0	63	0	1.00	63.00	3.52%	$111,910.28	$1,776.35	$46.37	$0.00	$515.83	$0.00	$2,338.55
TH - Claridge Place	136	0	136	0	1.00	136.00	7.61%	$241,584.09	$1,776.35	$84.37	$0.00	$515.83	$0.00	$2,376.55
SF 50' - Wrencrest	24	0	24	0	1.00	24.00	1.34%	$42,632.49	$1,776.35	$63.37	$0.00	$687.77	$0.00	$2,527.49
SF 60' - Wrencrest	16	0	16	0	1.00	16.00	0.89%	$28,421.66	$1,776.35	$63.37	$0.00	$825.32	$0.00	$2,665.04
SF 60' - Nesslewood	70	0	70	0	1.00	70.00	3.91%	$124,344.75	$1,776.35	$111.37	$0.00	$825.32	$0.00	$2,713.04
Series 2021														
Villa - Whitlock	130	0	0	128	1.00	130.00	7.27%	$230,925.97	$1,776.35	$52.37	$0.00	$0.00	$235.99	$2,064.71
TH - Hillhurst Crossing	105	0	0	105	1.00	105.00	5.87%	$186,517.13	$1,776.35	$102.82	$0.00	$0.00	$353.99	$2,233.16
SF 50' - Wrencrest	152	0	0	152	1.00	152.00	8.50%	$270,005.75	$1,776.35	$63.37	$0.00	$0.00	$471.98	$2,311.70
SF 60' - Alchester	82	0	0	81	1.00	82.00	4.59%	$145,660.99	$1,776.35	$58.37	$0.00	$0.00	$566.38	$2,401.10
SF 60' - Ammanford	69	0	0	68	1.00	69.00	3.86%	$122,568.40	$1,776.35	$56.37	$0.00	$0.00	$566.38	$2,399.10
SF 60' - Wrencrest	124	0	0	123	1.00	124.00	6.94%	$220,267.84	$1,776.35	$63.37	$0.00	$0.00	$566.38	$2,406.10
SF 65' - Broughton	41	0	0	41	1.00	41.00	2.29%	$72,830.50	$1,776.35	$81.37	$0.00	$0.00	$566.38	$2,424.10
TOTAL	**1788**	**679**	**400**	**698**		**1788.00**	**100.00%**	**$3,176,120.21**						

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%):	($190,567.21)
Net Revenue to be Collected	**$2,985,553.00**

(1) **Reflects the number of total lots with Series 2013, Series 2015A and Series 2021 debt outstanding.**

(2) **Reflects an equal per unit O&M assessment approved by the Board of Supervisors.**

(3) **Annual debt service assessment per lot adopted in connection with the Series 2013, Series 2015A and Series 2021 bond issuances. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.**

(4) **Annual assessment (including the Road Reserve) will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).**

Tab 2

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Meadow Pointe III Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Meadow

Pointe III Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $____________________, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$________________
Total Reserve Fund [if Applicable]	$________________
Total Debt Service Funds	$________________
Total All Funds*	**$________________**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2026.

Attested By:	**Meadow Pointe III** **Community Development District**
______________________________ Print Name:____________________ ☐Secretary/☐Assistant Secretary	____________________________________ Print Name:__________________________ ☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

Tab 3

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe III Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2026.

Attested By:	**Meadow Pointe III** **Community Development District**
______________________________	______________________________
Print Name:____________________	Print Name:____________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Tab 4

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (the **"Board"**), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

<u>Section 1</u>. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the **"FY 2026/2027"**) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

<u>Section 2</u>. The District Manager is hereby directed to submit a copy of the FY 2026/2027 annual public meeting schedule to Pasco County and the Department of Commerce.

<u>Section 3</u>. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 19, 2026.

ATTEST:	**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Print Name: ____________________	Print Name: ____________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice of the Board of Supervisors

Notice of Meetings
Fiscal Year 2026/2027
Meadow Pointe III Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Meadow Pointe III Community Development District shall be held at **6:30 p.m. at the Meadow Pointe III Clubhouse, 1500 Meadow Pointe Boulevard, Wesley Chapel, FL 33543**. The meeting dates are as follows:

October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, FL 33614 at (813) 933-5571, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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 such appeal is to be based.

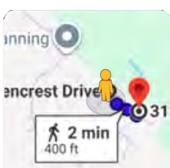
Rizzetta & Company, Inc., District Management

Publish: September 24, 2026 (Business Observer – Pasco County Edition)

Tab 5

Google Maps J B

Image capture: Nov 2022 Images may be subject to copyright.



Meadow Pointe III Homeowners Association, Inc.

July 08, 2026

Mail To
Angelique Mariah & Edwin Diaz
31447 Wrencrest Drive
Wesley Chapel, FL 33543

Architectural Denial Notice: 31447 Wrencrest Drive

Dear Angelique Mariah Diaz:

Unfortunately, the architectural change request for the following: Driveway - Pavers has been denied by the Architectural Committee.

Your request was denied for the following reason(s):

Driveway / Walkway Pavers denied. Widening of an apron is not permitted, per your CDD. The CDD paperwork allows work only for existing footprint.

If you wish to submit a full and complete application packet for widening the apron, please provide CDD documentation specifically indicating widening is approved, and be sure to mark lot survey and include all measurements.

Please do not commence with this modification without the prior written approval of the Architectural Committee. If you wish to reapply you may do so via the web portal at https://mymeadowpointehoa.com. Upon logging in to the web portal, please click on “Requests > ARC Request”.

If you do not have a user login, please click on the **Sign Up** button below **Login**, and complete the requested information. A Rizzetta & Company, Inc. team member will receive your request and respond with your login credentials.

The Association appreciates your cooperation in submitting this architectural change request. Please do not be discouraged from making future requests as most are approved.

Sincerely,

Rizzetta & Company, Inc.
As Agent for the Meadow Pointe III Homeowners Association, Inc.

PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING
CERTIFICATE OF COMPETENCY CARD

C.C. # LP-09649
Name: ANTHONY HILL
Contractor Type: PC Painting
Business Name: DECORATIVE DRIVEWAYS LLC

PASCO COUNTY FLORIDA
Open Spaces. Vibrant Places.

HAVING MET THE COMPETENCY REQUIREMENTS FOR THE LICENSE TERM EXPIRING 09/30/2026

____
Signature

THIS SHOULD BE KEPT IN YOUR WALLET.

NOTE TO CONTRACTOR:

IT SHALL BE THE RESPONSIBILITY OF THE LICENSEE TO KEEP ALL INSURANCE, BONDS, ADDRESSES AND PHONE NUMBERS CURRENT.

PLEASE CONTACT **PASCO COUNTY LICENSING** TO UPDATE AT:

Contractorlicensing@pascocountyfl.net

727-847-8009

Compliance with Pasco County Code 18, Article 4, Section 18-69 for Vehicle Identification is required

THE PLACARD BELOW MUST BE DISPLAYED IN YOUR PLACE OF BUSINESS.

PLEASE CUT ON THE DOTTED LINE

PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING

PASCO COUNTY FLORIDA
Open Spaces. Vibrant Places.

C.C. # LP-09649

Name: ANTHONY HILL

Contractor Type: PC Painting

Business Name: **DECORATIVE DRIVEWAYS LLC**
3107 LANIER RD, ZEPHYRHILLS, FL 33541

UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY EXPIRING 09/30/2026

09/15/2024
DATE

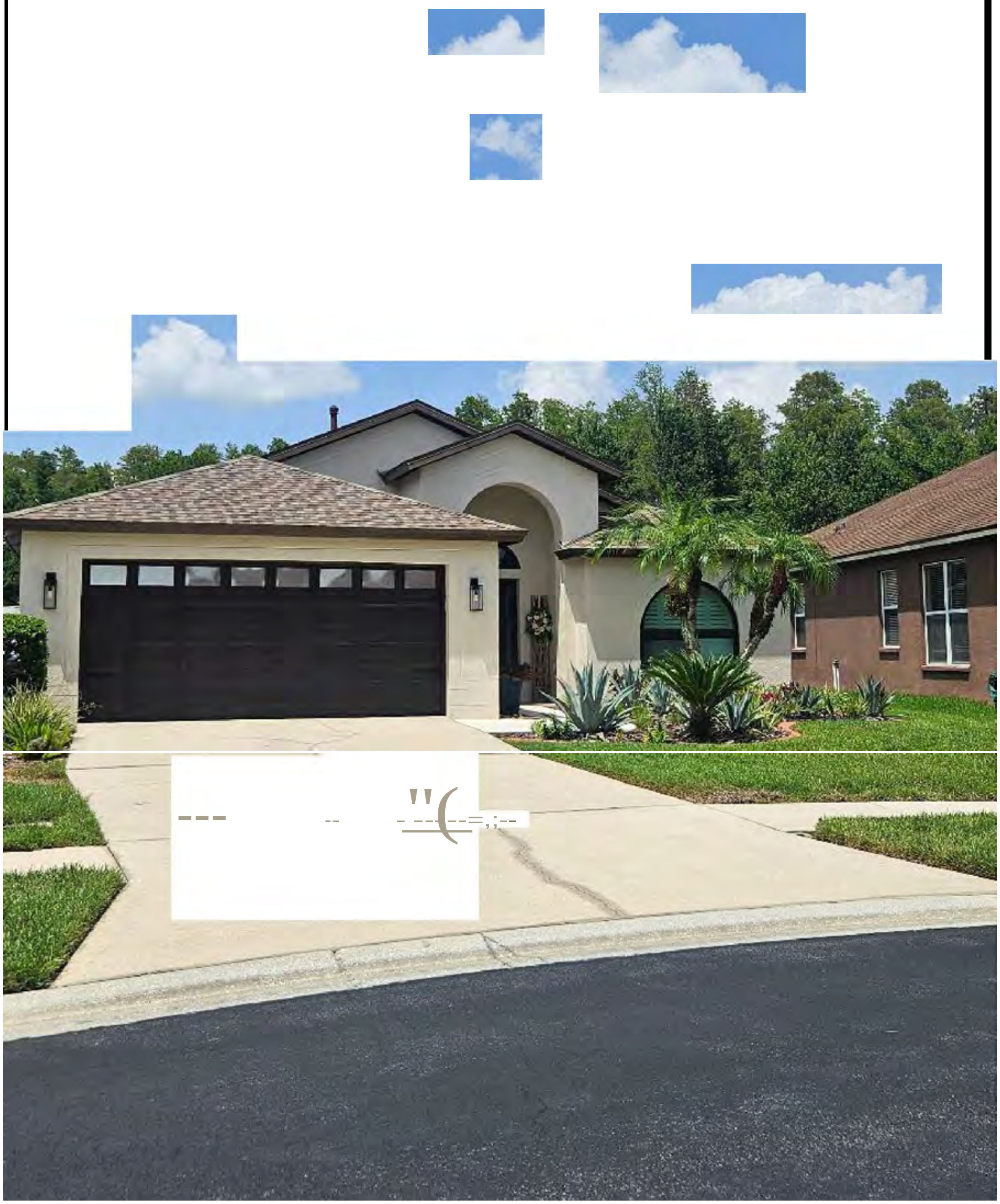
Back of Card

Pasco County
Building Construction Services Dept.
8731 Citizens Drive, Suite 230
New Port Richey, Florida
34654

DECORATIVE DRIVEWAYS LLC

ZEPHYRHILLS, FL 33541

IMPORTANT LICENSE INFORMATION




31447


31447

ABRD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DDIYYYY) 07/11/2025

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

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

PRODUCER ABC Insurance of Tampa Inc ABC Neighborhood Insurance 1336 W. Fletcher Ave Tampa FL 33612	CONTACT NAME: WALTER EVERTON r..t)gN .0 Ext\: (813) 932-0000 FAX (813) 944-5009 E-MAIL ADDRESS: nisins@yahoo.com
	INSURER($) AFFORDING COVERAGE — NAIC# INSURER A: Granada Insurance Company — 524210
INSURED Decorative Driveways LLC 3107 Lanier Rd. Zephyrhills FL 33541	INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE **NUMBER:** CL2083139364 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	INSD	WVD	POLICY NUMBER	POLICY EFF (MM/DDIYYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [8] CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☐ jm OLoc OTHER:			0185FL00187885	06/07/2025	06/07/2026	EACH OCCURRENCE	$ 1,000,000
							U1'M1'utc TO ""-N, tcU PREMISES /Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT /Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per acc1dent)	$
								$
	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE OED / RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS"LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

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

CERTIFICATE HOLDER	CANCELLATION
Pasco County Contractor Licensing 7508 Little Rd New Port Richey FL 34654	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

Meadow Pointe III & IV

HOMEOWNERS ASSOCIATION, INC.

ALTERATION APPLICATION & AGREEMENT

Name of Owners/Applicants: Edwin Diaz

Property Address: 31447 Wrencrest Drive Wesley Chapel, Fl 33543

Mailing Address: ______

Supplemental Contact Information (Not Required):

Telephone: 9293055135 Alternate Phone #: ______ Email: ediaz825@yahoo.com

BRIEFLY DESCRIBE THE PROPOSED ALTERATION:

Replace concrete driveway with pavers while also widening it and adding an attached walk path on the left side leading up to existing fence.

Who will do the work, if approved? Decorative Driveways

REQUIRED ATTACHMENTS: For painting, attach color samples and indicate where each will be applied (body of house, trim, front door,etc.). Apple users go to: apps.apple.com/us/app/colorsnap-visualizer and Android users: play.google.com/store/apps/details. For other alterations, attach a drawing showing the proposed placement on your lot (use a copy of your official lot survey). Attach proposals, drawings, pictures or other documents that explain the design of the proposed alteration, the materials to be used and other details of the proposed alteration.

TO*D: esign Review Board*

I/we understand and agree to the following standard stipulations for alteration applications:

1) No improvements or material alterations may be made to any lot or to any building without prior written approval from the Design Review Board.
2) All improvements and alterations will conform to the Declaration of Covenants, Conditions and Restrictions and the Design Review Standards. The applicant(s) will furnish all plans, specifications, drawings and other information needed to determine conformity with these requirements.
3) All work will comply with building codes and all other applicable federal, state and local laws and regulations. The applicant(s) will be responsible for obtaining all necessary permits and approvals. Approval of this application does not constitute a determination that the proposed alteration is permissible under applicable laws and regulations.
4) The work will be completed as specified in the application. The applicant(s) will be responsible for correcting any unapproved variations from the approved plans and specifications.
5) The applicant(s) will be personally responsible for prompt correction of incidental damage to public or private property. Restoration may not be delayed while claims for damage are pending with contractors or insurance/bonding companies.
6) By signing below, applicant confirms that he/she has reviewed the DRB Criteria and the changes listed on this application conform to those standards. The DRB Criteria and Standards with an application may be found on the Meadow Pointe III web portal (www.rizzetta.com) or this packet may be obtained at the Meadow Pointe III or IV clubhouse.
7) Please send your signed and completed application by mail, email or fax. Applications will not be accepted at the clubhouses.

Mail: Meadow Pointe III HOA
c/o Rizzetta & Company
3434 Colwell Ave. Ste. 200
Tampa, FL. 33614

Email: sroxby@rizzetta.com **Fax:** 813-514-0401

Meadow Pointe III & IV

HOMEOWNERS ASSOCIATION, INC.

Please plan ahead. It may take up to 45 days to review your application.

5/5/26

Signature of Applicant *Date Signed*

Signature of Co-Applicant *Date Signed*

****

For Association Use Only

Approved **Approved With Conditions** **Disapproved** **Returned for More Information**

By: ____

Name, Title and Date Signed

From: Waag, Tyson <tyson.waag@stantec.com>
Sent: Thursday, May 14, 2026 10:01 AM
To: Darryl Adams <darryla@rizzetta.com>; Justin Lawrence <manager@meadowpointe3.com>
Cc: ediaz825@yahoo.com <ediaz825@yahoo.com>; Natasha Betancourt <NBetancourt@rizzetta.com>
Subject: RE: [EXTERNAL]Need CDD approval 31447 Wrencrest

Good day Darryl,

Everything looks good and the resident appears to have everything in order. Let me know if you have any questions.

Kind regards,

Tyson Waag, P.E.
Project Manager

Direct: (813) 220-0481
tyson.waag@stantec.com

Stantec

From: Darryl Adams <darryla@rizzetta.com>
Sent: Tuesday, May 12, 2026 9:00 AM
To: Waag, Tyson <tyson.waag@stantec.com>; Justin Lawrence <manager@meadowpointe3.com>
Cc: ediaz825@yahoo.com; Natasha Betancourt <NBetancourt@rizzetta.com>
Subject: Fw: [EXTERNAL]Need CDD approval 31447 Wrencrest

Hey Tyson,

Please review the documents to confirm it meets the District's guidelines.

@Justin Lawrence help the resident with the form process if confirmed everything is ok.

Darryl Adams
District Manager
Rizzetta & Company

813.994.1001
darryla@rizzetta.com

Your Community. Our Focus.

Consideration: $ I 0.00
Documentary Stamp Tax: $0.70

Prepared by and return to:
Vivek **K.** Babbar, Esq.
Straley Robin Ve1icker
1510 W. Cleveland Street
Tampa, FL 33606

Driveway Apron and Sidewalk Improvement License Agreement

This D1iveway AP.roll and Sidewal�!!IJrrovement License Agreement (this **"Agreement")** is made and entered into as of £\· K, 202h between the **Meadow Pointe III Community Development District,** a s cial purpose unit of local government established pursuant to Chapter 190, Florida Statutes (the **"District"),** whu:!ing address is c/o Rizzetta and Compa�y, 3434 Co�well Avenue, Suite 200, Tampa, FL 33514, Di:A. Q;.,:t. and A �.-l.\\·�1.11<- Q., .-z (collectively and with their successors and assigns, the **"Homeow er"),** �� own the propeny within the District located at the address of (v\(' • Wesley Chapel, FL 33543.

Background Infonnation

WHEREAS, the Homeowner is the owner of the property located at the address above and legally described in their deed attached hereto as **Exhibit A** (the **"Lot");**

WHEREAS, the District is the owner of the public right-of-way, which includes the sidewalks and portion of the driveway apron located in front of the Lot; and

WHEREAS, the Homeowner desires to improve the sidewalks and portion of the driveway apron located in front of the Lot by removing the existing concrete and installing pavers in the same location without expanding the footprint from the original driveway apron consnuction plans (the "**Driveway Apron and Sidewalk Improvements**").

Operating Provisions:

That for and in consideration of the sum of $10.00, in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Incorporation of Background Information.** The Background Information set fmth above is true, con-ect, and is incorporated herein by reference.

2. **Grant of License and Restrictions.** The Disnict hereby grants to the Homeowner a nonexclusive license for the sole purpose of installing and maintaining the D1iveway Apron and Sidewalk Improvements. The Homeowner shall not expand any portion of their driveway apron or sidewalks beyond the footprint from the original d1iveway apron construction plans. The Homeowner shall not modify or alter any control stmctures, drainage pipes, drainage facilities or other improvements of the Distiict, Pasco County, or third parties without the prior written approval of such parties.

3. **Acknowledgment of District's Rights.**
   a. Nothing contained herein shall constitute a waiver by the District of its right to use the d1iveway apron and sidewalk, or conflict or interfere with the District's right to maintain, repair and/or replace any roadway utility and/or drainage facilities or other improvements.

b. In the event the District, must maintain, repair and/or replace any utility and/or drainage facilities or construct new utility and/or drainage facilities, the Homeowner acknowledges and agrees that the Homeowner shall be solely responsible for the replacement or repair of the Driveway Apron and Sidewalk Improvements; the District will not be responsible for restoring the Driveway Apron and Sidewalk Improvements to the condition that existed before the District conducted the foregoing activities.

4. **Homeowner Maintenance, Responsibility for Safety, and Use.**
   a. The Homeowner, at their sole cost and expense, shall keep the Driveway Apron and Sidewalk Improvements in good repair and in a neat, orderly, and safe condition.
   b. The Homeowner agrees that they are responsible for ensuring the Driveway Apron and Sidewalk Improvements shall not endanger or interfere with persons traveling upon any public street'> or sidewalks within the District. In the event that there is any damage or injuries as a result of the Driveway Apron and Sidewalk Improvements, the Homeowner agrees to promptly pay the District for any costs incurred because of those damages and/or injuries.
   c. The Homeowner agrees and acknowledges that the Driveway Apron and Sidewalk Improvements shall be used at the sole risk of the Homeowner, and that the District is expressly relieved of any responsibility for any damage or loss to the Homeowner or any other party resulting from such use.

5. **Compliance with Laws, Permits, and Approvals.** The Homeowner, at their sole cost and expense, hereby covenants and agrees to (l) comply with all applicable laws, statutes, ordinances, rules and/or regulations of any entity, governmental or otherwise, havingjurisdiction over the Driveway Apron and Sidewalk Improvements including, but not limited to, the Americans with Disabilities Act and (2) obtain all licenses, permits, and/or other governmental approvals and all approvals from the homeowners' association which may be required.

6. **Insurance.** The Homeowner shall insure that the Homeowner, and any of it'> contractors and/or subcontractors using the driveway apron and sidewalk, at their sole cost and expense, shall obtain and keep in full force and effect, a comprehensive, general liability insurance policy insuring against claims for personal injury, death or property damage occurring upon, in or about the driveway apron and sidewalk. The Homeowner shall ensure that the District is named as an additional insured within the policy prior to the commencement of any work. The Homeowner shall insure that the policy provides for at least 30 days written notice from the Insurer to the District prior to termination or cancellation of the insurance policy provided for herein.

7. **Indemnification.** Homeowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred a._ a result of the approval, preparation, and execution of this Agreement; (2) any dan1age to the Driveway Apron and Sidewalk Improvements caused by the District or its agents; (3) any damage to any District, Pasco County, or third party improvements or structures located within the driveway apron and sidewalk; and (4) any claims for injury to any person or damages to any property because of the Driveway Apron and Sidewalk Improvements.

8. **License to Run With the Land.** The 1ights and obligations of the Homeowner under this Agreement shall run with the land and shall be binding upon all successive owners of the Lot. Homeowner agrees that it will not convey the Lot until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.

9. **Notice.** All notes, communications and consents required or permitted by this Agreement shall be in

writing and transmitted by registered or certified mail, return receipt requested, with Notice deemed to be given upon receipt, and sent to their addresses shown above.

10. **Events of Default.** The Homeowner shall be in default under this Agreement if they default in the performance of or compliance with any of their respective obligations pursuant to the terms or provisions of this Agreement.

11. **Effect of Default bv Homeowner.** If at any time an event of default shall occur and shall continue for a period of 30 days after the District gives written notice of the event of default to the Homeowner, the District may terminate this Agreement and require the Homeowner to restore the Driveway Apron and Sidewalk Improvements to its original condition, at the Homeowner's sole cost and expense. If the Homeowner fails to restore the Driveway Apron and Sidewalk Improvements to iL-; original condition within the foregoing time period, the District may, but is not obligated, to restore the Driveway Apron and Sidewalk Improvements to its original condition, and the Homeowner shall reimburse the District for the restoration costs.

12. **Governing Law and Venue.** This Agreement shall be governed by Florida law with venue in Pasco County, Florida.

13. **Enforceabilitv ot' Agreement.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incmTed, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

14. **Amendment.** This Agreement may only be amended in writing by both parties.

15. **Severabilitv.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

16. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the patties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

17. **Entire Agreement.** This Agreement represenL-; the entire Agreement between the parties hereto, with respect to the subject matter contained herein, and supersedes all prior negotiations, understandings, representations or agreements, either written or oral.

{Signature Pages to Follow]

IN **WITNESS WHEREOF,** the parties have executed this Agreement as of the date first written above.

Wi�

� '\A�-n'" L-t:tWr-ene,e ..,

(Witness 1 - Printed Name)

\5 oo ""e�J-w f()\�\<-,

g,1vJ.: wesk.-� CJ,e.("L- fi:--

(Witness 1 -Addre '3 3 5¼3l

(Witness 2 – Signature)

(Witness 2 - Printed Name)

Cari A. Webster
1510 W. Cleveland St.
Tampa, Florida 33606

(Witness 2 - Address)

Meadow Pointe III
Community Development District

/-. ?

Paul Carlucci
Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on t1� ZD , 202*b,* by Paul Carlucci as Chair of the Meadow Pointe III Community Develdpment District, on behalf of the District, �10 is personally known to me or [ ] has produced ______________________ (type of identification) as identification.

Not1ry Public State of Florida
Carl Allen Webster
My coi:1m1111on HH 5801127
Expires 8/11/2028

Notaiy Seal

(Witness 1 - Signature)

Property Owner 1 Signature

(Witness 1 - Printed Name)

Property Owner 1 Name

FL

(Witness 1 - Address)

(Witness 2 - Signature)

(Witness 2 - Printed Name)

34700 Kircher Drive
Wesley Chapel, FL

(Witness 2 – Address)

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on ________, 202_, by ________, who is personally known to me or [ ] has produced ____________________________ (type of identification) as identification.

Notary Public Signature

CARMEN ALARCON
Commission# HH 569742
Expires July 11, 2028

Notary Seal

(Witness 1 – Signature)

Re,:Att f21rz;

(Witness 1 - Printed Name)

a 1C<er 0..-:V('
ci--. e

(Witness 1-Address)

(Witness 2 - Signature)

/Mercdes 1>1>1L-,

(Witness 2 - Printed Name)

(Witness 2 - Address)

Property Owner 2 Signature

Angelique Diaz

Property Owner 2 Name

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on A1""Y, ' Is: , 202.l,_, by .Af\/j-L--LL{lr<.. 0113 2, ,,M who is personally known to me or [ ] has proa.uced ______________________________ (type of idenrtfiqition) as identification.

Notary Public Signature

CARMEN ALARCON
Commission# HH 569742
Expires July 11, 2028

Notary Seal

Prepared by:
Hillsborough Title 111, LLC
Michelle Minns
18302 Highwoods Preserve Pkwy , Suite 110
Tampa, FL 33647
File No.: NTL18-47380
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this June 15, 2018. A.O. by Tyson Moulton and Kimberly Moulton, husband and wife, whose address is: 12505 Bay Branch Court, Tampa, FL 33635 hereinafter called the grantor, to Angelique Mariah Diaz and Edwin Diaz, wife and husband, whose post office address is: 31447 Wrencrest Drive, Wesley Chapel, FL 33543, hereinafter called the grantee:

(Whenever used herein the term "granter" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, an that certain land situate in Pasco County, Florida, viz:

Lot 31, Block 6, Meadow Pointe 111, Phase 1, Unit 1D/ 1E, according to the map or plat thereof as recorded in Plat Book 45, Page 116, of the public records of Pasco County, Florida.

Parcel ID No.: 34�26-20-0060-00600-0310

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any,

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017,

Prepared by:
Hillsborough Title III, LLC
Michelle Minns
18302 Highwoods Preserve Pkwy, Suite 110
Tampa, FL 33647
incidental to the issuance of a title insurance policy
File No.: NTL18-47380

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Pamela A Shelton

Witness Printed Name: <v.l:½0 lc. A.$.¼:

Ashlee Moss

Witness Printed Name: Ashlee Moss

Tyson Moulton

Tyson Moulton

Kimberly D Moulton

Kimberly Moulton

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 14th of June, 2018, by Tyson Moulton and Kimberly Moulton, who is/are personally known to me or who has produced a valid driver's license as identification.

Pamela A Shelton

Notary Public

My Commission Expires: ______________________________

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA

PAMELA A. SH8.TON
Comm... 00173025
Expires February 8, 2022

Cream / Beige / Charcoal

Decorative Driveways LLC - Brick Pavers Division
3107 LANIER ROAD
Zephyrhills, FL 33541
+18136969227
decdrive123@gmail.com
www.decorativedrivewaysllc.com

Estimate

ADDRESS
Edwin Diaz
(929) 305-5135
31447 Wrencrest Dr
Wesley Chapel, FL 33543

SHIP TO
Edwin Diaz
(929) 305-5135
31447 Wrencrest Dr
Wesley Chapel, FL 33543

ESTIMATE # 1484
DATE 05/04/2026
EXPIRATION DATE 07/04/2026

DESCRIPTION	QTY	AMOUNT
Paver Installation: Replace existing concrete Driveway with 60mm brick pavers, 16x34.5; Extend right side of driveway 7.5 ft to outer right edge of entryway (7.5x43.5) Driveway Aprons/Flares 7x2 (These should be 7x3 county standards) Install pavers on Entryway/Overlay 5x7.5 Install 3.5 ft Walkway on left side of house connecting from driveway leading to backyard Install 5.5x9 pad in backyard where walkway joins 1136.75 sq ft plus paver cuts = 1182 Total Sq Ft Paver Style: Flagstone Victory Color: Cream/Beige/Charcoal Border Paver Style: Same Pattern: Random	1,182	11,229.00
Extra Services - Remove bushes @ Entryway	1	180.00
Reroute 4 Sprinkler Heads; Cap 4 Sprinkler Heads	7	140.00
Extra Services - Relocate Mailbox - No Charge	1	0.00

We appreciate your interest in our company & look forward to doing business with you!

TOTAL **$11,549.00**

Accepted By

Accepted Date

We require a 30% Deposit due at time of acceptance if this bid. A 3% processing fee will be added for all Credit Card purchases.(If paying by check or cash, this fee will not be added)

[redacted]

O.ate Of Field Work·06/1212018 0mm By·0 0 Order#: 1000030il41

31447 WRENCREST DRIVE, WESLEY CHAPEL, FL 33543

SCALE;1'=30

AEPJAL PHOTOGRAPH

{tlOT·fO.SCAl.fl

	CURVE TABLE			CHORD LENGiH	Q\ORD &AAlNG
	LENGTH	RADIUS	DELTA		
C1	43.05'	79.00'	31·13•17•	42.52'	N66.08'2l"W
C2	6.67	79.00	04•50·02	6.66'	N48"06'41"W

-ALL ANGLES ANODISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTEO

HEET 1 OF 2 (SKETCH OF SURVEY) S[E St-EET 2 OF;; FOR LEGi\L DESCRIPTION AND OTHER SUR'.'EY RELATED DATA SURVEY IS *NOT* COt,IPLETE \\, *THOUT* All *SHEET:5*

6JENr
SURVEYING, LLC..

PHONE:561.508.6272
FAX: 561,508.6309
LB 8111

5601 CORPORATE WAY, SUiTE 103 WEST PALM BEACH, FL 33407
NexgenSurveying,com

THE SEAL APPEARING ON THIS DOCUMENT WAS ED BY

C 0. M�,.,rl

PSIM2833

ON 6/13/2018

Tab 6

MEADOW POINTE SERVICE MARK LICENSE AGREEMENT

This Meadow Pointe Service Mark License Agreement ("**Agreement**") is made effective as of the 17th day of July , 2026 , by and between the **Meadow Pointe III Community Development District**, a special purpose unit of local government of the State of Florida, established under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Rizzetta & Company, 3434 Colwell Ave., Suite 200, Tampa, FL 33614 (the "**District**"), and the **Claridge Place Homeowner's Association, Inc.**, a Florida not for profit corporation, whose mailing address is c/o Westcoast Management & Realty, Inc., 10502 N. Dale Mabry Hwy, Tampa, FL 33618 (the "**Licensee**").

RECITALS

A. The District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes.

C. The District has registered a service mark with the State of Florida as shown and described in **Exhibit A**, attached hereto and incorporated herein by reference (the "**Meadow Pointe Logo**"). The Meadow Pointe Logo has been used by the District, other community development districts, and property owners' associations within the original meadow pointe development for several years and the District has registered the Meadow Pointe Logo for the purpose of protecting its use for these communities.

D. The Licensee desires, and the District has agreed to grant to the Licensee, a non-exclusive license to use the Meadow Pointe Logo in connection with Licensee's provision of community services, which may include but not be limited to management and preservation of community interests (the "**Services**") upon lands subject to the jurisdiction of the Licensee.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and Licensee hereby covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Grant of Service Mark License. The District hereby gives, grants, and conveys to the Licensee a non-exclusive, royalty-free, non-assignable, non-transferable license ("**License**") to use the Meadow Pointe Logo in connection with Licensee's provision of the Services.

3. Assignment. Licensee shall not assign or sublicense the rights granted under this License without the express prior written consent of the District, which consent shall not unreasonably be withheld.

4. Term. The initial term for this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent one (1) year terms pursuant to the same contract provisions as the initial term. The License may be terminated by either party without cause with thirty (30) days written notice.

5. General.

a. Modification or Amendment. This Agreement may not be modified in any respect whatsoever, or rescinded, in whole or in part, except with the written consent of the District and the Licensee in a written instrument.

b. Costs and Expenses. The District agrees to cover all costs and expenses associated with registering the Meadow Pointe Logo with the State of Florida.

c. Binding Effect. The District hereby represents that the District has good right and authority to grant the License described herein.

d. Indemnification. The District assumes no liability to Licensee or third parties with respect to the use of the Meadow Pointe Logo. The Licensee hereby indemnifies, defends and holds the District, its Board of Supervisors and its members, employees, agents, and assigns harmless from and against any claim, damage, liability, or other harm arising in any manner whatsoever from or in connection with Licensee's use of the License.

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

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

f. Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

g. Enforcement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

To the Licensee:
c/o Westcoast Management & Realty
10502 N. Dale Mabry Hwy
Tampa, FL 33618
joshr@wcmanagement.info

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

i. Arm's Length Transaction and Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

j. Severability. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.

Meadow Pointe III
Community Development District

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

Claridge Place
Homeowner's Association, Inc.

DocuSigned by:
Neil Sommer
7ACF378DF83344F...

____
Name: Neil Sommer
Title: Board President

Exhibit A

A lotus flower centered on a solid colored circle with a 4-point diamond-shaped overlay having 4-point diamonds placed at each point with the words "Meadow Pointe."

Tab 7

Maintenance License Agreement

(Fence and Landscaping)

This Maintenance License Agreement (this "**Agreement**") is entered into as of August 19, 2026, by and between the **Meadow Pointe III Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**") and the **Hillhurst Crossing Homeowner's Association, Inc.,** a Florida not-for-profit corporation, (the "**Association**").

Background Information:

The District owns and operates various systems, facilities and infrastructure including, but not limited to, the amenity center, roadways, stormwater ponds, hardscaping, landscaping, irrigation systems, common areas, and other improvements for the community. The District's ownership includes a piece of land described as Tract C-11 within the plat of Meadow Pointe III Parcel "U-U" recorded in Plat Book 59, Pages 144-153 of the public records of Pasco County, Florida (the "**District Property**").

The Association was formed for the purposes of owning, operating, and maintaining various improvements and facilities for a portion of the subdivision known as Hillhurst Crossing (the "**Hillhurst Neighborhood**"). This Hillhurst Neighborhood is located at the southwest corner of the District adjacent to the District Property. The Association desires to install a border consisting of fencing and/or landscaping along a portion of the western boundary of the District Property to provide privacy to the residents of the Hillhurst Neighborhood.

Operative Provisions:

For and in consideration of the sum valuable consideration, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

1. **Background Information**. The background information set forth above is incorporated into this Agreement by reference.

2. **Grant of Non-Exclusive License**. The District hereby grants in favor of the Association, and their agents and vendors, a non-exclusive license ("**License**"), for the limited purpose of installing, maintaining, repairing, and replacing a fence or landscaping (the "**HOA Facilities**") within a portion of the District Property. The License shall be limited to that portion of the District Property adjacent to the Hillhurst Neighborhood as depicted in the graphic attached hereto and incorporated herein by reference as "**Composite Exhibit A**" (the "**License Area**"). The Association shall not be permitted to undertake any activities outside of the License Area, including but not limited to, any areas designated as Wetland Conservation Areas.

3. **Association's Responsibility**. The Association agrees to be responsible, at its sole cost, for the installation, construction, operation, maintenance, repair and replacement of the HOA Facilities. The Association also agrees to be responsible for maintaining all existing landscaping that becomes inaccessible or is reasonably difficult to access with a standard mower due to the installation of the HOA Facilities. All work will be performed subject to the provisions below.
    a. The Association shall be permitted to install either a fence or hedge-type landscaping in the License Area. If the Association desires to install both a fence and landscaping, or any additional items, the Association shall obtain the District's written permission prior to installation. Such permission shall not be unreasonably withheld but shall be based on

consideration of safety, uniformity, and reasonable aesthetics concerns.

b. Any work performed by or on behalf of the Association pursuant to the License shall be performed in accordance with all applicable governmental standards and regulations and performed in a good, workmanlike and lien-free manner.

4. **Inspection, Correction, and Reporting of Incidents**. The Association shall conduct regular inspections of the HOA Facilities and correct any issues in accordance with this Agreement. The Association shall notify the District of any claims or incidents occurring on the District Property.

5. **“As Is” Grant**. The License Area is delivered to and accepted by the Association in its “AS IS” condition and without any warranty or representation, express or implied by the District, as to the title thereto or condition or suitability for Association’s purposes whatsoever, and subject to all pre-existing easements, covenants, restrictions and other matters of record.

6. **No interference**. Neither party shall directly or indirectly take any action to interfere with the responsibilities or services of the other party in any way.

7. **Damage**. In the event that the either party causes damage to any improvements maintained by the other party, they shall coordinate to diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition.

8. **Events of Default**. Any breach by the Association of the obligations in this Agreement which is not cured within 60 days after receipt of written notice thereof, will constitute a default under this Agreement. In the event of a default by the Association, the District’s shall have the right, in addition to any other remedies available at law, to seek specific performance of the Association’s obligations under this Agreement, terminate the Agreement with 10 days written notice, or take over the Association’s responsibility for the defaulted performance and invoice them. The Association shall reimburse the District within 20 days.

9. **Term and Termination.** The initial term of this Agreement is for one year from the date of this Agreement. This Agreement shall renew automatically for subsequent one-year terms unless terminated. Either party may terminate this Agreement, upon 120 days’ advanced written notice to the other party.

10. **Relationship Between the Parties**. Nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Association and the District. The Association shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.

11. **Permits, Approvals, and Compliance with Regulations**. The Association shall apply for and obtain, at its sole cost and expense, all necessary permits and permissions or consents from any easement holders or applicable governmental entities necessary to construct, install, and maintain the HOA Facilities, prior to undertaking any work. The District will cooperate and assist the Association with any paperwork required as the owner of the District Property. The Association and its vendors shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. Any fees or fines incurred or imposed due to the Association or its vendor’s non-compliance shall be borne solely by the Association or its vendors.

12. **Liens and Claims.** The Association shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District Property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

13. **Insurance.** The Association and its vendors shall maintain general commercial liability insurance in an aggregate amount not less than $1,000,000.00, including, but not limited to, coverage for personal injury or death and real or personal property damage. All insurance premiums in connection with the above referenced insurance coverage shall be promptly paid and a certificate of insurance evidencing the existence of same to the District shall be provided. Such certificate of insurance shall provide the applicable insurance coverage shall not be modified or cancelled without 30 days prior written notice the District.

14. **Indemnification.** The Association hereby indemnifies and holds the District and its agents and officers, harmless from and against all claims, demands, liabilities, causes of action, suits, judgments, damages, fines and expenses (including attorneys' fees and costs) for (i) any injury to or death of any person, (ii) damage to or theft, destruction, loss, or loss of use of any property or inconvenience, (iii) any violation of any governmental law, ordinance, rule or regulation, arising from or related to use of the License, or (iv) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; or (v) any damage to improvements or structures located within any of the property subject to this Agreement.

15. **No Violation of Bond Covenants; No Impact on Public Facility.** Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds (the "**Bond Documents**"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture, or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.

16. **Governing Law and Venue**. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.

17. **Attorneys' Fees and Costs**. In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs, for trial, alternative dispute resolution, or appellate proceedings.

18. **No Title Search**. The parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

19. **Amendment**. Only the parties, or their respective successors or assigns, by mutual agreement may modify this Agreement. Such Amendment must be in writing and signed by the parties.

20. **No Third-Party Beneficiaries and No Public Dedication**. No person or entity shall be deemed a beneficiary of the terms of this Agreement. The License granted hereby, and other terms and conditions of this Agreement shall not constitute dedications to the public, and no member of the public shall have any rights hereunder.

21. **Public Records**. The Association understands and acknowledges that all documents of any kind relating to this Agreement may be subject to Chapter 119, Florida Statutes, Florida's Public Records law, and shall be treated as such by the Association in accordance with Florida law. As such, the District shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.

22. **Limitations on Governmental Liability**. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

23. **Counterparts**. This Agreement may be executed in one or more separate counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.

24. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

25. **Assignment.** Neither party may assign this Agreement without written approval of the other party. Any purported assignment without such written consent shall be void.

26. **Waiver.** No waiver of any provision hereof shall be effective unless done in writing and signed by the party entitled to enforce such provision. Nor shall any single waiver constitute a waiver of any subsequent obligation.

27. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the opportunity to seek independent counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

28. **Notice**. Whenever any party desires to give notice to the other party, notice must be given in writing by Certified Mail (Return Receipt Requested), a nationally recognized express transportation company, or email at the applicable address set forth in this section. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:
c/o Rizzetta & Company
3434 Colwell Avenue,
Suite 200
Tampa, FL 33514
Attn: Darryl Adams
darryla@rizzetta.com

To the Association:
c/o Folio
12906 Tampa Oaks Boulevard,
Suite 100
Temple Terrace, FL 33637
Attn: Linda Tolentino
ltolentino@folioam.com

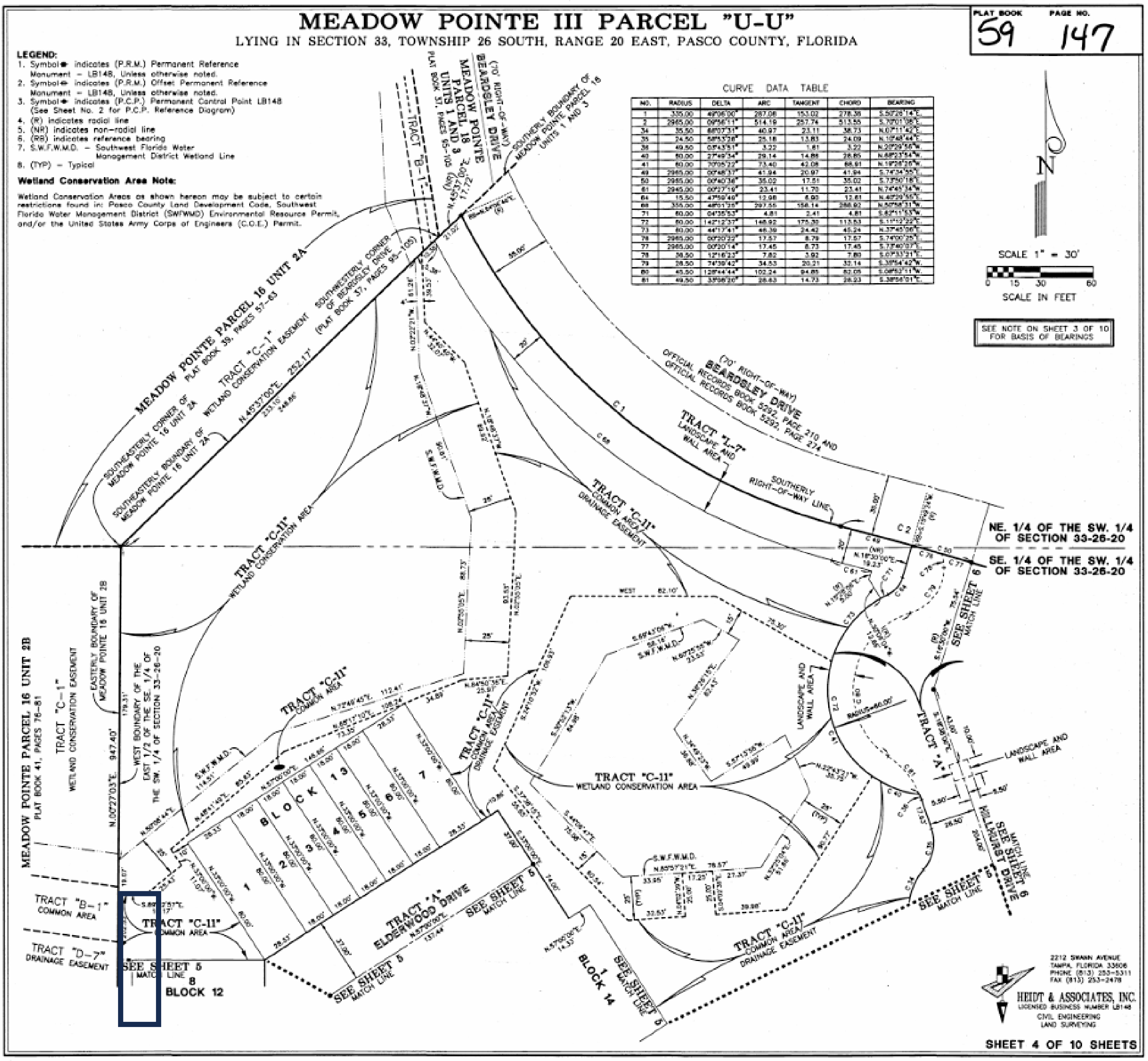
29. **Entire Agreement**. This Agreement contains the entire agreement and no party is to rely upon any oral representations made by any other party. This Agreement shall supersede and subsume any prior agreements.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Hillhurst Crossing Homeowner's Association, Inc.	**Meadow Pointe III Community Development District**
____________________________	____________________________
Name: ______________________	Paul Carlucci
Title: ______________________	Chair of the Board of Supervisors

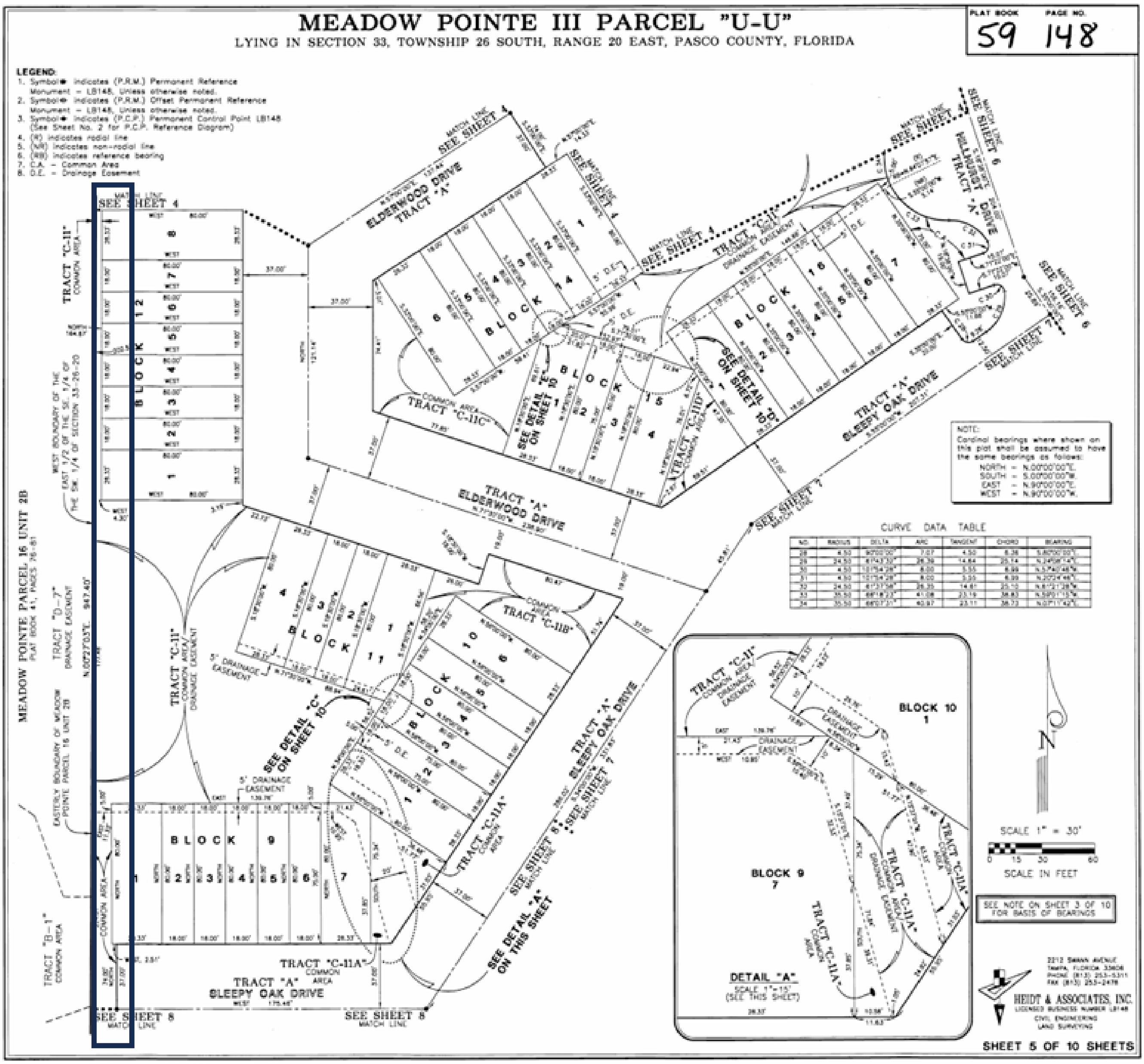
Composite Exhibit A

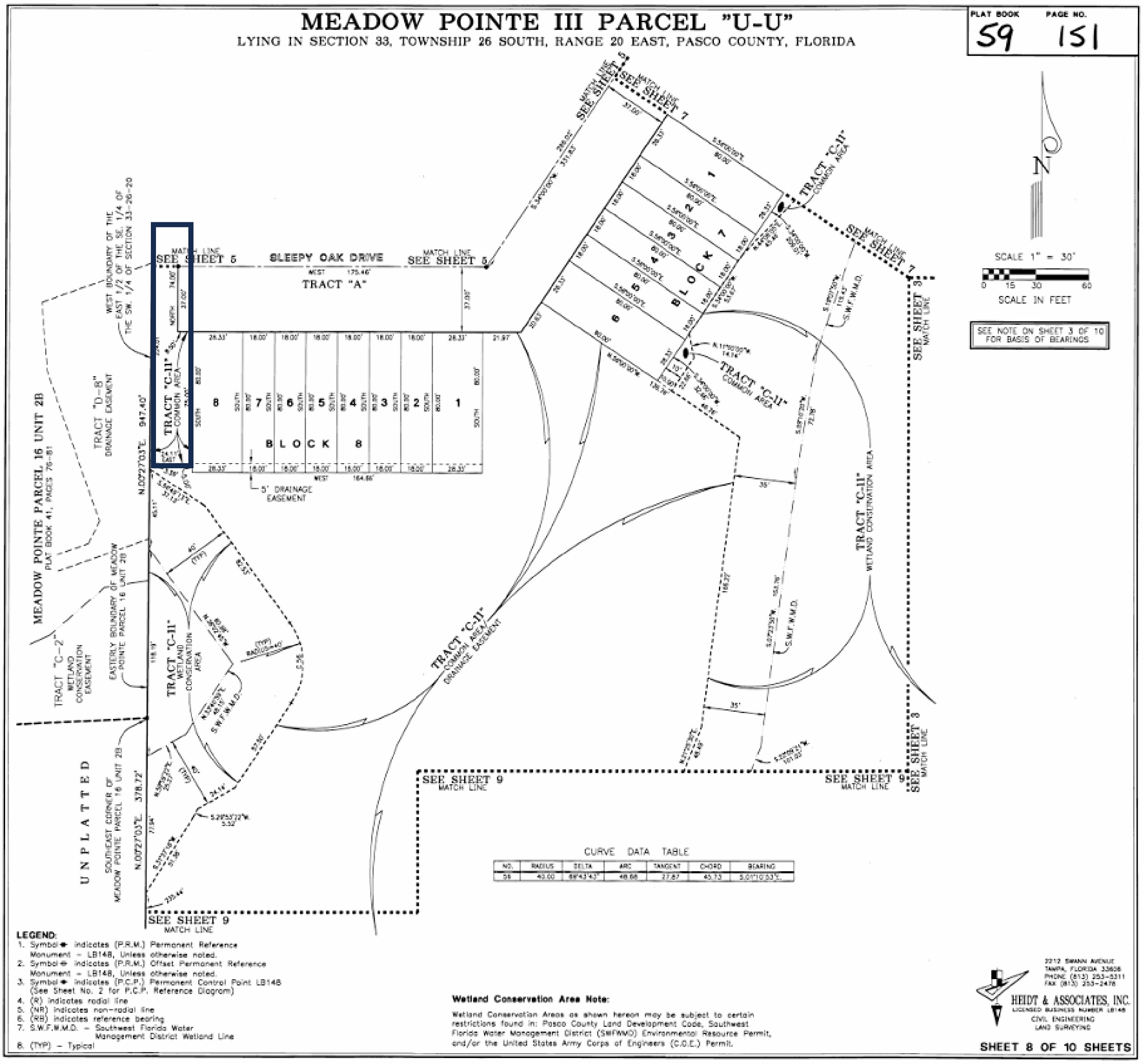
(License Area is depicted in the black rectangles)



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	335.00	49°06'00"	287.08	153.02	278.38	S.50°26'14"E.
2	2965.00	09°56'11"	514.19	257.74	513.55	S.70°01'08"E.
34	35.50	66°07'31"	40.97	23.11	38.73	N.07°11'42"E.
35	24.50	58°53'28"	25.18	13.83	24.09	N.10°48'44"E.
38	49.50	03°43'51"	3.22	1.61	3.22	N.20°29'56"W.
40	60.00	27°49'34"	29.14	14.86	28.85	N.68°23'54"W.
41	60.00	70°05'22"	73.40	42.08	68.91	N.19°26'26"W.
49	2965.00	00°48'37"	41.94	20.97	41.94	S.74°34'55"E.
50	2965.00	00°40'36"	35.02	17.51	35.02	S.73°50'18"E.
61	2945.00	00°27'19"	23.41	11.70	23.41	N.74°45'34"W.
64	15.50	47°59'49"	12.98	6.90	12.61	N.40°29'55"E.
68	355.00	48°01'35"	297.55	158.14	288.92	N.50°58'31"W.
71	60.00	04°35'53"	4.81	2.41	4.81	S.82°11'53"W.
72	60.00	142°12'37"	148.92	175.30	113.53	S.11°12'22"E.
73	60.00	44°17'41"	46.39	24.42	45.24	N.37°45'06"E.
76	2965.00	00°20'22"	17.57	8.79	17.57	S.74°00'25"E.
77	2965.00	00°20'14"	17.45	8.73	17.45	S.73°40'07"E.
78	36.50	12°16'23"	7.82	3.92	7.80	S.07°33'21"E.
79	26.50	74°39'42"	34.53	20.21	32.14	S.38°54'42"W.
80	45.50	128°44'44"	102.24	94.85	82.05	S.08°52'11"W.
81	49.50	33°08'20"	28.63	14.73	28.23	S.38°56'01"E.


MEADOW POINTE III PARCEL "U-U"
LYING IN SECTION 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
PLAT BOOK 59 PAGE NO. 148
LEGEND:
TRACT "A" ELDERWOOD DRIVE
TRACT "A" SLEEPY OAK DRIVE
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 14
BLOCK 15
BLOCK 16
TRACT "C-11"
TRACT "C-11A"
TRACT "C-11B"
TRACT "C-11C"
TRACT "C-11D"
TRACT "D-7" DRAINAGE EASEMENT
TRACT "B-1" COMMON AREA
MEADOW POINTE PARCEL 16 UNIT 2B
SEE SHEET 4
SEE SHEET 6
SEE SHEET 7
SEE SHEET 8
CURVE DATA TABLE
DETAIL "A"
SCALE 1" = 30'
SCALE IN FEET
SEE NOTE ON SHEET 3 OF 10 FOR BASIS OF BEARINGS
HEIDT & ASSOCIATES, INC.
SHEET 5 OF 10 SHEETS



MEADOW POINTE III PARCEL "U-U"
LYING IN SECTION 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
PLAT BOOK 59
PAGE NO. 151
SLEEPY OAK DRIVE
TRACT "A"
TRACT "C-11" COMMON AREA
BLOCK 8
BLOCK 7
TRACT "C-11" WETLAND CONSERVATION AREA
TRACT "C-11" COMMON AREA/ DRAINAGE EASEMENT
TRACT "D-8" DRAINAGE EASEMENT
TRACT "C-2" WETLAND CONSERVATION EASEMENT
MEADOW POINTE PARCEL 16 UNIT 2B PLAT BOOK 41, PAGES 76-81
UNPLATTED
5' DRAINAGE EASEMENT
SEE SHEET 5 MATCH LINE
SEE SHEET 7 MATCH LINE
SEE SHEET 3 MATCH LINE
SEE SHEET 9 MATCH LINE
SCALE 1" = 30'
SCALE IN FEET
SEE NOTE ON SHEET 3 OF 10 FOR BASIS OF BEARINGS
CURVE DATA TABLE
NO. | RADIUS | DELTA | ARC | TANGENT | CHORD | BEARING
36 | 40.00 | 69°43'43" | 48.68 | 27.87 | 45.73 | S.01°10'53"E.
LEGEND:
1. Symbol ◆ indicates (P.R.M.) Permanent Reference Monument – LB148, Unless otherwise noted.
2. Symbol ◈ indicates (P.R.M.) Offset Permanent Reference Monument – LB148, Unless otherwise noted.
3. Symbol ◆ indicates (P.C.P.) Permanent Control Point LB148 (See Sheet No. 2 for P.C.P. Reference Diagram)
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. (RB) indicates reference bearing
7. S.W.F.W.M.D. – Southwest Florida Water Management District Wetland Line
8. (TYP) – Typical
Wetland Conservation Area Note:
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.
HEIDT & ASSOCIATES, INC.
SHEET 8 OF 10 SHEETS

Tab 8

Meadow Pointe III
Law Enforcement Budget
Fiscal Year 2026-2027

Personnel Services:

	Rates	# Hours	Line Item Total	Category Total
Salary:	***Rates***	***# Hours***	***Line Item Total***	***Category Total***
Base Salary (Grade C01)	36.76	2,210.00	81,241	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
Total Salary:			**81,241**	
Benefits:	***Rates***	***# Hours***		
Holiday Pay	36.76	102.00	3,750	
FICA	7.65%		6,502	
Retirement	37.74%		32,076	
Group Health/Life Insurance	13,500		13,500	
Total Benefits:			**55,827**	
Total Personnel Services:				**137,068**

Operating Expenses:

Office Supply/furniture Estimate	0	
Communication (cell/air card)	1,020	
Software Maintenance	917	
Vehicle Equipment incl. extra keys/remotes	0	
Vehicle printer/inverter	0	
Vehicle Expenses Estimate (gas/repairs/maint)	4,460	
Radio Maintenance Estimate	200	
Hiring Costs - Psyc/Poly/Drug/Credit	570	
Vehicle Insurance	1,009	
Professional Liability Insurance	1,140	
Uniform and Equip replacement	500	
Ammo Estimate	215	
Weapons w/accessories	394	
Axon Sworn Package	4,316	
Laptop	560	
Mobile Radio for Vehicle	953	
Total Operating Expenses:		**16,254**

Capital:

Hand Held Radio/Enhanced Charger/Battery	1,002	
Patrol vehicle ($35,910 less residual value of $2,000/5 years) Year 5	6,782	
Total Capital:		**7,784**

Total Estimate Sheriff's Office Costs - CONTRACT TOTAL **161,106**

Tab 9

MEADOW POINTE III

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-10	All beds
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Overhang, restake trees
CLEANLINESS	10	-3	Weekly windfall.
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		6,13,18, 27

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

Date: 7-28-26 Score: 90.0 %____ *Performance Payment™* % 100

Contractor Signature:________________________________

Inspector Signature:________________________________

Property Representative Signature:________________________________

OLM, Inc. Phone: 770.420.0900 Fax: 770.420.0904 www.olminc.com

MEADOW POINTE III CDD

LANDSCAPE INSPECTION
July 28, 2026

ATTENDING:
ALLEN ALCAIDE – YELLOWSTONE LANDSCAPE
CARLOS GARCIA – YELLOWSTONE LANDSCAPE
PAUL WOODS – OLM, INC.

SCORE: 90%

NEXT INSPECTION
AUGUST 25, 2026 AT 1:00 PM

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 06/23/2026

6. Clubhouse entrance: **Control weeds in Asiatic Jasmine.**

13. Meadow Pointe Blvd/Oldwoods Avenue intersection: Control crack weeds.

18. Meadow Pointe Blvd 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.

27. Alchester: Control bed weeds.

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Target prune the Post Oak tree near the shuffleboard for pedestrian clearance.

2. Remove Stinkvine from Elaeagnus hedgerow.

3. Improve or repair failed St. Augustine turf between the playground and basketball court.

4. South side of the clubhouse: Prune back wood line overgrowth so the ditch bank is not covered. Remove trash and debris during weekly visits.

5. Repair broken turf rotor at the entrance sidewalk.

COMMONS

6. **Beaconsfield entrance monument: Remove bed weeds and viney growth.**

7. In conjunction with the start of school detail all bus stops and bike rack areas. Coordinate maintenance schedules so that groundskeepers are no interrupting bus stops.

8. Beaconsfield: Remove volunteer palms and other bed weeds across the wall frontage.

9. Adjacent to the District pond on Oldwoods Avenue: Control crack weeds along curbs and asphalt expansion joints.

10. Meadow Pointe Blvd northbound: Remove runners along the asphalt edge of the bike lane. I recommend using an edging wheel.

11. Sheringham entrance: Control bed weeds.

12. Sheringham: Prune suckering growth from Crape Myrtles.

13. Sheringham: Maintain uniform mowing schedules across Bahia conservation easements and pond shores. Redistribute mow duff when it occurs.

14. Sheringham: Detail the base of the wood lines at the Pantucket Drive/Sheringham Way intersection, not allowing encroachment.

15. Claridge Place: Control bed weeds throughout right of way entrances and center islands, including Viney growth from southside Magnolia.

16. Heatherstone: Control emerging weeds in Asiatic Jasmine planting.

17. Heatherstone: Elevate Ligustrum and Magnolia tree along the inbound sidewalk for pedestrian clearance.

18. Heatherstone: Avoid line trimming weeds in beds. Properly control weeds with herbicides or mechanically remove.

19. Heatherstone center island: Tamp ruts in Asiatic Jasmine plantings.

20. Heatherstone frontage: Remove broken limb and Spanish Moss.

21. Heatherstone: Maintain separation between wood line overgrowth and the rail fence. I recommend establishing a nongrowth band behind the fence to keep weedy growth from affecting appearance.

22. Larkenheath frontage: Remove windfall and debris during weekly visits.

23. Meadow Pointe Blvd: Remove any remaining sand, gravel, and debris from curb lines.

24. Wrencrest: Remove viney growth.

25. Wrencrest, on the inside gate: Elevate the Oak tree for service vehicle clearance. Contractor is reminded that pruning up to 15 feet is an in-contract service.

26. Wrencrest: Detail wood lines, removing overgrowth affecting mowables.

27. Whitlock: Reduce declining Tabebuia trees.

28. Whitlock: Maintain staking on Tabebuia trees across the frontage wall.

29. Ammanford entrance: Control palm sprouts and bed weeds.

30. Ammanford: Provide supplemental nutrients to rejuvenated Loropetalum to improve new growth.

31. East end of pond #4: Report the District areas of pond shore erosion.

32. Hillhurst Crossing entrance: Use selective herbicides to control grassy weeds in Asiatic Jasmine beds.

33. Alchester: Improve vigor in Crinum Lilies, controlling disease.

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a price to remove dead Sweet Gum tree on the east end of the tennis court and the declining Pine trees along the sidewalk between the volleyball court and playground.

2. Claridge Place: Provide a price to remove declining tree at the north entrance.

3. East side of the Beardsley Drive/Meadow Pointe Blvd intersection: Provide a price to mow down the right of way area between the townhomes and the District property.

4. Beardsley Drive: Provide a price to remove the declining tree on the east end of pond #3 between the wood lot and the rail fence.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Thoroughly inspect the property on a weekly basis for all services and any issues to be brought to owners attention.

2. Prior to the August inspection provide weekly services for bed weed control. Visible improvement should be made week over week per contract standards.

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
Brad Reindeau briendeau@yellowstonelandscape.com

Tab 10

Proposal #: 608300
Date: 8/12/2026
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	112	$70.00	$7,840.00
Bags of Mulch	65	$9.00	$585.00
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

Potential

Landscape Design Suggestions

Podocarpus
Gold Mound Duranta
Dwarf Orange Ixora
Cocoa Brown Mulch

Beaconsfield
Wesley Chapel, Fl

October 2025

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

Existing

Potential

Landscape Design Suggestions

Red Sister Ti-Plant
Podocarpus
Gold Mound Duranta

Asiatic Jasmine
Dwarf Ixora
Cocoa Brown Mulch

YELLOWSTONE LANDSCAPE

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

- Crew will RIP OUT EVERYTHING AND LEAVE EMPTY FOR A WEEK BEFORE INSTALL
- We will dress the bed with top soil with nutrients for the newly installed plants
- We will install a asiatic Jasmine border around the island and at the wall by the gate
- Layer orange Ixora, Arbicola, 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	**$16,641.00**
Sales Tax	**$0.00**
Proposal Total	**$16,641.00**

THIS IS NOT AN INVOICE

Proposal #: 660623
Date: 8/12/2026
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

Claridge Place Entrance Install

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor (per hour)	110	$72.00	$7,920.00
Japanese Blueberry Trees	2	$540.00	$1,080.00
Dwarf Orange Ixora (3 GAL)	80	$18.00	$1,440.00
Gold Mound Duranta (3 GAL)	80	$18.00	$1,440.00
Arboricola (3 GAL)	50	$18.00	$900.00
Asiatic Jasmine (1 GAL)	400	$9.00	$3,600.00
Hawaiian Ti (7 GAL)	12	$90.00	$1,080.00
Bags of Pine Bark Mulch	65	$9.00	$585.00
Drip Line Roll (250 ft)	4	$390.00	$1,560.00
Drip Fittings (25 Count)	2	$31.00	$62.00
1/2" Fittings (25 count)	2	$3.00	$6.00
Flex Pipe 1/2" Roll (100 ft)	1	$127.00	$127.00

Claridge Place
Wesley Chapel, Fl

August 2025

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

Existing

Landscape Design Suggestions

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

Potential

YELLOWSTONE LANDSCAPE

Claridge Place
Wesley Chapel, Fl

August 2025

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

Existing

Landscape Design Suggestions

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

Potential

YELLOWSTONE LANDSCAPE

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

- Crew will RIP OUT EVERYTHING AND LEAVE EMPTY FOR A WEEK BEFORE INSTALL
- We will dress the bed with top soil with nutrients for the newly installed plants
- We will install an asiatic Jasmine border around the island

- Layer orange Ixora, Arboricola, gold duranta going to the front sign
- Gold duranta, arboricola and ixora will be layered behind the sign with Hawaiian ti plants in the bed
- Japanese Blueberry Trees will be installed at each side of the entrance sign
- When everything is planted, we will touch up the beds with pine bark mulch
- We will clean any debris

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

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

AUTHORIZATION TO PERFORM WORK:

By ______________________________

____
Print Name/Title

Date ______________________________

Meadow Pointe III CDD

Subtotal	**$19,800.00**
Sales Tax	**$0.00**
Proposal Total	**$19,800.00**

THIS IS NOT AN INVOICE

Proposal #: 660699
Date: 8/12/2026
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

Wrencrest/Renssalaer Entrance Install

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Labor (per hour)	130	$72.00	$9,360.00
Copperleaf (3 GAL)	40	$26.00	$1,040.00
Dwarf Orange Ixora (3 GAL)	90	$18.00	$1,620.00
Gold Mound Duranta (3 GAL)	80	$18.00	$1,440.00
Asiatic Jasmine (1 GAL)	500	$9.00	$4,500.00
Bags of Mulch	65	$9.00	$585.00
Drip Line Roll (250 ft)	4	$390.00	$1,560.00
Drip Fittings (25 Count)	2	$31.00	$62.00
1/2" Fittings (25 count)	2	$3.00	$6.00
Flex Pipe 1/2" Roll (100 ft)	1	$127.00	$127.00

Wrencrest Rensselaer

Wesley Chapel, Fl

October 2025

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

Existing

Landscape Design Suggestions

Gold Mound Duranta
Asiatic Jasmine
Cocoa Brown Mulch

Potential

Wrencrest Rensselaer

Wesley Chapel, Fl

October 2025

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

Existing

Landscape Design Suggestions

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

Potential

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

- 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 an asiatic Jasmine border around the center and gate island
- Layer orange Ixora, red Copperleaf, gold duranta in the center island
- Fill in Jasmine and Gold Mound Duranta on both sides of the Wrencrest sign
- When everything is planted, we will touch up the beds with pine bark mulch
- We will clean any debris

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

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

AUTHORIZATION TO PERFORM WORK:

By ______________________________

____
Print Name/Title

Date ______________________________

Meadow Pointe III CDD

Subtotal	$20,300.00
Sales Tax	$0.00
Proposal Total	**$20,300.00**

THIS IS NOT AN INVOICE

Tab 11

Operations Report – August 2026 (July 8th-August 11th)

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 102 & entry way pond at Claridge Place
- 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 cleared drainage by clubhouse entrance
- Maintenance did a detailed cleaning of fitness center light screens
- Maintenance did touchup of clubhouse mailbox
- Maintenance & staff did basic clean-up & organizing outside/around shed
- Maintenance touched-up all needed bike racks
- Maintenance repaired pool entry gate loose bolts
- Maintenance reinstalled a crosswalk sign on Meadow Pointe Boulevard
- Maintenance reinstalled a stop sign at Beaconsfield Drive & Baymont Loop
- Maintenance added new pool clock
- Reported all irrigation issues to Luis & Juan (Yellowstone)
- 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 finalize the last few gate signs (New safety/warning/camera monitored signs)
- Maintenance repainted Broughton Place yellow curbing
- Maintenance repaired clubhouse water fountain head
- Maintenance repaired loose light fixture at Alchester Place monument
- Maintenance re-staked pending erosion repair at Pond 92

- Maintenance did detailed clubhouse ceiling fan cleaning
- Maintenance & all staff did Rizzetta-required ladder inspection & safety sign-off sheets
- Maintenance filled all needed or requested potholes with asphalt (1 clubhouse; Multiple in Beaconsfield)
- Worked with Mr. Electric to repair angled playground flood light (hung off pool fencing)
- Worked with Mcnatt Plumbing to repair the deep drainage/clog issues on one of the clubhouse restroom urinals
- Worked with Romaner Graphics to install all needed/requested ‘No trespassing/No Fishing’ signs (Ct. 4)
- Worked with Romaner Graphics to repair/replace all needed street/traffic/safety signs (Ct. 4)
- Worked with Romaner Graphics to install custom back graphic on the Bobcat
- Worked with Romaner Graphics to finalize shed upgrades (circulation + lighting)
- Worked with Romaner Graphics to resecure & repaint the Alchester monument sign
- Working with Romaner Graphics to replace CDD banner signs (Ct. 3)
- Working with Romaner Graphics to repaint basketball hoop lines (Above Rizzetta ladder/height requirement)
- Working with Romaner Graphics to repair foam logo & fallen/loose brick (Interior water damage)
- 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 4/5 (25% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 4/5 (25% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 5 July room rentals
- Checked pool deck drains; Spoke with Cooper Pools about potential addition of more drainage to avoid large water “pooling” after heavy rains
- Weekly inspections of playground and amenity equipment
- Conducted daily cleaning of all areas in amenity complex

Gate Reports

- Reset/Trouble-shot all disabled gates
- Full manual mechanical and electrical reset at Alchester, Ammanford, Beaconsfield, Claridge Place, Sheringham (Nesslewood) & Wrencrest (Chatterly & Thackery)
- Alchester Place – Control board & CSW top hat/top hat screws replaced (SAAS)
- Hillhurst Crossing – Reinstalled hinges at the entrance gate (maintenance)
- 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 August 2026 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also August 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 –August 2026 (July 8th – August 11th)

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 17th, 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 17th, 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 accidently 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

	projects in the ongoing project section; Also cleaned up numerical date order on completed projects as well				
1-2025	**The shed flooring needs to be completely repaired/refurbished. I would also like to improve air flow/circulation along with improve lighting for maintenance as well**	**Due to it being a safety hazard on the floor, Daryl (Rizzetta) said I could work with him to approve the repairs on the flooring. I reached out to Romaner Graphics & Ignite Handy Solutions**	**Romaner Graphics sent me a proposal in a timely manner along with a very fair cost. Daryl approved the repairs & they should be started & finalized in February**	**All circulation & lighting improvements finalized June 2026**	**Completed (6-2026)**

Pressure Washing Tracker –August 2026

(July 8th-August 11th)

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

August Zones Started or Completed:

- Finalized Ammanford entry way only (Rolled-over from June's Tracker)
- Finalize all needed brick paver spots outside of clubhouse
- Finalized outdoor (pool) restroom floors
- Finalized all needed clubhouse concrete trails & sidewalks
- Started & finalized all needed clubhouse parking lot spots (Including parking blocks/ stops as well)
- Started & finalized 2 stop signs (1 @ Heatherstone & 1 @ Hillhurst Crossing)
- Started & finalized Broughton Place monument
- Started & finalized all needed spots on the Pickleball/Multi-Purpose Court

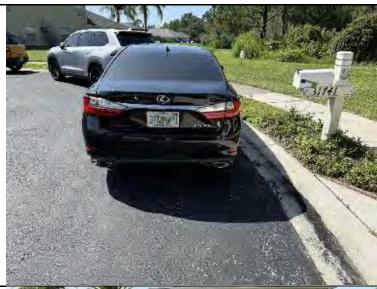
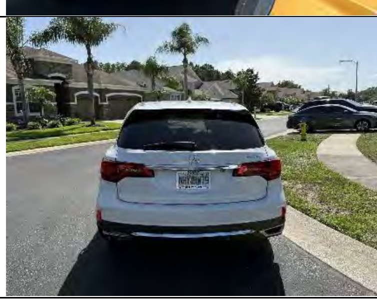
September Zones to be Started or Completed:

- Start & finalize garbage concrete enclosure at clubhouse
- Start & finalize Heatherstone entry way sidewalks
- Start & finalize Sheringham (Nesslewood) monument & entry way
- Continuing on all needed PVC fencing down Meadow Pointe Boulevard & Beardsley Drive
- Continuing on all needed concrete walls down Meadow Pointe Boulevard & Beardsley Drive

- More zones TBD (If any zones are discovered that are in more need, will prioritize according or update/add to the list)

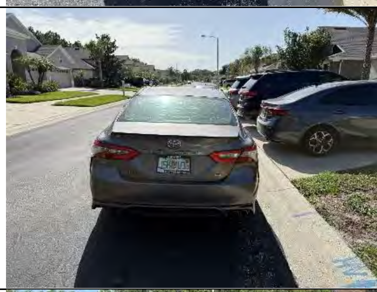
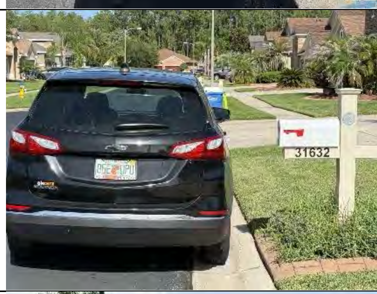
Parking Violations

July 8th – August 11th

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initials
31721 Holcomb Pass		Black Lexus ES 350	37A WPU FL	7/15/2026 4:26pm			JP
31721 Holcomb Pass		Silver Toyota Grand Highlander	IKF P55 FL	7/15/26 4:27pm			JP
31721 Holcomb Pass		Yellow Ford Bronco	PL9 93Y FL	7/15/26 4:27pm			JP
31721 Holcomb Pass		White Toyota Highlander	LVX F19 FL	7/15/26 4:27pm			JP
31721 Holcomb Pass		White Acura MDX	NHV W79 FL	7/15/26 4:27pm			JP

Parking Violations

July 9th – August 11th

31721 Holcomb Pass		Dark Blue Toyota Corolla	SGL J11 FL	7/15/26 4:27pm			JP
31721 Holcomb Pass		Grey Toyota Camry	JSH U36 FL	7/15/26 5:10pm			JP
31632 Holcomb Pass		Black Chevy Equinox	86E UPU FL	7/15/26 5:18pm			JP
31528 Holcomb Pass		Grey Honda Civic	DR2 5PR FL	7/15/26 5:22pm			JP
1944 Folkstone Pl		White Nissan Pathfinder	ZBI1W FL	7/16/26 5:10pm			CD

Parking Violations

July 9th – August 11th

31437 Heatherstone Dr		Silver Ford Escape	Z57 8LJ FL	8/4/2026 10:57am			JP
31413 Heatherstone Dr		Silver Kia KS	DZO 7PHI FL	8/4/2026 1:04am			JP
31437 Heatherstone Dr		Silver Ford Escape	Z57 8LJ FL	8/4/2026 10:57am	8/5/2026 10:09am		JP

DATE: 6/7-6/13 CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY		I	I				
SUNDAY			I		II		
MONDAY	II	II	II		II		
TUESDAY	II		I				
WEDNESDAY	I	I		II			
THURSDAY	II		I	I	II		
FRIDAY	III		I				
TOTAL	9	4	7	3	6	0	0

DATE: 6/14-6/20 CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY					II		
SUNDAY			III		I		
MONDAY			I				
TUESDAY			I		II		
WEDNESDAY	I			I			
THURSDAY	I	I	I		I		
FRIDAY	II		I	II	I		
TOTAL	4	1	7	3	7	0	0

DATE: 6/21-6/27 CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY				I			
SUNDAY					I		
MONDAY	I	II	I				
TUESDAY	I		II	I	II		
WEDNESDAY	II			II	I		
THURSDAY	I	I	I		I		
FRIDAY		I	I		II		
TOTAL	5	4	5	4	7	0	0

DATE: 6/28-7/6 CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	I	I		II			
SUNDAY		I					
MONDAY			I	I			
TUESDAY	I		II		I		
WEDNESDAY				I			
THURSDAY	II		II		II		
FRIDAY	II	III	III		I		
TOTAL	6	5	8	4	4	0	0

August 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Kathy (PR) 10am-7pm
2 Joseph (PR) 10am-2pm Ocon (PR) 3-7pm	**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 Blood Drive 1:30-4pm
9 Ocon (PR) 3-7pm	**10** ABC 9-10am	**11**	**12** ABC 9-10am CPW 10am-12pm	**13** Election Equip. Drop Off 1-2:30pm **Whitlock HOA 6:30pm**	**14** ABC 9-10am	**15** Lopez (PR) 3-7pm
16 Ocon (PR) 3-7pm	**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	**24** ABC 9-10am	**25** **Larkenheath HOA 6:30pm**	**26** ABC 9-10am CPW 10am-12pm	**27**	**28** ABC 9-10am	**29** Anton (PR) 10am-2pm
30	**31** ABC 9-10am					

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

September 2026

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

*__ARC:__ Architectural Redesign Committee *__CPW:__ Coffee Pastry Wednesday
*__ABC:__ Aqua Belles Club *__PR:__ Private Rental *__FC:__ Fining Committee

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			

Deputy Schedule – September 2026

MEADOW POINTE III

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 CP	2 KP	3 KP	4 CP	5 CP
6 CP	7 KP	8 KP	9 CP	10 CP	11 KP	12 KP
13 KP	14 CP	15 CP	16 KP	17 KP	18 CP	19 CP
20 CP	21 KP	22 KP	23 CP	24 CP	25 KP	26 KP
27 KP	28 CP	29 CP	30 KP			

Deputy Payton (CP): 11am-11pm

Deputy Pandhi (KP): 9am-9pm   **RD = Replacement Deputy**

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

#1213 (Hirsch - Wrencrest) (X1)

#1203 (Old Vendor Code/Already Deleted - Hillhurst Crossing) (X1)

#1500 (Old Vendor Code/Already Deleted - Hillhurst Crossing) (X1)

#4456 (Not An Active Code - Broughton Place) (X1)

#3363 (Vendor Code - Broughton Place) (X1)

#2182 (Colella - Broughton Place) (X1)

#0924 (Nuss - Sheringham-NW) (X1)

#6325 (Halladay - Alchester) (X1)

#5446 (Lasagni - Larkenheath) (X1)

#7217 (Nieves - Beaconsfield) (X1)

#1223 (Not An Active Code - Beaconsfield) (X1)

#2417 (Dolatowski - Claridge Place) (X1)

Southern Automated Access Services,Inc
P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
8/4/2026	2438

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

Description	Qty	Cost	Total
WHITLOCK ALL ALUMINUM WELDED PRODUCT GATE TOO DAMAGED TO REPAIR. PULL DOWN, BRING BACK TO SHOP FOR TEMPLATE. FABRICATE NEW EXIT GATE TO MATCH EXISTING 111" WIDE 90' TALL ADD COMPOUND ARCH ADD FINIALS 2 NEW HEAVY DUTY HINGES (AS2170) PINCH BRACKET POWDER COAT		6,042.00	6,042.00

Estimate valid for 30 days.

Total $6,042.00

Please sign and return if acceptable

Signature ______________________

Phone #	E-mail
813-714-1430	saasgates@gmail.com

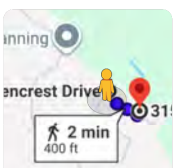
Pond 92

Pond 92

31447 Wrencrest Drive (Page 28-53)

Google Maps J B

Image capture: Nov 2022 Images may be subject to copyright.




31447

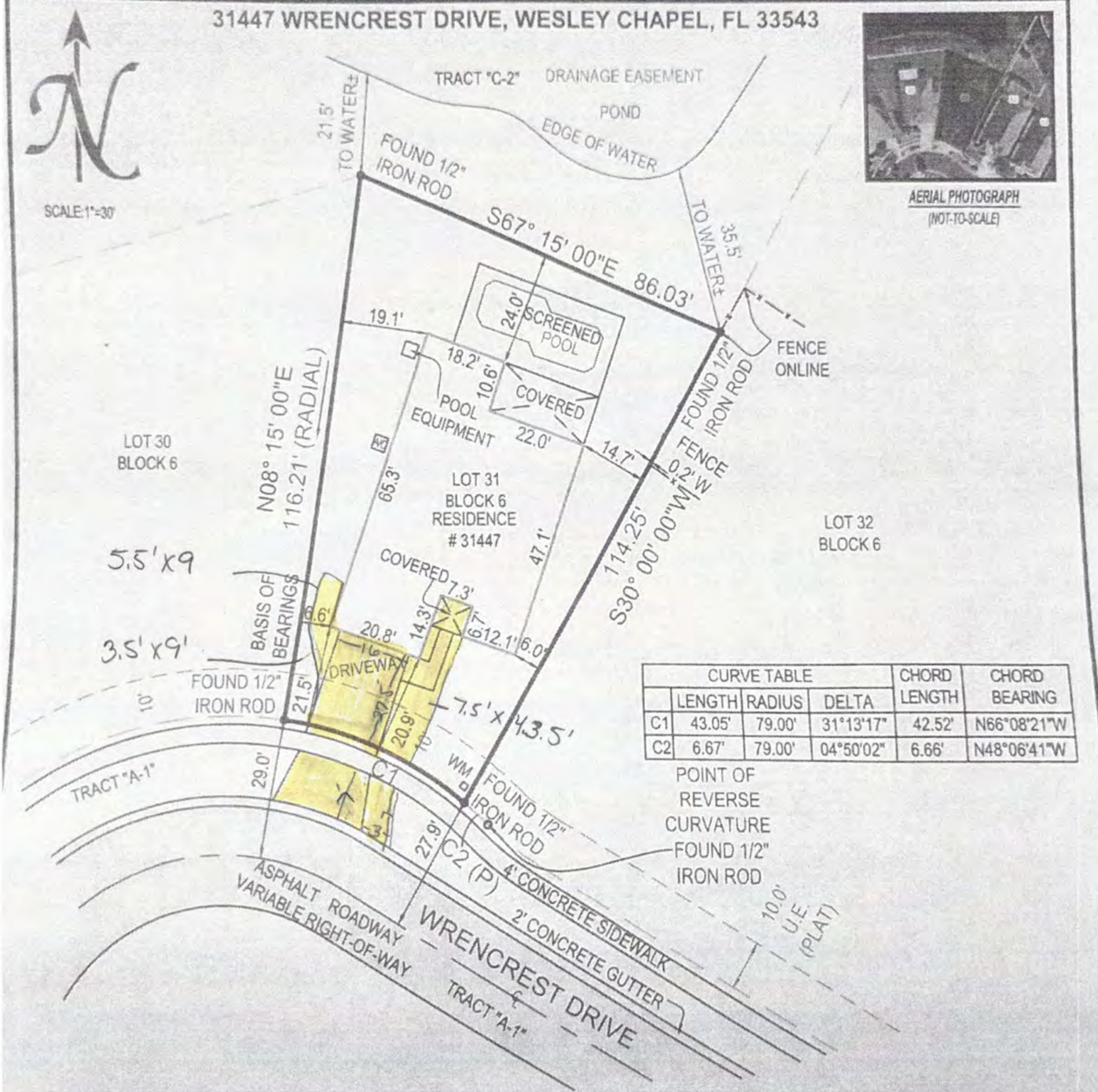
Area of approval request from CDD

Cream / Beige / Charcoal

BOUNDARY SURVEY

Date Of Field Work - 06/12/2018 Drawn By - O.G. Order #: 1000030441

31447 WRENCREST DRIVE, WESLEY CHAPEL, FL 33543



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

CURVE TABLE

	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	43.05'	79.00'	31°13'17"	42.52'	N66°08'21"W
C2	6.67'	79.00'	04°50'02"	6.66'	N48°06'41"W

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

NEXGEN SURVEYING, LLC.

PHONE: 561.508.6272
FAX: 561.508.6309
LB 8111

5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407
NexgenSurveying.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
CLYDE O. MCNEAL
PSM 2883
ON 6/13/2018

Meadow Pointe III Homeowners Association, Inc.

July 08, 2026

Mail To
Angelique Mariah & Edwin Diaz
31447 Wrencrest Drive
Wesley Chapel, FL 33543

Architectural Denial Notice: 31447 Wrencrest Drive

Dear Angelique Mariah Diaz:

Unfortunately, the architectural change request for the following: Driveway - Pavers has been denied by the Architectural Committee.

Your request was denied for the following reason(s):

Driveway / Walkway Pavers denied. Widening of an apron is not permitted, per your CDD. The CDD paperwork allows work only for existing footprint.

If you wish to submit a full and complete application packet for widening the apron, please provide CDD documentation specifically indicating widening is approved, and be sure to mark lot survey and include all measurements.

Please do not commence with this modification without the prior written approval of the Architectural Committee. If you wish to reapply you may do so via the web portal at https://mymeadowpointehoa.com. Upon logging in to the web portal, please click on “Requests > ARC Request”.

If you do not have a user login, please click on the **Sign Up** button below **Login**, and complete the requested information. A Rizzetta & Company, Inc. team member will receive your request and respond with your login credentials.

The Association appreciates your cooperation in submitting this architectural change request. Please do not be discouraged from making future requests as most are approved.

Sincerely,

Rizzetta & Company, Inc.
As Agent for the Meadow Pointe III Homeowners Association, Inc.

PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING
CERTIFICATE OF COMPETENCY CARD

C.C. # LP-09649
Name: ANTHONY HILL
Contractor Type: PC Painting
Business Name: DECORATIVE DRIVEWAYS LLC

PASCO COUNTY FLORIDA
Open Spaces. Vibrant Places.

HAVING MET THE COMPETENCY REQUIREMENTS FOR THE LICENSE TERM EXPIRING 09/30/2026

Signature

THIS SHOULD BE KEPT IN YOUR WALLET.

NOTE TO CONTRACTOR:

IT SHALL BE THE RESPONSIBILITY OF THE LICENSEE TO KEEP ALL INSURANCE, BONDS, ADDRESSES AND PHONE NUMBERS CURRENT.

PLEASE CONTACT **PASCO COUNTY LICENSING** TO UPDATE AT:

Contractorlicensing@pascocountyfl.net

727-847-8009

Compliance with Pasco County Code 18, Article 4, Section 18-69 for Vehicle Identification is required

THE PLACARD BELOW MUST BE DISPLAYED IN YOUR PLACE OF BUSINESS.

PLEASE CUT ON THE DOTTED LINE

PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING

PASCO COUNTY FLORIDA
Open Spaces. Vibrant Places.

C.C. # LP-09649

Name: ANTHONY HILL

Contractor Type: PC Painting

Business Name: **DECORATIVE DRIVEWAYS LLC**
3107 LANIER RD, ZEPHYRHILLS, FL 33541

UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY EXPIRING 09/30/2026

09/15/2024
DATE

Back of Card

Pasco County
Building Construction Services Dept.
8731 Citizens Drive, Suite 230
New Port Richey, Florida
34654

DECORATIVE DRIVEWAYS LLC

ZEPHYRHILLS, FL 33541

IMPORTANT LICENSE INFORMATION

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/11/2025

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

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

PRODUCER	
ABC Insurance of Tampa Inc ABC Neighborhood Insurance 1336 W. Fletcher Ave Tampa FL 33612	CONTACT NAME: WALTER EVERTON PHONE (A/C, No, Ext): (813) 932-0000 FAX (A/C, No): (813) 944-5009 E-MAIL ADDRESS: nisins@yahoo.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Granada Insurance Company	524210
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Decorative Driveways LLC
3107 Lanier Rd.
Zephyrhills FL 33541

COVERAGES **CERTIFICATE NUMBER:** CL2083139364 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [X] CLAIMS-MADE [ ] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			0185FL00187885	06/07/2025	06/07/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

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

CERTIFICATE HOLDER

Pasco County Contractor Licensing
7508 Little Rd
New Port Richey FL 34654

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Walter Everton

Consideration: $10.00
Documentary Stamp Tax: $0.70

Prepared by and return to:
Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

Driveway Apron and Sidewalk Improvement License Agreement

This Driveway Apron and Sidewalk Improvement License Agreement (this "**Agreement**") is made and entered into as of May 15th, 2026 between the **Meadow Pointe III Community Development District,** a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes (the "**District**"), whose mailing address is c/o Rizzetta and Company, 3434 Colwell Avenue, Suite 200, Tampa, FL 33514, Edwin Diaz and Angelique Diaz (collectively and with their successors and assigns, the "**Homeowner**"), who own the property within the District located at the address of 31447 Wrencrest drive Wesley Chapel, FL 33543.

Background Information

WHEREAS, the Homeowner is the owner of the property located at the address above and legally described in their deed attached hereto as **Exhibit A** (the "**Lot**");

WHEREAS, the District is the owner of the public right-of-way, which includes the sidewalks and portion of the driveway apron located in front of the Lot; and

WHEREAS, the Homeowner desires to improve the sidewalks and portion of the driveway apron located in front of the Lot by removing the existing concrete and installing pavers in the same location without expanding the footprint from the original driveway apron construction plans (the "**Driveway Apron and Sidewalk Improvements**").

Operating Provisions:

That for and in consideration of the sum of $10.00, in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Incorporation of Background Information.** The Background Information set forth above is true, correct, and is incorporated herein by reference.

2. **Grant of License and Restrictions.** The District hereby grants to the Homeowner a nonexclusive license for the sole purpose of installing and maintaining the Driveway Apron and Sidewalk Improvements. The Homeowner shall not expand any portion of their driveway apron or sidewalks beyond the footprint from the original driveway apron construction plans. The Homeowner shall not modify or alter any control structures, drainage pipes, drainage facilities or other improvements of the District, Pasco County, or third parties without the prior written approval of such parties.

3. **Acknowledgment of District's Rights**.
    a. Nothing contained herein shall constitute a waiver by the District of its right to use the driveway apron and sidewalk, or conflict or interfere with the District's right to maintain, repair and/or replace any roadway utility and/or drainage facilities or other improvements.

b. In the event the District, must maintain, repair and/or replace any utility and/or drainage facilities or construct new utility and/or drainage facilities, the Homeowner acknowledges and agrees that the Homeowner shall be solely responsible for the replacement or repair of the Driveway Apron and Sidewalk Improvements; the District will not be responsible for restoring the Driveway Apron and Sidewalk Improvements to the condition that existed before the District conducted the foregoing activities.

4. **Homeowner Maintenance, Responsibility for Safety, and Use.**
   a. The Homeowner, at their sole cost and expense, shall keep the Driveway Apron and Sidewalk Improvements in good repair and in a neat, orderly, and safe condition.
   b. The Homeowner agrees that they are responsible for ensuring the Driveway Apron and Sidewalk Improvements shall not endanger or interfere with persons traveling upon any public streets or sidewalks within the District. In the event that there is any damage or injuries as a result of the Driveway Apron and Sidewalk Improvements, the Homeowner agrees to promptly pay the District for any costs incurred because of those damages and/or injuries.
   c. The Homeowner agrees and acknowledges that the Driveway Apron and Sidewalk Improvements shall be used at the sole risk of the Homeowner, and that the District is expressly relieved of any responsibility for any damage or loss to the Homeowner or any other party resulting from such use.

5. **Compliance with Laws, Permits, and Approvals**. The Homeowner, at their sole cost and expense, hereby covenants and agrees to (1) comply with all applicable laws, statutes, ordinances, rules and/or regulations of any entity, governmental or otherwise, having jurisdiction over the Driveway Apron and Sidewalk Improvements including, but not limited to, the Americans with Disabilities Act and (2) obtain all licenses, permits, and/or other governmental approvals and all approvals from the homeowners' association which may be required.

6. **Insurance**. The Homeowner shall insure that the Homeowner, and any of its contractors and/or subcontractors using the driveway apron and sidewalk, at their sole cost and expense, shall obtain and keep in full force and effect, a comprehensive, general liability insurance policy insuring against claims for personal injury, death or property damage occurring upon, in or about the driveway apron and sidewalk. The Homeowner shall ensure that the District is named as an additional insured within the policy prior to the commencement of any work. The Homeowner shall insure that the policy provides for at least 30 days written notice from the Insurer to the District prior to termination or cancellation of the insurance policy provided for herein.

7. **Indemnification.** Homeowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Driveway Apron and Sidewalk Improvements caused by the District or its agents; (3) any damage to any District, Pasco County, or third party improvements or structures located within the driveway apron and sidewalk; and (4) any claims for injury to any person or damages to any property because of the Driveway Apron and Sidewalk Improvements.

8. **License to Run With the Land.** The rights and obligations of the Homeowner under this Agreement shall run with the land and shall be binding upon all successive owners of the Lot. Homeowner agrees that it will not convey the Lot until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.

9. **Notice.** All notes, communications and consents required or permitted by this Agreement shall be in

writing and transmitted by registered or certified mail, return receipt requested, with Notice deemed to be given upon receipt, and sent to their addresses shown above.

10. **Events of Default.** The Homeowner shall be in default under this Agreement if they default in the performance of or compliance with any of their respective obligations pursuant to the terms or provisions of this Agreement.

11. **Effect of Default by Homeowner.** If at any time an event of default shall occur and shall continue for a period of 30 days after the District gives written notice of the event of default to the Homeowner, the District may terminate this Agreement and require the Homeowner to restore the Driveway Apron and Sidewalk Improvements to its original condition, at the Homeowner's sole cost and expense. If the Homeowner fails to restore the Driveway Apron and Sidewalk Improvements to its original condition within the foregoing time period, the District may, but is not obligated, to restore the Driveway Apron and Sidewalk Improvements to its original condition, and the Homeowner shall reimburse the District for the restoration costs.

12. **Governing Law and Venue**. This Agreement shall be governed by Florida law with venue in Pasco County, Florida.

13. **Enforceability of Agreement.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

14. **Amendment.** This Agreement may only be amended in writing by both parties.

15. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

16. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

17. **Entire Agreement.** This Agreement represents the entire Agreement between the parties hereto, with respect to the subject matter contained herein, and supersedes all prior negotiations, understandings, representations or agreements, either written or oral.

[Signature Pages to Follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

____
(Witness 1 – Signature)

Justin Lawrence
(Witness 1 – Printed Name)

1500 Meadow Pointe Blvd Wesley Chapel, FL 33543
(Witness 1 – Address)

____
(Witness 2 – Signature)

____
(Witness 2 – Printed Name)

Cari A. Webster
1510 W. Cleveland St.
Tampa, Florida 33606
(Witness 2 – Address)

Meadow Pointe III
Community Development District

____
Paul Carlucci
Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on May 20, 2026, by Paul Carlucci as Chair of the Meadow Pointe III Community Development District, on behalf of the District, [✓] who is personally known to me or [ ] has produced ____________________ (type of identification) as identification.

____
Notary Public Signature

Notary Public State of Florida
Cari Allen Webster
My Commission HH 580927
Expires 8/11/2028

Notary Seal

(Witness 1 – Signature)

RAFAEL DIAZ
(Witness 1 – Printed Name)

34700 Kircher Drive
Wesley Chapel, FL
(Witness 1 – Address)

(Witness 2 – Signature)

Mercedes DIAZ
(Witness 2 – Printed Name)

34700 Kircher Drive
Wesley Chapel, FL
(Witness 2 – Address)

Property Owner 1 Signature

Edwin Diaz
Property Owner 1 Name

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on May 15, 2025, by Edwin Diaz, [X] who is personally known to me or [ ] has produced ______________________ (type of identification) as identification.

Notary Public Signature

CARMEN ALARCON
Commission # HH 569742
Expires July 11, 2028

Notary Seal

Rafael Diaz
(Witness 1 – Signature)

RAFAEL DIAZ
(Witness 1 – Printed Name)

34700 Kircher Drive
Wesley Chapel
(Witness 1 – Address)

Mercedes Diaz
(Witness 2 – Signature)

Mercedes DIAZ
(Witness 2 – Printed Name)

34700 Kircher Drive
Wesley Chapel, FL
(Witness 2 – Address)

Angelique Diaz
Property Owner 2 Signature

Angelique Diaz
Property Owner 2 Name

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on May 15, 2026, by Angelique Diaz, [✓] who is personally known to me or [ ] has produced ________________ (type of identification) as identification.

Notary Public Signature

CARMEN ALARCON
Commission # HH 569742
Expires July 11, 2028

Notary Seal

Prepared by:
Hillsborough Title III, LLC
Michelle Minns
18302 Highwoods Preserve Pkwy , Suite 110
Tampa, FL 33647
File No.: NTL18-47380
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this June 15, 2018. A.D. by Tyson Moulton and Kimberly Moulton, husband and wife, whose address is: 12505 Bay Branch Court, Tampa, FL 33635 hereinafter called the grantor, to Angelique Mariah Diaz and Edwin Diaz, wife and husband, whose post office address is: 31447 Wrencrest Drive, Wesley Chapel, FL 33543, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pasco County, Florida, viz:

Lot 31, Block 6, Meadow Pointe III, Phase 1, Unit 1D/ 1E, according to the map or plat thereof as recorded in Plat Book 45, Page 116, of the public records of Pasco County, Florida.

Parcel ID No.: 34-26-20-0060-00600-0310

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

Prepared by:
Hillsborough Title III, LLC
Michelle Minns
18302 Highwoods Preserve Pkwy , Suite 110
Tampa, FL 33647
incidental to the issuance of a title insurance policy
File No.: NTL18-47380

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Pamela A Shelton

Witness Printed Name: Pamela A. Shelton

Witness Printed Name: Ashlee Moss

Tyson Moulton

Kimberly D Moulton
Kimberly Moulton

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 14th of June, 2018, by Tyson Moulton and Kimberly Moulton, who is/are personally known to me or who has produced a valid driver's license as identification.

Pamela A Shelton
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
PAMELA A. SHELTON
Commission # GG 173025
Expires February 3, 2022
Bonded Thru Budget Notary Services

My Commission Expires: ______________________

(SEAL)

Decorative Driveways LLC - Brick Pavers Division
3107 LANIER ROAD
Zephyrhills, FL 33541
+18136969227
decdrive123@gmail.com
www.decorativedrivewaysllc.com

Estimate

ADDRESS	SHIP TO	
Edwin Diaz	Edwin Diaz	**ESTIMATE #** 1484
(929) 305-5135	(929) 305-5135	**DATE** 05/04/2026
31447 Wrencrest Dr	31447 Wrencrest Dr	**EXPIRATION DATE** 07/04/2026
Wesley Chapel, FL 33543	Wesley Chapel, FL 33543	

DESCRIPTION	QTY	AMOUNT
Paver Installation: Replace existing concrete Driveway with 60mm brick pavers, 16x34.5; Extend right side of driveway 7.5 ft to outer right edge of entryway (7.5x43.5) Driveway Aprons/Flares 7x2 (These should be 7x3 county standards) Install pavers on Entryway/Overlay 5x7.5 Install 3.5 ft Walkway on left side of house connecting from driveway leading to backyard Install 5.5x9 pad in backyard where walkway joins 1136.75 sq ft plus paver cuts = 1182 Total Sq Ft Paver Style: Flagstone Victory Color: Cream/Beige/Charcoal Border Paver Style: Same Pattern: Random	1,182	11,229.00
Extra Services - Remove bushes @ Entryway	1	180.00
Reroute 4 Sprinkler Heads; Cap 4 Sprinkler Heads	7	140.00
Extra Services - Relocate Mailbox - No Charge	1	0.00

We appreciate your interest in our company & look forward to doing business with you!

TOTAL **$11,549.00**

Accepted By

Accepted Date

We require a 30% Deposit due at time of acceptance if this bid. A 3% processing fee will be added for all Credit Card purchases.(If paying by check or cash, this fee will not be added)

From: Waag, Tyson <tyson.waag@stantec.com>
Sent: Thursday, May 14, 2026 10:01 AM
To: Darryl Adams <darryla@rizzetta.com>; Justin Lawrence <manager@meadowpointe3.com>
Cc: ediaz825@yahoo.com <ediaz825@yahoo.com>; Natasha Betancourt <NBetancourt@rizzetta.com>
Subject: RE: [EXTERNAL]Need CDD approval 31447 Wrencrest

Good day Darryl,

Everything looks good and the resident appears to have everything in order. Let me know if you have any questions.

Kind regards,

Tyson Waag, P.E.
Project Manager

Direct: (813) 220-0481
tyson.waag@stantec.com

Stantec

From: Darryl Adams <darryla@rizzetta.com>
Sent: Tuesday, May 12, 2026 9:00 AM
To: Waag, Tyson <tyson.waag@stantec.com>; Justin Lawrence <manager@meadowpointe3.com>
Cc: ediaz825@yahoo.com; Natasha Betancourt <NBetancourt@rizzetta.com>
Subject: Fw: [EXTERNAL]Need CDD approval 31447 Wrencrest

Hey Tyson,

Please review the documents to confirm it meets the District's guidelines.

@Justin Lawrence help the resident with the form process if confirmed everything is ok.

Darryl Adams
District Manager
Rizzetta & Company

813.994.1001
darryla@rizzetta.com

Your Community. Our Focus.

Meadow Pointe III & IV

HOMEOWNERS ASSOCIATION, INC.

ALTERATION APPLICATION & AGREEMENT

Name of Owners/Applicants: Edwin Diaz

Property Address: 31447 Wrencrest Drive Wesley Chapel, Fl 33543

Mailing Address: ______

Supplemental Contact Information (Not Required):

Telephone: XXX-XXX-XXXX Alternate Phone #: ______ Email: ediaz825@yahoo.com

BRIEFLY DESCRIBE THE PROPOSED ALTERATION: Replace concrete driveway with pavers while also widening it and adding an attached walk path on the left side leading up to existing fence.

Who will do the work, if approved? Decorative Driveways

REQUIRED ATTACHMENTS: For painting, attach color samples and indicate where each will be applied (body of house, trim, front door,etc.). Apple users go to: apps.apple.com/us/app/colorsnap-visualizer and Android users: play.google.com/store/apps/details. For other alterations, attach a drawing showing the proposed placement on your lot (use a copy of your official lot survey). Attach proposals, drawings, pictures or other documents that explain the design of the proposed alteration, the materials to be used and other details of the proposed alteration.

TO *Design Review Board*

I/we understand and agree to the following standard stipulations for alteration applications:

1) No improvements or material alterations may be made to any lot or to any building without prior written approval from the Design Review Board.
2) All improvements and alterations will conform to the Declaration of Covenants, Conditions and Restrictions and the Design Review Standards. The applicant(s) will furnish all plans, specifications, drawings and other information needed to determine conformity with these requirements.
3) All work will comply with building codes and all other applicable federal, state and local laws and regulations. The applicant(s) will be responsible for obtaining all necessary permits and approvals. Approval of this application does not constitute a determination that the proposed alteration is permissible under applicable laws and regulations.
4) The work will be completed as specified in the application. The applicant(s) will be responsible for correcting any unapproved variations from the approved plans and specifications.
5) The applicant(s) will be personally responsible for prompt correction of incidental damage to public or private property. Restoration may not be delayed while claims for damage are pending with contractors or insurance/bonding companies.
6) By signing below, applicant confirms that he/she has reviewed the DRB Criteria and the changes listed on this application conform to those standards. The DRB Criteria and Standards with an application may be found on the Meadow Pointe III web portal (www.rizzetta.com) or this packet may be obtained at the Meadow Pointe III or IV clubhouse.
7) Please send your signed and completed application by mail, email or fax. Applications will not be accepted at the clubhouses.

Mail: Meadow Pointe III HOA
c/o Rizzetta & Company
3434 Colwell Ave. Ste. 200
Tampa, FL. 33614

Email: sroxby@rizzetta.com **Fax:** 813-514-0401

Meadow Pointe III & IV

HOMEOWNERS ASSOCIATION, INC.

Please plan ahead. It may take up to 45 days to review your application.

5/5/26

Signature of Applicant *Date Signed*

Signature of Co-Applicant *Date Signed*

****

For Association Use Only

Approved **Approved With Conditions** **Disapproved** **Returned for More Information**

By: ______________________________

Name, Title and Date Signed

Tab 12

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 16, 2026, at 6:30pm
- **FY 2025-2026 Audit Completion Deadline:** June 30, 2027
- **Next Election (Seats):** Term11/22 – 11/26 (Michael Hall-Seat 1); Term 11/22-11/26 (Glen Aleo-Seat 3); & Term11/22 – 11/26 (Paul Carlucci-Seat 5)

District Manager's Report

August 19

2026

MEADOW POINTE III

District Manager Updates

FINANCIAL SUMMARY		6/30/2026
General Fund Cash & Investment Balance:		$2,529,554
Reserve Fund Cash & Investment Balance:		$2,477,273
Debt Service Fund & Investment Balance:		$597,598
Total Cash and Investment Balances:		**$5,604,425**
General Fund Expense Variance:	**$87,103**	**Under Budget**

Rizzetta & Company

Meadow Pointe III
Community Development District

Financial Statements
(Unaudited)

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

meadowpointe3.org
rizzetta.com

Meadow Pointe III Community Development District
Balance Sheet
As of 06/30/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,046,009	0	8,454	1,054,463	0	0
Investments	1,483,545	2,477,273	589,144	4,549,962	0	0
Accounts Receivable	496,674	0	0	496,674	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	597,598
Amount To Be Provided Debt Service	0	0	0	0	0	5,186,402
Total Assets	3,058,623	2,477,273	597,598	6,133,494	11,090,410	5,784,000
Liabilities						
Accounts Payable	94,940	91,121	0	186,061	0	0
Deferred Revenue	427,601	0	0	427,601	0	0
Accrued Expenses	10,144	0	0	10,145	0	0
Other Current Liabilities	318	0	0	317	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,784,000
Deposits Payable	1,250	0	0	1,250	0	0
Total Liabilities	534,253	91,121	0	625,374	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	710,135	504,972	(42,215)	1,172,893	0	0
Total Fund Equity & Other Credits	2,524,370	2,386,152	597,598	5,508,120	11,090,410	0
Total Liabilities & Fund Equity	3,058,623	2,477,273	597,598	6,133,494	11,090,410	5,784,000

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	41,013	41,013
Special Assessments				
Tax Roll	2,211,761	2,211,761	2,236,152	24,391
Other Misc. Revenues				
Cell Tower Lease	28,262	21,197	30,522	9,326
Key/Access/Transponder Revenue	0	0	2,968	2,967
Miscellaneous Revenue	0	0	4,373	4,374
Non-Resident Annual Fees	0	0	374	373
Remotes	2,000	1,500	4,822	3,323
Room Rentals	0	0	3,456	3,455
Vending Machine Revenue	200	150	0	(150)
Vendor Rebates	0	0	10	10
Total Revenues	2,242,223	2,234,608	2,323,690	89,082
Expenditures				
Legislative				
Supervisor Fees	13,000	9,750	9,600	150
Total Legislative	13,000	9,750	9,600	150
Financial & Administrative				
Accounting Services	22,495	16,872	16,871	0
Administrative Services	5,974	4,480	4,481	0
Arbitrage Rebate Calculation	1,500	1,500	500	1,000
Assessment Roll	5,150	5,150	5,150	0
Auditing Services	3,500	3,500	3,600	(100)
Bank Fees	830	623	610	13
Disclosure Report	2,000	1,500	1,500	0
District Engineer	22,500	16,875	30,941	(14,066)
District Management	33,475	25,106	25,106	0
Dues, Licenses & Fees	450	338	600	(263)
Financial & Revenue Collections	5,150	3,862	3,863	0
Legal Advertising	2,200	1,650	271	1,379
Miscellaneous Mailings	2,200	1,650	0	1,650
Public Officials Liability Insurance	4,362	4,362	4,110	252
Tax Collector/Property Appraiser Fees	2,100	2,100	6,755	(4,655)
Trustees Fees	11,000	11,000	10,606	394
Website Hosting, Maintenance, Backup & E	4,058	3,044	2,574	470
Total Financial & Administrative	128,944	103,612	117,538	(13,926)
Legal Counsel				
District Counsel	28,000	21,000	28,730	(7,731)
Total Legal Counsel	28,000	21,000	28,730	(7,731)
Law Enforcement				
Off Duty Deputy	157,456	118,092	114,306	3,787
Total Law Enforcement	157,456	118,092	114,306	3,787

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Electric Utility Services				
Utility - Street Lights	138,000	103,500	105,866	(2,366)
Utility Services	34,850	26,137	23,846	2,291
Total Electric Utility Services	172,850	129,637	129,712	(75)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	2,700	2,025	2,386	(361)
Garbage - Residential	305,378	229,034	226,838	2,196
Solid Waste Assessment	1,638	1,228	1,674	(446)
Total Garbage/Solid Waste Control Services	309,716	232,287	230,898	1,389
Water-Sewer Combination Services				
Utility - Recreation Facilities	19,200	14,400	18,930	(4,530)
Total Water-Sewer Combination Services	19,200	14,400	18,930	(4,530)
Stormwater Control				
Aquatic Maintenance	74,885	56,164	58,871	(2,707)
Aquatic Plant Replacement	3,750	2,812	5,101	(2,289)
Mitigation Area Monitoring & Maintenance	3,600	2,700	0	2,700
Stormwater Assessments	4,012	3,009	2,346	663
Stormwater System Maintenance	7,000	5,250	0	5,250
Total Stormwater Control	93,247	69,935	66,318	3,617
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	3,750	11,714	(7,963)
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	18,750	25,350	(6,601)
Landscape - Annuals/Flowers	18,000	13,500	0	13,500
Landscape - Miscellaneous	8,835	6,627	0	6,627
Landscape - Mulch	45,000	33,750	43,152	(9,402)
Landscape - Pest Control	2,000	1,500	0	1,500
Landscape Inspection Services	9,000	6,750	6,000	750
Landscape Maintenance	329,712	247,284	223,697	23,587
Landscape Replacement Plants, Shrubs, Tr	30,000	22,500	70,252	(47,752)
Lift Station Maintenance	4,050	3,037	910	2,127
Property Insurance	19,148	19,148	18,342	806
Street Light Deposit Bond	760	570	566	4
Tree Trimming Services	16,000	12,000	0	12,000
Well Maintenance	3,000	2,250	245	2,005
Total Other Physical Environment	544,702	420,613	424,522	(3,909)
Road & Street Facilities				
Gate Maintenance & Repair	45,500	34,125	12,476	21,649
Gate Phone	18,000	13,500	32,674	(19,174)
Parking Lot Repair & Maintenance	2,500	1,875	6,750	(4,875)
Roadway Repair & Maintenance	5,000	3,750	0	3,750
Sidewalk Maintenance & Repair	11,500	8,626	8,000	625
Street Sign Repair & Replacement	6,000	4,500	2,515	1,985

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Total Road & Street Facilities	88,500	66,376	62,415	3,960
Parks & Recreation				
Cable & Internet	575	431	250	182
Clubhouse Maintenance & Repair	19,217	14,412	16,579	(2,166)
Computer Support, Maintenance & Repair	1,300	975	246	728
Dog Waste Station Supplies & Maintenance	1,900	1,426	605	821
Employee - Reimbursements	2,000	1,500	334	1,166
Facility A/C & Heating Maintenance & Rep	1,400	1,050	3,034	(1,985)
Fitness Equipment Maintenance & Repair	10,000	7,500	1,244	6,256
Management Contract	456,277	342,207	320,621	21,588
Operating Supplies	17,500	13,125	4,434	8,690
Pest Control	1,150	863	940	(78)
Playground Equipment & Maintenance	3,400	2,550	0	2,550
Pool Maintenance	40,650	30,487	32,375	(1,886)
Pool/Water Park/Fountain Maintenance	24,000	18,000	654	17,346
Security System Monitoring Services & Ma	8,000	6,000	4,274	1,726
Tennis/Athletic Court/Park Maintenance	5,000	3,750	2,247	1,502
Vehicle Maintenance	3,650	2,738	2,592	146
Total Parks & Recreation	596,019	447,014	390,429	56,586
Special Events				
Special Events	22,500	16,875	11,977	4,898
Total Special Events	22,500	16,875	11,977	4,898
Contingency				
Capital Outlay	68,089	51,067	8,180	42,887
Total Contingency	68,089	51,067	8,180	42,887
Total Expenditures	2,242,223	1,700,658	1,613,555	87,103
Total Excess of Revenues Over(Under) Expenditures	0	533,950	710,135	176,185
Fund Balance, Beginning of Period	0	0	1,814,235	1,814,235
Total Fund Balance, End of Period	0	533,950	2,524,370	1,990,420

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	63,869	63,869
Special Assessments				
Tax Roll	580,973	580,973	580,970	(3)
Total Revenues	580,973	580,973	644,839	63,866
Expenditures				
Contingency				
Capital Reserve - Asset Replacement	463,412	463,412	139,867	323,545
Capital Reserve - Road	117,561	117,561	0	117,561
Total Contingency	580,973	580,973	139,867	441,106
Total Expenditures	580,973	580,973	139,867	441,106
Total Excess of Revenues Over(Under) Expenditures	0	0	504,972	504,972
Fund Balance, Beginning of Period	0	0	1,881,180	1,881,180
Total Fund Balance, End of Period	0	0	2,386,152	2,386,152

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	21,273	21,273
Special Assessments				
Prepayments	0	0	3,407	3,407
Tax Roll	587,460	587,460	592,592	5,132
Total Revenues	587,460	587,460	617,272	29,812
Expenditures				
Debt Service				
Interest	207,460	207,460	189,691	17,769
Principal	380,000	380,000	475,000	(95,000)
Total Debt Service	587,460	587,460	664,691	(77,231)
Total Expenditures	587,460	587,460	664,691	(77,231)
Total Excess of Revenues Over(Under) Expenditures	0	0	(47,419)	(47,419)
Fund Balance, Beginning of Period	0	0	564,762	564,762
Total Fund Balance, End of Period	0	0	517,343	517,343

720 Debt Service Fund S2021

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,097	5,097
Special Assessments				
Tax Roll	297,410	297,410	300,008	2,598
Total Revenues	297,410	297,410	305,105	7,695
Expenditures				
Debt Service				
Interest	41,410	41,410	43,900	(2,490)
Principal	256,000	256,000	256,000	0
Total Debt Service	297,410	297,410	299,900	(2,490)
Total Expenditures	297,410	297,410	299,900	(2,490)
Total Excess of Revenues Over(Under) Expenditures	0	0	5,205	5,205
Fund Balance, Beginning of Period	0	0	75,050	75,050
Total Fund Balance, End of Period	0	0	80,255	80,255

Meadow Pointe III CDD

Investment Summary

June 30, 2026

Account	Investment		Balance as of June 30, 2026
Valley National Operating	Governmental Checking/ICS	$	424,950
FLCLASS Operating	Average Monthly Yield 3.7129%		1,058,595
	Total General Fund Investments	**$**	**1,483,545**
FLCLASS Asset Replacement	Average Monthly Yield 3.7129%	$	723,747
FLCLASS Road Reserve	Average Monthly Yield 3.7129%		1,021,989
	Subtotal		1,745,736
Valley National Asset Replacement Reserve	Governmental Checking/ICS	$	694,721
	Subtotal		694,721
Valley National Road Reserve	Governmental Checking	$	36,816
	Subtotal		36,816
	Total Reserve Fund Investments	**$**	**2,477,273**
US Bank Series 2013 Revenue	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	$	77,508
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		19,012
US Bank Series 2013 Prepayment	First American Funds Inc SHS-Z Treasury Obligation Fund 3678		2,294
US Bank Series 2015A Revenue	US Bank GCTS 0490 Money Market		123,555
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		3
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		77,413
	Total Debt Service Fund Investments	**$**	**589,144**

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/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
720, 2670						
	720 General Fund	06/01/2026	DCSI, Inc.	35376	Security Monitoring & Maintenance 06/26	376.50
	720 General Fund	06/01/2026	OLM, Inc.	47604	Landscape Inspection 06/26	750.00
	720 General Fund	06/01/2026	Pasco County Utilities	24686928	Water Services 05/26	2,430.56
	720 General Fund	06/01/2026	Pasco Sheriffs Office	AR-JUN26 MPIII	Deputy Services 06/26	12,700.58
	720 General Fund	06/01/2026	Pye-Barker Fire & Safety, Inc.	IV01100430	Annual Fire Inspection 05/26	365.00
	720 General Fund	06/01/2026	Rizzetta & Company, Inc.	INV0000110783	EE Recruiting, Cell Phone, Auto Mileage & Travel 06/26	235.65
	720 General Fund	05/01/2026	Rizzetta & Company, Inc.	RET0000001887	Bond Amortization Schedules 05/26	(600.00)
	720 General Fund	06/01/2026	Rizzetta & Company, Inc.	INV0000110124	Personnel Reimburse-ment 06/26	14,898.19
	720 General Fund	06/01/2026	Romaner Graphics	23140	Sign Maintenance & Repair 06/26	210.00
	720 General Fund	06/01/2026	Southern Automated Access Services, LLC	18293	Gate Maintenance & Repair 06/26	135.00
	720 General Fund	06/01/2026	Southern Automated Access Services, LLC	18247	Gate Phones 06/26	125.90
	720 General Fund	06/01/2026	Stantec Consulting Services, Inc.	2576966	Engineering Services 05/26	1,386.50
	720 General Fund	06/01/2026	TECO	311000030198-070726	Electric Services 06/26	2,633.33
	720 General Fund	06/01/2026	TECO	311000030198-070726	Electric Services 06/26	10,198.25
	720 General Fund	11/20/2023	Waste Connections of Florida	1530432W426-Rev	Waste Disposal Ser-vices 11/23	(150.02)
	720 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353911-071026	Electric Services 06/26	244.61
	720 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353912-071026	Electric Services 06/26	67.16
	720 General Fund	06/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353913-071026	Electric Services 06/26	68.66
	720 General Fund	06/01/2026	Yellowstone Land-scape	1201605	Irrigation Maintenance 06/26	9,140.90
	720 General Fund	06/01/2026	Yellowstone Land-scape	1205550	Irrigation Repair 06/26	992.21
	720 General Fund	06/01/2026	Yellowstone Land-scape	1206490	Landscape Replace-ment 06/26	6,867.00
	720 General Fund	06/01/2026	Yellowstone Land-scape	1190000	Landscape Mainte-nance 06/26	24,855.23
	720 General Fund	06/01/2026	Yellowstone Land-scape	1201609	Irrigation Repair 06/26	566.63
	720 General Fund	06/01/2026	Yellowstone Land-scape	1201607	Irrigation Maintenance 06/26	1,000.00
	720 General Fund	06/01/2026	Yellowstone Land-scape	1201606	Irrigation Maintenance 06/26	1,000.00
	720 General Fund	05/01/2026	Yellowstone Land-scape	1179641	Landscape Replace-ment 05/26	990.00
	720 General Fund	05/01/2026	Yellowstone Land-scape	1179642	Miscellaneous Ex-pense 05/26	980.00
	720 General Fund	06/01/2026	Yellowstone Land-scape	1197846	Irrigation Repair 06/26	566.63
	720 General Fund	06/01/2026	Yellowstone Land-scape	1201608	Irrigation Maintenance 06/26	1,000.00
	720 General Fund	05/01/2026	Yellowstone Land-scape	1180157	Irrigation Repairs 05/26	905.50
Sum for 720, 2670						**94,939.97**
720, 2671						
	720 Reserve Fund	06/01/2026	Consolidated Land Services, Inc.	00000331	Aquatic Maintenance 06/26	6,960.08
	720 Reserve Fund	06/01/2026	Consolidated Land Services, Inc.	00000324	Aquatic Maintenance 05/26	5,778.44

Meadow Pointe III Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
	720 Reserve Fund	06/01/2026	Yellowstone Landscape	766842	Landscape Replacement 09/24	78,382.88
Sum for 720, 2671						**91,121.40**
Sum for 720						**186,061.37**
Sum Total						**186,061.37**

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

Balance Sheet

1. Trust statement activity has been recorded through 06/30/2026.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 13

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, July 15, 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
Tyson Waag	Yellowstone Representative
Carlos Garcia	Account Manager, Yellowstone Landscape
CJ	Owner, Crosscreek
Brad Riendeau	Branch Manager, Yellowstone Landscape
Emalina Roberson	Representative, Solitude
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**

The resident expressed concerns regarding the erosion and pond repairs.

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

The Board discussed the 2026-2027 Budget updates.

FIFTH ORDER OF BUSINESS **Discussion of Wall Landscaping Project Updates**

Mr. Adams informed the Board that this has been paid in full.

SIXTH ORDER OF BUSINESS **Discussion of Landscape Project Update**

The Board discussed the landscape project.

SEVENTH ORDER OF BUSINESS **Presentation of FY24-25 Final Audits**

> On a motion from Mr. Torres, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved FY24-25 Final Audits, for the Meadow Pointe III Community Development District.

EIGHTH ORDER OF BUSINESS **Presentation of Current Annual Arbitrage Report**

> On a motion from Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved Current Annual Arbitrage Report, for the Meadow Pointe III Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Adopting Vandalism to Entry Gates Policy**

District Counsel reviewed the resolution.

> On a motion from Mr. Torres, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved Resolution 2026-05, Adopting Vandalism to Entry Gates Policy, for the Meadow Pointe III Community Development District.

TENTH ORDER OF BUSINESS **STAFF REPORTS**

A. Community Deputy Update
Deputy Pandhi provided updates on the community.

B. District Engineer
Mr. Waag provided feedback on the community.

1. Consideration of Crosscreek Environmental Restoration Proposal

> On a motion from Mr. Hall, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the Crosscreek Environmental Restoration proposal in the amount of $15,150, with the item to be researched and placed on the agenda annually, for the Meadow Pointe III Community Development District.

2. Consideration of CLS Proposals

> On a motion from Mr. Hall, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved CLS Stormwater Repair at Chatterly Proposal Estimate No. 538 was approved in the amount of $13,958.34, to be funded from reserves, for the Meadow Pointe III Community Development District.

3. Consideration of Finn Outdoor Erosion Pond Bank Restoration Proposal
The Board skipped this item.

C. Aquatics Inspection Report
1. Presentation of Waterway Inspection Report
Ms. Roberson reviewed the Waterway Inspection Report.

D. Landscape Maintenance
1. Presentation of OLM Inspection Report
Mr. Garcia reviewed the Inspection Report.

E. Yellowstone Inspection Report
Mr. Garcia reviewed the Yellowstone Inspection Report.

1. Consideration of Yellowstone Proposals

> On a motion from Mr. Johnson, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved the Alchester Front Entrance Installation proposal in the amount of $15,650, with the work to be coordinated with Yellowstone and funded from the Landscape Replacement Plants line item, for the Meadow Pointe III Community Development District.

F. Amenity Management
1. Presentation of Amenities Report
Mr. Lawrence reviewed the Amenity Report.

> On a motion from Mr. Torres, seconded by Mr. Aleo, with all in favor, the Board of Supervisors approved moving forward with Frontier internet service at each gate entrance, for the Meadow Pointe III Community Development District.

G. District Counsel
District Counsel reviewed updates with the Board.

> 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.

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 August 19, 2026, at 6:30 p.m.

2. Review of 2nd Quarterly Website Audit

Mr. Adams reviewed the 2nd Quarterly Website Audit.

ELEVENTH ORDER OF BUSINESS — **Consideration of Minutes of the Board of Supervisors Regular Meeting held on June 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 June 17, 2026, as amended, for the Meadow Pointe III Community Development District.

TWELFTH ORDER OF BUSINESS — **Consideration of Operations & Maintenance Expenditures for June 2026**

> On a motion from Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenses for June 2026 ($184,299.18), as discussed, for the Meadow Pointe III Community Development District.

THIRTEENTH ORDER OF BUSINESS — **Supervisor Requests and Audience Comments**

A resident requested an apron exemption. The Board requested discussion regarding 31447 Wresncrest Drive.

FOURTEENTH ORDER OF BUSINESS — **Adjournment**

> On a motion from Mr. Johnson, seconded by Mr. Torres, all in favor, the Board agreed to adjourn the meeting at 9:08 p.m. for the Meadow Pointe III Community Development District.

______________________________ ______________________________

Assistant Secretary Chairman/Vice Chairman

Tab 14

MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT
3434 Colwell Ave, Suite 200, Tampa, FL 33614 - 813-994-1001
Meadowpointe3cdd.org

Operations and Maintenance Expenditures
July 2026
For Board Approval

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

The total items being presented: **$231,832.14**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
ADT Security Services, Inc.	300503	1221671990	Security Monitoring & Maintenance 07/26	$	208.92
Coastal Waste & Recycling, Inc.	300514	SW0002237633	Waste Disposal Services 07/26	$	26,995.15
Cooper Pools Inc.	300516	2026-1614	Pool Maintenance 07/26	$	3,385.00
DCSI, Inc.	300505	35376	Security Monitoring & Maintenance 06/26	$	376.50
DCSI, Inc.	300528	35502	Security Monitoring & Maintenance 07/26	$	145.00
Fitness Logic, Inc.	300517	130690	Fitness Equipment Maintenance & Repair 07/26	$	120.00
Florida Department of Revenue	072026-01	6180155779674-071726	Sales & Use Tax 06/26	$	317.21
Frontier Communications of FL	072926-02	23918809150919135-070426	Gate Phones 07/26	$	235.54
Glen Richard Aleo	071626-03	GA071526-720	Board of Supervisors Meeting 07/15/26	$	200.00
Jason Pond Mobile DJ & Emcee	300538	720-071826	Special Events 07/26	$	450.00
John A. Johnson	071626-04	JJ071526-720	Board of Supervisors Meeting 07/15/26	$	200.00
Michael J Hall	071626-02	MH071526-720	Board of Supervisors Meeting 07/15/26	$	200.00
Michael Torres	071626-01	MT071526-720	Board of Supervisors Meeting 07/15/26	$	200.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Mr. Electric of Land O' Lakes	300534	2602650	Maintenance & Repair 07/26	$ 4,856.89
Mr. Electric of Land O' Lakes	300529	2603058	Maintenance & Repair 07/26	$ 593.95
Mr. Electric of Land O' Lakes	300529	2603097	Maintenance & Repair 07/26	$ 928.55
OLM, Inc.	300518	47604	Landscape Inspection 06/26	$ 750.00
Outsmart Pest Management, Inc.	300525	48533	Pest Control 07/26	$ 75.00
Pasco County Utilities	071326-01	24686928	Water Services 05/26	$ 2,430.56
Pasco Sheriff's Office	300519	AR-JUN26 MPIII	Deputy Services 06/26	$ 12,700.58
Paul Carlucci	071626-05	PC071526-720	Board of Supervisors Meeting 07/15/26	$ 200.00
Pye-Barker Fire & Safety, Inc.	300520	IV01100430	Annual Fire Inspection 05/26	$ 365.00
Rizzetta & Company, Inc.	300513	INV0000110124	Personnel Reimbursement 06/26	$ 14,898.19
Rizzetta & Company, Inc.	300510	INV0000110671	Accounting Services 07/26	$ 5,267.83
Rizzetta & Company, Inc.	300512	INV0000110702	Personnel Reimbursement, Amenity Management & Oversight 07/26	$ 17,463.61
Rizzetta & Company, Inc.	300511	INV0000110783	EE Recruiting, Cell Phone, Auto Mileage & Travel 06/26	$ 235.65

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Rizzetta & Company, Inc.	300526	INV0000110814	Mass Mailing - Budget Notice 07/26	$	3,488.80
Rizzetta & Company, Inc.	300527	INV0000110827	Personnel Reimbursement 07/26	$	14,999.71
Romaner Graphics	300506	23140	Sign Maintenance & Repair 06/26	$	210.00
Romaner Graphics	300521	23156	Athletic Maintenance & Repair 07/26	$	125.00
Romaner Graphics	300521	23162	Maintenance & Repair 07/26	$	4,200.00
Romaner Graphics	300521	23169	Sign Maintenance & Repair 07/26	$	139.00
Solitude Lake Management, LLC	300522	PSI279688	Lake & Pond Managment Services 07/26	$	6,427.59
Southern Automated Access Services, LLC	300507	18247	Gate Phones 06/26	$	125.90
Southern Automated Access Services, LLC	300507	18293	Gate Maintenance & Repair 06/26	$	135.00
Southern Automated Access Services, LLC	300523	18318	Gate Phones 07/26	$	145.00
Southern Automated Access Services, LLC	300523	18319	Gate Phones 07/26	$	145.00
Southern Automated Access Services, LLC	300523	18321	Gate Phones 07/26	$	145.00
Southern Automated Access Services, LLC	300523	18324	Gate Phones 07/26	$	145.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300523	18334	Gate Phones 07/26	$ 145.00
Southern Automated Access Services, LLC	300523	18335	Gate Phones 07/26	$ 145.00
Southern Automated Access Services, LLC	300523	18339	Gate Phones 07/26	$ 145.00
Southern Automated Access Services, LLC	300523	18351	Gate Phones 07/26	$ 145.00
Southern Automated Access Services, LLC	300523	18361	Gate Phones 07/26	$ 145.00
Southern Automated Access Services, LLC	300523	18370	Stringer Transmitter - Remotes 07/26	$ 400.00
Southern Automated Access Services, LLC	300523	18379	Gate Maintenance & Repair 07/26	$ 150.00
Southern Automated Access Services, LLC	300530	18397	Gate Phones 07/26	$ 99.90
Southern Automated Access Services, LLC	300536	18456	Gate Maintenance & Repair 07/26	$ 5,000.00
Spectrum	073026-01	8337130620042426-071126	Internet Services 07/26	$ 30.00
Stantec Consulting Services, Inc.	300508	2576966	Engineering Services 05/26	$ 1,386.50
Stantec Consulting Services, Inc.	300531	2592077	Engineering Services 06/26	$ 6,549.50
Straley Robin Vericker	300533	28767	Legal Services 06/26	$ 1,796.25

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
TECO	072326-01	311000030198-070726	Electric Services 06/26	$	12,831.58
The Observer Group, Inc.	300532	26-01667P	Legal Advertising 07/26	$	135.63
The Observer Group, Inc.	300537	26-01759P	Legal Advertising 07/26	$	70.00
U.S. Water Services Corporation	300524	SI150796	Lift Station Maintenance 07/26	$	104.19
Valley National Bank	072826-01	CC063026-720	Credit Card Expenses 06/26	$	2,280.07
Waste Connections of Florida	072226-02	2238355W426	Waste Disposal Services 08/26	$	299.32
Withlacoochee River Electric Cooperative, Inc.	070226-01	1353910-062226	Electric Services 06/26	$	1,644.32
Withlacoochee River Electric Cooperative, Inc.	072426-01	1353911-071026	Electric Services 06/26	$	244.61
Withlacoochee River Electric Cooperative, Inc.	072426-01	1353912-071026	Electric Services 06/26	$	67.16
Withlacoochee River Electric Cooperative, Inc.	072426-01	1353913-071026	Electric Services 06/26	$	68.66
Yellowstone Landscape	070726-01	1179641	Landscape Replacement 05/26	$	990.00
Yellowstone Landscape	070726-01	1179642	Miscellaneous Expense 05/26	$	980.00
Yellowstone Landscape	070726-01	1180157	Irrigation Repairs 05/26	$	905.50

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Yellowstone Landscape	070726-01	1190000	Landscape Maintenance 06/26	$ 24,855.23
Yellowstone Landscape	072126-01	1197846	Irrigation Repair 06/26	$ 566.63
Yellowstone Landscape	072126-01	1201605	Irrigation Maintenance 06/26	$ 9,140.90
Yellowstone Landscape	072126-01	1201606	Irrigation Maintenance 06/26	$ 1,000.00
Yellowstone Landscape	072126-01	1201607	Irrigation Maintenance 06/26	$ 1,000.00
Yellowstone Landscape	072126-01	1201608	Irrigation Maintenance 06/26	$ 1,000.00
Yellowstone Landscape	072126-01	1201609	Irrigation Repair 06/26	$ 566.63
Yellowstone Landscape	072926-01	1205550	Irrigation Repair 06/26	$ 992.21
Yellowstone Landscape	072926-01	1206490	Landscape Replacement 06/26	$ 6,867.00
Yellowstone Landscape	072926-01	1209807	Landscape Maintenance 07/26	$ 24,855.22
Total Report				**$ 231,832.14**

Your account number: 17452420

Security provided for: Meadow Pointe Iii Cdd

Your ADT system is located at: 1500 Meadow Pointe Blvd
Wesley Chapel FL 33543-6876

Invoice date: **Jun 13, 2026**

Service period: **Jul 1 - Sep 30, 2026**

JUN 2 2 202

Your total due is: $208.92

Due by: Jul 3, 2026

Your Bill at-a-glance

Previous Balance	$0.00
Payments and Adjustments	$0.00
Current Charges	**$208.92**
Taxes and Fees	**$0.00**
Total Due	**$208.92**

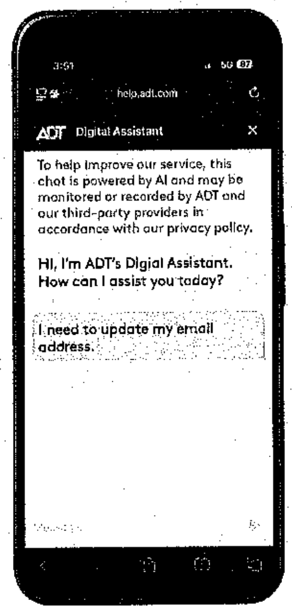
Would you like more detail? See the back of the bill for your account activity and charges.

Message from ADT

Visit our Support Center for quick and easy help

ADT offers support 24/7 using our Digital Assistant chat experience to help with questions about appointments, product details, billing and troubleshooting - **no need to call!**

Scan the QR code below or go to i.adt.com/helpadt



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

6230 0020 DY RP 13 06132026 NNNNNNNY 01 008835 0029

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

Account Number	17452420
Due Date	Jul 3, 2026
Amount Due	$208.92
Amount Enclosed	$

Please send payment to:

ADT SECURITY SERVICES
PO BOX 371878
PITTSBURGH, PA 15250-7878

Please detach and submit this slip with your payment. Please write your customer Account Number on your check or money order and make payable to ADT. Do not send cash. Do not send correspondence.

0001745242000000000000000612260000000000000208920

Your account number:	Security provided for:	Your ADT system is located at:
17452420	Meadow Pointe Iii Cdd	1500 Meadow Pointe Blvd Wesley Chapel FL 33543-6876

Is your billing information incorrect? You can change it on **MyADT.com.**

Your Account Activity

Previous Balance		**$0.00**	Any balance left from previous billing periods
Payments and Adjustments		**$0.00**	All payments and adjustments received from you during billing period
Current Charges			
RECURRING CHARGES			
Services			**About your Services:** Alarm Monitoring, Open/Close Services, Quality Service Plan
Invoice Number 1221671990	Jul 1 - Sep 30, 2026	$208.92	
Total Non-taxable Charges		**$208.92**	
Total Due to be paid by **Jul 3, 2026**		**$208.92**	

* Taxable charges

Have questions? Chat with us at **MyADT.com.**

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

www.coastalwasteinc.com

INVOICE

Invoice	SW0002237633
Page	Page 1 of 1
Date	06/30/2026
Customer	21985
Site	0
PO Number	
Due Date	07/30/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) **MEADOW POINTE III CDD** **1500 MEADOW POINTE BLVD, WESLEY CHAPEL FL** **Serv #001 96 GALLON MSW 1,547 - 0YD**				
30 - Jun	1547 Units @ $17.45 (Jul 01/26 - Jul 31/26)		$26,995.15	1.00	$26,995.15
			INVOICE TOTAL		$26,995.15

Please return this portion with payment to:

Coastal Waste & Recycling
PO Box 632201
Cincinnati, OH 45263-2201

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

For information on additional payment options, please visit our website at
www.coastalwasteinc.com/pay-online/

Accounts that are more than 30 days past due are subject to a late charge of 1.5% per month.The services identified in this invoice are governed by our Terms and Conditions, which are available at https://www.coastalwasteinc.com/terms-and-conditions.

INVOICE TOTAL $26,995.15

Invoice	SW0002237633
Date	06/30/2026
Customer	21985
Site	0
PO Number	
Due Date	07/30/2026

AMOUNT REMITTED:

0025756SW0219850000SW000223763300029439413

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.: 2026-1614
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

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

Total **$3,385.00**

Ways to pay

VISA · Mastercard · DISCOVER · AMEX · BANK · PayPal · venmo · affirm

View and pay

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35376	06/22/2026	$376.50	07/07/2026	Net 15	

P.O. NUMBER
11383

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/02/2026	**Access/ Gate:Service** Reason for call: Reader at side pool gate not working and making a buzzing sound - please check. Tech notes: Tested inside gate reader - needs replacing. Replaced reader and rewired both readers and tested - OK.	1.50	145.00	217.50
06/02/2026	**Access/ Gate:Parts** HID6005 Proxpoint Plus Card Reader	1	159.00	159.00

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

SUBTOTAL	376.50
TAX (0.075)	0.00
TOTAL	376.50
BALANCE DUE	**$376.50**

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35502	07/17/2026	$145.00	08/01/2026	Net 15	

P.O. NUMBER	SALES REP
11403	Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/01/2026	**Camera/DVR Service (C)** Reason for call: Manager unable to connect to Hillhurst or Claridge Place camera systems - please check. Tech Notes: 1. Hillhurst - reset Wi-Fi router and tested system - OK. 2. Claridge Place - old DVR (2016) not retaining time/date and hard drive is not recording and bad and needs to be replaced.	1	145.00	145.00

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

SUBTOTAL	145.00
TAX (0.075)	0.00
TOTAL	145.00
BALANCE DUE	**$145.00**

Fitness Logic

380 Scarlet Blvd
Oldsmar, FL 34677

Phone # 727-784-4964 **Fax #** 727-784-0223 **E-mail** fitlogic@aol.com

Invoice

Date	Invoice #
7/6/2026	130690

Bill To	Location/Contact/Phone
Meadow Pointe III Meadow Pointe III CDD 5844 Old Pasco Rd. Wesley Chapel, FL 33544	Meadow Pointe III 1500 Meadow Ponte Blvd Wesley Chapel, FL 33544 813-383-6676

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	MAN	21116	7/2/2026

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

Thank you for your business.
Invoices over 30 Days will incur 1.5% Interest per month

Subtotal	$120.00
Sales Tax (7.0%)	$0.00
Total	$120.00

Florida DEPARTMENT OF REVENUE

Payment Confirmation

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

Transaction Information

Confirmation#	920003342770	**Submitted Date**	Friday, 07/17/2026
Status	IN PROCESS	**Submitted Time**	03:52 PM

Payment Information

Taxpayer Name	MEADOW POINTE III COMMUNITY DEVELOPMENT	**Debit Date**	Monday, 07/20/2026
Document Type	Tax or Fee Payment	**Filling Period End Date**	06/30/2026
Amount Paid	$317.21		
Payment Amount	$317.21		
Fee Amount	$0.00		

Electronic Check Information

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

Payment Details:

Account Type	Identifier	Filling Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577967-4	06/30/2026	$317.21

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

Billing Date: **Jul 04, 2026**

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

JUL 14 2026

Hi MEADOW POINTE III CDD,

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

Total balance
$235.54
Auto Pay is scheduled
Jul 28

Bill history		
Previous balance		$235.08
Payment received by Jul 04, thank you		-$235.08
Service summary	Previous month	Current month
Phone	$199.30	$199.30
Taxes and Fees	$35.78	↑$36.24
Total services	**$235.08**	**$235.54**
Total balance		**$235.54**

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

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

6790 0107 DY RP 04 07072026 NNNNNN 01 001095 0005

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

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

12500923918809150919130000000000000000235545

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

Billing Date: **Jul 04, 2026**

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

Master Summary Activity

Summary of charges by Account

Phone Number		Amount
239-188-0915	0	$0.00
813-907-0937	0	$117.77
813-994-5419	0	$117.77
Total current month charges		**$235.54**

Account Payments

Payment received from 239-188-0915	$235.08

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

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

Billing Date:
Jul 04, 2026

Billing Period:
Jul 04 - Aug 03, 2026

Total current month charges	**$0.00**

MEADOW POINTE III CDD
31307 CLARIDGE PL
GATE
WESLEY CHAPEL FL 33543

Account Number:
813-907-0937-122706-5

Billing Date:
Jul 04, 2026

Billing Period:
Jul 04 - Aug 03, 2026

Phone

Monthly Charges

07.04-08.03	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	$4.73
	Federal Excise Tax	$3.00
	Federal Taxes	**$7.73**
	FL State Communications Services Tax	$5.13
	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	**$10.39**
Taxes and Fees Total		**$18.12**

Total current month charges	**$117.77**
Amount Transferred to 239-188-0915	$117.77

MEADOW POINTE III CDD
1123 BROUGHTON PL
WESLEY CHAPEL FL 33543

Account Number:
813-994-5419-070804-5

Billing Date:
Jul 04, 2026

Billing Period:
Jul 04 - Aug 03, 2026

Phone

Monthly Charges

07.04-08.03	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	$4.73
	Federal Excise Tax	$3.00
	Federal Taxes	**$7.73**
	FL State Communications Services Tax	$5.13
	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	**$10.39**
Taxes and Fees Total		**$18.12**

Total current month charges	**$117.77**
Amount Transferred to 239-188-0915	$117.77

Meadow Pointe III CDD
BOS Meeting
Meeting Date: July 15, 2026

SUPERVISOR PAY REQUEST
DIRECT DEPOSIT

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30pm
Meeting End Time:	9:08pm
Total Meeting Time:	2.38

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: [signature]

Jason Pond Mobile DJ
1461 Breezy Way
Spring Hill, FL. 34608
weekiwachee@hotmail.com
(352) 650-7402

Name: Meadow Pointe 3 CDD / Rizzetta **Date:** 7/18/26

Address: 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Telephone #: (813) 383-6676 **Referred by:** Justin

Contract Agreement

Between: **(Checks Payable To)** **Jason Pond**, **and**

Name (client): Meadow Pointe 3

Type of Event: Pool Party **Date of Event:** 7/18/26

Set Up Time: 10 AM **Start Time:** 11:00 AM **Finish Time:** 2:00 pm

Total Hours of Event: 3 **Overtime charge of** Ø **per hour.**

Name & Address of Location: Meadow Pointe 3 Clubhouse
1500 Meadow Pointe Blvd.

Dance Lighting: NO **Up-lighting:** NO **Color(s):** N/A

Monogram: No **Sparkler Fountains:** No **2nd DJ set-up:** NO

Total Contract Price:	$ 450.00
Deposit:	$ Ø
Total Amount Due:	$ 450.00

Clients Signature

Jason Pond

Notes:

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	INVOICE DATE
2602650	Jul 21, 2026

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

Completed Date: 7/21/2026
Technician: Matt

Technician: Seth

Payment Term: Due Upon Receipt
Due Date: 7/21/2026

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. Installed GFCI for irrigation outlet and surge protection on panel by gate.

7/21/26

Work completed:

Today we replaced the exterior load center located between the two gates for the neighborhood. Installed all new breakers, new feeder wired and a new grounding system.

Everything is in good working condition at the time of completion.

Thank you for choosing Mr electric
Your service pro
Matt

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Secondary Surge Protection for Equipment • Professional installation of dedicated surge protector(s) at specified equipment • Covers: HVAC units, pool/spa equipment, RV outlets, well pumps, motors, additional panels/disconnects, or other sensitive electronics • Point-of-use defense against surges/spikes reaching individual equipment • Helps extend equipment lifespan & prevents costly 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!**	1.00	$421.69	$421.69
2	PERMITTING AND INSPECTIONS - ELECTRICAL SERVICE	1.00	$306.90	$306.90
3	INCLUDES: * NEW EXTERIOR 20 SPACE LOAD CENTER * MAIN BREAKER SIZED PER EXISTING * CONNECTIONS TO EXISTING WIRE/CABLES * PANEL SCHEDULING * PRODUCT MANUFACTURER WARRANTY * ONE YEAR LABOR WARRANTY DOES NOT INCLUDE: * MAIN DISCONNECT * EXTERIOR LOAD CENTER * CONDUIT	1.00	$2,922.75	$2,922.75

	* WIRE * PEDESTAL/POLE * UTILITY REPAIRS OR COORDINATION * STANDBY * AFCI, GFCI, DF OR SPECIALTY BREAKERS * GROUNDING OR BONDING * SPECIALTY DEVICES * PERMIT * ETC			
4	INSTALLATION OF COMPLETE GROUNDING SYSTEM FOR ELECTRICAL SERVICE; GROUND RODS, WIRE, CLAMP, ATTACHMENT TO COLD WATER PIPING, BONDING, INTERSYSTEM BONDING BRIDGE, PER NATIONAL ELECTRIC CODE AND COUNTY/CITY CODE	1.00	$1,205.55	$1,205.55

SUB-TOTAL	$4,856.89
TAX	$0.00
TOTAL DUE	$4,856.89
BALANCE DUE	**$4,856.89**

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: $4,856.89

Thank You

Sign here Date

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: $4,856.89

Thank You

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	INVOICE DATE
2603058	Jul 09, 2026

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

Completed Date: 7/9/2026
Technician: Brad

Technician: Seth

Payment Term: Due Upon Receipt
Due Date: 7/9/2026

DESCRIPTION OF WORK

Existing light fixture for play ground area near pool has fallen off the wall and no longer operates. Conduit is missing fittings and rnwires are exposed.

Work Performed
Replaced light, conduit and conductors and put in new dusk to dawn photo cell.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	REPLACE PHOTOCELL ADJUSTABLE/FIXED	1.00	$210.05	$210.05
2	INSTALL SINGLE FLOOD LIGHT WITH BOX (DOES NOT INCLUDE BRANCH OR EXTEND CIRCUIT)	1.00	$383.90	$383.90

SUB-TOTAL	$593.95
TAX	$0.00
TOTAL DUE	$593.95
BALANCE DUE	$593.95

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

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	INVOICE DATE
2603097	Jul 09, 2026

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

Completed Date: 7/9/2026
Technician: Brad

Technician: Seth

Payment Term: Due Upon Receipt
Due Date: 7/9/2026

DESCRIPTION OF WORK

Conduit is missing fittings and wires are exposed.

GFCI outlet at this location has failed to operate and needs replacement.

Work Performed
Replaced GFCI with new weather rated GFCI and new flip cover.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	ELECTRICAL SERVICES, INSTALL OR REPAIR	1.00	$769.16	$769.16
2	INSTALL ONE NEW INTERIOR 15A GFCI TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX * GFCI RECEPTACLE IS A SAFETY DEVICE THAT WILL REMOVE/DISCONNECT POWER WHEN IT DETECTS PROBLEMS WITH THE AMOUNT OF POWER FLOWING THROUGH THEM. * GFCI PROTECTION IS REQUIRED AT ALL KITCHEN, BATHROOM, GARAGE, BASEMENT AND EXTERIOR LOCATIONS. DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC	1.00	$159.39	$159.39

SUB-TOTAL	$928.55
TAX	$0.00
TOTAL DUE	$928.55
BALANCE DUE	**$928.55**

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: $928.55

Thank You

Sign here Date

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: $928.55

Thank You

Sign here Date

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 47604

DATE 06/30/2026 **TERMS** Net 30

DUE DATE 07/30/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
06/23/2026	**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**

Service Slip/Invoice

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

INVOICE: 48533
DATE: 07/07/2026
ORDER: 48533

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
07/07/2026	12:00 AM				

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/07/2026			

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	$75.00

SUBTOTAL	$75.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$75.00
PRIOR BAL	$0.00
AMOUNT DUE	**$75.00**

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

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

PLEASE PAY FROM THIS INVOICE

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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

29 0 1
17-96930

MEADOW POINT III CDD
Service Address: **1500 MEADOW POINTE BOULEVARD**
Bill Number: 24686928
Billing Date: 6/22/2026
Billing Period: 5/8/2026 to 6/8/2026

Account #	Customer #
0509200	01034858

Please use the 15-digit number below when making a payment through your bank

050920001034858

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070428	5/8/2026	6949	6/8/2026	7103	31	154

Usage History

June 2026	154
May 2026	148
April 2026	133
March 2026	136
February 2026	126
January 2026	114
December 2025	136
November 2025	125
October 2025	112
September 2025	105
August 2025	107
July 2025	142

Transactions

Previous Bill		2,331.20
Payment 06/08/26		-2,331.20 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		22.37
Water Tier 1	13.0 Thousand Gals X $2.18	28.34
Water Tier 2	12.0 Thousand Gals X $3.47	41.64
Water Tier 3	13.0 Thousand Gals X $6.94	90.22
Water Tier 4	116.0 Thousand Gals X $9.36	1,085.76
Sewer		
Sewer Base Charge		53.43
Sewer Charges	154.0 Thousand Gals X $7.20	1,108.80
Total Current Transactions		2,430.56
TOTAL BALANCE DUE		**$2,430.56**

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.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0509200
Customer #	01034858
Balance Forward	0.00
Current Transactions	2,430.56
Total Balance Due	**$2,430.56**
Due Date	**7/9/2026**

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

The Total Due will be electronically transferred on 07/09/2026.

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

010348587050920062468692870002430560

Pasco Sheriff's Office

INVOICE

Customer Number: C00279
Invoice Number: AR-JUN26 MEADOW PT III #9
Invoice Date: 7/6/2026
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
7/6/2026	**0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR** JUN26 - 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

Customer Number: C00279
Invoice Number: AR-JUN26 MEADOW PT III #9
Invoice Date: 7/6/2026
Total Amount Due $ 12,700.58

Please make checks payable to:

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

Total Payment $ ____________________

INVOICE

Pye Barker Fire & Safety
10236 Fisher Ave Suite F
Tampa, FL 33619
www.pyebarkerfs.com
727-842-1714
1247PZ@pyebarkerfs.com

Customer PO:	Order No:	Invoice No:	Due Date:
	ST01039741	IV01100430	06/03/2026
Invoice Date:	**Terms:**	**Invoice Total:**	**Amount Due:**
05/04/2026	Net 30	365.00	365.00

License: EF20001593/FED17000006/FED17000007/FOC21-000097

BILL TO:
130775 - Meadow Point III
3434 Colwell Ave
Suite 200
Tampa, FL 33614-8390

WORKSITE:
130775 - Meadow Point III
1500 Meadow Pointe Boulevard
Wesley Chapel, FL 33543-6876

Authorized By:	Job Number:	Service Location:	Bill To ID:	Worksite ID:	Technician:
Justin Lawrence	CON0000094062	Tampa, FL - Fisher Ave	130775	130775	Mark Ferguson

Item	Description	Qty	Unit Price	Total	Tax
FESL	Dispatch Fee	1	85.00	85.00	0.00
FUEL	Fuel Surcharge	1	10.00	10.00	0.00
IA	Annual Fire Ext Insp	3	12.00	36.00	0.00
INSPELQCA	Annual E-Light Quick Check Insp	16	9.00	144.00	0.00
NICAD4	NICAD 4 CELL BATTERY	1	45.00	45.00	0.00
6V4.5AMP	6volt 4.5 amp battery	1	45.00	45.00	0.00
	Work Notes:				

SAVE TIME $ $ SAVE MONEY

Save time and stamps by going paperless. View, print, and pay your invoices online at **https://customer.pyebarkerfs.com/**

Unless otherwise set forth in an executed agreement between you and Pye-Barker, Pye-Barker's services described herein are subject to the Pye-Barker General Terms and Conditions available at https://pyebarkerfs.com/generalterms ("General T&Cs"). The applicable version of such terms shall be the version in effect as of the date this document was fully executed. Such terms shall not be modified except by a written agreement signed by both parties. By signing or receiving services described in this document, you acknowledge that you have reviewed such terms and conditions and that they will be incorporated by reference. This order document, including the General T&Cs, contains the complete and final agreement between the parties regarding the subject matter herein. For the avoidance of doubt, any additional terms that you provide, including those contained in a purchase order, shall have no effect, unless expressly agreed to in writing by Pye-Barker. In the event of a conflict between the General T&Cs and the terms of this order document, the terms of this order document shall control.

Remit To Address:
Pye-Barker Fire & Safety, LLC
PO BOX 735358
Dallas, TX 75373-5358

PAY NOW:

Use the token below to create your account
LE1ay2Mgb4w=
https://customer.pyebarkerfs.com

Reference: PBFS-PZ

Subtotal	365.00
Tax	0.00
Freight	0.00
Total	365.00

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

Invoice

Date	Invoice #
6/18/2026	INV0000110124

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
Personnel Reimbursement	1.00	$14,898.19	$14,898.19

Subtotal	$14,898.19
Total	$14,898.19

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

Invoice

Date	Invoice #
7/2/2026	INV0000110671

Bill To:

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

Services for the month of	Terms	Client Number
July	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~~

$5,267.83

Return	RET0000001887
Date	5/2/2026
Page	1

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

Bill To:

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

Ship To:

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

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
	00720	DARRYL ADAMS			5/2/2026	126,389

Quantity	Item Number	Description	UOM	Discount	Unit Price	Ext. Price
1.00	00720 CDDFC BOND AMOI	Bond Amortization Schedules	One	$0.00	$600.00	$600.00

Subtotal	$600.00
Misc	$0.00
Tax	$0.00
Freight	$0.00
Trade Discount	$0.00
Total	$600.00

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

Invoice

Date	Invoice #
7/2/2026	INV0000110702

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$1,958.33	$1,958.33
Personnel Reimbursement	1.00	$15,505.28	$15,505.28

Subtotal	$17,463.61
Total	$17,463.61

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

Invoice

Date	Invoice #
7/1/2026	INV0000110783

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
EE RECRUITING	78.65	$1.00	$78.65
Cell Phone	50.00	$1.00	$50.00
Cell Phone	50.00	$1.00	$50.00
Cell Phone	50.00	$1.00	$50.00
Auto Mileage & Travel	7.00	$1.00	$7.00

Subtotal	$235.65
Total	$235.65

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

Invoice

Date	Invoice #
7/15/2026	INV0000110814

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$3,488.80	$3,488.80

Subtotal	$3,488.80
Total	$3,488.80

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

Invoice

Date	Invoice #
7/17/2026	INV0000110827

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$14,999.71	$14,999.71

Subtotal	$14,999.71
Total	$14,999.71

ROMANER GRAPHICS
design · illustration · printing · signage
brochures · photography

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

INVOICE # 23140

TO: Meadow Pointe III CDD (c/o Rizzetta and Company)
COMPANY NAME: 3434 Colwell Ave. Suite 200 Tampa FL 33614
DATE: 6/8/26

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

TOTAL: $210.00

Thank You,

ROMANER GRAPHICS
design · illustration · printing · signage
brochures · photography

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

INVOICE # 23156

TO: Meadow Pointe III (c/o Rizzetta & Company)
COMPANY NAME:
DATE: 7/1/26

Per Justin L:
Repair hinges and chain link fence on tennis court gate

TOTAL: $125.00

Thank You,

ROMANER GRAPHICS

ROMANER GRAPHICS
design · illustration · printing · signage
brochures · photography

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

INVOICE # 23162

TO: Meadow Pointe III (c/o Rizzetta & Company)
COMPANY NAME:
DATE: 7/1/26

At the shed at the Clubhouse:
LED light fixtures - two installed.
Wall mounted exhaust fan - one installed.
12" x 18" window

TOTAL: $4,200.00

Thank You,

ROMANER GRAPHICS

ROMANER GRAPHICS
design · illustration · printing · signage
brochures · photography

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

INVOICE # 23169

TO: Meadow Pointe III
COMPANY NAME:
DATE: 7/8/26

Installing yellow nine button object marker at
Sheringham/Nesslewood Entry

TOTAL: $139.00

Thank You,

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: PSI279688
Invoice Date: 7/1/2026

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	7/1/2026
Due Date	7/31/2026
Terms	Net 30

Customer ID	8080
P.O. Number	
P.O. Date	7/1/2026
Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2026 - 7/31/2026 Meadow Pointe III CDD-Lake-ALL		1	1	6,427.59	6,427.59

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

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/17/2026	18247

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

Job Name	Terms
CELL USAGE	Due on receipt

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

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

Total	$125.90
Payments/Credits	$0.00
Balance Due	$125.90

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/22/2026	18293

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
	Replaced broken V belt entrance curb side operator.			
1	V Belt	20.00		20.00
1	Hourly Tech Charge	115.00		115.00

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

Total	$135.00
Payments/Credits	$0.00
Balance Due	$135.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18318

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
	JULY 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
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18319

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
	JULY 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
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18321

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
	JULY 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
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18324

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
	JULY 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
Payments/Credits	$0.00
Balance Due	$145.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
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Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18334

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
	JULY 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
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18335

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
	JULY 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
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18339

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
	JULY 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
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18351

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
	JULY 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
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18361

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
	JULY 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
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/2/2026	18370

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

Job Name	Terms
REMOTES	Due on receipt

Quantity	Description	Rate	Serviced	Amount
20	Stinger Transmitter	20.00		400.00

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

Total	$400.00
Payments/Credits	$0.00
Balance Due	$400.00

Southern Automated Access Services, Inc. is not responsible for any of the following:
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Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
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Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/7/2026	18379

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
	Replaced broken belt in the entrance island side operator.			
1	V Belt	20.00		20.00
1	Hourly Tech Charge	130.00		130.00

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

Total	$150.00
Payments/Credits	$0.00
Balance Due	$150.00

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Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/20/2026	18397

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

Job Name	Terms
CELL USAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 813 482 2049 - WHITLOCK	49.95		49.95
	Phone Number 813 435 0748 - WRENCREST	49.95		49.95

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

Total	$99.90
Payments/Credits	$0.00
Balance Due	$99.90

Southern Automated Access Services, Inc. is not responsible for any of the following:
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Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/24/2026	18456

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

Job Name	Terms
CHATTERLY	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	CHATTERLY PULL DOWN EXIT LEAF, BRING BACK TO SHOP REPAIR 9 BROKEN OR BENT PICKETS STRAIGHTEN BOW AND TWIST IN GATE 2 HEAVY DUTY HINGES (2170AS) SANDBLAST POWDER COAT	5,000.00		5,000.00

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

Total	$5,000.00
Payments/Credits	$0.00
Balance Due	$5,000.00

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Hi, Pointe III!

Thank you for being a valued customer since 2004.

Amount Due	Due by
$30	**Jul 28**

How It Adds Up

Service from **Jul 11 - Aug 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 07/28/26

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

IMPORTANT BILLING UPDATE
Your monthly price will increase starting July 15, 2026.

- Spectrum Internet: + $10/month

We know price changes are frustrating, and we don't take them lightly. These changes allow us to invest in the network, increase reliability, keep pace with rising data consumption, and provide always-on security that keeps you protected.

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**.

Spectrum

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

8337 1300 DY RP 11 07122026 NNNNNNNN 01 003941 0019

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

Amount Due	**$30**
Due by	**Jul 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 07122026 NNNNNNNN 01 003941 0019

Your Bill Details Service from Jul 11 - Aug 10

Thank you for being a valued customer since 2004.

Previous Balance		$30
EFT Payment	06/28	-$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**

Equally important, we have offers to help you manage your bills:

- A year of free mobile service for every internet customer who does not have Spectrum Mobile today.
- Customers who add two mobile lines can receive a 2-year price guarantee.

See what you qualify for at **Spectrum.com/WaysToSave** or call **855-614-0469** to learn more.

Additionally, your internet service will receive an automatic speed upgrade to give you more value.

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.

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.

8337 1300 DY RP 11 07122026 NNNNNNNN 01 003941 0019

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.

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

Stantec

INVOICE

Invoice Number	2576966
Invoice Date	June 16, 2026
Purchase Order	238202301
Customer Number	83268
Project Number	238202301

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

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project **Meadow Pointe III CDD General Consulting Services**

Project Manager	Waag, Tyson	Contract Upset	22,500.00
Current Invoice Total (USD)	1,386.50	Contract Billed to Date	22,364.92
		For Period Ending	**May 29, 2026**

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

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

Professional Services

Billing Level		**Current Hours**	**Rate**	**Current Amount**
Level 06	Gouveia, Caroline Patricia	0.25	162.00	40.50
Level 07	Dabash, Sama	0.50	174.00	87.00
Level 07	Wewe, Sarah Lynne	1.00	174.00	174.00
Level 09	Nurse, Vanessa M	0.50	190.00	95.00
Level 10	Waag, R Tyson (Tyson)	5.00	198.00	990.00
	Subtotal Professional Services	7.25		1,386.50

Top Task Subtotal	2026 FY Gen Cons	1,386.50
	Total Fees & Disbursements	1,386.50
	INVOICE TOTAL (USD)	**1,386.50**

Net Due in 28 Days or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Please contact Adam Fowler if you have any questions concerning this invoice.
E-mail: Adam.Fowler@Stantec.com
** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **
Thank you.

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-03-24	238202301	2026	Direct - Regular	DABASH, SAMA	0.50	174.00	87.00	INTERNAL BC AUDIT	
2026-04-30	238202301	2026	Direct - Regular	GOUVEIA, CAROLINE PATRICIA	0.25	162.00	40.50	PROJECT COORDINATION	
2026-05-05	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.50	190.00	95.00	REPORTED HOLE FORMING AT THE EDGE OF THE COMMUNITY WALKING TRAIL OFF OF MEADOW POINTE BLVD TO PASCO COUNTY	
2026-04-28	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	REVIEW FAC NOTES AND PROVIDE RESPONSE TO DC.	
2026-04-30	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW PROPOSALS FROM FINN OUTDOOR AND PROVIDE TO DM.	
2026-05-01	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	TEAM COORDINATION REGARDING HILLHURST WATER QUALITY CONCERN. FOLLOW UP WITH DC AND PROVIDE RESPONSE.	
2026-05-04	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	MONTHLY FINANCIAL REVIEW	
2026-05-05	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	EMAIL CORRESPONDENCE WITH CLUBHOUSE MANAGER REGARDING WALKING PATH CONCERN. CONTACT PASCO COUNTY TO VIEW CONCERN.	
2026-05-06	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW CROSSCREEK REPAIR PROPOSALS FOR POND 56 AND 61. SEND TO DM FOR UPCOMING AGENDA.	
2026-05-07	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW BEACONSFIELD FAC AGREEMENT.	
2026-05-08	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	198.00	148.50	INVOICE REVIEW AND TEAM COORDINATION. REVIEW CLS REPAIR PROPOSALS FOR POND 56 AND 61. SEND TO DM FOR UPCOMING AGENDA.	
2026-03-24	238202301	2026	Direct - Regular	WEWE, SARAH LYNNE	1.00	174.00	174.00	BC AUDIT COORDINATION	
				Total subTask 2026	**7.25**		**$1,386.50**		
				Total Top Task 2026	**7.25**		**$1,386.50**		
			Total Project 238202301		**7.25**		**$1,386.50**		

Stantec

INVOICE

Invoice Number	2592077
Invoice Date	July 17, 2026
Purchase Order	238202301
Customer Number	83268
Project Number	238202301

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

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project **Meadow Pointe III CDD General Consulting Services**
Project Manager Waag, Tyson For Period Ending **June 26, 2026**
Current Invoice Total (USD) 6,549.50

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

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

Professional Services

Billing Level		**Current Hours**	**Rate**	**Current Amount**
Level 09	Nurse, Vanessa M	4.25	190.00	807.50
Level 10	Rankin, Ashley Alexandra	1.00	198.00	198.00
Level 10	Waag, R Tyson (Tyson)	28.00	198.00	5,544.00
	Subtotal Professional Services	33.25		6,549.50

Low Task Subtotal	**2026 FY Gen Cons**	6,549.50
Top Task Subtotal	2026 FY Gen Cons	6,549.50
	Total Fees & Disbursements	6,549.50
	INVOICE TOTAL (USD)	**6,549.50**

Net Due in 28 Days or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Please contact Adam Fowler if you have any questions concerning this invoice.
E-mail: Adam.Fowler@Stantec.com
** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **
Thank you.

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-05-20	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.50	190.00	95.00	COORDINATION/UPDATE WITH TW & PASCO COUNTY RE: DAMAGED SIDEWALK	
2026-06-17	238202301	2026	Direct - Regular	NURSE, VANESSA M	1.00	190.00	190.00	COORDINATION WITH PASCO COUNTY RE: DEPRESSION ON SIDE OF ROAD/DRIVEWAY	
2026-06-17	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.50	190.00	95.00	DOWNLOADED CONSTRUCTION PLANS FROM WMIS	
2026-06-18	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.25	190.00	47.50	COORDINATION WITH PASCO COUNTY RE: DEPRESSION ON SIDE OF ROAD/DRIVEWAY	
2026-06-22	238202301	2026	Direct - Regular	NURSE, VANESSA M	1.50	190.00	285.00	CORRESPONDENCE RE: EROSION AROUND DBI WITHIN MEADOW POINTE ROW	
2026-06-23	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.50	190.00	95.00	REPORTED EROSION AROUND DBI WITHIN MEADOW POINTE ROW TO PASCO COUNTY	
2026-05-13	238202301	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.50	198.00	99.00	PMSUPPORT	
2026-05-14	238202301	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.50	198.00	99.00	PMSUPPORT	
2026-05-12	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	BEGIN REVIEW 31447 WRENCREST PAVER DOCUMENTS.	
2026-05-13	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CORRESPONDENCE WITH CLUBHOUSE MANAGER AND DM.	
2026-05-14	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW 31447 WRENCREST PAVER DOCUMENTS AND PROVIDE RESPONSE TO DM.	
2026-05-15	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	COORDINATION WITH STAFF REGARDING WALKING PATH VOID.	
2026-05-20	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	3.50	198.00	693.00	MONTHLY BOS MEETING PREPARATION AND MEETING ATTENDANCE. (IN-PERSON)	
2026-05-22	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW ACTION ITEMS FOR DC. CORRESPONDENCE WITH DM REGARDING BILLING	
2026-05-27	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	198.00	396.00	MOVE TIME.	
2026-05-28	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	CREATE SCOPE OF SERVICES FOR ROADWAY ASPHALT INSPECTION. CREATE EXHIBIT FOR VENDORS.	
2026-05-29	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	198.00	495.00	COMPLETE EXHIBIT AND DISTRIBUTE TO VENDORS. CORRESPONDENCE WITH CDD STAFF. FOLLOW UP WITH DM REGARDING BUDGET.	
2026-06-01	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	TEAM COORDINATION. CONTACT COUNTY REGARDING WALKING PATHWAY DEPRESSION.	
2026-06-04	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CALL WITH PASCO COUNTY TO REQUEST SERVICE REQUEST UPDATE. RESPOND TO DM/STAFF.	
2026-06-05	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	198.00	495.00	CALL WITH DM AND CLUBHOUSE MANAGER. CALL WITH PASCO COUNTY REPRESENTATIVES REGARDING CHATTERLY DR ENTRANCE. MONTHLY BILLING AND FINANCIAL REVIEW	
2026-06-08	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	TEAM COORDINATION	
2026-06-12	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW EMAIL CORRESPONDENCE.	
2026-06-16	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	REVIEW EMAIL CORRESPONDENCE REGARDING CHATTERLY ROADWAY/UTILITY CONCERN. REVIEW PLANS. TEAM COORDINATION.	
2026-06-17	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	5.50	198.00	1,089.00	SITE VISIT TO REVIEW CHATTERLY ROADWAY/UTILITY CONCERN. MONTHLY BOS MEETING PREPARATION AND ATTENDANCE (IN-PERSON). REVIEW RESIDENT CONCERNS AT POND 92 (SALMONBERRY ST) AND POND 57 (LEYBOURNE LP)	
2026-06-18	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	CREATE RFP FOR CHATTERLY DR ROADWAY CONCERNS AND SEND TO VENDORS. CREATE RFP FOR POND 92 EROSION AND SEND TO VENDORS.	

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-06-19	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	CALLS WITH VENDORS TO DISCUSS CHATTERLY DR AND POND 92. REVIEW AND SEND CHATTERLY EXPLORATORY PROPOSAL TO DM AND BOARD FOR APPROVAL	
2026-06-24	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW POND 92 PROPOSAL FROM FINN OUTDOORS AND SEND TO DM FOR UPCOMING AGENDA.	
2026-06-25	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	FOLLOW UP CALL WITH VENDORS REGARDING POND 92 PROPOSALS.	
2026-06-26	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	CALL WITH FAC REGARDING EXECUTED AGREEMENT. CORRESPONDENCE WITH DM REGARDING EXECUTED AGREEMENT FOR BEACONSFIELD. REVIEW INVOICES TO ACCOUNT FOR POND 53 AND 61 REPAIR WORK.	
				Total subTask 2026	**33.25**		**$6,549.50**		
				Total Top Task 2026	**33.25**		**$6,549.50**		
			Total Project 238202301		**33.25**		**$6,549.50**		

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

July 21, 2026
Client: 001009
Matter: 000001
Invoice #: 28767

RE: GENERAL MATTERS

For Professional Services Rendered Through June 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
6/1/2026	CAW	EMAIL CORRESPONDENCE TO MEADOW POINTE II CDD DISTRICT COUNSEL REGARDING DAMAGED FENCE.	0.3	$91.50
6/9/2026	CAW	PHONE CALL WITH J. LAWRENCE REGARDING DISTRICT MATTERS.	0.3	$91.50
6/10/2026	CAW	EMAIL CORRESPONDENCE WITH HILLHURST CROSSING DEFENSE ATTORNEY; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING JUNE AGENDA.	0.3	$91.50
6/16/2026	CAW	REVIEW AGENDA AND PREPARE FOR JUNE BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING; REVIEW EMAIL CORRESPONDENCE REGARDING SINKHOLE; EMAIL CORRESPONDENCE WITH S. SUTPHEN REGARDING HILLHURST CROSSING FENCE CASE.	0.6	$183.00
6/17/2026	CAW	PREPARE FOR AND ATTEND JUNE BOARD MEETING IN PERSON.	3.4	$1,037.00
6/19/2026	CAW	FINALIZE AND PREPARE FOR RECORDING DRIVEWAY LICENSE AGREEMENT; RESEARCH REDACTION PROCEDURE; FINALIZE AND PREPARE FOR RECORDING FENCE ENCROACHMENT AGREEMENT.	0.4	$122.00
6/24/2026	MS	RECEIVE AND PROCESS EASEMENT ENCROACHMENT AND LICENSE AGREEMENT; UPLOAD SAME FOR RECORDING WITH THE COUNTY.	0.3	$52.50
6/29/2026	CAW	EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING STATUS OF AGREEMENTS.	0.2	$61.00
		Total Professional Services	5.8	$1,730.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/23/2026	Simplefile E-Recording- Filing Fee- Filing Fee	$66.25
	Total Disbursements	$66.25

Total Services	$1,730.00	
Total Disbursements	$66.25	
Total Current Charges		$1,796.25
Previous Balance		$4,809.60
Less Payments		*($4,809.60)*
PAY THIS AMOUNT		**$1,796.25**

Please Include Invoice Number on all Correspondence

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: July 07, 2026

Amount Due: $12,831.58

Due Date: July 21, 2026
Account #: 311000030198

DO NOT PAY. Your account will be drafted on July 21, 2026

Account Summary

Previous Amount Due	$12,502.99
Payment(s) Received Since Last Statement	-$12,502.99
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$12,831.58**
Amount Due by July 21, 2026	**$12,831.58**

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

Your Locations With The Highest Usage

1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876	8,138 KWH
1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876	4,766 KWH

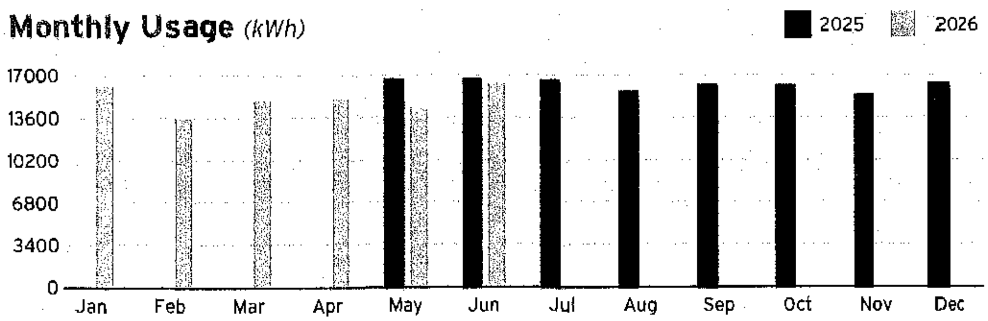
Scan here to interact with your bill online.

DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage *(kWh)*



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 311000030198
Due Date: July 21, 2026

Amount Due: $12,831.58

Payment Amount: $ ____________

700125004785

Your account will be drafted on July 21, 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.

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

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

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

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month
Increased Same Decreased

Service Address: MEADOW POINTE, PH 1U, WESLEY CHAPEL, FL 33544-0000
Sub-Account Number: 211014502689
Amount: $488.16

Service Address: WESLEY CHAPEL LKS PH2 UN 1B, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014027679
Amount: $539.57

Service Address: MEADOW POINTE PARCEL PP QQ, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014027422
Amount: $760.45

Service Address: MEADOW POINTE/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014027190
Amount: $997.90

Service Address: MANSFIELD/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014026929
Amount: $336.44

Service Address: MEADOW POINT PARCEL TT, WESLEY CHAPEL, FL 33544-0000
Sub-Account Number: 211014026697
Amount: $565.01

Service Address: MEADOW POINTE PARCEL VV, WESLEY CHAPEL, FL 33544-0000
Sub-Account Number: 211014026457
Amount: $386.58

Continued on next page →

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

Ways To Pay Your Bill

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

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

Phone
Toll Free:
866-689-6469

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

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month
Increased Same Decreased

Service Address: MEADOW POINTE P1 U 1E, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014026192
Amount: $535.25

Service Address: MEADOW POINTE P-1 UID, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014025996
Amount: $535.25

Service Address: MEADOW POINTE PARCEL EE, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014025715
Amount: $624.48

Service Address: BEARDSLEY/WHITLOCK, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014025491
Amount: $453.47

Service Address: WESLEY CHAPEL LAKES, PH 12A, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014025285
Amount: $327.11

Service Address: WESLEY CHAPEL PHASE I C, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014024973
Amount: $416.33

Service Address: WESLEY CHAPEL, PH 1, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014024759
Amount: $565.01

Service Address: BEARDSLEY DR FRM WHITLOCK, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014024478
Amount: $236.61

Service Address: MEADOW POINT PARCEL FF, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014024304
Amount: $951.59

Service Address: MEADOW POINTE PARCEL SS, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014024056
Amount: $594.77

Service Address: MEADOW POINTE CLUBHOUSE, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014023785
Amount: $378.75

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month
Increased Same Decreased

Service Address: 1226 HILLHURST DR ENT, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014023603

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000097945	06/15/2026	17,569		17,395		174 kWh	1	32 Days	**$53.88**
									4.2%

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	06/15/2026	141		87		54 kWh	1	32 Days	**$32.86**
									14.3%

Service Address: 31534 HEATHERSTONE DR, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014022654

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000123133	06/15/2026	18,374		18,152		222 kWh	1	32 Days	**$62.29**
									7.2%

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	06/15/2026	29,325		29,107		218 kWh	1	32 Days	**$61.57**
									7.9%

Service Address: 31751 LARKEN HEATH DR GATE, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014022233

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000103850	06/16/2026	20,018		19,724		294 kWh	1	33 Days	**$75.63**
									10.1%

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	06/15/2026	14,039		13,896		143 kWh	1	32 Days	**$48.44**
									19.2%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month
▲ Increased ■ Same ▼ Decreased

Service Address: 1549 MEADOW POINTE BL I, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014021839

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000967413	06/15/2026	5,559		5,559		0 kWh	1	32 Days	$23.38
								▼	100.0%

Service Address: 1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876 **Sub-Account Number:** 211014021607

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760922	06/15/2026	3,332		95,194		8,138 kWh	1	32 Days	$845.06
1000760922	06/15/2026	11.86		0		11.86 kW	1	32 Days ▲	10.1%

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	06/15/2026	917		905		12 kWh	1	32 Days	$25.48
1000760919	06/15/2026	0.4		0		0.4 kW	1	32 Days ▲	33.3%

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	06/15/2026	60,844		60,627		217 kWh	1	32 Days	$61.40
								▲	9.6%

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	06/15/2026	423		95,657		4,766 kWh	1	32 Days	$858.44
								▲	27.5%

Service Address: 1236 AMMANFORD PL, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014020591

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000114901	06/15/2026	16,835		16,678		157 kWh	1	32 Days	$50.90
								▲	1.3%

Service Address: 1123 BROUGHTON PL, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014020351

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000142239	06/15/2026	16,142		16,003		139 kWh	1	32 Days	$47.75
								▲	3.0%

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	06/15/2026	11,793		10,268		1,525 kWh	1	32 Days	**$290.58**
									12.4%

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	06/15/2026	14,359		14,216		143 kWh	1	32 Days	**$48.44**
									9.2%

Service Address: 31220 WHITLOCK DR, MP, WESLEY CHAPEL, FL 33543-3945 **Sub-Account Number:** 211013949733

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000098994	06/15/2026	13,552		13,416		136 kWh	1	32 Days	**$47.20**
									5.4%

Total Current Month's Charges **$12,831.58**

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TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014502689
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014027679
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014027422
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014027190
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014026929
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014026697
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014026457
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014026192
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014025996
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014025715
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014025491
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

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Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014025285
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014024973
Statement Date: 07/01/2026

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

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Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014024759
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014024478
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014024304
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014024056
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

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Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014023785
Statement Date: 07/01/2026

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

Service Period: 05/22/2026 - 06/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014023603
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading -	Previous Reading =	Total Used	Multiplier	Billing Period
1000097945	06/15/2026	17,569	17,395	174 kWh	1	32 Days

Charge Details

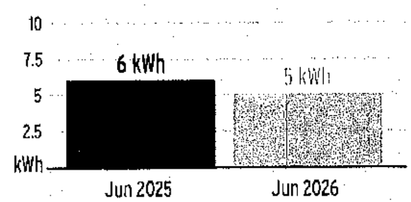
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*174 kWh @ $0.09202/kWh*	$16.01
Fuel Charge	*174 kWh @ $0.03516/kWh*	$6.12
Storm Protection Charge	*174 kWh @ $0.00568/kWh*	$0.99
Clean Energy Transition Mechanism	*174 kWh @ $0.00418/kWh*	$0.73
Storm Surcharge	*174 kWh @ $0.02121/kWh*	$3.69
Florida Gross Receipt Tax		$1.25
Electric Service Cost		**$49.91**
State Tax		$3.97
Total Electric Cost, Local Fees and Taxes		**$53.88**

Current Month's Electric Charges $53.88

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014023348
Statement Date: 07/01/2026

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

Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014022878
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Gate
Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading -	Previous Reading =	Total Used	Multiplier	Billing Period
1000706197	06/15/2026	141	87	54 kWh	1	32 Days

Charge Details

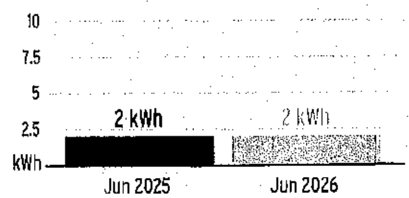
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*54 kWh @ $0.09202/kWh*	$4.97
Fuel Charge	*54 kWh @ $0.03516/kWh*	$1.90
Storm Protection Charge	*54 kWh @ $0.00568/kWh*	$0.31
Clean Energy Transition Mechanism	*54 kWh @ $0.00418/kWh*	$0.23
Storm Surcharge	*54 kWh @ $0.02121/kWh*	$1.15
Florida Gross Receipt Tax		$0.76
Electric Service Cost		**$30.44**
State Tax		$2.42
Total Electric Cost, Local Fees and Taxes		**$32.86**

Current Month's Electric Charges **$32.86**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014022654
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123133	06/15/2026	18,374		18,152		222 kWh	1	32 Days

Charge Details

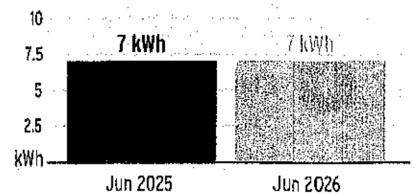
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*222 kWh @ $0.09202/kWh*	$20.43
Fuel Charge	*222 kWh @ $0.03516/kWh*	$7.81
Storm Protection Charge	*222 kWh @ $0.00568/kWh*	$1.26
Clean Energy Transition Mechanism	*222 kWh @ $0.00418/kWh*	$0.93
Storm Surcharge	*222 kWh @ $0.02121/kWh*	$4.71
Florida Gross Receipt Tax		$1.44
Electric Service Cost		**$57.70**
State Tax		$4.59
Total Electric Cost, Local Fees and Taxes		**$62.29**

Current Month's Electric Charges $62.29

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014022449
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000127032	06/15/2026	29,325		29,107		218 kWh	1	32 Days

Charge Details

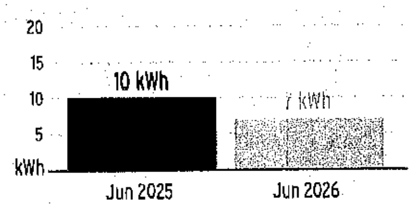
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*218 kWh @ $0.09202/kWh*	$20.06
Fuel Charge	*218 kWh @ $0.03516/kWh*	$7.66
Storm Protection Charge	*218 kWh @ $0.00568/kWh*	$1.24
Clean Energy Transition Mechanism	*218 kWh @ $0.00418/kWh*	$0.91
Storm Surcharge	*218 kWh @ $0.02121/kWh*	$4.62
Florida Gross Receipt Tax		$1.43
Electric Service Cost		**$57.04**
State Tax		$4.53
Total Electric Cost, Local Fees and Taxes		**$61.57**

Current Month's Electric Charges **$61.57**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014022233
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/15/2026 - 06/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000103850	06/16/2026	20,018		19,724		294 kWh	1	33 Days

Charge Details

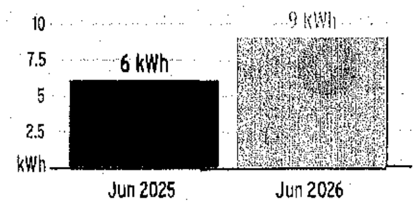
Electric Charges

Daily Basic Service Charge	*33 days @ $0.66000*	$21.78
Energy Charge	*294 kWh @ $0.09202/kWh*	$27.05
Fuel Charge	*294 kWh @ $0.03516/kWh*	$10.34
Storm Protection Charge	*294 kWh @ $0.00568/kWh*	$1.67
Clean Energy Transition Mechanism	*294 kWh @ $0.00418/kWh*	$1.23
Storm Surcharge	*294 kWh @ $0.02121/kWh*	$6.24
Florida Gross Receipt Tax		$1.75
Electric Service Cost		**$70.06**
State Tax		$5.57
Total Electric Cost, Local Fees and Taxes		**$75.63**

Current Month's Electric Charges $75.63

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014022043
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000101280	06/15/2026	14,039		13,896		143 kWh	1	32 Days

Charge Details

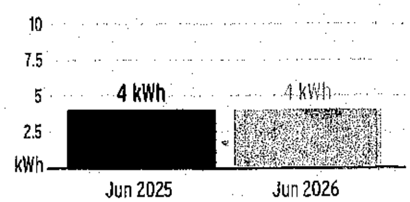
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*143 kWh @ $0.09202/kWh*	$13.16
Fuel Charge	*143 kWh @ $0.03516/kWh*	$5.03
Storm Protection Charge	*143 kWh @ $0.00568/kWh*	$0.81
Clean Energy Transition Mechanism	*143 kWh @ $0.00418/kWh*	$0.60
Storm Surcharge	*143 kWh @ $0.02121/kWh*	$3.03
Florida Gross Receipt Tax		$1.12
Electric Service Cost		**$44.87**
State Tax		$3.57
Total Electric Cost, Local Fees and Taxes		**$48.44**

Current Month's Electric Charges **$48.44**

Billing information continues on next page →

Avg kWh Used Per Day



00000032-0000751-Page 33 of 44

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014021839
Statement Date: 07/01/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION
Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967413	06/15/2026	5,559		5,559		0 kWh	1	32 Days

Charge Details

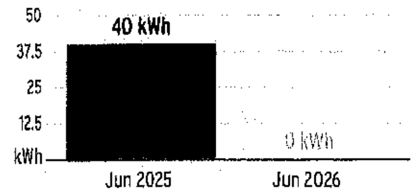
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Florida Gross Receipt Tax		$0.54
Electric Service Cost		**$21.66**
State Tax		$1.72
Total Electric Cost, Local Fees and Taxes		**$23.38**

Current Month's Electric Charges $23.38

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014021607
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760922	06/15/2026	3,332		95,194		8,138 kWh	1	32 Days
1000760922	06/15/2026	11.86		0		11.86 kW	1	32 Days

Charge Details

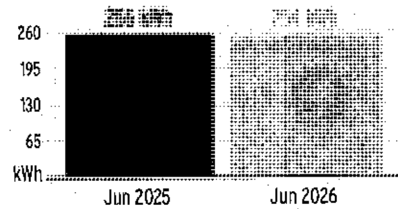
Electric Charges

Daily Basic Service Charge	*32 days @ $1.12000*	$35.84
Billing Demand Charge	*12 kW @ $19.06000/kW*	$228.72
Energy Charge	*8,138 kWh @ $0.00815/kWh*	$66.32
Fuel Charge	*8,138 kWh @ $0.03516/kWh*	$286.13
Capacity Charge	*12 kW @ $0.72000/kW*	$8.64
Storm Protection Charge	*12 kW @ $2.02000/kW*	$24.24
Energy Conservation Charge	*12 kW @ $0.79000/kW*	$9.48
Environmental Cost Recovery	*8,138 kWh @ $0.00072/kWh*	$5.86
Clean Energy Transition Mechanism	*12 kW @ $1.15000/kW*	$13.80
Storm Surcharge	*8,138 kWh @ $0.01035/kWh*	$84.23
Florida Gross Receipt Tax		$19.57
Electric Service Cost		**$782.83**
State Tax		$62.23
Total Electric Cost, Local Fees and Taxes		**$845.06**

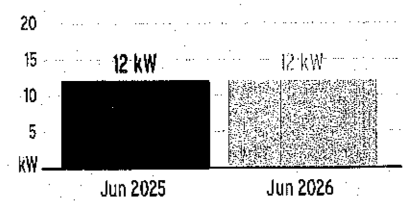
Current Month's Electric Charges $845.06

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014021375
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Lift

Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760919	06/15/2026	917		905		12 kWh	1	32 Days
1000760919	06/15/2026	0.4		0		0.4 kW	1	32 Days

Charge Details

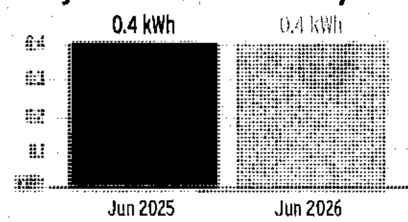
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*12 kWh @ $0.09202/kWh*	$1.10
Fuel Charge	*12 kWh @ $0.03516/kWh*	$0.42
Storm Protection Charge	*12 kWh @ $0.00568/kWh*	$0.07
Clean Energy Transition Mechanism	*12 kWh @ $0.00418/kWh*	$0.05
Storm Surcharge	*12 kWh @ $0.02121/kWh*	$0.25
Florida Gross Receipt Tax		$0.59
Electric Service Cost		**$23.60**
State Tax		$1.88
Total Electric Cost, Local Fees and Taxes		**$25.48**

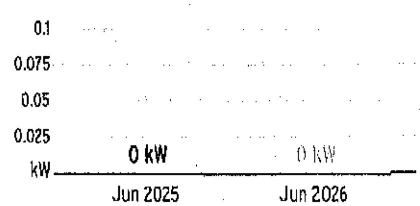
Current Month's Electric Charges $25.48

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor

4.46% Jun 2025

3.95% Jun 2026

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014021102
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142218	06/15/2026	60,844		60,627		217 kWh	1	32 Days

Charge Details

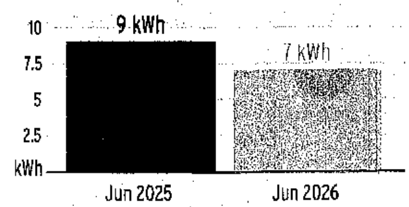
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*217 kWh @ $0.09202/kWh*	$19.97
Fuel Charge	*217 kWh @ $0.03516/kWh*	$7.63
Storm Protection Charge	*217 kWh @ $0.00568/kWh*	$1.23
Clean Energy Transition Mechanism	*217 kWh @ $0.00418/kWh*	$0.91
Storm Surcharge	*217 kWh @ $0.02121/kWh*	$4.60
Florida Gross Receipt Tax		$1.42
Electric Service Cost		**$56.88**
State Tax		$4.52
Total Electric Cost, Local Fees and Taxes		**$61.40**

Current Month's Electric Charges **$61.40**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014020864
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760920	06/15/2026	423		95,657		4,766 kWh	1	32 Days

Charge Details

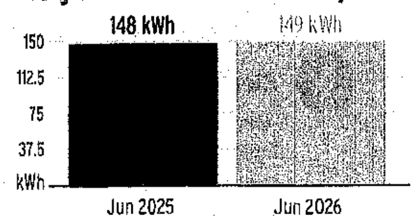
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*4,766 kWh @ $0.09202/kWh*	$438.57
Fuel Charge	*4,766 kWh @ $0.03516/kWh*	$167.57
Storm Protection Charge	*4,766 kWh @ $0.00568/kWh*	$27.07
Clean Energy Transition Mechanism	*4,766 kWh @ $0.00418/kWh*	$19.92
Storm Surcharge	*4,766 kWh @ $0.02121/kWh*	$101.09
Florida Gross Receipt Tax		$19.88
Electric Service Cost		**$795.22**
State Tax		$63.22
Total Electric Cost, Local Fees and Taxes		**$858.44**

Current Month's Electric Charges **$858.44**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014020591
Statement Date: 07/01/2026

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

Meter Read

Meter Location: GATE
Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114901	06/15/2026	16,835		16,678		157 kWh	1	32 Days

Charge Details

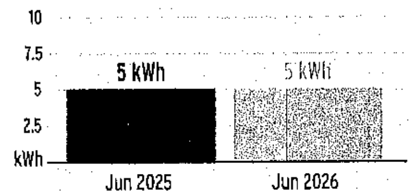
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*157 kWh @ $0.09202/kWh*	$14.45
Fuel Charge	*157 kWh @ $0.03516/kWh*	$5.52
Storm Protection Charge	*157 kWh @ $0.00568/kWh*	$0.89
Clean Energy Transition Mechanism	*157 kWh @ $0.00418/kWh*	$0.66
Storm Surcharge	*157 kWh @ $0.02121/kWh*	$3.33
Florida Gross Receipt Tax		$1.18
Electric Service Cost		**$47.15**
State Tax		$3.75
Total Electric Cost, Local Fees and Taxes		**$50.90**

Current Month's Electric Charges **$50.90**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014020351
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Gate

Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142239	06/15/2026	16,142		16,003		139 kWh	1	32 Days

Charge Details

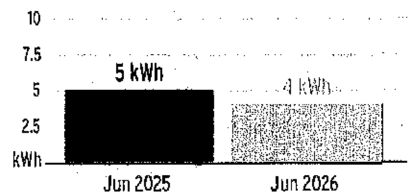
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*139 kWh @ $0.09202/kWh*	$12.79
Fuel Charge	*139 kWh @ $0.03516/kWh*	$4.89
Storm Protection Charge	*139 kWh @ $0.00568/kWh*	$0.79
Clean Energy Transition Mechanism	*139 kWh @ $0.00418/kWh*	$0.58
Storm Surcharge	*139 kWh @ $0.02121/kWh*	$2.95
Florida Gross Receipt Tax		$1.11
Electric Service Cost		**$44.23**
State Tax		$3.52
Total Electric Cost, Local Fees and Taxes		**$47.75**

Current Month's Electric Charges $47.75

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014020187
Statement Date: 07/01/2026

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

Meter Read

Meter Location: Behind wall look left
Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760998	06/15/2026	11,793		10,268		1,525 kWh	1	32 Days

Charge Details

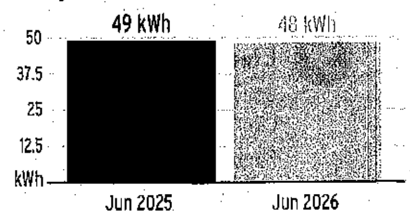
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*1,525 kWh @ $0.09202/kWh*	$140.33
Fuel Charge	*1,525 kWh @ $0.03516/kWh*	$53.62
Storm Protection Charge	*1,525 kWh @ $0.00568/kWh*	$8.66
Clean Energy Transition Mechanism	*1,525 kWh @ $0.00418/kWh*	$6.37
Storm Surcharge	*1,525 kWh @ $0.02121/kWh*	$32.35
Florida Gross Receipt Tax		$6.73
Electric Service Cost		**$269.18**
State Tax		$21.40
Total Electric Cost, Local Fees and Taxes		**$290.58**

Current Month's Electric Charges **$290.58**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211013949949
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000115610	06/15/2026	14,359		14,216		143 kWh	1	32 Days

Charge Details

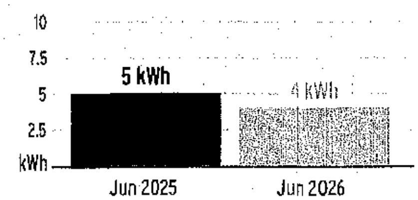
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*143 kWh @ $0.09202/kWh*	$13.16
Fuel Charge	*143 kWh @ $0.03516/kWh*	$5.03
Storm Protection Charge	*143 kWh @ $0.00568/kWh*	$0.81
Clean Energy Transition Mechanism	*143 kWh @ $0.00418/kWh*	$0.60
Storm Surcharge	*143 kWh @ $0.02121/kWh*	$3.03
Florida Gross Receipt Tax		$1.12
Electric Service Cost		**$44.87**
State Tax		$3.57
Total Electric Cost, Local Fees and Taxes		**$48.44**

Current Month's Electric Charges $48.44

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211013949733
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/15/2026 - 06/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading -	Previous Reading =	Total Used	Multiplier	Billing Period
1000098994	06/15/2026	13,552	13,416	136 kWh	1	32 Days

Charge Details

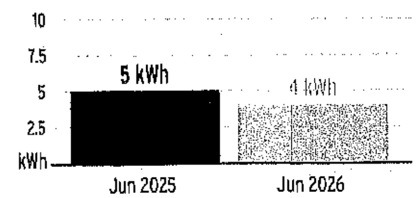
Electric Charges

Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*136 kWh @ $0.09202/kWh*	$12.51
Fuel Charge	*136 kWh @ $0.03516/kWh*	$4.78
Storm Protection Charge	*136 kWh @ $0.00568/kWh*	$0.77
Clean Energy Transition Mechanism	*136 kWh @ $0.00418/kWh*	$0.57
Storm Surcharge	*136 kWh @ $0.02121/kWh*	$2.88
Florida Gross Receipt Tax		$1.09
Electric Service Cost		**$43.72**
State Tax		$3.48
Total Electric Cost, Local Fees and Taxes		**$47.20**

Current Month's Electric Charges $47.20

Total Current Month's Charges $12,831.58

Avg kWh Used Per Day



Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01667P **Date 07/17/2026**

Attn:
Meadow Pointe III CDD Rizzetta
RIZZETTA IS 3434 COLWELL AVE,
SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-01667P **Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe III Community Development District** **RE:** Meadow Pointe III Public Hearing and Regular Meeting on August 19, 2026 **Published:** 7/17/2026	$135.63

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$135.63**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

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INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe III Community Development District

The Board of Supervisors (the "Board") of the Meadow Pointe III Community Development District (the "District") will hold a public hearing and a meeting on Wednesday August 19, 2026, at 6:30 p.m. at the Meadow Pointe III Clubhouse, 1500 Meadow Pointe Blvd., Wesley Chapel, Florida 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting http://www.meadowpointe3.org, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The proposed O&M Assessment for each of the 1,788 units in the District is $1,776.35. This is preliminary and subject to change at the meeting and in any future year.

The O&M Assessments (in addition to debt assessments or other District assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

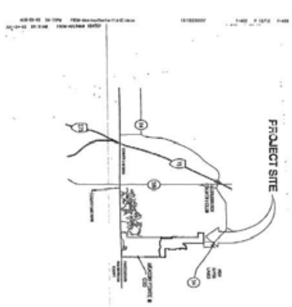
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Darryl Adams
District Manager



July 17, 2026 | 26-01667P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

Business Observer

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Sarasota, FL 34236
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INVOICE

Legal Advertising

Invoice # 26-01759P **Date 07/24/2026**

Attn:
Meadow Pointe III CDD Rizzetta
RIZZETTA IS 3434 COLWELL AVE,
SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-01759P **Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe III Community Development District** **RE:** Public Hearing and Meeting on August 19, 2026 at 6:30 p.m. **Published:** 7/24/2026	$70.00

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$70.00**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Meadow Pointe III Community Development District

The Board of Supervisors (the "Board") of the Meadow Pointe III Community Development District (the "District") will hold a public hearing and a meeting on August 19, 2026, at 6:30 p.m. at the Meadow Pointe III Clubhouse located at 1500 Meadow Pointe Boulevard, Wesley Chapel, FL 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.meadowpointe3.org, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 994-1001.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Darryl Adams
District Manager
July 24, 2026 26-01759P

U.S. Water Services Corporation

INVOICE

Page: 1

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

Invoice Number:	SI150796
Invoice Date:	7/1/2026
Due Date	7/31/2026

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

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

Customer ID C00588
P.O. Number
WA:

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

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
7/1/2026	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**

U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe 3 DATE: 6-9-26

MODEL OF PUMPS: HP: 2

POWER: AC VOLTS: 230 PHASE: 1

PUMPS AMPS:	#1	L1	18.9	L2	18.7	L3	0
	#2	L1	19.6	L2	19.0	L3	0
RESISTANCE:	#1	L1 & L2	0	L2 & L3	0	L1 & L3	0
	#2	L1 & L2	0	L2 & L3	0	L1 & L3	0

PUMP GROUND: #1 ETM 440.4 #2 ETMs 366.9

CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.)

CONTROL PANEL:

ALTERNATION OK
ALARM HORN OK
ALARM LIGHT

FLOAT SYSTEM
#1 OK
#2 OK
#3 OK
#4 OK

CONDITION OF PANEL BOX:

PAINT OK
HASP OK
HINGES OK
STAND OK
LOCK OK

OTHER PANEL PROBLEMS

WET WELL:

SIZE PIPING 2"
TYPE PVC
COND. PIPE OK
GREASE ON WALL Min
GREASE FLOATING Min
HATCH COVER OK
HINGES OK

DRY WELL:

SIZE PIPING 2"
TYPE PVC
COND. PIPE OK
GREASE ON WALL none
GREASE FLOATING none
HATCH COVER OK
HINGES OK

CONDITION AROUND LIFT STATION: (WEEDS, TRASH, OTHER) Good

WORK THAT NEEDS TO BE DONE:

CC: OWNER

Signature & Date [signature] 6-9-26

Owned & Operated in the U.S.A.

4939 Cross Bayou Boulevard New Port Richey, FL 34652
Phone: 727-848-8292 Fax: 727-848-7701 Toll Free: 866-753-8292

CC063026-720

0 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$7,690.00
Statement Closing Date	June 30, 2026
Days in Billing Cycle	30
Previous Balance	$1,565.29
Payments & Credits	$1,565.29
Purchases & Other Charges	$2,280.07
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$2,280.07

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

PAYMENT INFORMATION

New Balance	$2,280.07
Minimum Payment Due	**$2,280.07**
Payment Due Date	**July 27, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$1,565.29-	
06/25	06/25	F151500J000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,565.29-
		MICHELLE WHITE	**$0.00**	
		JUSTIN LAWRENCE	**$2,280.07**	
06/02	06/02	0230537HA00H27X9Q	PUBLIX #006 WESLEY CHAPEL FL	38.13
			MCC: 5411 MERCHANT ZIP: 33544	
06/06	06/06	5543286HD5V9M6E3K	AMAZON MKTPL*3Y2WP5XK3 SEATTLE WA	138.48
			MCC: 5942 MERCHANT ZIP:	
06/06	06/06	8230509HDEHN468AF	AMAZON RETA* UM7NM7GS3 SEATTLE WA	9.99
			MCC: 5331 MERCHANT ZIP:	
06/09	06/09	0230537HH00GL4KSJ	PUBLIX #006 WESLEY CHAPEL FL	29.16
			MCC: 5411 MERCHANT ZIP: 33544	
06/09	06/09	5270715HH09FP18EB	HOMEDEPOT.COM 800-430-3376 GA	245.44
			MCC: 5200 MERCHANT ZIP: 30339000	
06/11	06/11	5543286HJ5X3PKD5A	AMAZON MKTPL*XQ19Y1EO3 SEATTLE WA	259.26
			MCC: 5942 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

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

PAYMENT INFORMATION

Payment Due Date	**July 27, 2026**
New Balance	**$2,280.07**
Minimum Payment Due	$2,280.07
Past Due Amount	$0.00
Amount Enclosed:	$

Make Check Payable to:

0 0
MEADOW POINTE III CDD
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/11	06/11	2230379HJ01TNR4BA	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	175.00
06/11	06/11	8230509HJEHN0N10D	AMAZON RETA* GP01X3H43 SEATTLE WA MCC: 5331 MERCHANT ZIP:	8.84
06/12	06/12	5270715HL09FWSNG0	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	76.87
06/14	06/14	5543286HM5XYGP2EA	AMAZON MKTPL*N126F6UC3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	386.49
06/15	06/15	5543286HN5YFQ0K0K	AMAZON MKTPL*200253N93 SEATTLE WA MCC: 5942 MERCHANT ZIP:	34.99
06/16	06/16	0230537HRHEYATS8T	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	72.89
06/17	06/17	8230509HREHNYG6TP	AMAZON RETA* ES5PB21O3 SEATTLE WA MCC: 5331 MERCHANT ZIP:	75.44
06/17	06/17	8230509HTEHMK0RJ8	AMAZON RETA* 0G2UP89K3 SEATTLE WA MCC: 5331 MERCHANT ZIP:	162.12
06/18	06/18	5543286HT5Z97ESN7	AMAZON MKTPL*H78VS22M3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	258.69
06/18	06/18	5531020HSD54BPF1J	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	7.98
06/18	06/18	0230537HS00HAB5T6	SPEEDWAY 43322 WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP: 33543	30.00
06/19	06/19	5543286HS5ZVY39R9	AMAZON MKTPL*0S8VZ1JZ3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	74.94
06/23	06/23	0230537HZ00GH3A1Q	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	38.13
06/28	06/28	5543286J362ZP6VX9	AMAZON MKTPL*8T52D2VF3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	110.75
06/28	06/28	8230509J3EHMTRFEQ	AMAZON RETA* EP6L04H03 SEATTLE WA MCC: 5331 MERCHANT ZIP:	19.98
06/29	06/29	1230202J40003NKZ7	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50

IMPORTANT ACCOUNT INFORMATION

$0 - $2,280.07 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/27/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$5.70	$0-$500,000 = 0.25%
New Cashback Balance	$5.70	$500,001-$1,500,000 = 0.60%
Your cashback will be award on	May 2027	$1,500,00-$4,000,000 = 0.75%
		$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

Meadow Pointe III CDD
Closing Date June 30, 2026
Payment Date July 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	Special Events
				Clubhouse Maintenance & Repair	Operating Supplies	Vehicle Maintenance	Special Events
Date	**Vendor Name**	**Description**	**Amount**	**57200-4705**	**57200-4738**	**57200-4660**	**57400-4775**
6/1/2026		**Beginning Balance**	**$ 1,565.29**				
06/02/26	Publix	CPW Items	$ 38.13		$ 38.13		
06/06/26	Amazon	Misc. Clubhouse & Maint. Supplies	$ 138.48	$ 138.48			
06/06/26	Amazon	Wasp & Hornet Spray (Ct. 2)	$ 9.99	$ 9.99			
06/09/26	Publix	CPW Items	$ 29.16		$ 29.16		
06/09/26	Home Depot	Gate Signs (Ct. 16) (Order 4/5)	$ 245.44	$ 245.44			
06/11/26	Amazon	Misc. Clubhouse & Maint. Supplies	$ 259.26	$ 259.26			
06/11/26	76 Daybreak	Gas For Truck/Power Washer/Bobcat	$ 175.00			$ 175.00	
06/11/26	Amazon	Lysol Toilet Bowl Cleaner Gel (Ct.	$ 8.84	$ 8.84			
06/12/26	Home Depot	Misc. Maintenance Supplies	$ 76.87	$ 76.87			
06/14/26	Amazon	World Cup Pool Party Supplies	$ 386.49				$ 386.49
06/15/26	Amazon	Fitness Center Sanitizing Wipes	$ 34.99	$ 34.99			
06/16/26	Publix	CPW Items & CDD Meeting Snacks/Drinks	$ 72.89		$ 72.89		
06/17/26	Amazon	CH Paper Towels & Toilet Paper	$ 75.44	$ 75.44			
06/17/26	Amazon	Fitness Center Yoga/Fitness Mats (Ct. 4)	$ 162.12	$ 162.12			
06/18/26	Amazon	Misc. Clubhouse & Maint. Supplies	$ 258.69	$ 258.69			
06/18/26	Ace Hardware	Pool Gate Key Copies (Ct. 2)	$ 7.98	$ 7.98			
06/18/26	Speedway	Gas For Truck	$ 30.00			$ 30.00	
06/19/26	Amazon	World Cup Pool Party Supplies	$ 74.94				$ 74.94
06/23/26	Publix	CPW Items + Clubhouse Water	$ 38.13		$ 38.13		
06/28/26	Amazon	Misc. Clubhouse & Maint. Supplies	$ 110.75	$ 110.75			
06/28/26	Amazon	Wasp & Hornet Spray (Ct. 4)	$ 19.98	$ 19.98			
06/29/26	Mailchimp	Monthly Charges	$ 26.50	$ 26.50			
06/25/26		CC Payment	$ (1,565.29)				
06/30/26	**TOTAL**		**$ 2,280.07**	**$ 1,435.33**	**$ 178.31**	**$ 205.00**	**$ 461.43**
				57200-4705	**57200-4738**	**57200-4660**	**57400-4775**

Manager

Publix.

Shoppes at New Tampa
1920 Bruce B Downs Blvd
Wesley Chapel, FL 33544-9262
(813) 994-4566
Store Manager: Michael Barton

Publix Purified 32Pk(Pal) F		
$4.59 x 2		9.18
Raspberry Cc Coffee Ck Bt	F	5.99
6Ct Lemon Sourcream Cake	F	3.89
Coff-Mate Orig F/F Crmr	F	5.09
Guava Cake Bars	F	7.99
24Ct Assorted Cookie	F	5.99

Subtotal	38.13
Total Tax	0.00
Total	38.13
Credit	38.13
Change	0.00
Tax Exempt	0.00

MasterCard: *2746 $38.13
Credit Card Purchase
Auth/Trace: 023173/014947 Chip Read
Reference: 00970622753
A0000000041010
Mastercard

6/23/26

Manager

Order Summary

Order placed June 5, 2026   Order # 113-2765590-3665823

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:	$138.48
Shipping & Handling:	$0.00
Total before tax:	$138.48
Estimated tax to be collected:	$0.00
Grand Total:	**$138.48**

Arriving Tuesday

Gorilla Super Glue, Fast-Setting, Impact-Tough All-Purpose Adhesive with Anti-Clog Cap, 4 -3 g Tubes, (Pack of 1) - Clear
Sold by: Amazon.com
Supplied by: Other
$8.48

Sparkle Pick-A-Size Paper Towels, 6 Double Rolls (660 Sheets Total) - Strong 2-Ply Towels for Kitchen Cleanup and Everyday Messes
Sold by: Amazon.com
Supplied by: Other
$6.97

IKABEVEM Car Seat Covers 2 Front Seat Fit for Chevrolet/Chevy Colorado 2015-2025 2026: Auto Interior Accessories, Waterproof Faux Leather Vehical Car Seat Cushion Covers(Black&Redline)
Sold by: IKABEVEM
Supplied by: Other
$123.03

6/5/26

Manager

Order Summary

Order placed June 5, 2026   Order # 113-4500166-0803434

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:	$9.99
Shipping & Handling:	$0.00
Total before tax:	$9.99
Estimated tax to be collected:	$0.00
Grand Total:	**$9.99**

Arriving Monday

Raid Wasp & Hornet Killer Spray, Kills the Entire Nest, For Paper Wasps, Yellow Jackets, Mud Daubers and more, 14 oz (Pack of 2)

Sold by: Amazon.com

Supplied by: Other

$9.99

6/5/26

Manager

Order **#WK28080214**
Placed on: Jun 08, 2026

Feedback

Billing Information

Justin Lawrence
1500 Meadow Pointe Blvd
Wesley Chapel FL 33543

Payment Method: MC ***2746

Item	Price/Item	Qty	Line Total
Delivery (1 item) 1500 Meadow Pointe Blvd , Wesley Chapel, FL 33543			
Lynch Sign 10 in. x 14 in. Gate Warning Sign Printed on More Durable Thicker Longer Lasting Styrene Plastic	$15.34	16	$245.44
Expect it on Jun 10 - Jun 11			
	Subtotal		**$245.44**
	Sales Tax		$0.00
	Total		**$245.44**

Need help?
Online Customer Support: 1-800-430-3376
Call 7 days a week: 6 a.m. to 2 a.m. EST

6/8/26

Manager

Publix

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

0006 69R 096 142

OREO FROSTED CKIE	5.99	
GW VRTY MIN MUFFIN	6.49	F
FUDGE CHOCOLATE	9.99	T
24CT ASSORTED CKIE	5.99	F

Order Total		28.46
Sales Tax		0.70
Grand Total		~~29.16~~
Credit	Payment	29.16
Change		0.00

Receipt ID: 0006 69R 096 142

PRESTO!
Trace #: 096033
Reference #: 1365535652
Acct #: XXXXXXXXXXXX2746
Purchase Mastercard
Amount: $29.16
Auth #: 009497

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

Manager

Order Summary

Order placed June 10, 2026 Order # 113-7964182-3546666

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

Payment method
Mastercard ending in 2746
View related transactions

Order Summary

Item(s) Subtotal:	$8.84
Shipping & Handling:	$0.00
Total before tax:	$8.84
Estimated tax to be collected:	$0.00
Grand Total:	**$8.84**

Arriving Friday

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
$8.84

6/10/26

Manager

Order Summary

Order placed June 10, 2026   Order # 113-2862665-8765016

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:	$259.92
Shipping & Handling:	$0.00
Multibuy Discount:	-$0.66
Total before tax:	$259.26
Estimated tax to be collected:	$0.00
Grand Total:	**$259.26**

Arriving Friday

Triple Turbo Nozzle Pressure Washer, 3-in-1 360-Degree Rotating 3600 PSI Nozzle with 1/4" Quick Connect for Driveways, Concrete and Decks
Sold by: FUTUREAIDS TECH
Supplied by: Other
$34.99

LYSOL Disinfecting Wipes, All Purpose Cleaner, Multi-Surface Antibacterial Cleaning Wipes, Household Cleaning Supplies, Dorm Essentials, Lemon & Lime Blossom Scent, 80 ct. (4 Pack)
Sold by: Amazon.com
Supplied by: Other
$14.97

2

Scotch-Brite Zero Scratch Scrub Sponge, 3 Kitchen Sponges for Cleaning Around the Home, Bathroom & More, Effective + Gentle Dish Scrubber, Best for Nonstick Pots and Pans, Safe on Most Surfaces
Sold by: Amazon.com
Supplied by: Other
$3.32

3 Pieces Shepherds Hooks for Outdoor Adjustable 32 Inch Shepherds Hook Metal Bird Feeder Pole Black Garden Hooks for Hanging Plant Baskets Solar Lights Lanterns Bird Feeders Weddings Décor (3 PCS)
Sold by: PLUVAVA
Supplied by: Other
$17.99

Mysora Sticky Glue Coating, 20.4 oz (3 * 6.8 oz) Insect Trap Coating with Brush and 2 Pairs Gloves, Outdoor & Indoor DIY Long Lasting Adhesive for Stink Bug, Apple Fly, Mosquito Gnats, Biting Insects
Sold by: JUISYWELL
Supplied by: Other
$24.99

WEGOUP 900 Pcs Stainless Steel Flat Washers for Screws, 304 Stainless Steel, Assorted Sizes (M2 M2.5 M3 M4 M5 M6 M8 M10 M12) for Industrial Use, Washers for Bolts
Sold by: WEGOUP
Supplied by: Other
$6.98

2

Roundup Dual Action 365 Weed & Grass Killer Plus 12 Month Preventer with Pump 'N Go 2 Sprayer, 1.33 gal.
Sold by: Amazon.com
Supplied by: Other
$52.19

Bug Ball Replacement Ball, 3 Pack- Odorless Eco-Friendly Biting Fly and Insect Killer with NO Pesticides or Electricity Needed, Kid and Pet Safe
Sold by: Bay 15
Supplied by: Other
$39.99

Yupjlia Turbo Nozzle Pressure Washer, Premium 4000 PSI Max Rotating Pressure Washer Nozzle Tips with 1/4 Quick Connect for Cleaning Driveway, Brick, Concrete, Patio, Vinyl Surface, 4.0 GPM 4.0 Orifice
Sold by: Yupjlia
Supplied by: Other
$8.99

6/10/26

Manager

Order Summary

Order placed June 11, 2026   Order # 113-7045124-0197806

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:	$388.19
Shipping & Handling:	$0.00
Promotion Applied:	-$1.70
Total before tax:	$386.49
Estimated tax to be collected:	$0.00
Grand Total:	**$386.49**

Arriving Monday


2

Anley 2026 World Cup 48 Countries String Flag, International Bunting Pennant Banner, Decoration for Grand Opening, Sports Bar, Party Events - 46 Feet 48 Flags
Sold by: ANLEY
Supplied by: Other
$7.95

ZhouBoat Soccer Referee Kit, 6 Pcs Soccer Referee Shirt Jersey Umpire Uniform Football Linesman Flags Whistle Soccer Socks Referee Notebook Soccer Referee Costume for Adult Teenager, Yellow Large
Sold by: yitixkul
Supplied by: Other
$32.99


2

100PCS 2LB Soccer Party Food Trays, No Folding Required, Ready to Use Paper Serving Boats for Snacks, Nachos and Party Food, Game Day, World Cup Viewing, Birthday, Tailgate and Sports Events
Sold by: Jing Hui Store
Supplied by: Other
$16.99

RUEGGVAT World Soccer Fan Gift Set 2026-12 Pack Merchandise Mini Portable Fans Bulk, Battery Powered Small Personal Handheld Fan with Lanyard,Cards - Soccer Lover Gift
Sold by: RCEGG
Supplied by: Other
$28.49

ZhouBoat Soccer Referee Kit, 6 Pcs Soccer Referee Shirt Jersey Umpire Uniform Football Linesman Flags Whistle Soccer Socks Referee Notebook Soccer Referee Costume for Adult Teenager, Yellow Medium
Sold by: yitixkul
Supplied by: Other
$32.99

Play Platoon Weather Resistant Cornhole Bags Set of 8 - American Flag Corn Hole Bags (Stars & Stripes) - Outdoor Toss -Regulation Size & Weight
Sold by: Ubiquitty
Supplied by: Other
$23.99


2

Small Soccer Goal Set with 3 Ball Pump for Baby Toddler Kid, 8.6" Soccer Mini Goals Training Equipment for Garden Indoor Outdoor Backyard Gift for Boy Girl, Sports Family Game 24x18 Inch
Sold by: LNCOJOLM-Direct
Supplied by: Other
$17.98

Premium Weather Resistant Duck Cloth Cornhole Bags - Set of 8 Bean Bags for Corn Hole Game - 4 Red & 4 Blue
Sold by: Ubiquitty
Supplied by: Other
$22.99

300 Pcs 4th of July Decorations Red White and Blue Party Supplies, Patriotic Plastic Silverware Set 250th Anniversary Disposable Utensil Cutlery 100 Spoons 100 Forks 100 Knives Memorial Day
Sold by: AMENON FUN
Supplied by: Other
$21.99

Soccer Ring Lollipops,Individually Wrapped Candy for Birthday Party Favors,football Candy Lollipops Suckers,18 Count
Sold by: P-one Sweet
Supplied by: Other
$14.99

Actilize 3World Cup Flag Tablecloth International Country Flag Decorations, Disposable Plastic Table Cover for Soccer World Cup Party,Games, Patriotic BBQ, Birthday, Outdoor Picnic Supplies
Sold by: Actilize-us
Supplied by: Other
$11.99

2026 World Soccer Cup Themed 24 Pack Building Blocks with Keychains, 600 PCS Sports Mini Building Toys, Individually Wrapped Party Favors, Classroom Prizes, Travel Toys, Gifts for Kids Ages 4-12
Sold by: Howcasa
Supplied by: Other
$20.99

BOBISUKA Face Body Paint Sticks Kit, 12 Color Water Based Face Painting Crayon Set for Art Theater Halloween Party Cosplay Clown SFX Makeup for Women Adults, Non-Toxic Washable
Sold by: BOBISUKA-US
Supplied by: Other
$9.99

50Pcs World Cup 2026 Party Napkins - International Flags Themed Paper Napkins Disposable Soccer Party Napkins for Tournament Celebration, Kids Birthday & Game Day Decor Supplies
Sold by: yifangzhuangshi
Supplied by: Other
$6.99

14.6" World Cup Trophy Replica for 2026, Soccer Football Fan Souvenirs & Collections, Home Office Desktop Decor & Gift for Soccer Fans
Sold by: Maeysiph
Supplied by: Other
$52.99

6/11/26

76081 mi.

Manager

Gas for Truck PW/ Bobcat

WELCOME
DAYBREAK MARKET AND
3182 HUELAND POND
WESLEY CHAPEL FL
33543

DATE 6/11/26 12:36
TRAN#9088231
PUMP# 08
SERVICE LEVEL: SELF
PRODUCT: REGULAR
GALLONS: 45.349
PRICE/G: $3.859
FUEL SALE $175.00
CREDIT $175.00

ENTRY: Insert
MASTERCRD Acct: 2746
Term ID: 21
AUTH: 00-011189
Batch: 16
Seq: 030
INVOICE: 122804
EMV STAN#: 015746045
83
APP NAME: Mastercard
AID: A0000000041010
APP CRYPTOGRAM:
ARQC 8639B6756259C89
B

6/11/26

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.
By using this
offer
potential
savings would be
$13.60

Manager

How doers
get more done.

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

6311 00062 00760 06/12/26 11:18 AM
SALE CASHIER MINANSHU

071121958303 INSECT SPRAY <A>
SP TRIAZ INSECT KLR CONC RTS 32 OZ
2@8.57 17.14N
049057104064 FLAPPER <A> 6.98N
KORKY ULTRA WATER SAVER FLAPPER
6925974242147 TANK LEVER <A> 5.78N
DLXE FRONT MOUNT CHROME TANK LEVER
883351640398 DOORLOCK <A> 46.97N
KS SIG SMTKEY DBL CYL DBLT SATIN NIC

SUBTOTAL 76.87
SALES TAX 0.00
TAX EXEMPT
TOTAL $76.87
XXXXXXXXXXXX2746 MASTERCARD
USD$ 76.87
TA
AUTH CODE 012336/3624672
AUTH MODE ISSUER
Chip Read
AID A0000000041010 Mastercard

P.O.#/JOB NAME: 0
6311 06/12/26 11:18 AM

6311 02 00760 06/12/2026 8185

RETURN POLICY DEFINITIONS

POLICY ID		DAYS	POLICY EXPIRES ON
A	1	90	09/10/2026

Manager

Order Summary

Order placed June 15, 2026   Order # 113-9361142-5606610

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:	$258.69
Shipping & Handling:	$0.00
Total before tax:	$258.69
Estimated tax to be collected:	~~$0.00~~
Grand Total:	**$258.69**

Arriving Thursday

Kleenex Ultra Soft Facial Tissues, 3 Flat Boxes, 120 Tissues per Box, 3-Ply (360 Total), Packaging May Vary
Sold by: Amazon.com
Supplied by: Other
$6.19

Glad ForceFlex Tall Kitchen Drawstring Trash Bags, 13 Gal, Fragrance Free, 110 Ct (Package May Vary)
Sold by: Amazon.com
Supplied by: Other
$19.49

M MEEPO Box Cutter, 4-Pack Tough Folding Box Cutter for Heavy Duty Purpose, Razor Sharp Blade, Comfortable Handle, with Extra 10-Piece Blades, Can cut Drywall, Sheet Plastic, Linoleum, Boxes, Rope
Sold by: M MEEPO US
Supplied by: Other
$9.99

Amazon Basics Reclosable Double Zipper Sandwich Storage Bags for Food Storage, BPA Free, 100 Count
Sold by: Amazon.com
Supplied by: Other
$3.23

3

PEIPU Nitrile Disposable Gloves, (Large,100 Pack Powder Free, Cleaning Service Gloves, Latex Free,4Mil,
Sold by: PEIPU Corporation
Supplied by: Other
$9.98

Amazon Basics Reclosable Freezer Gallon Size Bags with Double Zipper Seal, Stand-Up Bottom, BPA Free, 90 Count (Previously Solimo)
Sold by: Amazon.com
Supplied by: Other
$10.15

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

GUSTO [12 oz. - 300 count Disposable White Paper Cups, Hot Coffee Cups - Eco-Friendly Hot Cups (Formerly Comfy Package)
Sold by: Rikkel Corp
Supplied by: Other
$28.36

PEIPU Nitrile Gloves Disposable Gloves (Medium, 100-Count), 4 Mil,Powder Free, Cleaning Service Gloves, Latex Free
Sold by: PEIPU Corporation
Supplied by: Other
$9.97

Arriving Thursday

Pull out Cabinet Organizer, Stainless Steel 2-Pack (9.8"W x 16.5"D) Full-Extension Slide out Drawer, Adhesive Roll out Can Spice Storage Basket Shelf Rack for Pantry, Kitchen, Bathroom, Home Closet
Sold by: Kitstorack
Supplied by: Other
$79.99

Ginger Lily Farms Club & Fitness Conditioning Liquid Hand Soap Refill, 100% Vegan & Cruelty-Free, Ocean Breeze Scent, 1 Gallon (128 fl oz)
Sold by: Amazon.com
Supplied by: Other
$21.39

6/15/26

Manager

Order Summary

Order placed June 15, 2026   Order # 113-3309919-9449802

Ship to

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

Payment method

Mastercard ending in 2746

View related transactions

Order Summary

Item(s) Subtotal:	$75.44
Shipping & Handling:	$0.00
Total before tax:	$75.44
Estimated tax to be collected:	$0.00
Grand Total:	**$75.44**

Arriving June 22

Amazon Basics 2-Ply White Centerpull Paper Towels | Bulk for Business | Compatible with Universal Dispensers | FSC Certified | 600 Towels per Roll (6 Rolls)(7.6 x 9 Sheet)(Previously AmazonCommercial)
Sold by: Amazon.com
Supplied by: Other
$30.23

AmazonCommercial 2-Ply White Jumbo Roll Toilet Paper, 9 in, Septic Safe, Compatible with Universal Dispensers, FSC Certified, 1000 Feet Per Roll (Pack of 12)
Sold by: Amazon.com
Supplied by: Other
$45.21

6/15/26

Manager

Order Summary

Order placed June 15, 2026 Order # 113-4315412-7841820

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:	$34.99
Shipping & Handling:	$0.00
Total before tax:	$34.99
Estimated tax to be collected:	$0.00
Grand Total:	**$34.99**

Arriving June 22

Touch Point Hand Sanitizing Wipes - FDA Registered, Premium Fabric, Ideal for Gym, Office, School, Home, Car, Travel, Hospital, and Restaurant (1500 Wipes/Roll)
Sold by: Arkwright Home
Supplied by: Other
$34.99

6/15/26

Manager

Order Summary

Order placed June 15, 2026   Order # 113-9134626-6717022

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:	$162.12
Shipping & Handling:	$0.00
Total before tax:	$162.12
Estimated tax to be collected:	$0.00
Grand Total:	**$162.12**

Arriving Wednesday

SPRI Hanging Exercise Mat, Fitness & Yoga Mat for Group Fitness Classes, Commercial Grade Quality with Reinforced Holes, 56"L x 23"W x 3/8" Thick
Sold by: Amazon.com
Supplied by: Other
$40.53

6/15/26

Manager

Publix.

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

Gw Variety Mini Muffin	F	6.49
Lemon Cc Coffee Cake Bite	F	5.49
You saved: $0.50		
6Ct Choc & Glazed Donuts	F	4.69
24Ct Assorted Cookie	F	5.99
Publix Purified 32Pk(Pal)	F	4.59
F/lay Vp Flavor Mix 18Ct	F	13.69
9Ct Mini Apple Strudel	F	5.99
Banana Walnut Loaf Cke Sl		6.99
Mandarins	F	6.99
Coca-Cola Classc 6Pk Mini	T	5.99
Coca-Cola Classc 6Pk Mini	T	0.00
You saved: $5.99		
Diet Coke 6Pk Mini	T	5.99
Sprite 6Pk Mini	T	0.00
You saved: $5.99		

Subtotal	72.89
Sales Tax 7% - T	0.00
Total Tax	0.00
Total	72.89
Credit	72.89
Change	0.00
Tax Exempt	0.84

****
SAVINGS: $12.48
****

6/16/26

MasterCard: *2746	$72.89
Credit Card	Purchase
Auth/Trace: 016067/047723	Chip Read
Reference: 009706886027	
A0000000041010	
Mastercard	

Manager

76,195

Gas For Truck

Speedway
Speedway

28232 WESLEY CHAPEL
BLVD
WESLEY CHAPEL, FL
STORE: 43322
PHONE: 8139914619

06/18/2026 16:08:25
Receipt #: 2097827
TID: 5429305291 7159

SALE
MASTERCARD
************2746
AUTH: 018916
REF: 694248945288
APPROVED
Entry: CONTACTLESS
Batch: 34
Seq: 5

PUMP	9
GRADE	REGULAR
GALLONS	8.524
PRICE/GAL	$ 3.519
FUEL TOTAL	$ 30.00
CREDIT	$ 30.00

MASTERCARD
AID: A0000000041010
TC:
ARQC
TCF354343600C667
COMPLETION

6/18/26

Manager

THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

06/18/26 3:31PM VIRGINIAC 265 SALE

5073531 1 EA $3.99 EA N
KEY SCHLAGE SC1 $3.99
5073531 1 EA $3.99 EA N
KEY SCHLAGE SC1 $3.99

SUB-TOTAL:$ 7.98 TAX: $ .00
TOTAL: $ 7.98
BC AMT: $ 7.98

BK CARD#: XXXXXXXXXXXX2746
MID:********5880 TID:***4733
AUTH: 018957 AMT: $ 7.98
Host reference #:301191 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000088000
IAD : 0110607001220000134B0000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM : No CVM
Name : Mastercard
ATC :0096
AC : E69CC62405DD5506
TxnID/ValCode: 381620

6/18/26

Manager

Order Summary

Order placed June 19, 2026   Order # 113-8563343-3317820

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:	$74.94
Shipping & Handling:	$0.00
Total before tax:	$74.94
Estimated tax to be collected:	~~$0.00~~
Grand Total:	**$74.94**

Arriving Monday


2

DEERSJUMP 116PCS Soccer Party Favors Goodie Bags Bulk, Soccer Gift Bag Fillers with Mini Ball, Slap Bracelets, Wristband, Keychain, Stickers for Football Party Supplies
Sold by: Justdeer
Supplied by: Other
$14.99

CUTIEHON Soccer Referee Jersey, Short Sleeve Official Pro Referee Shirt, Featuring a Badge Holder & Pockets Yellow
Sold by: CUTIEHON
Supplied by: Other
$18.99

Cherisnowy 72 PCS Soccer Party Favors - 48 Temporary Pre-Cut Tattoos & 24 Slap Bracelets - Fun Party Favors for Boys & Girls, Birthday Goodie Bag Fillers, Baby Shower Gifts, Classroom Rewards
Sold by: BestSlap
Supplied by: Other
$9.99


2

LAHAND 41Pcs Soccer Party Favors,Soccer Goodie Bags Stuffers with Tattoos Stickers Patriotic Fan Facial Paint Sport Whistles Slap Bracelets for Soccer Party Supplies
Sold by: inikemeiron
Supplied by: Other
$7.99

Back to top

6/19/26

Manager

Publix.

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

PUB PURIFIED WATER	4.59	F
PUB PURIFIED WATER	4.59	F
PETITE CINN ROLLS	6.49	F
ASST MINI DONUTS	3.99	F
GW VRTY MIN MUFFIN	6.49	F
9CT MINI BB CHS ST	5.99	F
24CT ASSORTED CKIE	5.99	F

Order Total		38.13
Sales Tax		0.00
Grand Total		38.13
Credit	Payment	38.13
Change		0.00

Receipt ID: 0006 62R 771 567

PRESTO!
Trace #: 773055
Reference #: 1056853065
Acct #: XXXXXXXXXXXX2746
Purchase Mastercard
Amount: $38.13
Auth #: 002099

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

6/2/26

Your cashier was Self-Checkout Lane 1

06/02/2026 15:20 S0006 R177 1567 C0777

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

Publix Super Markets, Inc.

Manager

Order Summary

Order placed June 25, 2026   Order # 113-4640459-3745800

Ship to

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

Payment method

Mastercard ending in 2746

View related transactions

Order Summary

Item(s) Subtotal:	$110.75
Shipping & Handling:	$0.00
Total before tax:	$110.75
Estimated tax to be collected:	$0.00
Grand Total:	**$110.75**

Arriving Monday

Mr. Pen- Sticky Notes, 3"x3", 12 Pads, 720 Sheets, Morandi Colors, Sticky Notes Bulk, Self-Stick Note Pads, Perfect for Office, School, Home, Study & Organization
Sold by: Mr. Pen
Supplied by: Other
$4.99

Amazon Basics Disposable Clear Plastic Forks, Premium Quality, 100 Count, Large Pack, Packaging May Vary
Sold by: Amazon.com
Supplied by: Other
$5.08

CRAFTSMAN V20 Cordless Drill/Driver Kit, 1/2 inch, Battery and Charger Included (CMCD700C1)
Sold by: Amazon.com
Supplied by: Other
$59.00

Sparkle Pick-A-Size Paper Towels, 6 Double Rolls (660 Sheets Total) - Strong 2-Ply Towels for Kitchen Cleanup and Everyday Messes
Sold by: Amazon.com
Supplied by: Other
$6.97

The Original Donut Shop Regular Keurig Single-Serve K-Cup Pods, Medium Roast Coffee, 72 Count
Sold by: Amazon.com
Supplied by: Other
$34.71

6/25/26

Manager

Order Summary

Order placed June 25, 2026   Order # 113-0049373-5984232

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:	$19.98
Shipping & Handling:	$0.00
Total before tax:	$19.98
Estimated tax to be collected:	$0.00
Grand Total:	**$19.98**

Arriving Monday

Raid Wasp & Hornet Killer Spray, Kills the Entire Nest, For Paper Wasps, Yellow Jackets, Mud Daubers and more, 14 oz (Pack of 2)

Sold by: Amazon.com

Supplied by: Other

2 $9.99

6/25/26

WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665
DISTRICT NO. 6426

PAGE **1**

ACCOUNT NO.	**6426-016054**
INVOICE NO.	**2238355W426**
STATEMENT DATE	**07/20/26**
DUE DATE	**07/25/26**
BILLING PERIOD	*//-//*

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

FOR ASSISTANCE CALL

Customer Service	**(352) 583-4204**
One Time Payments	**(800) 457-1379**

INVOICE STATEMENT

Date	Description		Amount
	Contract No: 02882		
	Service Location	**MEADOW POINT III CDD**	
	Acct #016054-0001	**1500 MEADOW POINT BLVD WESLEY CH**	
07/20/26	FUEL AND MATERIAL SURCHARGE	1.00 SC70380826	$ 73.43
07/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70380825	$ 20.54
07/20/26	BASIC SERVICE CHARGE	1.00 6.00YD	$ 205.35
	8/1/2026-8/31/2026		
	Invoice Total		**$ 299.32**
	Account Balance		**$ 299.32**

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.

NNNNNNNNNNN

Please remit to the address below and return your remit stub with your payment.

WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665

ACCOUNT NO.	**6426-016054**
INVOICE NO.	**2238355W426**
STATEMENT DATE	**07/20/26**
DUE DATE	**07/25/26**
PAY THIS AMOUNT	**299.32**

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 000000000000000000X0160541 000000299320000000000000002238355 7

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	06/22/2026
Amount Due	1,644.32
Current Charges Due	07/17/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh 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
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 @ 0.04700	223.21	
Poles(QTY 114)	570.00	
FL Gross Receipts Tax	12.13	
State Tax	105.87	
Pasco County Tax	15.24	
Total Current Charges		1,644.32
Total Due E.F.T.		1,644.32

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.

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 07/02/2026.

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: 06/22/2026

Use above space for address change ONLY.

District: OP15

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

19 9 - 5625

Electronic Funds Transfer on or after	07/02/2026
TOTAL CHARGES DUE	1,644.32
DO NOT PAY	

000135391000016443200016443207

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**07/10/2026**
Amount Due	**244.61**
Current Charges Due	**08/04/2026**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	96548	07/07	98187				1639

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	35	47
Jun 2026	27	48
Jul 2025	32	9

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

1 0 2 1 3 5 7 9

Previous Balance		**197.35**
Payment	**197.35CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 1,639 KWH @ 0.06090	**99.82**	
Fuel Adjustment 1,639 KWH @ 0.05000	**81.95**	
FL Gross Receipts Tax	**5.66**	
State Tax	**15.75**	
Pasco County Tax	**2.27**	
Total Current Charges		**244.61**
Total Due E.F.T.		**244.61**

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.

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

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: 07/10/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**244.61**
DO NOT PAY	

0001353911000002446100002446100

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	07/10/2026
Amount Due	67.16
Current Charges Due	08/04/2026

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	95465	07/07	95659				194

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	35	6
Jun 2026	27	7
Jul 2025	32	8

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			65.09
Payment		65.09CR	
Balance Forward			0.00
Customer Charge		39.16	
Energy Charge 194 KWH @ 0.06090		11.81	
Fuel Adjustment 194 KWH @ 0.05000		9.70	
FL Gross Receipts Tax		1.55	
State Tax		4.32	
Pasco County Tax		0.62	
Total Current Charges			67.16
Total Due	E.F.T.		67.16

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

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: 07/10/2026

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	07/24/2026
TOTAL CHARGES DUE	67.16
DO NOT PAY	

000135391200000671600000671600

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	07/10/2026
Amount Due	68.66
Current Charges Due	08/04/2026

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	47951	07/07	48157				206

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	35	6
Jun 2026	27	6
Jul 2025	32	7

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

Previous Balance		63.89
Payment	63.89CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 206 KWH @ 0.06090	12.55	
Fuel Adjustment 206 KWH @ 0.05000	10.30	
FL Gross Receipts Tax	1.59	
State Tax	4.42	
Pasco County Tax	0.64	
Total Current Charges		68.66
Total Due E.F.T.		68.66

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.

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

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: 07/10/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	07/24/2026
TOTAL CHARGES DUE	68.66
DO NOT PAY	

000135391300000686600000686602

INVOICE

INVOICE #	INVOICE DATE
1179641	5/27/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 26, 2026

Invoice Amount: $990.00

Description	Current Amount
Whitlock Dead Holly Tree Replacement w/ Sod	
Landscape Enhancement	$990.00

Invoice Total **$990.00**

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

INVOICE

INVOICE #	INVOICE DATE
1179642	5/27/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 26, 2026

Invoice Amount: $980.00

Description	Current Amount
Pond 61 Cutback	
Landscape Enhancement	$980.00
Invoice Total	**$980.00**

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

INVOICE

INVOICE #	INVOICE DATE
1180157	5/28/2026
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: June 27, 2026

Invoice Amount: $905.50

Description	Current Amount
Irrigation Inspection for Repairs Created on 5/20/26	
Irrigation Repairs	$905.50

Invoice Total **$905.50**

Excellence

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

INVOICE

INVOICE #	INVOICE DATE
1190000	6/1/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2026

Invoice Amount: $24,855.23

Description	Current Amount
Monthly Landscape Maintenance June 2026	$24,855.23

Invoice Total **$24,855.23**

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

INVOICE

INVOICE #	INVOICE DATE
1197846	6/15/2026
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: July 15, 2026

Invoice Amount: $566.63

Description	Current Amount
Irrigation Inspection Created on 6/2/26	
Irrigation Repairs	$566.63

Invoice Total **$566.63**

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

INVOICE

INVOICE #	INVOICE DATE
1201605	6/22/2026
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: July 22, 2026

Invoice Amount: $9,140.90

Description	Current Amount
Irrigation Rid O Rust Preventer 3 Tanks Installation	
Irrigation Repairs	$9,140.90

Invoice Total **$9,140.90**

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

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1201606	6/22/2026
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: July 22, 2026

Invoice Amount: $1,000.00

Description	Current Amount
Fill up 3 Tanks with Rid O Rust Preventer	
Irrigation Repairs	$1,000.00
Invoice Total	**$1,000.00**

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

INVOICE

INVOICE #	INVOICE DATE
1201607	6/22/2026
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: July 22, 2026

Invoice Amount: $1,000.00

Description	Current Amount
Fill up 3 Tanks with Rid O Rust Preventer	
Irrigation Repairs	$1,000.00

Invoice Total **$1,000.00**

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

INVOICE

INVOICE #	INVOICE DATE
1201608	6/22/2026
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: July 22, 2026

Invoice Amount: $1,000.00

Description	Current Amount
Fill up 3 Tanks with Rid O Rust Preventer	
Irrigation Repairs	$1,000.00

Invoice Total **$1,000.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

INVOICE

INVOICE #	INVOICE DATE
1201609	6/22/2026
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: July 22, 2026

Invoice Amount: $566.63

Description	Current Amount
Irrigation Inspection Created On 6/2/26	
Irrigation Repairs	$566.63

Invoice Total **$566.63**

Excellence
IN COMMERCIAL LANDSCAPING

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

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1205550	6/29/2026
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: July 29, 2026

Invoice Amount: $992.21

Description	Current Amount
2 Stock valves near HILLHURST CROSSING	
Irrigation Repairs	$992.21

Invoice Total **$992.21**

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

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1206490	6/30/2026
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: July 30, 2026

Invoice Amount: $6,867.00

Description	Current Amount
Larkenheath Entrance Dead Plant Replacement	
Landscape Enhancement	$6,867.00

Invoice Total **$6,867.00**

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

INVOICE

INVOICE #	INVOICE DATE
1209807	7/1/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2026

Invoice Amount: $24,855.22

Description	Current Amount
Monthly Landscape Maintenance July 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.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286