



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting
September 16, 2026**

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

www.meadowpointe3cdd.org

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

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

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

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

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

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

September 9, 2026

Agenda

Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **Wednesday, September 16, 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. Consideration of Nebula Permanent Lighting Proposal Tab 1
- 5. STAFF REPORTS**
 - A. Community Deputy Update
 - B. District Engineer
 1. Consideration of 31036 Wrencrest Drive (Driveway Apron Request)
(Under Separate Cover)
 - C. Aquatics Maintenance
 1. Presentation of Waterway Inspection Report (Under Separate Cover)
 - D. Landscape Maintenance
 1. Presentation of OLM Inspection Report Tab 2
 - E. Yellowstone Inspection Report
 1. Consideration of Yellowstone Proposal..... Tab 3
 - F. Amenity Management
 1. Presentation of Amenities Report..... Tab 4
 2. Discussion of Sheringham (Nesslewood) Exit Gate
Incident involving a resident (Under Separate Cover)
 3. Discussion of Florida Fish and Wildlife Conservation Commission\Nuisance Alligator Harvest Permit..... Tab 5
 - G. District Counsel
 - H. District Manager
 1. Review of the District Manager's Report & Monthly Financials..... Tab 6
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Regular
Meeting held on August 19, 2026 Tab 7
 - B. Consideration of Operations & Maintenance
Expenditures for August 2026..... Tab 8
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

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

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1

COMMERCIAL LIGHTING

by
 gemstone lights®





GEMSTONE LIGHTS® SYSTEM

Gemstone Lights System is an innovative lighting solution for businesses that provides the ultimate control to users. Our track system, lights, and proprietary controller work together seamlessly to create stunning colors, patterns, and animations. With our cloud-enabled Gemstone Lights HUB, you can easily create and customize your lighting design to suit your specific needs.

GEMSTONE LIGHTS® TRACK

Constructed from industrial grade aluminum, our tracks are incredibly durable and resistant to degradation over time. With over 150 color options available, we can customize our track profile to match the style and aesthetic of all types of buildings and unique structures.



COMMERCIAL TRACK

Our Commercial Track is designed to be used in side-mount applications. Commercial buildings often do not have a roof overhang, so this track was engineered to have the lights shine out at a 20° angle. This makes the lights more visible and buildings more noticeable from afar.



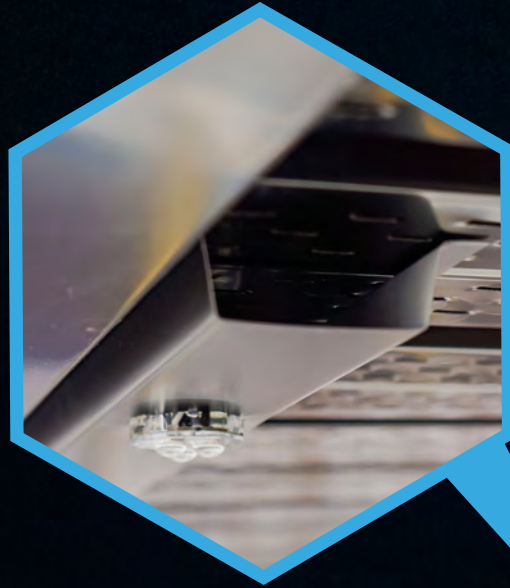
U CHANNEL TRACK

U-channel is a great option for unique applications. This track is extremely low profile, making it perfect for tight spaces or indoor lighting. The primary bracket can be mounted in a variety of different ways making it possible to have Gemstone Lights in virtually any place you choose.



HAT TRACK

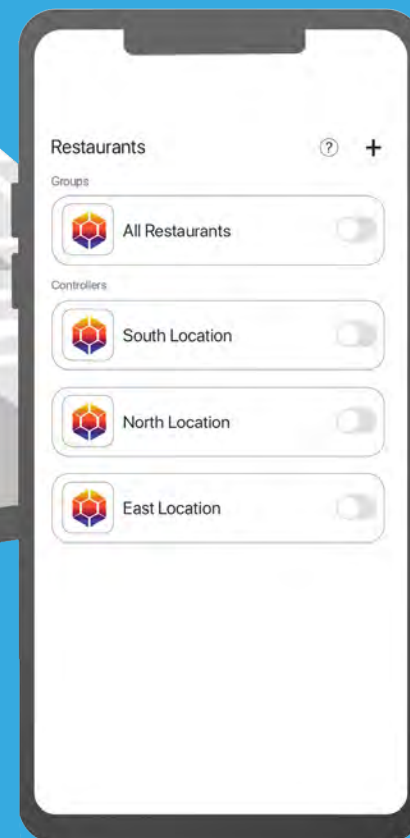
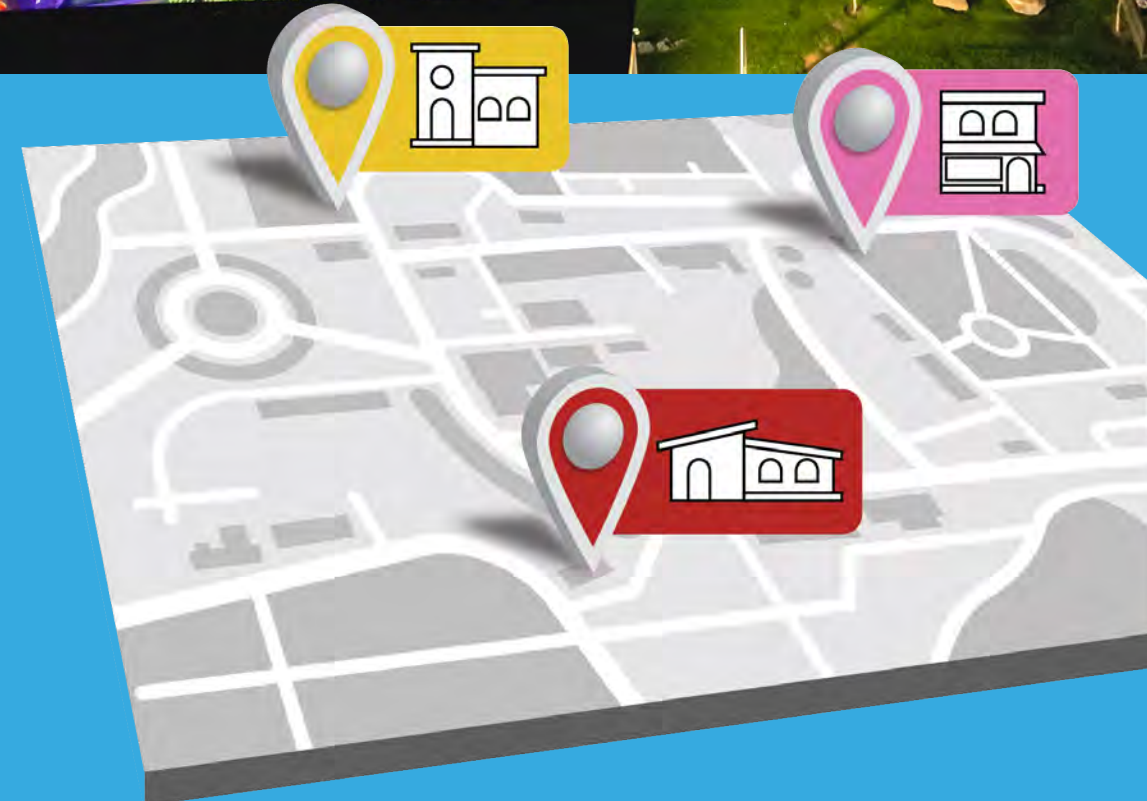
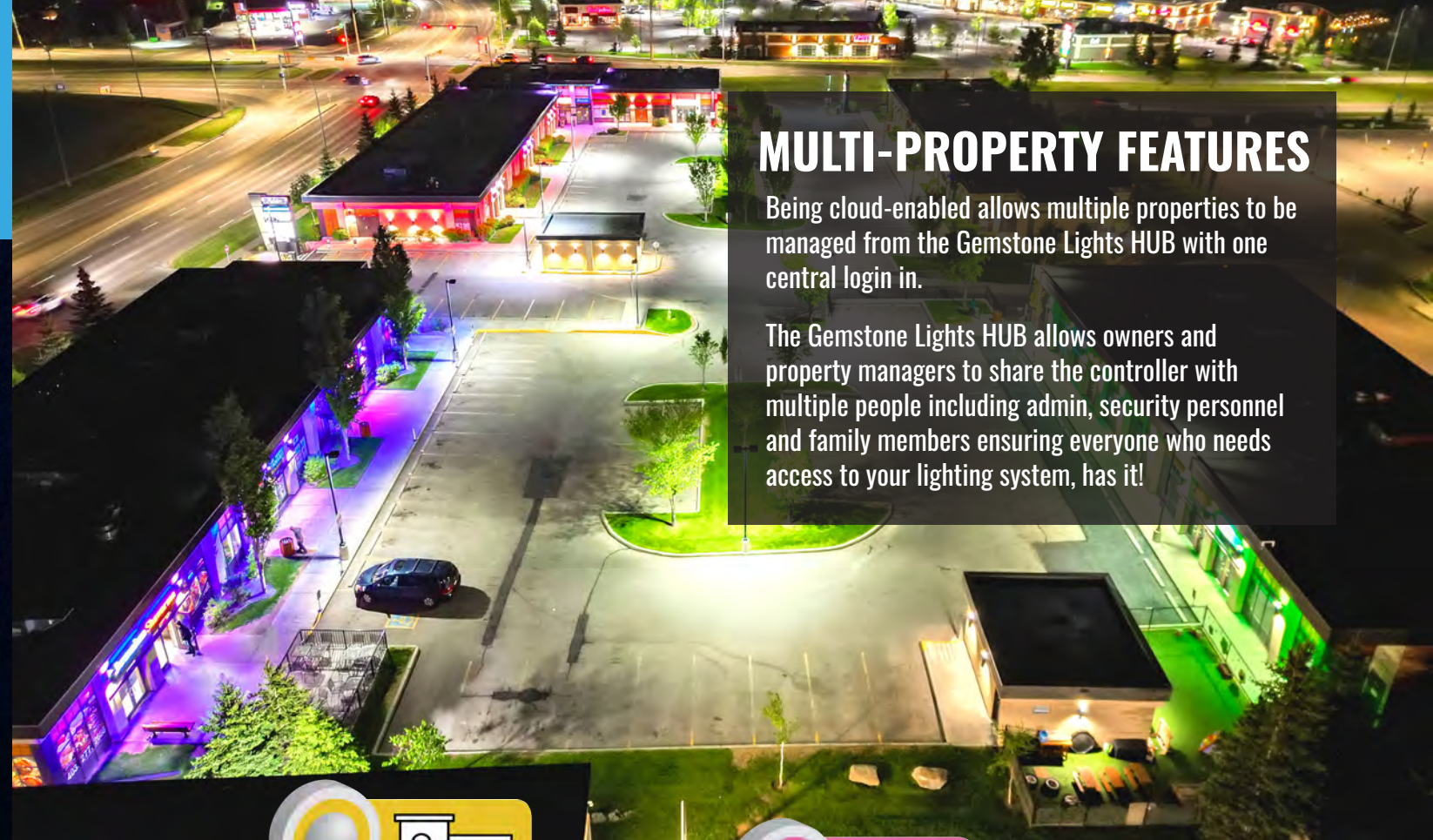
Hat Track is fastened permanently to the soffit by sliding one side of the track under the L-trim of the fascia and inserting a color-matched screw into the other side or screwing the track in on both sides where L-trim isn't used.



MULTI-PROPERTY FEATURES

Being cloud-enabled allows multiple properties to be managed from the Gemstone Lights HUB with one central login in.

The Gemstone Lights HUB allows owners and property managers to share the controller with multiple people including admin, security personnel and family members ensuring everyone who needs access to your lighting system, has it!

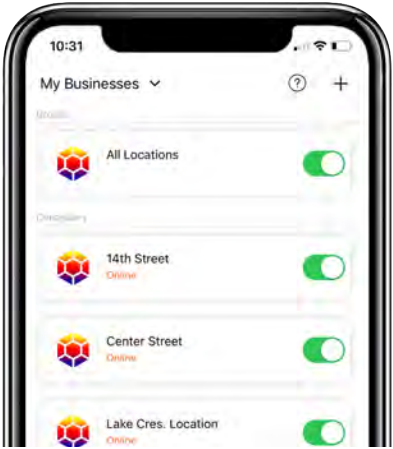


SECURITY LIGHTING

Easily illuminate your building at night for added security. Whether it's the front door, back door, side entrances or all 3; you have the ability to easily select which areas you light up.

GEMSTONE LIGHTS® HUB

Unlock your creative potential with Gemstone Lights' HUB and cloud-enabled system. Customize and create your own colors, patterns, and animations from anywhere, giving you the flexibility to make changes on the go.



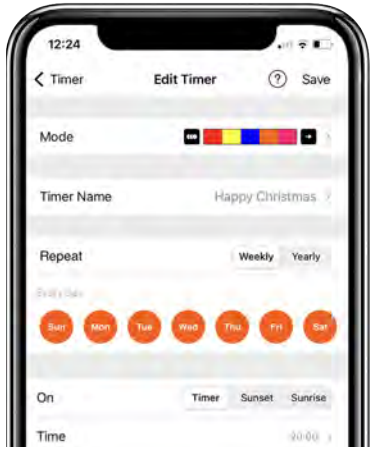
MULTI-PROPERTY MANAGEMENT

Manage lights on multiple properties from one central login.



ZONES/ INDIVIDUALLY ADDRESSABLE LIGHTS

With Gemstone Lights® you have the ability to control each light individually, giving you the flexibility to turn on all your lights or just the ones over a specific entrance.



TIMERS

Easily assign a color, pattern or animation to a custom schedule of your choice, including sunset to sunrise.



COLOR WHEEL

Easily choose your favorite color and save it as a pre-set. Fine-tune your color with a preview, ensuring that your lighting is tailored to your preferences.



DOWNLOAD PATTERNS

Choose from over 500 pre-built patterns in a variety of themed folders including holidays, sports teams and special events.



FOLDERS

Add your own pattern into a folder or create your own personal folder to add patterns and animations.

THE CLOUD-ENABLED ADVANTAGE

The Gemstone Lights controller is a cloud-enabled application. Control your lights remotely, set timers and run updates from any location with an internet connection.

KEY FEATURES

The Gemstone Lights controller and HUB app are packed with features allowing complete customization and control.

- Choose from dozens of pre-built folders with 500+ pre-built patterns, including national and traditional holiday folders, sports teams, and special occasions
- Create custom colors, patterns and animations that represent your brand
- Simply control your lights with the on/off toggle
- Use sliders to adjust animation speed and brightness level
- Access built-in instructions for tutorials
- Save your favorite patterns for easy access into the favorites folder
- Design custom colors, patterns and animations
- Dedicated Architectural folders with multiple pre-built patterns
- Easy-to-use color wheel

TIMERS

- Use daily sunset to sunrise timers for effortless automation
- Easily activate timers with an on/off toggle
- Save multiple timers for convenient use
- Schedule yearly or daily repeating timers
- Set timers for holidays and special events

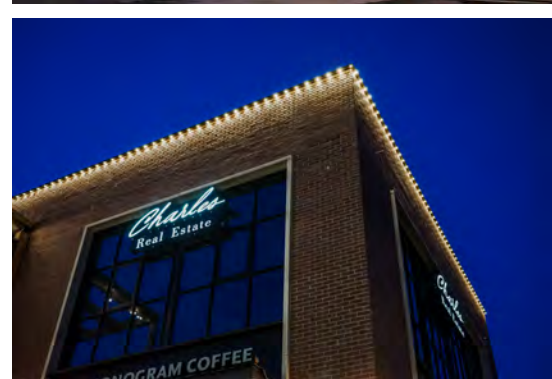
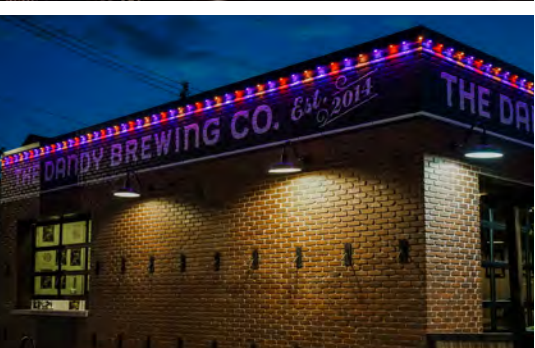
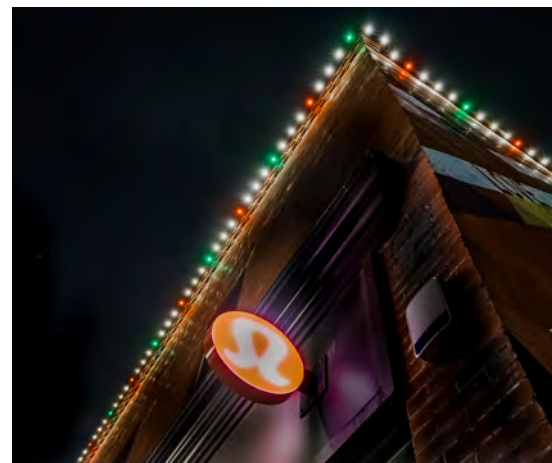
CUSTOM

- Control each light individually and watch it come to life with just a few clicks
- Light up your customer entrance, highlight your building's architectural features, or illuminate back exits for added security
- Save and store multiple custom patterns to use whenever you want, making it easy to switch up the ambiance of your space





GALLERY



SPECIAL PROJECTS

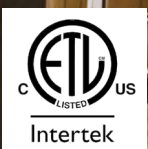


LIGHTING SPECIFICATIONS AND TECHNICAL DATA

Beam Angle	92°
Emitting Color	RGBWW (Red, Green, Blue, Warm White)
Operating Voltage	12V
Lens Type	Clear
IP	67
Lumens	60-100 lm/ft*

Operating Temp.	All North American Climates
CCT Color Range	2800K - 7000K
Bulb Life Expectancy	50,000+ Hours
Diameter	30mm
Max Power Draw	0.96 W/Light

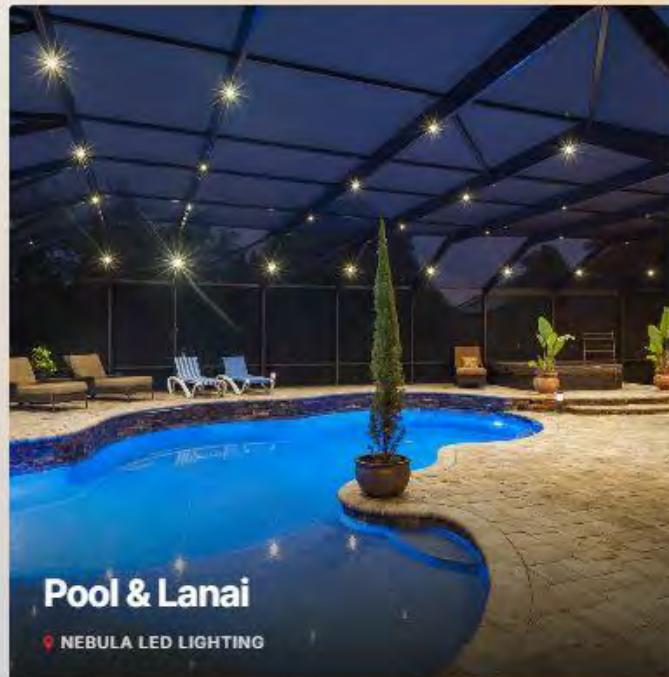
*The testing results exhibited a range of 60-100 lm/ft when measured from different distances while standing directly beneath the light.



gemstonelights.com



NEBULA LIGHTING SYSTEMS





Introduction

Why Nebula Lighting?

Visual Scope of Work

Our Proposal

Installation Timeline

Warranty

Meet Our Team

Support

INTRODUCTION

Founded in 2007 and headquartered in Tampa, FL, Nebula LED Lighting Systems, was the first and ONLY company to design a **totally 'integrated top down' lighting system** (patent pending) for screen enclosures and pool cages, **allowing homeowners a choice** other than typical perimeter lighting for their outdoor space.

In 2020, Nebula LED Lighting Systems partnered with Gemstone Lights, the Most Superior home LED lighting system on the market. Since then, our relationship with Gemstone Lights has grown to Premiere status, leading the most Gemstone Lights installations in the state of Florida.





WHY NEBULA?

• Annual Revenue **19 Years In Business**

- Inventors of the Screen Enclosure Lighting System
- 5-Star Rating and Reputation
- Exceptional Customer Service
- Fully Trained Nebula Certified Technicians
- No Sub-Contractors
- Workmans Comp & On-Site Liability Insurance
- Over 10,000 Pool & Lanai Enclosure Lighting Installations
- Over 4000 Gemstone Lights Installations
- Florida's Largest Gemstone Installer
- Weather-Proof Hardware
- Aesthetically Color Matched Track
- Control from anywhere Phone App
- 10 Year Parts & 10 Year Labor – Lifetime LED Replacement Warranty!



**THE ONLY GEMSTONE
LIGHTS PREMIERE LEVEL
DEALER IN FLORIDA**

FULL OFFICE & SUPPORT STAFF

LOCAL WESLEY CHAPEL & TAMPA
OFFICES

LICENSED FL ELECTRICAL CONTRACTOR

**WE'VE COMPLETED
OUR ASSESSMENT**

THE RESULTS ARE IN....



SAMPLING OF PROPERTIES TO BE ASSESSED..



MEADOW POINTE III INVESTMENT

CLUBHOUSE INVESTMENT: GEMSTONE LIGHTS ON FULL FRONT RIGHT SIDE AND FULL WRAP OF TOP RISER.

\$14,200 – 15% RIZZETTA REFERRAL DISCOUNT = \$12,070

SUB-COMMUNITY ENTRANCES:

BEACONSFIELD – COMBO OF TRACK + 2 FLOOD LIGHTS

WRENCREST RENSELLAER – 2 MONUMENTS – 3 FLOOD LIGHTS EACH (6 TOTAL)

SHERINGHAM NESSLEWOOD – COMBO OF TRACK + 2 FLOOD LIGHTS PER MONUMENT (4 TOTAL)

HEATHERSTONE – TRACK LIGHTING ONLY

RESELLAER – 2 MONUMENTS – TRACK LIGHTING ONLY

CLARIDGE PLACE – TRACK LIGHTING ONLY

WHITLOCK – COMBO OF TRACK + 2 FLOOD LIGHTS

AMMANFORD – 2 MONUMENTS - 3 FLOOD LIGHTS EACH (6 TOTAL)

HILLCREST CROSSING – TRACK LIGHTING ONLY

BROUGHTON PLACE – 2 MONUMENTS – 3 FLOOD LIGHTS PER (6 TOTAL)

MEADOW POINTE III INVESTMENT

SUB-COMMUNITY ENTRANCES- CONT'D

ALLCHESTER PLACE – TRACK LIGHTING ONLY

LARKENHEATH – TRACK LIGHTING ONLY

WRENCREST (2ND ENTRANCE) TRACK LIGHTING ONLY

SCOPE: SOME MONUMENTS QUALIFY FOR TRACK LIGHTING, WHILE SOME QUALIFY FOR BOTH TRACK AND FLOOD LIGHTS TO MAKE UP FOR LOSS OF LIGHT, AS SOME PILLARS DO NOT QUALIFY. BOTH THE TRACK LIGHTING AND FLOOD LIGHTS ARE GEMSTONE LIGHTS BRANDED AND HAVE THE SAME LIGHT OUTPUT AS WELL AS THE SAME FEATURE RICH DESIGN AND CAPABILITIES.

TOTAL INVESTMENT INCLUDING CLUBHOUSE AND ENTRANCEWAYS INCLUDING 15% RIZZETTA REFERRAL DISCOUNT: \$59,380

**YOUR NEW GEMSTONE LIGHTS INCLUDE
THE EXCLUSIVE NEBULA
20-YEAR PARTS AND LABOR WARRANTY.
LIFETIME LED REPLACEMENT WARRANTY!**



INSTALLATION TIMELINE & CHECKLIST

FULLY LEGAL EXECUTED CONTRACT

50% DEPOSIT

GEMSTONE MATERIALS ORDER

GEMSTONE MATERIALS ARRIVAL

PRELIMINARY SCHEDULING

**CALL FROM NEBULA SERVICE TEAM 3 DAYS PRIOR TO
INSTALLATION.**

PLEASE EXPECT 6 – 8 WEEK INSTALLATION LEAD TIME!

GEMSTONE LIGHTS MANUFACTURING (“MANUFACTURER”) HEREBY WARRANTS THE GEMSTONE LIGHTING SYSTEM (THE “PRODUCT”) PURCHASED BY THE “OWNER”, TO BE FREE FROM DEFECTS IN MATERIAL (PRODUCT WARRANTY). NEBULA LED LIGHTING SYSTEMS (“DEALER/INSTALLER”) HEREBY WARRANTS THE WORKMANSHIP (LABOR WARRANTY) UNDER NORMAL USE AND SERVICE, SUBJECT TO THE FOLLOWING LIMITATIONS:

1. PARTS:

DEALER/INSTALLER WILL SUPPLY AT NO CHARGE TO OWNER, NEW OR REBUILT REPLACEMENT PARTS FOR DEFECTIVE PRODUCTS FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF INSTALLATION. AFTER TEN (10) YEARS FROM THE DATE OF INSTALLATION, OWNER WILL BE RESPONSIBLE FOR ALL PRODUCT-RELATED COSTS REQUIRED TO REPAIR THE GEMSTONE LIGHTS SYSTEM.

2. LABOR:

FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF INSTALLATION, DEALER/INSTALLER WILL PROVIDE THE LABOR NECESSARY TO REPAIR OR REPLACE A DEFECTIVE PRODUCT AT NO CHARGE TO THE OWNER; OR AT THE MANUFACTURER’S OPTION, WILL UNDERWRITE THE COST OF HAVING AN AUTHORIZED GEMSTONE DEALER PROVIDE THE LABOR NECESSARY TO REPAIR OR REPLACE A DEFECTIVE PRODUCT AT NO CHARGE TO OWNER. AFTER TEN (10) YEARS FROM THE DATE OF INSTALLATION, OWNER WILL BE RESPONSIBLE FOR ALL LABOR CHARGES TO REMOVE, REPAIR OR REPLACE A DEFECTIVE PRODUCT.

3. LIMITATIONS:

THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES AND REPRESENTATIONS, EXPRESSED OR IMPLIED, AND ALL OTHER OBLIGATIONS OR LIABILITIES ON THE PART OF THE MANUFACTURER AND DEALER/INSTALLER.

ONLY DEALER/INSTALLER CAN ISSUE AND ACTIVATE THIS WARRANTY.

GEMSTONE LIGHTS SYSTEM INCLUDES BUILT-IN SURGE PROTECTIONS. DEALER/INSTALLER RECOMMENDS THE USE OF A SURGE PROTECTOR IN THE CIRCUIT FOR POWERING THE GEMSTONE CONTROLLER AS AN EXTRA LAYER OF PROTECTION.

THIS WARRANTY DOES NOT COVER COSMETIC DAMAGE, OR DAMAGE DUE TO ACT OF GOD, INCLUDING BUT NOT LIMITED TO WIND AND LIGHTNING, POWER INTERRUPTIONS OR SURGES, ACCIDENT, MISUSE, ABUSE, NEGLIGENCE, COMMERCIAL USE OR MODIFICATION OF, OR TO,

THE PRODUCT OR ANY COMPONENTS, INCLUDING ANY OPTIONS.

THIS WARRANTY DOES NOT COVER DAMAGE DUE TO IMPROPER OPERATION OR MAINTENANCE, CONNECTION TO, OR FLUCTUATION OF, AN IMPROPER VOLTAGE SUPPLY, OR ATTEMPTED REPAIR BY ANYONE OTHER THAN THE DEALER/INSTALLER’S SERVICE TECHNICIANS.

OWNER MUST REGISTER THEIR PRODUCT WITH MANUFACTURER AFTER INSTALLATION IS COMPLETED FOR PART WARRANTY COVERAGE. OWNER WILL ALSO NEED TO PROVIDE PROOF OF PURCHASE IN THE FORM OF NEBULA BILL OF SALE OR INVOICE MUST BE PRESENTED TO OBTAIN WARRANTY SERVICES.

THIS WARRANTY IS INVALID IF THE FACTORY-AFIXED SERIAL NUMBER HAS BEEN ALTERED OR REMOVED FROM THE PRODUCT.

“REPAIR OR REPLACEMENT” AS PROVIDED UNDER THIS WARRANTY IS THE EXCLUSIVE REMEDY OF THE OWNER.

MANUFACTURER SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR BREACH OF ANY EXPRESS OR IMPLIED WARRANTY ON THIS PRODUCT, EXCEPT TO THE EXTENT PERMITTED BY APPLICABLE LAW.

TO REQUEST RESOLUTION OF A WARRANTY QUESTION OR PROBLEM, CONTACT NEBULA LED LIGHTING SYSTEMS:

WWW.NEBULALIGHTING.COM/REQUEST-SERVICE OR INFO@NEBULALIGHTING.COM

20 YEARS PARTS AND LABOR WARRANTY FROM NEBULA LIGHTING SYSTEMS

MEET YOUR TEAM



MARC BAYKARA
SALES MANAGER

HOA / CDD LIAISON
MARCB@NEBULALIGHTING.COM



BEN WILLIAMS

INSTALLATION &
SERVICE MANAGER
BENW@NEBULALIGHTING.COM



MARIANA POLKOSNIK

ADMINISTRATIVE
COORDINATOR
MARIANAP@NEBULALIGHTING.COM

GET SUPPORT



NEBULALIGHTING.COM

OR CALL
813-996-0001



REQUEST SERVICE

<https://nebulalighting.com/request-service/>



REQUEST A QUOTE

<https://nebulalighting.com/residential-quote/>



**WE LOOK FORWARD TO ADDING YOU
THE NEBULA FAMILY!**

THANK YOU

Tab 2



MEADOW POINTE III CDD

LANDSCAPE INSPECTION

August 25, 2026

ATTENDING:

ALLEN ALCAIDE – YELLOWSTONE LANDSCAPE

ADOLPHO GARZA – YELLOWSTONE LANDSCAPE

PAUL WOODS – OLM, INC.

SCORE: 84%

**NEXT INSPECTION
SEPTEMBER 29, 2026 AT 1:00 PM**

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

- 6. Clubhouse entrance: Control bed weeds in Asiatic jasmine.
- 27. Alchester: Control bed weeds.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 07/28/2026

- 3. Improve repair failed Saint Augustine, turf between playground and basketball court.
- 6. Beaconsfield entrance monument: Remove weeds and Viney growth.
- 8. Beaconsfield: Remove volunteer palms and other bed weeds across the wall front.
- 10. Meadow Point Boulevard: Remove runners along the asphalt edge of the bike lane.
- 11. Sheringham: Control bed weeds.
- 12. Sheringham: Prune sucking growth from crêpe myrtles.
- 15. Claridge Place: Control bed weeds throughout the right way entrance and center is including Viney growth from the Magnolia.
- 18. Heather Stone: Avoid line trimming weeds in beds.. properly control weeds with herbicides or mechanically remove.
- 22. Larkenheath: Remove windfall and debris during weekly visits.
- 24. Wrencrest: Remove Viney growth.
- 25. Wrencrest: inside gate elevate oak for service vehicle clearance contractors reminded that pruning up 15 feet is an in contract service.
- 29. Ammonford: Control palm, sprouts, and bed weeds.

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

- 1. Replace under warranty failed three-gallon Dwarf Firebush.
- 2. Flagpole: Remove debris from mulch beds.

3. Pool: Remove Sabal palm volunteers in beds.
4. Adjacent to the basketball court: Remove deadwood from Sycamore and Pine trees.
5. Cutback ornamental grasses.
6. Monument: Prune the Ligustrum overhanging the noticeboard.

BEARDSLEY

7. East end: Remove Wild Grape and Viney growth overgrowing Palmettos, Magnolias, and the fence line.
8. Wrencrest center median island: Prune the Ficus growing in the gate wall and remove weeds in Asiatic Jasmine.
9. Wood lot at 31420 Wrencrest: Prune back wood line overgrowth.
10. Along Hanagan Place: Detail and maintain pond shore areas.
11. North of 2122 Shelborne Court: Confirm mow access points for the pond shore.
12. Prune back Woodline overgrowth at Pond shore south of 2004 Shelbourne Court:
13. Prune suckering growth from Crape Myrtles.
14. Remove dead plants when found.
15. **Remove debris weekly.**
16. Wrencrest / Wren Solar monument: Detail the base of the fence.
17. Whitlock frontage: Restake Tabebuia trees with three pointe staking.
18. **Whitlock entrance: Control bed weeds.**
19. Target prune trees along sidewalks for pedestrian clearance.
20. Across from the well: Confirm no insect turf pressure in the right of way.
21. Ammonford frontage: Remove bed weeds.
22. Entrance keypad: Cutback Muhly.
23. Inside the gate: Retuck mulch into the curb line.
24. 30636 Landbridge: Remove the 2 installed dead Crape Myrtles. Confirm with Justin if replacement is required.
25. Ammonford monument: Strike the remaining Society Garlic and remove bed weeds.

HILLHURST

26. Field: Detail inside the fence.

BROUGHTON PLACE

27. Remove viney growth in the frontage hedgerows.
28. Gate: Remove the Sabal palm volunteer near the up light.
29. Remove trash along the shoreline.

ALCHESTER

30. I do not recommend planting podocarpus in front of the monument lettering.
31. Prune Podocarpus to remain the Insignias visible.
32. Pin irrigation drip tube under mulch.
33. Remove Netafim around tree trunks pinning it on either side to prevent a choke hazard.
34. Appian Place pond: Prune back wood line overgrowth.

LARKENHEATH

35. Keypad island: Maintain a loose topiary form on Japanese Blueberries, maintaining separation from Hawaiian Ti.
36. Gate near pond #109; 31900 block: Detail the base of the wall.
37. Entrance: Remove weedy growth and palm volunteers.
38. Along Meadow Pointe Blvd. across from Larkenheath: Monitor the declining in the Maple tree and Sweetgum trees.
39. **Beacons Field: Remove viney growth and mow duff in beds.**
40. Meadow Pointe Blvd. across from Beacons Field: Control weeds in the Loropetalum and Fakahatchee Grass beds.

SHERINGHAM

41. Remove herbicided weeds in beds.
42. Complete cutting back mite damaged Fakahatchee Grass.
43. Along Holcomb Pass easement: Prune back wood line overgrowth to maintain an uninterrupted mowable.

44. Along Meadow Pointe Blvd.: Edge asphalt so grass does not overgrowth the fog line.
45. Claridge Place: Remove viney growth from the fence.
46. Maintain a consistent appearance on the Confederate Jasmine vine.

HEATHERSTONE

47. Inbound lane: Repair under warranty failed Podocarpus.
48. **Gate island: Maintain separation between the ground covering Jasmine and the Boxwood.**
49. Entrance: Improve fertility and vigor in the Hollies.
50. Entrance: Complete all warranty replacements in the next 30 days.

CATEGORY III: IMPROVEMENTS – PRICING

1. Across from Whitlock: Provide a price to remove declining River Birch.
2. Near the District gate in the 41000 block of Kirkshire Court: Provide a price to remove the freeze damaged plants on the inside of the wall.

CATEGORY IV: NOTES TO OWNER

1. The contractor did not pass Performance Payment inspection. The Performance Payment for the August billing can be well withheld. Incomplete pruning bed lead control site. Cleanliness were frequently noted areas of Woodline overgrowth or obstructing mowables.
2. The Japanese Blueberry at Larkenheath needs to be rejuvenational pruning to reduce the width by approximately 1 foot.

CATEGORY V: NOTES TO CONTRACTOR

1. Provide a route map identifying timeline and the progression of wood line cutbacks at the September inspection.
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 mpiiclub@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
Allan Alcaide aalcaide@yellowstonelandscape.com

MEADOW POINTE III

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		Tamp ruts, do not scalp with line trimmers
TURF FERTILITY	15		
TURF EDGING	5	-1.5	MP Blvd fog line, tree wells
TURF INSECT/DISEASE CONTROL	10		
TURF WEED CONTROL	10		
PLANT FERTILITY	5	-1.5	Larkenheath, Heathstone new plants
WEED CONTROL – BED AREAS	10	-10	Weekly service needed per sow
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2.5	Street trees
CLEANLINESS	10	-2.5	Windfall.
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5	-5	6,27/3,6,8,10, 11,12,15,18,22,24,25,29 CAT V 2

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



Date: 8-25-26 Score: 84% *Performance Payment™* % 0

Contractor Signature: *[Signature]*

Inspector Signature: *[Signature]*

Property Representative Signature: *[Signature]*

Tab 3



Proposal #: 746101

Date: 8/19/2026

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

Multiple Dead Trees @ MP3 Community

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Dead Tree Removals	10	\$1,650.00	\$16,500.00

Arbor team will remove a total of 10 dead trees located around the community. Mainly in important roadways/sidewalk.

Removal of multiple roadside dead/hazardous trees in community

- Ariel lift required
- Manual rigging required
- All debris removed
- Stump ground to minimum depth 8inches and backfilled into hole

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	\$16,500.00
Sales Tax	\$0.00
Proposal Total	\$16,500.00

THIS IS NOT AN INVOICE

Tab 4



MEADOW POINTE III

Operations Report – September 2026 (August 12th- September 8th)

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

Clubhouse Operations, Maintenance & Improvements

- Worked with Yellowstone & Solitude Lake to improve maintenance in & around Pond 1-4,18,61 (Keeping an eye on algae build-up at 3,12,16-17,22-23,36 (Littoral growth/dog fennel), 46
- 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 & staff did basic clean-up & organizing of the maintenance closet
- Maintenance filled multiple potholes with asphalt or liquid tar between the clubhouse & Beaconsfield
- Maintenance repaired broken outdoor barn-style pool lighting & front clubhouse light fixture
- Maintenance improved repair to broken playground bench
- Maintenance installed lockbox in the maintenance closet
- Maintenance completed the fitness center ceiling/insulation repair & improvement
- Maintenance repaired bent callbox housing at Ammanford
- Maintenance repaired tennis court netting issues (height/tightness)
- Maintenance checked & cleared all needed clubhouse amenity/ground drainage systems
- Reported all irrigation issues to Luis & Juan (Yellowstone)
- Maintenance touched-up/spray painted all other needed pedestrian gates
- Working with maintenance to finalize the last few gate signs (New safety/warning/camera monitored signs)

- Worked with Romaner Graphics to install/move all needed/requested 'No trespassing/No Fishing' signs (Ct. 2)
- Working with Romaner Graphics to replace CDD banner signs (Pending; Ct. 3)
- Working with Romaner Graphics to repaint basketball hoop lines (Pending; Above Rizzetta ladder/height requirement)
- Working with Romaner Graphics to repair foam logo & fallen/loose brick (Interior water damage) at Claridge Place (Pending)
- 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 (50% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 4/5 (50% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 9 August room rentals
- Checked pool deck drains
- Weekly inspections of playground and amenity equipment
- Conducted daily cleaning of all areas in amenity complex

Gate Reports

- Reset/Trouble-shot all disabled gates
- Full manual mechanical and electrical reset at Alchester, Ammanford, Beaconsfield, Heatherstone, Sheringham (Nesslewood) & Wrencrest (Chatterly & Thackery)
- Alchester Place – Exit V-belt replaced; Warned about old operators & leaking oil from the gearbox; Recommendation is to replace operators soon (SAAS)
- Heatherstone – Exit V-belt replaced

- Sheringham (Nesslewood) – Exit gate incident involved with a resident; Requested proposals for all needed repairs & will be discussed at the September CDD meeting
- Wrencrest (Chatterly) – Callbox system was upgraded to newer CAPXL system

Field Maintenance

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (N/A - See September 2026 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also September 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 –September 2026 (August 12th – September 8th)

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

Current Projects

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

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

Potential Future Projects

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

Completed Projects

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

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

1-2023	Community holiday lights	Obtain proposals/pricing for maintenance/staff to install lights and decorations entrance/monuments and clubhouse	Gathered 2 proposals for maintenance/staff installation (August) & 1 additional (September). Daryl helped gather 1 outside vendor proposal (September) & will be discussed on August & September agenda	Board chose American Illuminations & Décor (outside vendor) for our 2023 community holiday lights	Completed (9-2023)
9-2023	Repair/replace 6-inch PVC elbow & couplings for sand volleyball court	While very important, it's not an expensive or long repair so will get with maintenance staff to purchase proper items & schedule repair/replace asap	Based on dimensions we ordered new elbow & coupling but must have been different brand & didn't fit properly. Staff was able to repair/seal existing elbow and coupling and have them fitted safely back together	N/A	Completed (10-2023)
4-2023	Purified bottle filling station (attached to water fountain)	Gathered 3 proposals Added best option with installation included in June's agenda	Modified proposals; Added 2 more plumbing options for install of purchased Elkay unit; Included in August's agenda	Elkay proposal approved in August; System was installed on November 3rd	Completed (11-2023)
11-2023	Replace both outside pool restroom mirrors	Will investigate options and prices for replacement	Purchased both mirrors; One accidentally broke during install. Safely removed broken one & purchased another new mirror	Finalized removal and install of both outside pool restroom mirrors	Completed (1-2024)
1-2024	Refill playground mulch to needed ADA standard/requirement	Worked with Aaron from Yellowstone to get a proposal for a mulch refill	Proposal approved & mulch was filled to needed ADA standard/requirement	N/A	Completed (2-2024)
3-2025			Will be starting detailed maintenance, repair (if-needed) & painting of all village bike racks (Beaconsfield, Heatherstone & Sheringham [Nesslewood]). Will estimate extending replacement to at least 2026	Finalized detailed maintenance, repair (if-needed) & painting of all village bike racks (Beaconsfield, Heatherstone & Sheringham [Nesslewood]). Will estimate extending replacement to at least 2026	Completed (4-2025)
10-2024	No new projects at this time; All efforts are focused on the documentation & recovery from Hurricane Milton	Same for November; Continuing our board-approved priority list along with working with/documenting with our insurance & FEMA	Same for December; Continuing our board-approved priority list along with working with/documenting with our insurance & FEMA	Same for January-March; We are about 90% complete with all pending items/board-approved priority list from Hurricane Milton. Only remaining projects rest is the tennis court fencing, playground shade covering & pool shade coverings	Completed (4-2025)
1-2024	Upgrade or replace all inside/clubhouse tables & chairs	Submitting 3 different price points with similar styles from local vendor to get narrowed scope/direction from the board	The board is going to review some more local options for styles and prices	Board approved purchase of new IKEA set (Ekedalen)	Completed (5-2024)

9-2023	Exterior shed painting	Felt it was important to add new exterior paint to finalize full shed upgrades	Getting proposals from Romaner Graphics. Will do cost analysis for which is more cost-effective: Hiring a vendor or having maintenance handle the task	Based on the cost analysis, we are going to have maintenance handle the task (Finalized base of shed in 4/24, finalized roof by 6/24)	Completed (6-2024)
7-2024	Would like to replace the playground benches	I think the new green benches from the tennis court would be perfect fit. Will speak with Daryl on getting an approval to purchase 3 of the same benches	Once purchased will have maintenance attempt to properly & safely install the benches (May have to drill into concrete & make some adjustments/fills from previous benches) If there are any issues, will reach out to Romaner Graphics to help finalize the install	Purchased finalized. Benches arrived; Need some small concrete additions from Romaner Graphics to finalize installations	Completed (9-2024)
11-2023	Received 3 initial proposals with options of replacing all furniture and also doing a vinyl re-strapping	Having our original vendor, OFC make presentation for all interested options for repairs/upgrades & replacement	Resubmitted 3 total proposals, including OFC with a narrowed scoped for the board to make a final decision during March CDD meeting (Including pool side table options as well)	Board approved OFC's final proposal/scope for a full refurbishing with addition to adding side pool tables as well	Completed (11-2024)
5-2025	Doing research & some testing on a better or improved outdoor paint, applicant or process for the playground & the peeling paint every few years	Did not complete in June or July due to other pending/more important projects but plan to finalize in August	Have selected some paint options and currently running some tests now	Selected favorable paints & was completed in January 2026	Completed (1-2026)
6-2025	Doing research & some testing on a better or improved outdoor paint, applicant or process for all benches, clubhouse light towers & older metal garbage can lids (Progressively replacing them all with newer plastic lids that have a better fit to the can)	Did not complete in June or July due to other pending/more important projects but plan to finalize in August	Have selected some paint options and currently running some tests now	Selected favorable paints & was completed in January 2026	Completed (1-2026)
2-2025	Will be starting a detailed pond & conservation edge analysis to make sure we are caught up with all wood stake markings, ensuring all ponds are clean & reporting any potential deficiencies or issues to Stantec (Tonja)	Have made great progress in the project & are about 10-20% complete in re-checking all pond's current status. Provided a detailed report (Conservation-District Pond Cutback Guide) for the board in the share folder along with sending a copy to board member/project liason Mr. Johnson	Continued efficient progress in the project & just completed 100% of re-checking all pond's current status. Will provide a detailed report (Conservation-District Pond Cutback Guide) for the board in the share folder along with sending a copy to board member/project liason Mr. Johnson	Need to go back at handful of locations & replace wood stakes with stronger/standard 4x4x6 stake or larger & continue those for any future stakes; Working with a graphic design vendor to also create matching map with my list; Finalized May 2026 but continuing ongoing efforts for the project with no deadline ever in place	Completed (5-2026)
N/A	General update on log; Did full clean-up of formatting; Was incorrect on previous months back. Had a handful of completed				N/A

	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)



MEADOW POINTE III

Pressure Washing Tracker –September 2026 (August 12th-September 8th)

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

September Zones Started or Completed:

- Finalize garbage concrete enclosure at clubhouse
- Finalize Heatherstone entry way sidewalks
- Finalize Sheringham (Nesslewood) monument & entry way
- Started all needed spots on the tennis court
- Continuing on all needed PVC fencing down Meadow Pointe Boulevard & Beardsley Drive
- Continuing on all needed concrete walls down Meadow Pointe Boulevard & Beardsley Drive



Rizzetta & Company

October Zones to be Started or Completed:

- Finalize all needed spots on the tennis court
 - Start & finalize all needed clubhouse concrete trails & sidewalks
 - Start & finalize the shuffleboard court
 - Start & finalize Sheringham (Nesslewood) monument & entry way
 - Start & finalize all needed spots on the clubhouse parking lot
 - 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)



Rizzetta & Company

Parking Violations

August 12th – September 8th

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initials
31437 Heatherstone Dr		Grey Ford Escape	Z57 BLJ FL	8/22/2026 2pm			MC
31413 Heatherstone Dr		White Hyundai Tucson	XVC 722 FL	8/22/2026 2:14pm			MC
31413 Heatherstone Dr		White Toyota Corolla	83E YRP FL	8/22/2026 2:22pm			MC

Parking Violations

August 12th – September 8th

31241 Philmar Ln		Black Trailer	987 110 AR	8/22/2026 2:25pm			MC
31348 Kirkshire Ct		Grey Ford Focus	47C6AB2 VA	8/22/2026 2:30pm			MC
31354 Kirkshire Ct		White Scion xB	214 5YC	8/22/2026 2:34pm			MC

DATE: 7/7 – 7/13

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY				I			
SUNDAY					I		
MONDAY	II		II			II	
TUESDAY	II		I		II		
WEDNESDAY	I		I		I		
THURSDAY	II		III	I		I	
FRIDAY	II		I		II		
TOTAL	9	0	8	2	5	3	0

DATE: 7/14 – 7/20

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	II			I	I		
SUNDAY				I			
MONDAY	II		II		II		
TUESDAY							
WEDNESDAY	I						
THURSDAY	I		II	I	I		
FRIDAY			II	I	I	I	
TOTAL	6	0	6	4	5	1	0

DATE: 7/20 - 7/26

CALL LOG

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

DATE: 7/26 – 8/1

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY			II				
SUNDAY				III			
MONDAY			I	I	I		
TUESDAY							
WEDNESDAY	I		II				
THURSDAY	I		I		II		
FRIDAY	III	I					
TOTAL	5	1	6	4	3	0	0

September 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 ABC 9-10am CPW 10am-12pm	3 Gym Closed; Maintenance	4 Gym Closed; Maintenance ABC 9-10am	5
6	7 ABC 9-10am	8 Master 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 Williams (PR) 10am-2pm
20 Rosas (PR) 10am-2pm	21 ABC 9-10am	22 Claridge Place HOA 5:30pm	23 ABC 9-10am CPW 10am-12pm	24	25 ABC 9-10am	26 Givens (PR) 10am-7pm
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

October 2026

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

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



Deputy Schedule – 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			



Deputy Schedule – October 2026



MEADOW POINTE III

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 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	31 KP		
			Deputy Payton (CP): 11am-11pm Deputy Pandhi (KP): 9am-9pm RD = Replacement Deputy			

Meadow Pointe III – August 2026 Report – Deputy Pandhi

On 08/24/2026 I responded to Whitlock Drive regarding a report of a stolen vehicle. After investigating, it was determined that the vehicle was not stolen. A family member of the registered owner had been operating the vehicle when it was involved in a crash. Law enforcement towed the vehicle due to its inoperable condition. The driver was listed as a beneficiary of the registered owner, making this a civil matter. There were no threats to public property.

On 08/25/2026, I responded to Heatherstone Drive regarding illegal parking on the street. Upon arrival, I observed several vehicles parked along the street, belongs to different owners. I spoke with all vehicle owners. I had them move the vehicles and advised them that future violations would result in a citation.

On 08/25/2026, I responded to Prout Court reference to a suspicious vehicle. After locating the vehicle and speaking with the registered owner, I determined that no criminal activity had occurred.

On 08/30/2026, I responded to a traffic crash at Meadow Pointe and Chatterly Drive. Both vehicles sustained minor damage. I asked both drivers to move their vehicles to the Clubhouse parking lot and facilitated the exchange of contact and insurance information between both drivers. No injuries were reported.

I have also conducted numerous patrols around Beardsley Drive and Meadow Pointe Boulevard to enforce stop sign violators and traffic control.

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

#0817 (Peterson - Beaconsfield) (X1)

#2450 (Tomer - Beaconsfield) (X1)

#5291 (Tenberg - Beaconsfield) (X1)

#3173 (Carwise - Sheringham-NW) (X1)

#5190 (Hoffman - Heatherstone) (X1)

#5735 (Sibley - Heatherstone) (X1)

#9773 (Snee - Broughton Place) (X1)

#4401 (Cassette - Broughton Place) (X1)

#5446 (Mullins - Beaconsfield) (X1)

#1958 (Provost - Whitlock) (X1)

#9496 (Holmes - Larkenheath) (X1)

#1031 (Emsley-Blake - Heatherstone) (X1)

#5626 (Not An Active Code - Beaconsfield) (X1)

#1527 (Mohammed - Beaconsfield) (X1)

#5413 (Flehood - Wrencrest) (X1)

Pond 92







Florida Fish and Wildlife Conservation Commission
Nuisance Alligator Harvest Permit
(68A-25.003, F.A.C.)

Date/Time: 7/8/2026, 4:40 PM **County:** Pasco **Permit Number:** IN-0000854208

Complainant: MEADOW POINTE III CDD

Home Phone #:

Address: [1500 Meadow Pointe Boulevard](#)
[Wesley Chapel, FL, 33543](#)

Cell #:

Gate Code:

Work #: (813) 383-6676

Email: manager@meadowpointe3.com

Other #:

Community/Subdivision: MEADOW POINTE III
CDD

Note:

Area Type: Targeted Harvest Area (THA)

Call Category:

Body of Water:

Water Source: Pond

Water Ownership: Private

Property Ownership: OTHER

Date Last Seen:

Access Granted: Yes

Estimated Size: 4 - 12 feet

Authorizes Removal: Yes

Threat to people?: Yes

Complaint Affiliation: Managing Authority

Threat to pets or property?: Yes

Managing Authority:

Been fed?: Unknown

Phone:

Instructions / Details: The targeted harvest area is in effect subject to the attached conditions and provisions and boundaries.

Received By: Katilyn Broadrick

Valid Permit: Yes

Date Issued: 07/08/2026

Permit Expires: 07/08/2031

This permit authorizes Nuisance Alligator Trapper: **Mickey Fagan** to take **25** Alligator(s) at **4 - 12** feet in length as outlined by 68A-25.003, Florida Administrative Code.

Permit Conditions: Conditions and Provisions and Map(s) attached page 2.

Additional Conditions:

Approving Signature: Matthew Nichols

Removal of all equipment is required upon closure or expiration of permit

CONDITIONS AND PROVISIONS

1. This permit, complete with all conditions and maps, shall be in the possession of the Trapper or Designated Agent during the take of alligators under this permit.
2. Alligators shall only be removed at the request and direction of the following designated personnel for **Meadow Pointe III CDD**
 - a. Justin Lawrence, Clubhouse Manager (813-383-6676, Office) (Manager@meadowpointe3.com)
 - b. John Pizzuto, Assistant Clubhouse Manager (jpizzuto@rizzetta.com)
 - c. Daryl Adams, District Management (darryla@rizzetta.com)
 - d. Natasha Betancourt, Administrative Assistant (District Services) (813-994-1001, Office) (nbetancourt@rizzetta.com)
3. You must contact one of the listed **Meadow Pointe III CDD** personnel prior to working any Nuisance Alligator Harvest Permit received from SNAP that falls within this area.
4. No alligators shall be harvested from sovereign waters under the permit unless those sovereign waters are specifically listed on the permit.
5. This permit shall be revoked or reassigned should the Contracted Nuisance Alligator Trapper under contract with the Florida Fish and Wildlife Conservation Commission resigns or upon the contract expiring or being terminated.
6. The permit may be rescinded at any time by request of **Meadow Pointe III CDD** management via phone (866-392-4286) or e-mail (snap@myfwc.com) to SNAP.

Client/Project
MEADOW POINTE III CDD

MAINTENANCE MAP

Pasco County, Florida

Revision	By	Appd.	YY.MM.DD

Issued	By	Appl.	YY.MM.DD

Project Number:		215600241	
File Name:		215600241-008-X03-MAINTENANCE MAP	
VN	TLS	VN	25.08.12
Dwn.	Chkd.	Dsgn.	YY.MM.DD
Drawing No.		X03	
Revision		Sheet	

Tab 5



Florida Fish and Wildlife Conservation Commission
Nuisance Alligator Harvest Permit
(68A-25.003, F.A.C.)

Date/Time: 7/8/2026, 4:40 PM **County:** Pasco **Permit Number:** IN-0000854208

Complainant: MEADOW POINTE III CDD

Home Phone #:

Address: [1500 Meadow Pointe Boulevard](#)
[Wesley Chapel, FL, 33543](#)

Cell #: (727) 488-3433

Gate Code:

Work #: (813) 383-6676

Email: manager@meadowpointe3.com

Other #:

Community/Subdivision: MEADOW POINTE III
CDD

Note:

Area Type: Targeted Harvest Area (THA)

Body of Water:

Water Source: Pond

Water Ownership: Private

Property Ownership: OTHER

Date Last Seen:

Access Granted: Yes

Estimated Size: 4 - 12 feet

Authorizes Removal: Yes

Threat to people?: Yes

Complaint Affiliation: Managing Authority

Threat to pets or property?: Yes

Managing Authority:

Been fed?: Unknown

Phone:

Instructions / Details: The targeted harvest area is in effect subject to the attached conditions and provisions and boundaries.

Received By: Katilyn Broadrick

Valid Permit: Yes

Date Issued: 07/08/2026

Permit Expires: 07/08/2031

This permit authorizes Nuisance Alligator Trapper: to take **25** Alligator(s) at **4 - 12** feet in length as outlined by 68A-25.003, Florida Administrative Code.

Permit Conditions:

Additional Conditions:

Approving Signature: Matthew Nichols

Removal of all equipment is required upon closure or expiration of permit

CONDITIONS AND PROVISIONS

1. This permit, complete with all conditions and maps, shall be in the possession of the Trapper or Designated Agent during the take of alligators under this permit.
2. Alligators shall only be removed at the request and direction of the following designated personnel for **Meadow Pointe III CDD**
 - a. Justin Lawrence, Clubhouse Manager (727-488-3433, Cell 813-383-6676, Office) (Manager@meadowpointe3.com)
 - b. John Pizzuto, Assistant Clubhouse Manager (813-618-1173, Cell 813-383-6676, Office) (jpizzuto@rizzetta.com)
 - c. Daryl Adams, District Management (813-928-9099, Cell) (darryla@rizzetta.com)
 - d. Natasha Betancourt, Administrative Assistant (District Services) (813-994-1001, Office) (nbetancourt@rizzetta.com)
3. You must contact one of the listed **Meadow Pointe III CDD** personnel prior to working any Nuisance Alligator Harvest Permit received from SNAP that falls within this area.
4. No alligators shall be harvested from sovereign waters under the permit unless those sovereign waters are specifically listed on the permit.
5. This permit shall be revoked or reassigned should the Contracted Nuisance Alligator Trapper under contract with the Florida Fish and Wildlife Conservation Commission resigns or upon the contract expiring or being terminated.
6. The permit may be rescinded at any time by request of **Meadow Pointe III CDD** management via phone (866-392-4286) or e-mail (snap@myfwc.com) to SNAP.

Client/Project
MEADOW POINTE III CDD

MAINTENANCE MAP

Pasco County, Florida

Revision	By	Appd.	YY.MM.DD

Issued	By	Appl.	YY.MM.DD

Project Number: **215600241**

File Name: 215600241-008-X03-MAINTENANCE MAP

VN	TLS	VN	25.08.12
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. **X03**

Revision Sheet

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 21, 2026, at 6:30pm
- **FY 2025-2026 Audit Completion Deadline:** June 30, 2027
- **Next Election (Seats):** Term 11/22 – 11/26 (Michael Hall-Seat 1); Term 11/22-11/26 (Glen Aleo-Seat 3); & Term 11/22 – 11/26 (Paul Carlucci-Seat 5)

District Manager's Report

September 16

2026

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District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>7/31/2026</u>
General Fund Cash & Investment Balance:		\$2,313,561
Reserve Fund Cash & Investment Balance:		\$2,321,864
Debt Service Fund & Investment Balance:		<u>\$599,264</u>
Total Cash and Investment Balances:		\$5,234,689
General Fund Expense		Under
Variance: \$87,106		Budget



Rizzetta & Company

Meadow Pointe III Community Development District

**Financial Statements
(Unaudited)**

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

meadowpointe3.org
rizzetta.com

Meadow Pointe III Community Development District

Balance Sheet

As of 07/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	734,252	(71,733)	0	662,520	0	0
Investments	1,579,309	2,393,597	599,264	4,572,170	0	0
Accounts Receivable	496,674	0	0	496,674	0	0
Prepaid Expenses	8,431	0	0	8,430	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	599,264
Amount To Be Provided Debt Service	0	0	0	0	0	5,184,736
Total Assets	2,845,378	2,321,864	599,264	5,766,506	11,090,410	5,784,000
Liabilities						
Accounts Payable	50,864	0	0	50,864	0	0
Deferred Revenue	427,601	0	0	427,601	0	0
Accrued Expenses	10,600	0	0	10,600	0	0
Other Current Liabilities	346	0	0	346	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,784,000
Deposits Payable	1,850	0	0	1,850	0	0
Total Liabilities	491,261	0	0	491,261	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	539,882	440,684	(40,549)	940,018	0	0
Total Fund Equity & Other Credits	2,354,117	2,321,864	599,264	5,275,245	11,090,410	0
Total Liabilities & Fund Equity	2,845,378	2,321,864	599,264	5,766,506	11,090,410	5,784,000

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	45,731	45,731
Special Assessments				
Tax Roll	2,211,761	2,211,761	2,236,152	24,391
Other Misc. Revenues				
Cell Tower Lease	28,262	23,552	33,914	10,363
Key/Access/Transponder Revenue	0	0	3,552	3,551
Miscellaneous Revenue	0	0	4,840	4,841
Non-Resident Annual Fees	0	0	374	374
Remotes	2,000	1,666	5,327	3,660
Room Rentals	0	0	4,056	4,055
Vending Machine Revenue	200	167	0	(167)
Vendor Rebates	0	0	10	11
Total Revenues	2,242,223	2,237,146	2,333,956	96,810
Expenditures				
Legislative				
Supervisor Fees	13,000	10,833	10,600	233
Total Legislative	13,000	10,833	10,600	233
Financial & Administrative				
Accounting Services	22,495	18,746	18,746	0
Administrative Services	5,974	4,978	4,978	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	692	684	9
Disclosure Report	2,000	1,667	1,666	0
District Engineer	22,500	18,750	38,491	(19,741)
District Management	33,475	27,896	27,896	0
Dues, Licenses & Fees	450	375	600	(225)
Financial & Revenue Collections	5,150	4,291	4,291	0
Legal Advertising	2,200	1,834	478	1,356
Miscellaneous Mailings	2,200	1,833	3,488	(1,655)
Public Officials Liability Insurance	4,362	4,362	4,110	252
Tax Collector/Property Appraiser Fees	2,100	2,100	4,838	(2,738)
Trustees Fees	11,000	11,000	11,522	(522)
Website Hosting, Maintenance, Backup & E	4,058	3,382	2,684	698
Total Financial & Administrative	128,944	112,056	133,722	(21,666)
Legal Counsel				
District Counsel	28,000	23,333	30,027	(6,694)
Total Legal Counsel	28,000	23,333	30,027	(6,694)
Law Enforcement				
Off Duty Deputy	157,456	131,213	127,006	4,208
Total Law Enforcement	157,456	131,213	127,006	4,208

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Electric Utility Services				
Utility - Street Lights	138,000	115,000	117,664	(2,665)
Utility Services	34,850	29,042	26,643	2,400
Total Electric Utility Services	172,850	144,042	144,307	(265)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	2,700	2,250	2,685	(436)
Garbage - Residential	305,378	254,482	253,833	649
Solid Waste Assessment	1,638	1,365	1,674	(309)
Total Garbage/Solid Waste Control Services	309,716	258,097	258,192	(96)
Water-Sewer Combination Services				
Utility - Recreation Facilities	19,200	16,000	21,361	(5,361)
Total Water-Sewer Combination Services	19,200	16,000	21,361	(5,361)
Stormwater Control				
Aquatic Maintenance	74,885	62,404	65,298	(2,894)
Aquatic Plant Replacement	3,750	3,125	5,101	(1,976)
Mitigation Area Monitoring & Maintenance	3,600	3,000	0	3,000
Stormwater Assessments	4,012	3,343	0	3,343
Stormwater System Maintenance	7,000	5,834	0	5,834
Total Stormwater Control	93,247	77,706	70,399	7,307
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	4,166	11,713	(7,547)
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	20,834	27,337	(6,503)
Landscape - Annuals/Flowers	18,000	15,000	0	15,000
Landscape - Miscellaneous	8,835	7,362	0	7,363
Landscape - Mulch	45,000	37,500	43,152	(5,652)
Landscape - Pest Control	2,000	1,667	0	1,666
Landscape Inspection Services	9,000	7,500	6,750	750
Landscape Maintenance	329,712	274,760	248,552	26,208
Landscape Replacement Plants, Shrubs, Tr	30,000	25,000	71,252	(46,252)
Lift Station Maintenance	4,050	3,375	1,014	2,361
Property Insurance	19,148	19,148	18,342	806
Street Light Deposit Bond	760	633	566	67
Tree Trimming Services	16,000	13,334	0	13,333
Well Maintenance	3,000	2,500	245	2,255
Total Other Physical Environment	544,702	461,976	453,217	8,758
Road & Street Facilities				
Gate Maintenance & Repair	45,500	37,916	22,883	15,034
Gate Phone	18,000	15,000	34,445	(19,444)
Parking Lot Repair & Maintenance	2,500	2,084	6,750	(4,667)
Roadway Repair & Maintenance	5,000	4,167	0	4,167
Sidewalk Maintenance & Repair	11,500	9,583	8,000	1,583
Street Sign Repair & Replacement	6,000	5,000	2,654	2,346

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Total Road & Street Facilities	88,500	73,750	74,732	(981)
Parks & Recreation				
Cable & Internet	575	479	280	200
Clubhouse Maintenance & Repair	19,217	16,014	23,629	(7,616)
Computer Support, Maintenance & Repair	1,300	1,084	247	837
Dog Waste Station Supplies & Maintenance	1,900	1,583	605	978
Employee - Reimbursements	2,000	1,667	333	1,333
Facility A/C & Heating Maintenance & Rep	1,400	1,166	3,035	(1,868)
Fitness Equipment Maintenance & Repair	10,000	8,334	1,364	6,970
Management Contract	456,277	380,231	367,955	12,276
Operating Supplies	17,500	14,583	4,613	9,970
Pest Control	1,150	958	1,015	(57)
Playground Equipment & Maintenance	3,400	2,834	594	2,240
Pool Maintenance	40,650	33,875	35,759	(1,885)
Pool/Water Park/Fountain Maintenance	24,000	20,000	217	19,784
Security System Monitoring Services & Ma	8,000	6,666	4,628	2,039
Tennis/Athletic Court/Park Maintenance	5,000	4,167	2,372	1,794
Vehicle Maintenance	3,650	3,042	2,797	244
Total Parks & Recreation	596,019	496,683	449,443	47,239
Special Events				
Special Events	22,500	18,750	12,888	5,863
Total Special Events	22,500	18,750	12,888	5,863
Contingency				
Capital Outlay	68,089	56,740	8,180	48,561
Total Contingency	68,089	56,740	8,180	48,561
Total Expenditures	2,242,223	1,881,179	1,794,074	87,106
Total Excess of Revenues Over(Under) Expenditures	0	355,967	539,882	183,916
Fund Balance, Beginning of Period	0	0	1,814,235	1,814,234
Total Fund Balance, End of Period	0	355,967	2,354,117	1,998,150

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	71,314	71,314
Special Assessments				
Tax Roll	580,973	580,973	580,970	(3)
Total Revenues	580,973	580,973	652,284	71,311
Expenditures				
Contingency				
Capital Reserve - Asset Replacement	463,412	463,412	211,599	251,813
Capital Reserve - Road	117,561	117,561	0	117,561
Total Contingency	580,973	580,973	211,599	369,374
Total Expenditures	580,973	580,973	211,599	369,374
Total Excess of Revenues Over(Under) Ex-	0	0	440,685	440,685
penditures				
Fund Balance, Beginning of Period	0	0	1,881,179	1,881,179
Total Fund Balance, End of Period	0	0	2,321,864	2,321,864

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

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	22,734	22,734
Special Assessments				
Prepayments	0	0	3,407	3,407
Tax Roll	587,460	587,460	592,592	5,132
Total Revenues	<u>587,460</u>	<u>587,460</u>	<u>618,733</u>	<u>31,273</u>
Expenditures				
Debt Service				
Interest	207,460	207,460	189,691	17,769
Principal	380,000	380,000	475,000	(95,000)
Total Debt Service	<u>587,460</u>	<u>587,460</u>	<u>664,691</u>	<u>(77,231)</u>
Total Expenditures	<u>587,460</u>	<u>587,460</u>	<u>664,691</u>	<u>(77,231)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>(45,958)</u>	<u>(45,958)</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>564,762</u>	<u>564,762</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>518,804</u>	<u>518,804</u>

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,302	5,302
Special Assessments				
Tax Roll	297,410	297,410	300,008	2,598
Total Revenues	297,410	297,410	305,310	7,900
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) Ex-	0	0	5,410	5,410
penditures				
Fund Balance, Beginning of Period	0	0	75,050	75,050
Total Fund Balance, End of Period	0	0	80,460	80,460

Meadow Pointe III CDD
Investment Summary
July 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2026</u>
Valley National Operating	Governmental Checking/ICS	\$ 426,123
FLCLASS Operating	Average Monthly Yield 3.7289%	1,153,186
Total General Fund Investments		\$ 1,579,309
FLCLASS Asset Replacement	Average Monthly Yield 3.7289%	\$ 634,809
FLCLASS Road Reserve	Average Monthly Yield 3.7289%	1,025,230
Subtotal		1,660,039
Valley National Asset Replacement Reserve	Governmental Checking/ICS	\$ 696,641
Subtotal		696,641
Valley National Road Reserve	Governmental Checking	\$ 36,917
Subtotal		36,917
Total Reserve Fund Investments		\$ 2,393,597
US Bank Series 2013 Revenue	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	\$ 81,708
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	19,067
US Bank Series 2013 Prepayment	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	2,301
US Bank Series 2015A Revenue	US Bank GCTS 0490 Money Market	126,367
US Bank Series 2015A1 Reserve	US Bank GCTS 0490 Money Market	93,875
US Bank Series 2015A2 Reserve	US Bank GCTS 0490 Money Market	18,591
US Bank Series 2015A1 Interest	US Bank MMKT 5 Money Market	2
US Bank Series 2015 Prepayment	US Bank MMKT 5 Money Market	3,713
US Bank Series 2021 Revenue	First American Funds Inc SHS-Y Treasury Obligation Fund 3801	80,460
Total Debt Service Fund Investments		\$ 599,264

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 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
720, 2670						
	720 General Fund	07/01/2026	McNatt Plumbing Company, Inc.	46644742	Maintenance & Repair 07/26	487.50
	720 General Fund	07/01/2026	OLM, Inc.	47787	Landscape Inspection 07/26	750.00
	720 General Fund	07/01/2026	Pasco County Utilities	24860121	Water Services 06/26	2,430.56
	720 General Fund	07/01/2026	Pasco Sheriffs Office	AR-JUL26 MP111	Deputy Services 07/26	12,700.58
	720 General Fund	07/01/2026	Rizzetta & Company, Inc.	INV0000111420	Personnel Reimbursement 07/26	14,871.26
	720 General Fund	07/01/2026	Southern Automated Access Services, LLC	18463	Gate Phone 07/26	130.00
	720 General Fund	07/01/2026	TECO	311000030198-080526	Electric Services 07/26	10,198.28
	720 General Fund	07/01/2026	TECO	311000030198-080526	Electric Services 07/26	2,440.30
	720 General Fund	07/01/2026	U.S. Bank	8271212	Trustee Fees S2015 07/01/26-06/30/27	915.88
	720 General Fund	07/01/2026	U.S. Bank	8271212	Trustee Fees S2015 07/01/26-06/30/27	2,747.62
	720 General Fund	11/20/2023	Waste Connections of Florida	1530432W426-Rev	Waste Disposal Services 11/23	(150.02)
	720 General Fund	07/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353911-081126	Electric Services 07/26	216.36
	720 General Fund	07/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353912-081126	Electric Services 07/26	73.19
	720 General Fund	07/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353913-081126	Electric Services 07/26	66.19
	720 General Fund	07/01/2026	Yellowstone Landscape	1223179	Irrigation Repair 07/26	988.06
	720 General Fund	07/01/2026	Yellowstone Landscape	1223178	Irrigation Repair 07/26	998.00
	720 General Fund	07/01/2026	Yellowstone Landscape	1229162	Landscape Replacement 07/26	1,000.00
Sum for 720, 2670						50,863.76
Sum for 720						50,863.76
Sum Total						50,863.76

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/2026.
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 7

MINUTES OF MEETING

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

**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT**

The public hearing of the Meadow Pointe III Community Development District Board of Supervisors was held on **Wednesday, August 19, 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

Also, present were:

Darryl Adams	District Manager, Rizzetta & Company
Deputy Pandhi	Pasco Sheriff's Office
Cari Allen Webster	District Counsel, Straley Robin Vericker
Joseph Kim	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

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

A resident expressed concerns regarding the erosion and pond repairs.

FOURTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2026-2027
Final Budget**

On a motion by Mr. Johnson, seconded by Mr. Carlucci, and with three in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2026/2027 Final Budget, for the Meadow Pointe III, Community Development District.

Mr. Adams presented the final budget for fiscal year 2026/2027.
There were no public comments on the budget.

On a motion from Mr. Johnson, seconded by Mr. Carlucci, with three in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2026/2027 Final Budget, for the Meadow Pointe III, Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06,
Adopting Fiscal Year 2026-2027 Final
Budget**

On a motion from Mr. Johnson, seconded by Mr. Hall, with three in favor, the Board of Supervisors approved Resolution 2026-06, Adopting Fiscal Year 2026-2027 Final Budget, for the Meadow Pointe III Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2026-2027
Assessments**

On a motion by Mr. Johnson, seconded by Mr. Carlucci, and with three in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2026-2027 Assessments, for the Meadow Pointe III, Community Development District.

Mr. Adams presented the Fiscal Year 2026-2027 Assessments.

On a motion from Mr. Johnson, seconded by Mr. Carlucci, with three in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2026-2027 Assessments, for the Meadow Pointe III, Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07;
Levying O&M Assessments for Fiscal Year
2026-2027**

On a motion by Mr. Johnson, seconded by Mr. Carlucci, with three in favor, the Board of Supervisors approved Resolution 2026-07; Levying O&M Assessments for Fiscal Year 2026-2027, for the Meadow Pointe III Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08,
Setting the Meeting Schedule for Fiscal
Year 2026-2027**

On a motion by Mr. Johnson, seconded by Mr. Carlucci, with three in favor, the Board of Supervisors approved Resolution 2026-08, Setting the Meeting Schedule for Fiscal Year 2026-2027, for the Meadow Pointe III Community Development District.

NINTH ORDER OF BUSINESS

**Discussion of Apon Expansion for Home
31447 Wrencrest**

The Board allowed the resident time to discuss his proposed expansion plan.

On a motion by Mr. Carlucci, seconded by Mr. Johnson, with three in favor, the Board of Supervisors approved the apron expansion for 31447 Wrencrest, extending the apron by one and one-half feet as an exception to the current policy to correct the driveway curvature issue and comply with current County standards, for the Meadow Pointe III Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Service Mark License
Agreement (Claridge Place HOA)**

On a motion by Mr. Carlucci, seconded by Mr. Johnson, with three in favor, the Board of Supervisors approved the Service Mark License Agreement (Claridge Place HOA), for the Meadow Pointe III Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Fence and Landscaping
License Agreement with Hillhurst
Crossing HOA**

On a motion by Mr. Carlucci, seconded by Mr. Johnson, with three in favor, the Board of Supervisors approved the Fence and Landscaping License Agreement with Hillhurst Crossing HOA, for the Meadow Pointe III Community Development District.

TWELFTH ORDER OF BUSINESS

STAFF REPORTS

A. Community Deputy Update

Deputy Pandhi provided a community update.

The Board discussed the August 8, 2026 incident and the resident's trespass status. The Board directed staff to contact law enforcement should the resident return to the property.

1. Presentation of Law Enforcement Proposal

On a motion by Mr. Carlucci, seconded by Mr. Johnson, with three in favor, the Board of Supervisors approved the Law Enforcement Proposal for the amount of \$161,106, for the Meadow Pointe III Community Development District.

B. District Engineer

Mr. Waag provided feedback on the community.

The Board requested that the District Engineer investigate the CDD property adjacent to the new development along Meadow Pointe Boulevard to ensure compliance with SWFWMD requirements. The Board also requested that the Clubhouse Manager provide photographs of the area.

The Board further requested a copy of the County's proposed road expansion plans and asked that the plans be provided to the Board. The Board also requested that staff investigate the portion of the property and maintenance area maintained by the District.

C. Aquatics Inspection Report

1. Presentation of Waterway Inspection Report

Nothing to 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

The Board tabled the item until construction is complete.

F. Amenity Management

1. Presentation of Amenities Report

Mr. Lawrence reviewed the Amenity Report.

G. District Counsel

District Counsel provided updates to the Board. Three residents have not signed the expansion agreement. District Counsel will send a 30-day notice to the residents.

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 September 16, 2026, at 6:30 p.m.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors Regular Meeting held on July
15, 2026**

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

FOURTEENTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for July 2026**

On a motion from Mr. Johnson, seconded by Mr. Carlucci, with three in favor, the Board of Supervisors ratified the Operation and Maintenance Expenses for July 2026 (\$231,832.14), as discussed, for the Meadow Pointe III Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

A resident expressed concerns regarding the black street pavement and preferred a gray color. The resident also commented on the permanent lighting.

On a motion from Mr. Hall, seconded by Mr. Johnson, with three in favor, the Board of Supervisors allowed the Girl Scouts to use the clubhouse for the Meadow Pointe III Community Development District.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Hall, seconded by Mr. Johnson, with three in favor, the Board agreed to adjourn the meeting at 8:40 p.m. for the Meadow Pointe III Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 8



**MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT**

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

Meadowpointe3cdd.org

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

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

The total items being presented:

\$158,557.49

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Coastal Waste & Recycling, Inc.	300543	SW0002657519	Waste Disposal Services 08/26	\$ 26,995.15
Cooper Pools Inc.	300548	1022	Pool Maintenance 08/26	\$ 908.08
Cooper Pools Inc.	300555	1036	Pool Maintenance 08/26	\$ 1,466.24
Cooper Pools Inc.	300557	1052	Pool Maintenance 08/26	\$ 2,044.91
Cooper Pools Inc.	300544	2136	Pool Maintenance 08/26	\$ 3,400.00
DCSI, Inc.	300565	35669	Security Monitoring & Maintenance 08/26	\$ 525.00
DCSI, Inc.	300567	35704	Security Monitoring & Maintenance 08/26	\$ 398.00
Florida Department of Revenue	081926-02	6180155779674-081826	Sales & Use Tax 07/26	\$ 346.33
Frontier Communications of FL	083126-01	23918809150919135-080426	Gate Phones 08/26	\$ 235.54
John A. Johnson	300562	JJ081926-720	Board of Supervisors Meeting 08/19/26	\$ 200.00
McNatt Plumbing Company, Inc.	300540	46644742	Maintenance & Repair 07/26	\$ 487.50
Michael J Hall	300563	MH081926-720	Board of Supervisors Meeting 08/19/26	\$ 200.00
OLM, Inc.	300545	47787	Landscape Inspection 07/26	\$ 750.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Outsmart Pest Management, Inc.	300549	48817	Pest Control 08/26	\$ 75.00
Pasco County Utilities	081226-01	24860121	Water Services 06/26	\$ 2,430.56
Pasco Sheriff's Office	300550	AR-JUL26 MPIII	Deputy Services 07/26	\$ 12,700.58
Paul Carlucci	300564	PC081926-720	Board of Supervisors Meeting 08/19/26	\$ 200.00
Rizzetta & Company, Inc.	300539	INV0000111386	Accounting Services 08/26	\$ 5,867.83
Rizzetta & Company, Inc.	300542	INV0000111420	Personnel Reimbursement 07/26	\$ 14,871.26
Rizzetta & Company, Inc.	300554	INV0000111515	Cell Phone 07/26	\$ 150.00
Rizzetta & Company, Inc.	300556	INV0000111540	Personnel Reimbursement, Amenity Management & Oversight 08/26	\$ 17,265.75
Romaner Graphics	300551	23193	Sign Maintenance & Repair 08/26	\$ 630.00
Romaner Graphics	300551	23194	Maintenance & Repair 08/26	\$ 260.00
Romaner Graphics	300551	23195	Maintenance & Repair 08/26	\$ 150.00
Romaner Graphics	300551	23196	Maintenance & Repair 08/26	\$ 185.00
Romaner Graphics	300551	23197	Sign Maintenance & Repair 08/26	\$ 139.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management, LLC	300546	PSI288828	Lake & Pond Managment Services 08/26	\$ 6,427.59
Solitude Lake Management, LLC	300558	PSI294439	Aquatic Maintenance 08/26	\$ 1,958.50
Southern Automated Access Services, LLC	300547	18463	Gate Phone 07/26	\$ 130.00
Southern Automated Access Services, LLC	300547	18477	Gate Phone 08/26	\$ 145.00
Southern Automated Access Services, LLC	300547	18478	Gate Phone 08/26	\$ 145.00
Southern Automated Access Services, LLC	300547	18480	Gate Phone 08/26	\$ 145.00
Southern Automated Access Services, LLC	300547	18483	Gate Phone 08/26	\$ 145.00
Southern Automated Access Services, LLC	300547	18493	Gate Phone 08/26	\$ 145.00
Southern Automated Access Services, LLC	300547	18494	Gate Phone 08/26	\$ 145.00
Southern Automated Access Services, LLC	300547	18498	Gate Phone 08/26	\$ 145.00
Southern Automated Access Services, LLC	300547	18510	Gate Phone 08/26	\$ 145.00
Southern Automated Access Services, LLC	300547	18520	Gate Phone 08/26	\$ 145.00
Southern Automated Access Services, LLC	300552	18526	Gate Maintenance & Repair 08/26	\$ 375.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300559	18545	Gate Maintenance & Repair 08/26	\$ 150.00
Southern Automated Access Services, LLC	300559	18547	Stringer Transmitter - Remotes 08/26	\$ 400.00
Southern Automated Access Services, LLC	300566	18610	Gate Maintenance & Repair 08/26	\$ 150.00
Southern Automated Access Services, LLC	300568	18618	Gate Maintenance & Repair 08/26	\$ 150.00
Spectrum	083126-02	8337130620042426-081126	Internet Services 08/26	\$ 30.00
Stantec Consulting Services, Inc.	300560	2602355	Engineering Services 07/26	\$ 2,496.92
Straley Robin Vericker	300561	28925	Legal Services 07/26	\$ 3,775.75
TECO	082426-01	311000030198-080526	Electric Services 07/26	\$ 12,638.58
U.S. Bank	300541	8271212	Trustee Fees S2015 07/01/26-06/30/27	\$ 3,663.50
U.S. Water Services Corporation	300553	SI153704	Lift Station Maintenance 08/26	\$ 104.19
Valley National Bank	082626-01	CC073126-720	Credit Card Expenses 07/26	\$ 1,765.06
Waste Connections of Florida	082426-02	2259099W426	Waste Disposal Services 09/26	\$ 298.56
Withlacoochee River Electric Cooperative, Inc.	081726-01	1353910-072326	Electric Services 07/26	\$ 1,660.08

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	082826-01	1353911-081126	Electric Services 07/26	\$ 216.36
Withlacoochee River Electric Cooperative, Inc.	082826-01	1353912-081126	Electric Services 07/26	\$ 73.19
Withlacoochee River Electric Cooperative, Inc.	082826-01	1353913-081126	Electric Services 07/26	\$ 66.19
Yellowstone Landscape	081926-01	1223178	Irrigation Repair 07/26	\$ 998.00
Yellowstone Landscape	081926-01	1223179	Irrigation Repair 07/26	\$ 988.06
Yellowstone Landscape	82726	1229162	Landscape Replacement 07/26	\$ 1,000.00
Yellowstone Landscape	82726	1229301	Landscape Maintenance 08/26	<u>\$ 24,855.23</u>
Total Report				<u>\$ 158,557.49</u>



www.coastalwasteinc.com

INVOICE

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

Invoice SW0002657519
Page Page 1 of 1
Date 07/31/2026
Customer 21985
Site 0
PO Number
Due Date 08/30/2026

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
31 - Jul	(0001) MEADOW POINTE III CDD 1500 MEADOW POINTE BLVD, WESLEY CHAPEL FL Serv #001 RESIDENTIAL - CURBSIDE - MSW 1,547 - 0.45YD 1547 Units @ \$17.45 (Aug 01/26 - Aug 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

INVOICE TOTAL \$26,995.15

Invoice SW0002657519
Date 07/31/2026
Customer 21985
Site 0
PO Number
Due Date 08/30/2026

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

AMOUNT REMITTED:

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>.

0025756SW0219850000SW000265751900029439412



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Meadow Point III
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2026	\$908.08	08/06/2026

INVOICE NO. 1022

Order No.:
Quote No.: 593
Job No.: 1707
Site Address: 1500 Meadow Pointe Boulevard
Wesley Chapel FL 33543

Install new Vak Pak Jacks 90#

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
Install new Vak Pak Jacks 90#	8.00	\$68.51	\$548.08
Commercial installation / Labor			\$360.00
Sub-Total ex Tax			\$908.08
Tax			\$0.00
Total			\$908.08

Sub-Total ex Tax	\$908.08
Tax	\$0.00
Total inc Tax	\$908.08
Amount Applied	\$0.00
Balance Due	\$908.08

How To Pay



Credit Card (MasterCard or Visa)

Pay Online

PAY NOW

Please call 844-766-5256 to pay over the phone.



INVOICE NO. 1022

DUE DATE: 09/05/2026 **AMOUNT DUE:** \$908.08



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Meadow Point III
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY

09/11/2026

AMOUNT

\$1,466.24

INVOICE DATE

08/12/2026

INVOICE NO. 1036

Order No.:

Quote No.: 820

Job No.: 1706

Site Address: 1500 Meadow Pointe Boulevard
Wesley Chapel FL 33543

Update plumbing and top mount flowmeter

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
6" PVC170-1100GPM TOP MOUNT FLOWMETER	1.00	\$368.11	\$368.11
Replumb Plumbing Parts	1.00	\$648.13	\$648.13
Commercial installation / Labor			\$450.00
Sub-Total ex Tax			\$1,466.24
Tax			\$0.00
Total			\$1,466.24

Sub-Total ex Tax	\$1,466.24
Tax	\$0.00
Total inc Tax	\$1,466.24
Amount Applied	\$0.00
Balance Due	\$1,466.24

How To Pay



Credit Card (MasterCard or Visa)

Pay Online

PAY NOW

Please call 844-766-5256 to pay over the phone.



INVOICE NO. 1036

DUE DATE: 09/11/2026 **AMOUNT DUE:** \$1,466.24



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Meadow Point III
3434 Colwell Avenue Suite 200
Tampa FL 33614

PLEASE PAY BY

09/17/2026

AMOUNT

\$2,044.91

INVOICE DATE

08/18/2026

INVOICE NO. 1052

Order No.:

Quote No.: 1053

Job No.: 1705

Site Address: 1500 Meadow Pointe Boulevard
Wesley Chapel FL 33543

ADA Chair Repairs and Batteries. Remove old foot rest and install new foot rest.

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
SR FOOT REST GRAY MIST W/HARDWARE PLS	1.00	\$174.85	\$174.85
SR BATTERY LIFT OPERATOR R-KIT	2.00	\$605.68	\$1,211.36
SR HAND CONTROL 4 BUTTON	1.00	\$388.70	\$388.70
Commercial installation / Labor			\$270.00
Sub-Total ex Tax			\$2,044.91
Tax			\$0.00
Total			\$2,044.91

Sub-Total ex Tax	\$2,044.91
Tax	\$0.00
Total inc Tax	\$2,044.91
Amount Applied	\$0.00
Balance Due	\$2,044.91

How To Pay



Credit Card (MasterCard or Visa)

Pay Online

PAY NOW

Please call 844-766-5256 to pay over the phone.



INVOICE NO. 1052

DUE DATE: 09/17/2026 **AMOUNT DUE:** \$2,044.91

Cooper Pools Inc

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

Invoice #: 2136

Invoice Date: 8/1/2026

Due Date: 8/31/2026

Bill To: Meadow Pointe III CDD

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

LOCATION: 1500 Meadow Point Blvd, Wesley Chapel

Item	Description	Qty	Rate	Amount
Alkalinity ↑	lbs	3.00	\$0.00	\$0.00
Liquid Chlorine	jug	147.50	\$0.00	\$0.00
Cyanuric Acid	lbs	98.00	\$0.00	\$0.00
pH ↓	gal	25.00	\$0.00	\$0.00
Stenner #2 Tube	Stenner #2 Tube	1.00	\$15.00	\$15.00
Monthly Commercial Pool Maintenance	Monthly Commercial Pool Maintenance	1.00	\$3,385.00	\$3,385.00

Subtotal: \$3,400.00

Tax: \$0.00

Total: \$3,400.00

Amount Due: \$3,400.00



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35669	08/20/2026	\$525.00	09/04/2026	Net 15	

P.O. NUMBER
11436

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/07/2026	Access Control Fobs Tech Notes: Dropped off 100 keyfobs. OE-KEYFPK25 26bit access key fobs Fob #'s: 41426-41450 41476-41500 44326-44350 44376-44400 FC: 10	100	5.25	525.00

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	525.00
TAX (0.075)	0.00
TOTAL	525.00
BALANCE DUE	\$525.00



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35704	08/24/2026	\$398.00	09/08/2026	Net 15	

P.O. NUMBER
11440

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/11/2026	Reason for call: Hook gate cameras up to new internet connection, network, and program clubhouse computer to view.			
08/11/2026	Camera Service Beaconsfield - Tech notes: Ran network cable from DVR to Frontier modem, networked router, setup DDNS, and office computer to view. Wire, terminations, & programming included.	1	199.00	199.00
08/11/2026	Camera Service Heatherstone - Tech notes: Ran network cable from DVR to Frontier modem, networked router, setup DDNS, and office computer to view. Wire, terminations, & programming included. Additional parts: None	1	199.00	199.00

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	398.00
TAX (0.075)	0.00
TOTAL	398.00
BALANCE DUE	\$398.00

Payment Confirmation

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

Transaction Information

Confirmation#	920003718308	Submitted Date	Tuesday, 08/18/2026
Status	IN PROCESS	Submitted Time	03:24 PM

Payment Information

Taxpayer Name	MEADOW POINTE III COMMUNITY DEVELOPMENT	Debit Date	Wednesday, 08/19/2026
Document Type	Tax or Fee Payment	Filing Period End Date	07/31/2026
Amount Paid	\$346.33		
Payment Amount	\$346.33		
Fee Amount	\$0.00		

Electronic Check Information

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

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577967-4	07/31/2026	\$346.33



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

Page 1/8

Billing Date:
Aug 04, 2026

Billing Period:
Aug 04 - Sep 03, 2026

Hi MEADOW POINTE III CDD

AUG 13 2026

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

Bill history

Previous balance	\$235.54
Payment received by Aug 04, thank you	-\$235.54

Service summary

	Previous month	Current month
Phone	\$199.30	\$199.30
Taxes and Fees	\$36.24	\$36.24
Total services	\$235.54	\$235.54
Total balance		\$235.54

Total balance

\$235.54

Auto Pay is scheduled

Aug 28

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 08052026 NNNNNN 01 001076 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

Page 3/8
Billing Date:
Aug 04, 2026
Billing Period:
Aug 04 - Sep 03, 2026

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

Master Summary Activity

Summary of charges by Account

Phone Number		Amount
239-188-0915	0	\$0.00
813-907-0937	0	\$117.77
813-994-5419	0	\$117.77

Total current month charges **\$235.54**

Account Payments

Payment received from 239-188-0915 **\$235.54**

**THANKS FOR BEING
OUR CUSTOMER**

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



MEADOW POINTE III CDD Account Number:
5844 OLD PASCO RD **239-188-0915-091913-5**
STE 100
WESLEY CHAPEL FL 335444010

Billing Date:
Aug 04, 2026
Billing Period:
Aug 04 - Sep 03, 2026

Total current month charges

\$0.00





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

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

Billing Date:
Aug 04, 2026

Billing Period:
Aug 04 - Sep 03, 2026

Phone

Monthly Charges

08.04-09.03	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:
Aug 04, 2026
Billing Period:
Aug 04 - Sep 03, 2026

Phone

Monthly Charges

08.04-09.03	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: August 19, 2026

SUPERVISOR PAY REQUEST
DIRECT DEPOSIT

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:31 pm
Meeting End Time:	8:40
Total Meeting Time:	2 09

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: Taylor Adams



McNatt Plumbing Company, LLC
5800 E. Broadway Ave.
Tampa, FL 33619
813-971-6100
CFC045185

Invoice 46644742
Invoice Date 7/29/2026
Completed Date 7/29/2026
Customer PO
Payment Term Due Upon Receipt

Billing Address

MP111 Community Development District C/O Rizzetta &
Company
3434 Colwell Ave #Suite 200
Tampa, FL 33614 USA

Job Address

Meadow Pointe III Clubhouse
1500 Meadow Pointe Boulevard
Wesley Chapel, FL 33543 USA

Description of work

Urinal was heavily built up with calcium I had to remove the urinal and clear the line and urinal out was vary to get the line to flow properly

Task #	Description	Quantity	Price	Total
PFRA103B	- We cleared out the fixture line. - Then we snaked out or jetted the main line to ensure the problem has moved on. - Then we reassembled fixture and tested for leaks. - You're back to your routine with an extra measure of peace of mind.	1.00	\$487.50	\$487.50

Potential Savings	\$24.37
Sub-Total	\$487.50
Tax	\$0.00
Total Due	\$487.50
Payment	\$0.00
Balance Due	\$487.50

Thank you for your business!

I authorize McNatt Plumbing Company, Inc. to proceed with the work specified above for a total of \$487.50

7/29/2026

I acknowledge that I have examined the finished work and authorized its completion.

7/29/2026



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

BILL TO

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

INVOICE 47787

DATE 07/31/2026 TERMS Net 30

DUE DATE 08/30/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
07/28/2026	Inspection	monthly landscape inspection conducted at Meadow Pointe III CDD by Paul Woods	750.00

Please include invoice number on all payments.

TOTAL DUE \$750.00



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

Service Slip/Invoice

INVOICE: 48817
DATE: 08/06/2026
ORDER: 48817

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
08/06/2026	01:48 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/06/2026			

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	\$75.00
Performed monthly pest control service. Inspected the interior with no signs of activity observed. Treated the exterior perimeter for general pests.		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: 24860121

Billing Date: 7/23/2026

Billing Period: 6/8/2026 to 7/8/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	08070428	6/8/2026	7103	7/8/2026	7257	30	154

Usage History

July 2026	154
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

Transactions

Previous Bill	2,430.56
Payment 07/09/26	-2,430.56 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 8/10/2026

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

The Total Due will be electronically transferred on 08/10/2026.



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

010348587050920062486012160002430560



Pasco Sheriff's Office

INVOICE

Customer Number: C00279
Invoice Number: AR-JUL26 MEADOW PT III #10
Invoice Date: 8/4/2026
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
8/4/2026	0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR JUL26 - MEADOW PT III CDD, 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543	\$12,700.58
	Total Due	\$12,700.58

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00279
Invoice Number: AR-JUL26 MEADOW PT III #10
Invoice Date: 8/4/2026
Total Amount Due \$ 12,700.58



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

Total Payment \$ _____

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

Invoice

Date	Invoice #
8/2/2026	INV0000111386

Bill To:

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

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

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

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

Invoice

Date	Invoice #
7/31/2026	INV0000111420

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

[illegible]

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

Invoice

Date	Invoice #
8/1/2026	INV0000111515

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

[illegible]

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

Invoice

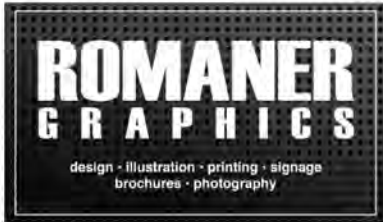
Date	Invoice #
8/14/2026	INV0000111540

Bill To:

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

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

[illegible]



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

INVOICE # 23193

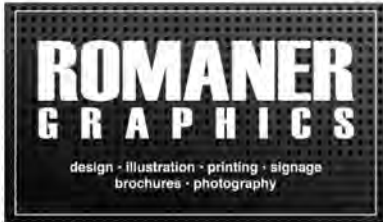
TO: Meadow Pointe III
COMPANY NAME: _____
DATE: 8/5/26 _____

Three No Trespassing/No Fishing signs 18" x 24"
Arched tops, mounted on u-channel posts
3 @ \$210.00 each

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TOTAL: \$630.00

Thank You,



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

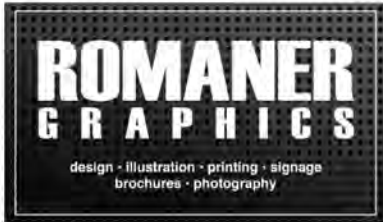
INVOICE # 23194

TO: Meadow Pointe III
COMPANY NAME: _____
DATE: 8/5/26 _____

Secure Alchester monument signs to monument wall. Fill tapcon holes and paint. (Two sides)	

TOTAL: \$260.00

Thank You,



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

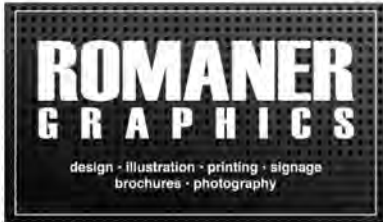
INVOICE # 23195

TO: Meadow Pointe III
COMPANY NAME: _____
DATE: 8/5/26 _____

Claridge logo sign reinstalled to monument,	
repair damage to area behind sign	

TOTAL: \$150.00

Thank You,



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

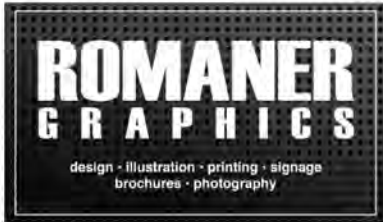
INVOICE # 23196

TO: Meadow Pointe III
COMPANY NAME: _____
DATE: 8/5/26 _____

Design and fabricate Meadow Pointe III art for
Bobcat tailgate

TOTAL: \$185.00

Thank You,



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

INVOICE # 23197

TO: Meadow Pointe III
COMPANY NAME: _____
DATE: 8/5/26 _____

At Sheringham/Nestlewood entry, install object
marker

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: PSI288828

Invoice Date: 8/1/2026

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 8/1/2026

Due Date 8/31/2026

Terms Net 30

Customer ID 8080

P.O. Number

P.O. Date 8/1/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	6,427.59	6,427.59
August Billing					
8/1/2026 - 8/31/2026					
Meadow Pointe III CDD-Lake-ALL					

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



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: PSI294439

Invoice Date: 8/12/2026

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 8/12/2026

Due Date 9/11/2026

Terms Net 30

Customer ID 8080

P.O. Number

P.O. Date 8/12/2026

Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fish Stocking One-Time Service Lake 53 GRASS CARP, TRIPLOID 40 Grass Carp 10"-12" stocked on 7/22/26		1	1	3,917.00	3,917.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 3,917.00

Subtotal: 3,917.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 1,958.50
Total: 1,958.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/31/2026	18463

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
1	Report that the phone is down on the call box. Rebooted the modem and reconnected the unit to the network 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	\$130.00
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.			Payments/Credits	\$0.00
			Balance Due	\$130.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/3/2026	18477

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
	AUGUST 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

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

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/3/2026	18478

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
	AUGUST 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
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/3/2026	18480

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
	AUGUST 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
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/3/2026	18483

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
	AUGUST 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
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.			Payments/Credits	\$0.00
			Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/3/2026	18493

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
	AUGUST 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

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

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/3/2026	18494

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
	AUGUST 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
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/3/2026	18498

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
	AUGUST 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

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

Payments/Credits \$0.00

Balance Due \$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/3/2026	18510

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
	AUGUST 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
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.			Payments/Credits	\$0.00
			Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/3/2026	18520

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
	AUGUST 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
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.			Payments/Credits	\$0.00
			Balance Due	\$145.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/4/2026	18526

Bill To

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

			Job Name	Terms
			ALCHESTER	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Report that there is a broken belt. Exit operators were powered down upon arrival. When I turned the breaker back on, it tripped almost immediately. Discovered there were approximately 5 lizards that shorted out the control board in the curb side operator. Replaced the board with a used board as these operators have been discontinued and new replacement parts are no longer manufactured.			
	I also replaced a missing top hat and two tophat thumbscrews.			
	All performing properly at this time.			
1	Hourly Tech Charge	130.00		130.00
1	CSW200UL TOPHAT	25.00		25.00
2	Thumb screw for manual release cover.	10.00		20.00
1	Elite Omni Control Board USED no warranty.	200.00		200.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$375.00
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.			Payments/Credits	\$0.00
			Balance Due	\$375.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/13/2026	18545

Bill To

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

			Job Name	Terms
			ALCHESTER	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Report that the exit operators were having power issues and wouldn't cycle properly. Discovered the on/off switch in the island operator was completely broken. Bypassed the switch, system resumed normal operation with the exception of the V belt slipping severely due to oil leaking from the gear box. I replaced the belt, however this will happen again. These operators are almost 17 years old. I recommend replacement with new. None of your battery back ups work additionally. All performing properly at this time.			
1	Hourly Tech Charge	130.00		130.00
1	Elite V Belt	20.00		20.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$150.00
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.			Payments/Credits	\$0.00
			Balance Due	\$150.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/13/2026	18547

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
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.			Payments/Credits	\$0.00
			Balance Due	\$400.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/21/2026	18610

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
	Changed broken V belt in exit island operator. Put gates back in service.			
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
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.			Payments/Credits	\$0.00
			Balance Due	\$150.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/26/2026	18618

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
	Changed broken V belt in exit curb side operator. Put gates back in service.			
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
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.			Payments/Credits	\$0.00
			Balance Due	\$150.00



ACCOUNT NUMBER
8337 13 062 0042426

STATEMENT DATE
Aug 11, 2026

SERVICE ADDRESS
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543

PAGE
1 of 6

RECEIVED
AUG 20 2026

Hi, Pointe III!

Thank you for being a valued customer since 2004.

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

How It Adds Up Service from Aug 11 - Sep 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 08/28/26

Thank you for choosing Spectrum.

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

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



IMPORTANT NEWS

NOTE

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

Enrolled with Auto Pay

Your payment will be automatically deducted on your scheduled due date.

Important Service Notification

Spectrum is committed to keeping you informed about updates to your service. Please note your Spectrum TV package name will be changed starting on or after 9/16/26. There will be no changes to your service.

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



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

8337 1300 DY RP 11 08122026 NNNNNNNN 01 003717 0018

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



Amount Due **\$30**

Due by **Aug 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 08122026 NNNNNNNN 01 003717 0018

Your Bill Details Service from Aug 11 - Sep 10

Thank you for being a valued customer since 2004.

Previous Balance		\$30
EFT Payment	07/28	-\$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****Important Information About Your Services**

We're here to help you stay informed about your services.

To view the current channel lineup available in your area, please visit spectrum.com/channels. For a complete listing of services and rates, go to spectrum.com/ratecard.



If you would like a printed or accessible copy mailed to your home, please call us at **1-833-251-7524**.

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 - ****98S31

Router - *****44E4A

Receiver - *****02973

Receiver - *****07085

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

Your Spectrum Stores are located at:

3302 Redeemer Way

New Port Richey, FL 34655

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

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

Invoice Number	2602355
Invoice Date	August 14, 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	July 24, 2026
Current Invoice Total (USD)	2,496.92		

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	0.75	190.00	142.50
Level 10	Rankin, Ashley Alexandra	0.25	198.00	49.50
Level 10	Waag, R Tyson (Tyson)	11.50	198.00	2,277.00
Subtotal Professional Services		<u>12.50</u>		<u>2,469.00</u>

Disbursements

Direct - Vehicle (mileage)	27.92
Subtotal Disbursements	<u>27.92</u>

Low Task Subtotal	2026 FY Gen Cons	2,496.92
Top Task Subtotal	2026 FY Gen Cons	2,496.92
Total Fees & Disbursements		<u>2,496.92</u>
INVOICE TOTAL (USD)		2,496.92

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

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

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

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

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

Thank you.

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-07-22	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.25	190.00	47.50	DOWNLOADED FY2027 BUDGET TO PREPARE TO OPEN NEW 2027 TASK	
2026-07-22	238202301	2026	Direct - Regular	NURSE, VANESSA M	0.50	190.00	95.00	CORRESPONDENCE WITH PASCO COUNTY RE: UPDATE ON TWO WORK ORDERS (BROKEN SIDEWALK & FAILING STORMWATER INLET)	
2026-07-10	238202301	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	198.00	49.50	PM SUPPORT	
2026-06-29	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	CALL WITH VENDOR REGARDING CHATTERLY DR STORMWATER INFRASTRUCTURE AND ROADWAY CONCERNS. DEVELOP A SCOPE OF SERVICES FOR REPAIR. TEAM COORDINATION. CALL WITH VENDORS REGARDING POND 92 PROPOSAL.	
2026-07-01	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	REVIEW PROPOSALS FROM CROSSCREEK AND PROVIDE TO DM AND STAFF FOR THE UPCOMING MEETING.	
2026-07-02	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	REVIEW TIME FOR POND 56 AND POND 61. COMPILE ALL PROPOSALS. SEND ALL INFORMATION TO DC AND DM	
2026-07-08	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	198.00	396.00	FOLLOW UP WITH DM REGARDING FAC CONTRACT. FOLLOW UP WITH VENDORS REGARDING ROADWAY EVALUATION PROPOSALS. REVIEW POND 92 EROSION PROPOSAL AND PROVIDE TO CDD STAFF AND DM FOR UPCOMING AGENDA. REVIEW CLS PROPOSAL FOR CHATTERLY DR.	
2026-07-13	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CORRESPONDENCE WITH ASPHALT VENDORS REGARDING PAVEMENT INSPECTION PROPOSALS.	
2026-07-14	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	REVIEW DC LETTER'S BEING SENT TO RESIDENTS FOR POND 56 AND POND 61.	
2026-07-15	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	198.00	396.00	CORRESPONDENCE WITH DC. MONTHLY BOS MEETING PREPARATION AND ATTENDANCE (TEAMS)	
2026-07-16	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	CALL WITH DM REGARDING FAC CONTRACT AND DC LETTERS FOR POND 56 & 61.	
2026-07-17	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CORRESPONDENCE WITH VENDOR FOR CHATTERLY DR REPAIR WORK. CORRESPONDENCE WITH VENDOR FOR POND 92 REPAIR WORK	
2026-07-22	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	REVIEW PASCO COUNTY NOTES FOR REPAIR STATUS OF THE VOID AT THE WALKING PATH OFF MEADOW POINTE BLVD AND THE STORMWATER INLET OFF OF MEADOW POINTE BLVD. TEAM COORDINATION. EMAIL CORRESPONDENCE TO DM AND CLUBHOUSE MANAGER.	
2026-06-17	238202301	2026	Direct - Vehicle (mileage)	WAAG, R TYSON (TYSON)	25.38	1.10	27.92	SITE VISIT: CHATTERLY DR ROADWAY CONCERN	US11008177
Total subTask 2026					37.88		\$2,496.92		
Total Top Task 2026					37.88		\$2,496.92		
Total Project 238202301					37.88		\$2,496.92		



Name: Waag, R Tyson (Tyson); 131695
Expense Dates: 2026-06-17 to 2026-06-26
BC: 2382
Last Approver: Stewart, Tonja L
Purpose: CDD Site visit

Submit Date: 2026-06-29
Lines Missing Receipt: 0

Payment Method	Date	Expense Type	Receipt Amount	Reimb. Amount	Mileage	Merchant Name	Expense Location	Project No.	Task No.
4 Mileage	2026-06-17	Direct - Vehicle (mileage)	25.38 USD	25.38	35			238202301	2026
Justification: Site visit: Chatterly Dr Roadway Concern									

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

August 18, 2026

Client: 001009

Matter: 000001

Invoice #: 28925

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through July 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
7/6/2026	MS	RECEIVE, REVIEW AND PROCESS RECORDED EASEMENT ENCROACHMENT AGREEMENT.	0.4	\$70.00
7/7/2026	CAW	REVIEW TWO PUBLICATIONS FOR NOTICE OF BUDGET HEARING; REVIEW O&M ASSESSMENT MAILED NOTICE LETTER; EMAIL CORRESPONDENCE WITH DISTRICT MANAGEMENT REGARDING RECORDED DOCUMENTS; FOLLOW UP EMAIL TO SPECTRUM.	0.7	\$213.50
7/7/2026	MS	TRANSMIT PUBLICATION ADS AND MAILED NOTICE LETTER TO DISTRICT MANAGER'S OFFICE.	0.2	\$35.00
7/8/2026	CAW	PREPARE RESOLUTION ADOPTING POLICY ON VANDALISM; CALL WITH J. LAWRENCE.	1.3	\$396.50
7/14/2026	CAW	REVIEW EROSION REPAIR PROPOSALS; PREPARE LETTER TO RESIDENT REGARDING POOL DRAINAGE; REVIEW AGENDA AND PREPARE FOR JULY BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	1.0	\$305.00
7/15/2026	CAW	PREPARE LETTER TO RESIDENT REGARDING GUTTER DRAINAGE; FINALIZE LETTERS AND PREPARE LETTER EXHIBITS; PHONE CALL WITH J. LAWRENCE REGARDING MEETING MATTERS PREPARE FOR AND ATTEND BOARD MEETING IN PERSON.	5.7	\$1,738.50
7/15/2026	MS	REVIEW AND REVISE LETTERS TO RESIDENTS RE IMPROPER DRAINAGE ONTO DISTRICT PROPERTY.	0.4	\$70.00
7/20/2026	MS	PREPARE RESOLUTION SETTING MEETING SCHEDULE.	0.5	\$87.50
7/21/2026	CAW	PREPARE ADDITIONAL WORK AUTHORIZATION WITH CLS FOR CHATTERLY DRIVE REPAIRS.	0.5	\$152.50

SERVICES

Date	Person	Description of Services	Hours	Amount
7/22/2026	CAW	REVIEW RESOLUTION ADOPTING 2026/2027 BUDGET, RESOLUTION IMPOSING ASSESSMENTS, AND RESOLUTION ADOPTING MEETING SCHEDULE.	0.6	\$183.00
7/22/2026	MS	TRANSMIT RESOLUTION ADOPTING BUDGET, RESOLUTION LEVYING O&M ASSESSMENTS AND RESOLUTION ADOPTING MEETING SCHEDULE TO DISTRICT MANAGER'S OFFICE.	0.2	\$35.00
7/23/2026	CAW	PHONE CALL WITH J. LAWRENCE REGARDING FWC ALLIGATOR THA PERMIT.	0.4	\$122.00
7/28/2026	CAW	REVIEW EMAIL REGARDING INSURANCE CLAIM; REVIEW STATUS OF EXPANDED DRIVEWAYS.	0.5	\$152.50
7/28/2026	MS	RECEIVE, REVIEW AND PROCESS COURT SUMMONS, COMPLAINT, AND COURT ORDER; CHECK STATUS OF CASE ON CLERK OF COURT DOCKET; UPDATE LITIGATION MATTERS SPREADSHEET WITH PARTIES AND CASE INFORMATION.	0.5	\$87.50
7/29/2026	CAW	EMAIL CORRESPONDENCE WITH J. LAWRENCE.	0.2	\$61.00
Total Professional Services			13.1	\$3,709.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/6/2026	Simplefile E-Recording- Filing Fee- E-File	\$66.25
Total Disbursements		\$66.25

August 18, 2026
Client: 001009
Matter: 000001
Invoice #: 28925

Page: 3

Total Services	\$3,709.50	
Total Disbursements	\$66.25	
Total Current Charges		\$3,775.75
Previous Balance		\$1,796.25
Less Payments		(\$1,796.25)
PAY THIS AMOUNT		\$3,775.75

Please Include Invoice Number on all Correspondence



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

Statement Date: August 05, 2026

Amount Due: \$12,638.58

Due Date: August 19, 2026

Account #: 311000030198

AUG 10 2026

Your Locations With The Highest Usage



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

7,163
KWH



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

4,708
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.

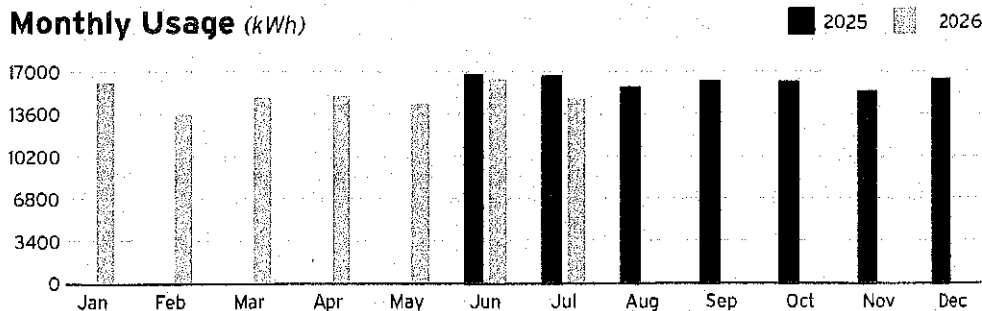
Account Summary

Previous Amount Due	\$12,831.58
Payment(s) Received Since Last Statement	-\$12,831.58
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$12,638.58

Amount Due by August 19, 2026 \$12,638.58

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

Monthly Usage (kWh)



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

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



Account #: 311000030198

Due Date: August 19, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$12,638.58

Payment Amount: \$ _____

700875003622

Your account will be
drafted on August 19, 2026

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

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

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

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month
 Increased
  Same
  Decreased
Service Address: MEADOW POINTE, PH 1U, WESLEY CHAPEL, FL 33544-0000**Sub-Account Number:** 211014502689**Amount:** \$488.16**Service Address:** WESLEY CHAPEL LKS PH2 UN 1B, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014027679**Amount:** \$539.57**Service Address:** MEADOW POINTE PARCEL PP QQ, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014027422**Amount:** \$760.45**Service Address:** MEADOW POINTE/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014027190**Amount:** \$997.90**Service Address:** MANSFIELD/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014026929**Amount:** \$336.44**Service Address:** MEADOW POINT PARCEL TT, WESLEY CHAPEL, FL 33544-0000**Sub-Account Number:** 211014026697**Amount:** \$565.01**Service Address:** MEADOW POINTE PARCEL VV, WESLEY CHAPEL, FL 33544-0000**Sub-Account Number:** 211014026457**Amount:** \$386.58*Continued on next page →*For more information about your bill and understanding your charges, please visit **TampaElectric.com****Ways To Pay Your Bill****Bank Draft**Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.**In-Person**Find list of Payment Agents at **TampaElectric.com****Mail A Check****Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.**Credit or Debit Card**Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.**Phone**Toll Free:
866-689-6469**All Other****Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111**Contact Us****Online:**

TampaElectric.com

Phone:**Commercial Customer Care:**

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address**Account Number:** 311000030198**Energy Usage From Last Month**
☒ Increased
 ☐ Same
 ☐ Decreased
Service Address: MEADOW POINTE P1 U 1E, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014026192**Amount:** \$535.25**Service Address:** MEADOW POINTE P-1 UID, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014025996**Amount:** \$535.25**Service Address:** MEADOW POINTE PARCEL EE, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014025715**Amount:** \$624.48**Service Address:** BEARDSLEY/WHITLOCK, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014025491**Amount:** \$453.47**Service Address:** WESLEY CHAPEL LAKES, PH 12A, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014025285**Amount:** \$327.11**Service Address:** WESLEY CHAPEL PHASE I C, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014024973**Amount:** \$416.33**Service Address:** WESLEY CHAPEL, PH 1, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014024759**Amount:** \$565.01**Service Address:** BEARDSLEY DR FRM WHITLOCK, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014024478**Amount:** \$236.61**Service Address:** MEADOW POINT PARCEL FF, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014024304**Amount:** \$951.59**Service Address:** MEADOW POINTE PARCEL SS, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014024056**Amount:** \$594.77**Service Address:** MEADOW POINTE CLUBHOUSE, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 211014023785**Amount:** \$378.75

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month
 Increased
  Same
  Decreased

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

Sub-Account Number: 211014023603

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000097945	07/15/2026	17,729		17,569		160 kWh	1	30 Days	\$49.96
									 8.0%

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	07/15/2026	172		141		31 kWh	1	30 Days	\$27.35
									 42.6%

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	07/15/2026	18,580		18,374		206 kWh	1	30 Days	\$58.01
									 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	07/15/2026	29,522		29,325		197 kWh	1	30 Days	\$56.45
									 9.6%

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	07/15/2026	20,271		20,018		253 kWh	1	29 Days	\$65.54
									 13.9%

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	07/15/2026	14,162		14,039		123 kWh	1	30 Days	\$43.47
									 14.0%

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	07/15/2026	5,560		5,559		1 kWh	1	30 Days	\$22.10

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	07/15/2026	10,495		3,332		7,163 kWh	1	30 Days	\$783.89
1000760922	07/15/2026	11.7		0		11.7 kW	1	30 Days	☒ 12.0%

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

Sub-Account Number: 211014021375

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760919	07/15/2026	927		917		10 kWh	1	30 Days	\$23.67
1000760919	07/15/2026	0.38		0		0.38 kW	1	30 Days	☒ 16.7%

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

Sub-Account Number: 211014021102

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000142218	07/15/2026	61,044		60,844		200 kWh	1	30 Days	\$56.97
									☒ 7.8%

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	07/15/2026	5,131		423		4,708 kWh	1	30 Days	\$846.81
									☒ 1.2%

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	07/15/2026	16,970		16,835		135 kWh	1	30 Days	\$45.58
									☒ 14.0%

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	07/15/2026	16,270		16,142		128 kWh	1	30 Days	\$44.36
									☒ 7.9%

Continued on next page →

Summary of Charges by Service Address**Account Number:** 311000030198**Energy Usage From Last Month**
 Increased
  Same
  Decreased
Service Address: 30730 BEARDSLEY DR, WESLEY CHAPEL, FL 33543-0000**Sub-Account Number:** 2110140201B7

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760998	07/15/2026	12,959		11,793		1,166 kWh	1	30 Days	\$226.22
									 23.5%

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	07/15/2026	14,490		14,359		131 kWh	1	30 Days	\$44.87
									 8.4%

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	07/15/2026	13,684		13,552		132 kWh	1	30 Days	\$45.05
									 2.9%

Total Current Month's Charges**\$12,638.58**



Sub-Account #: 211014502689
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	272 kWh @ \$0.03411/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$304.39
Lighting Fuel Charge	272 kWh @ \$0.03452/kWh	\$9.39
Storm Protection Charge	272 kWh @ \$0.00574/kWh	\$1.56
Clean Energy Transition Mechanism	272 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	272 kWh @ \$0.01230/kWh	\$3.35
Florida Gross Receipt Tax		\$0.61

Lighting Charges

\$488.16

Current Month's Electric Charges

\$488.16

Billing information continues on next page →



Sub-Account #: 211014027679
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	272 kWh @ \$0.03411/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$320.29
Lighting Fuel Charge	272 kWh @ \$0.03452/kWh	\$9.39
Storm Protection Charge	272 kWh @ \$0.00574/kWh	\$1.56
Clean Energy Transition Mechanism	272 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	272 kWh @ \$0.01230/kWh	\$3.35
Florida Gross Receipt Tax		\$0.61
State Tax		\$35.51

Lighting Charges

\$539.57

Current Month's Electric Charges

\$539.57

Billing information continues on next page →



Sub-Account #: 211014027422
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	400 kWh @ \$0.03411/kWh	\$13.64
Fixture & Maintenance Charge	25 Fixtures	\$234.50
Lighting Pole / Wire	25 Poles	\$440.15
Lighting Fuel Charge	400 kWh @ \$0.03452/kWh	\$13.81
Storm Protection Charge	400 kWh @ \$0.00574/kWh	\$2.30
Clean Energy Transition Mechanism	400 kWh @ \$0.00043/kWh	\$0.17
Storm Surcharge	400 kWh @ \$0.01230/kWh	\$4.92
Florida Gross Receipt Tax		\$0.89
State Tax		\$50.07

Lighting Charges

\$760.45

Current Month's Electric Charges

\$760.45

Billing information continues on next page →



Sub-Account #: 211014027190
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$997.90**

Current Month's Electric Charges

\$997.90

Billing information continues on next page →



Sub-Account #: 211014026929
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	306 kWh @ \$0.03411/kWh	\$10.44
Fixture & Maintenance Charge	6 Fixtures	\$82.98
Lighting Pole / Wire	6 Poles	\$203.88
Lighting Fuel Charge	306 kWh @ \$0.03452/kWh	\$10.56
Storm Protection Charge	306 kWh @ \$0.00574/kWh	\$1.76
Clean Energy Transition Mechanism	306 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	306 kWh @ \$0.01230/kWh	\$3.76
Florida Gross Receipt Tax		\$0.68
State Tax		\$22.25

Lighting Charges

\$336.44

Current Month's Electric Charges

\$336.44

Billing information continues on next page →



Sub-Account #: 211014026697
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	304 kWh @ \$0.03411/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$322.43
Lighting Fuel Charge	304 kWh @ \$0.03452/kWh	\$10.49
Storm Protection Charge	304 kWh @ \$0.00574/kWh	\$1.74
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.68
State Tax		\$37.21

Lighting Charges

\$565.01

Current Month's Electric Charges

\$565.01

Billing information continues on next page →



Sub-Account #: 211014026457
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	208 kWh @ \$0.03411/kWh	\$7.09
Fixture & Maintenance Charge	13 Fixtures	\$121.94
Lighting Pole / Wire	13 Poles	\$220.61
Lighting Fuel Charge	208 kWh @ \$0.03452/kWh	\$7.18
Storm Protection Charge	208 kWh @ \$0.00574/kWh	\$1.19
Clean Energy Transition Mechanism	208 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	208 kWh @ \$0.01230/kWh	\$2.56
Florida Gross Receipt Tax		\$0.46
State Tax		\$25.46

Lighting Charges

\$386.58

Current Month's Electric Charges

\$386.58

Billing information continues on next page →



Sub-Account #: 211014026192
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	288 kWh @ \$0.03411/kWh	\$9.82
Fixture & Maintenance Charge	18 Fixtures	\$168.84
Lighting Pole / Wire	18 Poles	\$305.46
Lighting Fuel Charge	288 kWh @ \$0.03452/kWh	\$9.94
Storm Protection Charge	288 kWh @ \$0.00574/kWh	\$1.65
Clean Energy Transition Mechanism	288 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	288 kWh @ \$0.01230/kWh	\$3.54
Florida Gross Receipt Tax		\$0.64
State Tax		\$35.24

Lighting Charges

\$535.25

Current Month's Electric Charges

\$535.25

Billing information continues on next page →



Sub-Account #: 211014025996
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	288 kWh @ \$0.03411/kWh	\$9.82
Fixture & Maintenance Charge	18 Fixtures	\$168.84
Lighting Pole / Wire	18 Poles	\$305.46
Lighting Fuel Charge	288 kWh @ \$0.03452/kWh	\$9.94
Storm Protection Charge	288 kWh @ \$0.00574/kWh	\$1.65
Clean Energy Transition Mechanism	288 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	288 kWh @ \$0.01230/kWh	\$3.54
Florida Gross Receipt Tax		\$0.64
State Tax		\$35.24

Lighting Charges

\$535.25

Current Month's Electric Charges

\$535.25

Billing information continues on next page →



Sub-Account #: 211014025715
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	336 kWh @ \$0.03411/kWh	\$11.46
Fixture & Maintenance Charge	21 Fixtures	\$196.98
Lighting Pole / Wire	21 Poles	\$356.37
Lighting Fuel Charge	336 kWh @ \$0.03452/kWh	\$11.60
Storm Protection Charge	336 kWh @ \$0.00574/kWh	\$1.93
Clean Energy Transition Mechanism	336 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	336 kWh @ \$0.01230/kWh	\$4.13
Florida Gross Receipt Tax		\$0.75
State Tax		\$41.12

Lighting Charges

\$624.48

Current Month's Electric Charges

\$624.48

Billing information continues on next page →



Sub-Account #: 211014025491
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1173 kWh @ \$0.03411/kWh	\$40.01
Fixture & Maintenance Charge	23 Fixtures	\$318.09
Lighting Fuel Charge	1173 kWh @ \$0.03452/kWh	\$40.49
Storm Protection Charge	1173 kWh @ \$0.00574/kWh	\$6.73
Clean Energy Transition Mechanism	1173 kWh @ \$0.00043/kWh	\$0.50
Storm Surcharge	1173 kWh @ \$0.01230/kWh	\$14.43
Florida Gross Receipt Tax		\$2.62
State Tax		\$30.60

Lighting Charges

\$453.47

Current Month's Electric Charges

\$453.47

Billing information continues on next page →



Sub-Account #: 211014025285
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	176 kWh @ \$0.03411/kWh	\$6.00
Fixture & Maintenance Charge	11 Fixtures	\$103.18
Lighting Pole / Wire	11 Poles	\$186.67
Lighting Fuel Charge	176 kWh @ \$0.03452/kWh	\$6.08
Storm Protection Charge	176 kWh @ \$0.00574/kWh	\$1.01
Clean Energy Transition Mechanism	176 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	176 kWh @ \$0.01230/kWh	\$2.16
Florida Gross Receipt Tax		\$0.39
State Tax		\$21.54

Lighting Charges

\$327.11

Current Month's Electric Charges

\$327.11

Billing information continues on next page →



Sub-Account #: 211014024973
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	224 kWh @ \$0.03411/kWh	\$7.64
Fixture & Maintenance Charge	14 Fixtures	\$131.32
Lighting Pole / Wire	14 Poles	\$237.58
Lighting Fuel Charge	224 kWh @ \$0.03452/kWh	\$7.73
Storm Protection Charge	224 kWh @ \$0.00574/kWh	\$1.29
Clean Energy Transition Mechanism	224 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	224 kWh @ \$0.01230/kWh	\$2.76
Florida Gross Receipt Tax		\$0.50
State Tax		\$27.41

Lighting Charges

\$416.33

Current Month's Electric Charges

\$416.33

Billing information continues on next page →



Sub-Account #: 211014024759
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	304 kWh @ \$0.03411/kWh	\$10.37
Fixture & Maintenance Charge	19 Fixtures	\$178.22
Lighting Pole / Wire	19 Poles	\$322.43
Lighting Fuel Charge	304 kWh @ \$0.03452/kWh	\$10.49
Storm Protection Charge	304 kWh @ \$0.00574/kWh	\$1.74
Clean Energy Transition Mechanism	304 kWh @ \$0.00043/kWh	\$0.13
Storm Surcharge	304 kWh @ \$0.01230/kWh	\$3.74
Florida Gross Receipt Tax		\$0.68
State Tax		\$37.21

Lighting Charges

\$565.01

Current Month's Electric Charges

\$565.01

Billing information continues on next page →



Sub-Account #: 211014024478
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	612 kWh @ \$0.03411/kWh	\$20.88
Fixture & Maintenance Charge	12 Fixtures	\$165.96
Lighting Fuel Charge	612 kWh @ \$0.03452/kWh	\$21.13
Storm Protection Charge	612 kWh @ \$0.00574/kWh	\$3.51
Clean Energy Transition Mechanism	612 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	612 kWh @ \$0.01230/kWh	\$7.53
Florida Gross Receipt Tax		\$1.37
State Tax		\$15.97

Lighting Charges

\$236.61

Current Month's Electric Charges

\$236.61

Billing information continues on next page →



Sub-Account #: 211014024304
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges

\$951.59

Current Month's Electric Charges

\$951.59

Billing information continues on next page →



Sub-Account #: 211014024056
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	320 kWh @ \$0.03411/kWh	\$10.92
Fixture & Maintenance Charge	20 Fixtures	\$187.60
Lighting Pole / Wire	20 Poles	\$339.40
Lighting Fuel Charge	320 kWh @ \$0.03452/kWh	\$11.05
Storm Protection Charge	320 kWh @ \$0.00574/kWh	\$1.84
Clean Energy Transition Mechanism	320 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	320 kWh @ \$0.01230/kWh	\$3.94
Florida Gross Receipt Tax		\$0.72
State Tax		\$39.16

Lighting Charges

\$594.77

Current Month's Electric Charges

\$594.77

Billing information continues on next page →



Sub-Account #: 211014023785
Statement Date: 07/31/2026

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

Service Period: 06/23/2026 - 07/22/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	510 kWh @ \$0.03411/kWh	\$17.40
Fixture & Maintenance Charge	10 Fixtures	\$138.30
Lighting Pole / Wire	10 Poles	\$169.70
Lighting Fuel Charge	510 kWh @ \$0.03452/kWh	\$17.61
Storm Protection Charge	510 kWh @ \$0.00574/kWh	\$2.93
Clean Energy Transition Mechanism	510 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	510 kWh @ \$0.01230/kWh	\$6.27
Florida Gross Receipt Tax		\$1.14
State Tax		\$25.18

Lighting Charges

\$378.75

Current Month's Electric Charges

\$378.75

Billing information continues on next page →



Sub-Account #: 211014023603
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000097945	07/15/2026	17,729	17,569		160 kWh	1	30 Days

Charge Details



Electric Charges

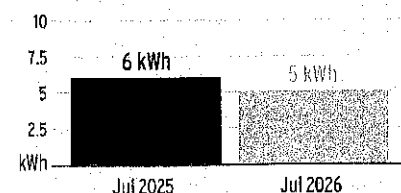
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	160 kWh @ \$0.09202/kWh	\$14.72
Fuel Charge	160 kWh @ \$0.03516/kWh	\$5.63
Storm Protection Charge	160 kWh @ \$0.00568/kWh	\$0.91
Clean Energy Transition Mechanism	160 kWh @ \$0.00418/kWh	\$0.67
Storm Surcharge	160 kWh @ \$0.02121/kWh	\$3.39
Florida Gross Receipt Tax		\$1.16

Electric Service Cost **\$46.28**

State Tax \$3.68

Total Electric Cost, Local Fees and Taxes **\$49.96**

Avg kWh Used Per Day



Current Month's Electric Charges

\$49.96

Billing information continues on next page →



Sub-Account #: 211014023348
Statement Date: 07/31/2026

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

Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	272 kWh @ \$0.03411/kWh	\$9.28
Fixture & Maintenance Charge	17 Fixtures	\$159.46
Lighting Pole / Wire	17 Poles	\$288.49
Lighting Fuel Charge	272 kWh @ \$0.03452/kWh	\$9.39
Storm Protection Charge	272 kWh @ \$0.00574/kWh	\$1.56
Clean Energy Transition Mechanism	272 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	272 kWh @ \$0.01230/kWh	\$3.35
Florida Gross Receipt Tax		\$0.61
State Tax		\$33.29

Lighting Charges

\$505.55

Current Month's Electric Charges

\$505.55

Billing information continues on next page →



Sub-Account #: 211014022878
Statement Date: 07/31/2026

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

Meter Read

Meter Location: Gate

Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000706197	07/15/2026	172	141		31 kWh	1	30 Days

Charge Details



Electric Charges

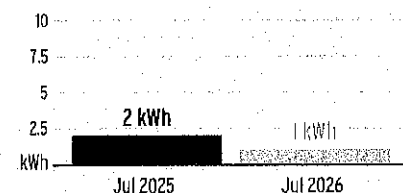
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	31 kWh @ \$0.09202/kWh	\$2.85
Fuel Charge	31 kWh @ \$0.03516/kWh	\$1.09
Storm Protection Charge	31 kWh @ \$0.00568/kWh	\$0.18
Clean Energy Transition Mechanism	31 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	31 kWh @ \$0.02121/kWh	\$0.66
Florida Gross Receipt Tax		\$0.63

Electric Service Cost **\$25.34**

State Tax \$2.01

Total Electric Cost, Local Fees and Taxes **\$27.35**

Avg kWh Used Per Day



Current Month's Electric Charges

\$27.35

Billing information continues on next page →



Sub-Account #: 211014022654
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/16/2026 - 07/15/2026

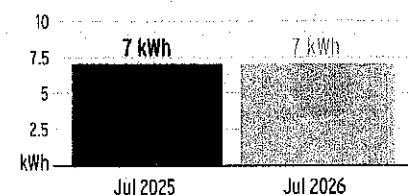
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000123133	07/15/2026	18,580	18,374	206 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	206 kWh @ \$0.09202/kWh	\$18.96
Fuel Charge	206 kWh @ \$0.03516/kWh	\$7.24
Storm Protection Charge	206 kWh @ \$0.00568/kWh	\$1.17
Clean Energy Transition Mechanism	206 kWh @ \$0.00418/kWh	\$0.86
Storm Surcharge	206 kWh @ \$0.02121/kWh	\$4.37
Florida Gross Receipt Tax		\$1.34
Electric Service Cost		\$53.74
State Tax		\$4.27
Total Electric Cost, Local Fees and Taxes		\$58.01

Avg kWh Used Per Day



Current Month's Electric Charges

\$58.01

Billing information continues on next page →



Sub-Account #: 211014022449
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000127032	07/15/2026	29,522	29,325		197 kWh	1	30 Days

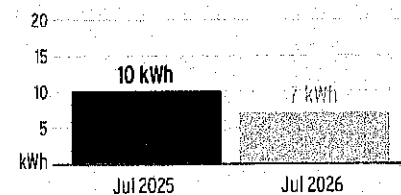
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	197 kWh @ \$0.09202/kWh	\$18.13
Fuel Charge	197 kWh @ \$0.03516/kWh	\$6.93
Storm Protection Charge	197 kWh @ \$0.00568/kWh	\$1.12
Clean Energy Transition Mechanism	197 kWh @ \$0.00418/kWh	\$0.82
Storm Surcharge	197 kWh @ \$0.02121/kWh	\$4.18
Florida Gross Receipt Tax		\$1.31
Electric Service Cost		\$52.29
State Tax		\$4.16
Total Electric Cost, Local Fees and Taxes		\$56.45

Avg kWh Used Per Day



Current Month's Electric Charges

\$56.45

Billing information continues on next page →



Sub-Account #: 211014022233
Statement Date: 07/31/2026

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

Meter Read

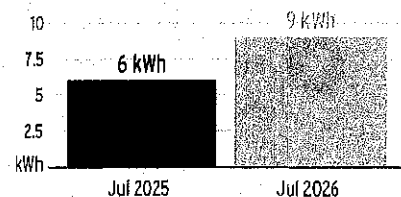
Service Period: 06/17/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000103850	07/15/2026	20,271	20,018		253 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	253 kWh @ \$0.09202/kWh	\$23.28
Fuel Charge	253 kWh @ \$0.03516/kWh	\$8.90
Storm Protection Charge	253 kWh @ \$0.00568/kWh	\$1.44
Clean Energy Transition Mechanism	253 kWh @ \$0.00418/kWh	\$1.06
Storm Surcharge	253 kWh @ \$0.02121/kWh	\$5.37
Florida Gross Receipt Tax		\$1.52

Electric Service Cost **\$60.71**

State Tax \$4.83

Total Electric Cost, Local Fees and Taxes **\$65.54**

Current Month's Electric Charges

\$65.54

Billing information continues on next page →



Sub-Account #: 211014022043
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000101280	07/15/2026	14,162	14,039	123 kWh	1	30 Days

Charge Details



Electric Charges

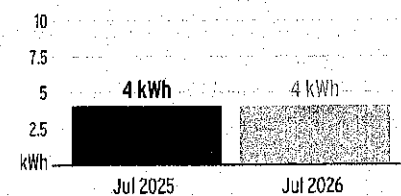
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	123 kWh @ \$0.09202/kWh	\$11.32
Fuel Charge	123 kWh @ \$0.03516/kWh	\$4.32
Storm Protection Charge	123 kWh @ \$0.00568/kWh	\$0.70
Clean Energy Transition Mechanism	123 kWh @ \$0.00418/kWh	\$0.51
Storm Surcharge	123 kWh @ \$0.02121/kWh	\$2.61
Florida Gross Receipt Tax		\$1.01

Electric Service Cost **\$40.27**

State Tax \$3.20

Total Electric Cost, Local Fees and Taxes **\$43.47**

Avg kWh Used Per Day



Current Month's Electric Charges

\$43.47

Billing information continues on next page →



Sub-Account #: 211014021839
Statement Date: 07/31/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967413	07/15/2026	5,560	5,559		1 kWh	1	30 Days

Charge Details



Electric Charges

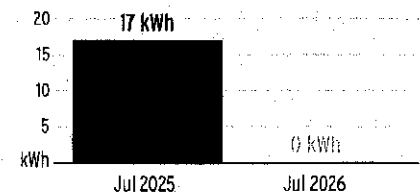
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1 kWh @ \$0.09202/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03516/kWh	\$0.04
Storm Protection Charge	1 kWh @ \$0.00568/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.51

Electric Service Cost **\$20.47**

State Tax \$1.63

Total Electric Cost, Local Fees and Taxes **\$22.10**

Avg kWh Used Per Day



Current Month's Electric Charges

\$22.10

Billing information continues on next page →



Sub-Account #: 211014021607
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760922	07/15/2026	10,495	3,332		7,163 kWh	1	30 Days
1000760922	07/15/2026	11.7	0		11.7 kW	1	30 Days

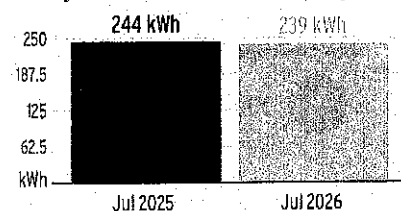
Charge Details



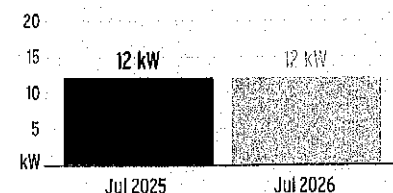
Electric Charges

Daily Basic Service Charge	30 days @ \$1.12000	\$33.60
Billing Demand Charge	12 kW @ \$19.06000/kW	\$228.72
Energy Charge	7,163 kWh @ \$0.00815/kWh	\$58.38
Fuel Charge	7,163 kWh @ \$0.03516/kWh	\$251.85
Capacity Charge	12 kW @ \$0.72000/kW	\$8.64
Storm Protection Charge	12 kW @ \$2.02000/kW	\$24.24
Energy Conservation Charge	12 kW @ \$0.79000/kW	\$9.48
Environmental Cost Recovery	7,163 kWh @ \$0.00072/kWh	\$5.16
Clean Energy Transition Mechanism	12 kW @ \$1.15000/kW	\$13.80
Storm Surcharge	7,163 kWh @ \$0.01035/kWh	\$74.14
Florida Gross Receipt Tax		\$18.15
Electric Service Cost		\$726.16
State Tax		\$57.73
Total Electric Cost, Local Fees and Taxes		\$783.89

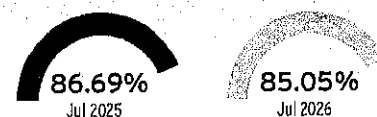
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Current Month's Electric Charges

\$783.89

Billing information continues on next page →

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



Sub-Account #: 211014021375
Statement Date: 07/31/2026

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

Meter Read

Meter Location: Lift

Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760919	07/15/2026	927	917		10 kWh	1	30 Days
1000760919	07/15/2026	0.38	0		0.38 kW	1	30 Days

Charge Details



Electric Charges

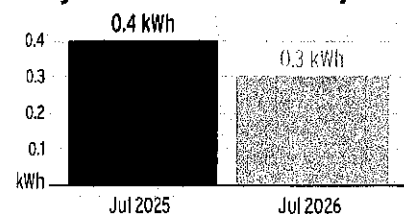
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	10 kWh @ \$0.09202/kWh	\$0.92
Fuel Charge	10 kWh @ \$0.03516/kWh	\$0.35
Storm Protection Charge	10 kWh @ \$0.00568/kWh	\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh	\$0.21
Florida Gross Receipt Tax		\$0.55
Electric Service Cost		\$21.93
State Tax		\$1.74
Total Electric Cost, Local Fees and Taxes		\$23.67

Current Month's Electric Charges

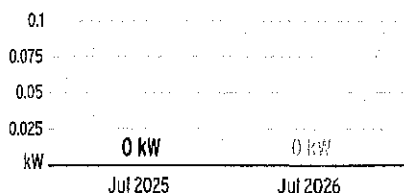
\$23.67

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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



Sub-Account #: 211014021102
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/16/2026 - 07/15/2026

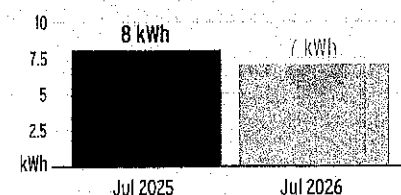
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000142218	07/15/2026	61,044	60,844	200 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	200 kWh @ \$0.09202/kWh		\$18.40
Fuel Charge	200 kWh @ \$0.03516/kWh		\$7.03
Storm Protection Charge	200 kWh @ \$0.00568/kWh		\$1.14
Clean Energy Transition Mechanism	200 kWh @ \$0.00418/kWh		\$0.84
Storm Surcharge	200 kWh @ \$0.02121/kWh		\$4.24
Florida Gross Receipt Tax			\$1.32
Electric Service Cost			\$52.77
State Tax			\$4.20
Total Electric Cost, Local Fees and Taxes			\$56.97

Avg kWh Used Per Day



Current Month's Electric Charges

\$56.97

Billing information continues on next page →



Sub-Account #: 211014020864
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760920	07/15/2026	5,131	423		4,708 kWh	1	30 Days

Charge Details



Electric Charges

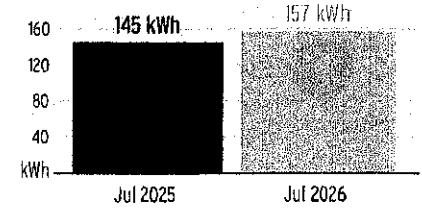
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	4,708 kWh @ \$0.09202/kWh	\$433.23
Fuel Charge	4,708 kWh @ \$0.03516/kWh	\$165.53
Storm Protection Charge	4,708 kWh @ \$0.00568/kWh	\$26.74
Clean Energy Transition Mechanism	4,708 kWh @ \$0.00418/kWh	\$19.68
Storm Surcharge	4,708 kWh @ \$0.02121/kWh	\$99.86
Florida Gross Receipt Tax		\$19.61

Electric Service Cost **\$784.45**

State Tax \$62.36

Total Electric Cost, Local Fees and Taxes **\$846.81**

Avg kWh Used Per Day



Current Month's Electric Charges

\$846.81

Billing information continues on next page →



Sub-Account #: 211014020591
Statement Date: 07/31/2026

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

Meter Read

Meter Location: GATE

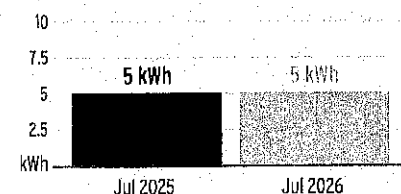
Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000114901	07/15/2026	16,970	16,835	135 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	135 kWh @ \$0.09202/kWh	\$12.42
Fuel Charge	135 kWh @ \$0.03516/kWh	\$4.75
Storm Protection Charge	135 kWh @ \$0.00568/kWh	\$0.77
Clean Energy Transition Mechanism	135 kWh @ \$0.00418/kWh	\$0.56
Storm Surcharge	135 kWh @ \$0.02121/kWh	\$2.86
Florida Gross Receipt Tax		\$1.06
Electric Service Cost		\$42.22
State Tax		\$3.36
Total Electric Cost, Local Fees and Taxes		\$45.58

Current Month's Electric Charges

\$45.58

Billing information continues on next page →



Sub-Account #: 211014020351
Statement Date: 07/31/2026

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

Meter Read

Meter Location: Gate

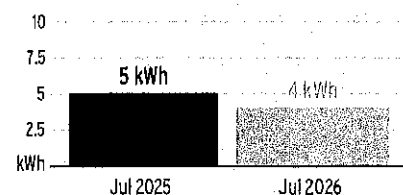
Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multipplier	Billing Period
1000142239	07/15/2026	16,270	16,142		128 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	128 kWh @ \$0.09202/kWh	\$11.78
Fuel Charge	128 kWh @ \$0.03516/kWh	\$4.50
Storm Protection Charge	128 kWh @ \$0.00568/kWh	\$0.73
Clean Energy Transition Mechanism	128 kWh @ \$0.00418/kWh	\$0.54
Storm Surcharge	128 kWh @ \$0.02121/kWh	\$2.71
Florida Gross Receipt Tax		\$1.03

Electric Service Cost **\$41.09**

State Tax **\$3.27**

Total Electric Cost, Local Fees and Taxes **\$44.36**

Current Month's Electric Charges

\$44.36

Billing information continues on next page →



Sub-Account #: 211014020187
Statement Date: 07/31/2026

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

Meter Read

Meter Location: Behind wall look left

Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760998	07/15/2026	12,959	11,793		1,166 kWh	1	30 Days

Charge Details



Electric Charges

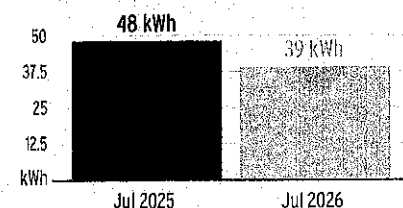
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,166 kWh @ \$0.09202/kWh	\$107.30
Fuel Charge	1,166 kWh @ \$0.03516/kWh	\$41.00
Storm Protection Charge	1,166 kWh @ \$0.00568/kWh	\$6.62
Clean Energy Transition Mechanism	1,166 kWh @ \$0.00418/kWh	\$4.87
Storm Surcharge	1,166 kWh @ \$0.02121/kWh	\$24.73
Florida Gross Receipt Tax		\$5.24

Electric Service Cost **\$209.56**

State Tax \$16.66

Total Electric Cost, Local Fees and Taxes **\$226.22**

Avg kWh Used Per Day



Current Month's Electric Charges

\$226.22

Billing information continues on next page →



Sub-Account #: 211013949949
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000115610	07/15/2026	14,490	14,359		131 kWh	1	30 Days

Charge Details



Electric Charges

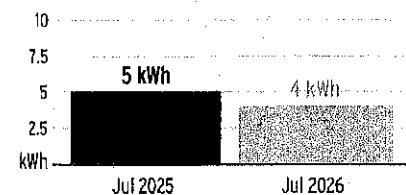
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	131 kWh @ \$0.09202/kWh	\$12.05
Fuel Charge	131 kWh @ \$0.03516/kWh	\$4.61
Storm Protection Charge	131 kWh @ \$0.00568/kWh	\$0.74
Clean Energy Transition Mechanism	131 kWh @ \$0.00418/kWh	\$0.55
Storm Surcharge	131 kWh @ \$0.02121/kWh	\$2.78
Florida Gross Receipt Tax		\$1.04

Electric Service Cost **\$41.57**

State Tax \$3.30

Total Electric Cost, Local Fees and Taxes **\$44.87**

Avg kWh Used Per Day



Current Month's Electric Charges

\$44.87

Billing information continues on next page →



Sub-Account #: 211013949733
Statement Date: 07/31/2026

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

Meter Read

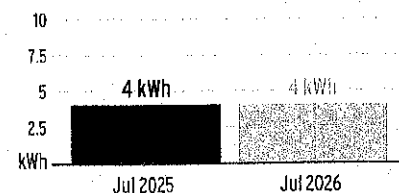
Service Period: 06/16/2026 - 07/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000098994	07/15/2026	13,684	13,552	132 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	132 kWh @ \$0.09202/kWh	\$12.15
Fuel Charge	132 kWh @ \$0.03516/kWh	\$4.64
Storm Protection Charge	132 kWh @ \$0.00568/kWh	\$0.75
Clean Energy Transition Mechanism	132 kWh @ \$0.00418/kWh	\$0.55
Storm Surcharge	132 kWh @ \$0.02121/kWh	\$2.80
Florida Gross Receipt Tax		\$1.04

Electric Service Cost **\$41.73**

State Tax **\$3.32**

Total Electric Cost, Local Fees and Taxes **\$45.05**

Current Month's Electric Charges

\$45.05

Total Current Month's Charges

\$12,638.58



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

Invoice Number: 8271212
Account Number: 234587000
Invoice Date: 07/24/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Meadow Pointe III Community Dev Dist
ATTN District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
United States
.

MEADOW POINTE III 2015

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	\$3,663.50
-------------------------	-------------------

All invoices are due upon receipt.

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

MEADOW POINTE III 2015

Invoice Number:	8271212
Account Number:	234587000
Current Due:	\$3,663.50
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

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





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

Invoice Number: 8271212
Invoice Date: 07/24/2026
Account Number: 234587000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

MEADOW POINTE III 2015

Accounts Included 234587000 234587001 234587002 234587003 234587004 234587005
In This Relationship: 234587006 234587008

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,400.00	100.00%	\$3,400.00
Subtotal Administration Fees - In Advance 07/01/2026 - 06/30/2027				\$3,400.00
Incidental Expenses 07/01/2026 to 06/30/2027	3,400.00	0.0775		\$263.50
Subtotal Incidental Expenses				\$263.50
TOTAL AMOUNT DUE				\$3,663.50





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

INVOICE

Page: 1

Invoice Number: SI153704
Invoice Date: 8/1/2026
Due Date: 8/31/2026

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

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

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

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

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
8/1/2026	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



CC073126-720

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,113.00
Statement Closing Date	July 31, 2026
Days in Billing Cycle	31
Previous Balance	\$2,280.07
Payments & Credits	\$2,280.07
Purchases & Other Charges	\$1,765.06
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,765.06

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

PAYMENT INFORMATION

New Balance	\$1,765.06
Minimum Payment Due	\$1,765.06
Payment Due Date	August 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$2,280.07-	
07/27	07/27	F151500K000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,280.07-
		MICHELLE WHITE	\$0.00	
		JUSTIN LAWRENCE	\$1,765.06	
06/30	07/01	0230537J62X9P866Q	PUBLIX #006 WESLEY CHAPEL FL	29.15
			MCC: 5411 MERCHANT ZIP: 33544	
07/07	07/07	2230379JQ012X5R0V	76 - DAYBREAK MARKET A WESLEY CHAPEL FL	39.26
			MCC: 5542 MERCHANT ZIP:	
07/07	07/07	0230537JD00HMPND	PUBLIX #006 WESLEY CHAPEL FL	20.56
			MCC: 5411 MERCHANT ZIP: 33544	
07/14	07/14	5548382JL0T6KNJBF	SAMSClub #4852 WESLEY CHAPEL FL	653.49
			MCC: 5300 MERCHANT ZIP: 33544	
07/14	07/14	2230379JK02B6KJXT	76 - DAYBREAK MARKET A WESLEY CHAPEL FL	50.00
			MCC: 5542 MERCHANT ZIP:	
07/14	07/14	8230509JKEHNL6BH0	AMAZON RETA* 4P0HY03G3 SEATTLE WA	97.26
			MCC: 5331 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date	August 25, 2026
New Balance	\$1,765.06
Minimum Payment Due	\$1,765.06
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 0

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

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
07/14	07/14	0230537JL00GYDEHK	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	77.19
07/14	07/14	5270715JL09FYMZ73	THE HOME DEPOT #6311 TAMPA FL MCC: 5200 MERCHANT ZIP: 33647000	103.85
07/16	07/16	8230509JNEHM6D3AG	AMAZON RETA* QI5HW5XD3 SEATTLE WA MCC: 5331 MERCHANT ZIP:	69.70
07/18	07/18	0543684JP5SBYD8SL	TARGET T-1382 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP:	28.45
07/18	07/18	0543684JREHVNGQPE	LITTLE CAESARS 627 WESLEY CHAPEL FL MCC: 5814 MERCHANT ZIP: 84157	43.74
07/18	07/18	0230537JR00JATX1H	PUBLIX #618 ZEPHYRHILLS FL MCC: 5411 MERCHANT ZIP: 33543	89.15
07/19	07/19	5543286JR60SH1114	AMAZON MKTPL*KR7L17UW3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	37.98
07/23	07/23	2230379JW049GNN2S	76 - DAYBREAK MARKET A WESLEY CHAPEL FL MCC: 5542 MERCHANT ZIP:	127.52
07/28	07/28	5550080K1RD84G6N9	DOG WASTE DEPOT SAN DIEGO CA MCC: 7399 MERCHANT ZIP: 92128	159.99
07/28	07/28	0230537K200HSQ7ST	PUBLIX #006 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33544	22.46
07/29	07/29	1230202K200SY6X83	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	39.25
07/30	07/30	5543286K35SVMXQZZ	AMAZON MKTPL*U917C76W3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	44.45
07/30	07/30	8230509K3EHP016H3	AMAZON RETA* 5N71U5VV1 SEATTLE WA MCC: 5331 MERCHANT ZIP:	31.61

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,765.06 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$5.70	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$4.41	\$0-\$500,000 = 0.25%
New Cashback Balance	\$10.11	\$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%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

Meadow Pointe III CDD
Closing Date

July 31, 2026

Payment Date

August 25, 2026

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

				Parks & Rec Clubhouse Maintenance & Repair	Parks & Rec Operating Supplies	Parks & Rec Vehicle Maintenance	Special Events
Date	Vendor Name	Description	Amount	57200-4705	57200-4738	57200-4660	57400-4775
7/1/2026		Beginning Balance	\$ 2,280.07				
07/01/26	Publix	CPW Items	\$ 29.15		\$ 29.15		
07/07/26	76 Daybreak	Gas For Truck	\$ 39.26			\$ 39.26	
07/07/26	Publix	CPW Items	\$ 20.56		\$ 20.56		
07/14/26	Sams Club	World Cup Pool Party Food/Snacks/Drinks	\$ 653.49				\$ 653.49
07/14/26	76 Daybreak	Gas For Truck	\$ 50.00			\$ 50.00	
07/14/26	Amazon	Misc. Clubhouse & Maint. Supplies	\$ 97.26	\$ 97.26			
07/14/26	Publix	CPW Items & CDD Meeting Snacks/Drinks	\$ 77.19		\$ 77.19		
07/14/26	Home Depot	Misc. Maintenance Supplies	\$ 103.85	\$ 103.85			
07/16/26	Amazon	Misc. Clubhouse Supplies	\$ 69.70	\$ 69.70			
07/18/26	Target	World Cup Pool Party Grill Items	\$ 28.45				\$ 28.45
07/18/26	Little Caesars	World Cup Pool Party Pizza	\$ 43.74				\$ 43.74
07/18/26	Publix	World Cup Pool Party Water/Ice/Charcoal	\$ 89.15				\$ 89.15
07/19/26	Amazon	Pool Clock + AA Batteries (Ct. 20)	\$ 37.98	\$ 37.98			
07/23/26	76 Daybreak	Gas For Power Washer/Boat	\$ 127.52			\$ 127.52	
07/28/26	Dog Waste Depot	Dog Waste Bags (Ct. 3,200)	\$ 159.99	\$ 159.99			
07/28/26	Publix	CPW Items	\$ 22.46		\$ 22.46		
07/29/26	Mailchimp	Monthly Charges	\$ 39.25	\$ 39.25			
07/30/26	Amazon	Misc. Clubhouse Supplies	\$ 44.45	\$ 44.45			
07/30/26	Amazon	Toilet Paper	\$ 31.61	\$ 31.61			
07/25/26		CC Payment	\$ (2,280.07)				
07/31/26	TOTAL		\$ 1,765.06	\$ 584.09	\$ 149.36	\$ 216.78	\$ 814.83
				57200-4705	57200-4738	57200-4660	57400-4775



Your order has been processed.

Order MC26386359

Processed on June 29, 2026 02:45 AM New York.

Essentials plan

\$26.50

1,500 contacts

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

on June 29, 2026

\$26.50

Balance as of June 29, 2026

\$0.00

6/29/26

Manager Publix

Shoppes at New Tampa
1920 Bruce B Downs Blvd
Wesley Chapel, FL 33544-9262
(813) 994-4566
Store Manager: Michael Barton

Banana Walnut Loaf Cke Sl	6.99
9Ct Mini Bb Chs Strudel F	5.99
13Ct Choc Chip Cookie F	6.99
13Ct Choc Chip Cookie F	0.00
You saved: \$6.99	
6Ct Vegan Oatmeal Raisin F	4.59
6Ct Vegan Oatmeal Raisin F	4.59
Subtotal	29.15
Total Tax	0.00
Total	29.15
Credit	29.15
Change	0.00

SAVINGS: \$6.99

MasterCard: *2746 \$29.15
Credit Card Purchase
Auth/Trace: 030866/750436 Chip Read
Reference: 004366227397
A0000000041010
Mastercard

06/30/2026 03:07PM
Thank you for shopping at store 0006
1095, 0175, 775

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.

Manager

76390 Mi.

WELCOME TO
DAYBREAK MARKET
DAYBREAK MARKET AND
3182 HUELAND POND
WESLEY CHAPEL FL 33543

Gas
For
Truck

Description	Qty	Amount
REGULAR CR #23	10.584G	40.00
SELF @ 3.779/ G		
POP Discount		-0.74
Subtotal		39.26
TOTAL		39.26
CREDIT \$		39.26

ENTRY: Tap
MASTERCARD Acct: 2746
Term ID: 21
AUTH: 00-007372
Batch: 40
Seq: 014
INVOICE: 142709
EMV STAN#: 01834798035
APP NAME: Mastercard
AID: A0000000041010
APP CRYPTOGRAM:

ARQC FB1B8902375EE7AD

7/7/26

Manager
Publix

Shoppes at New Tampa
1920 Bruce B Downs Blvd
Wesley Chapel, FL 33544-9262
(813) 994-4566

Store Manager: Michael Barton

Petite Cinnamon Rolls	F	6.49
Biscuits Cheddar Herb 6Ct	F	3.49
24Ct Assorted Cookie	F	5.99
Brownie Rounds	F	4.59

Subtotal	20.56
Total Tax	0.00
Total	20.56
Credit	20.56
Change	0.00

MasterCard: *2746 \$20.56
Credit Card Purchase
Auth/Trace: 007265/733100 Chip Read
Reference: 004366686927
A0000000041010
Mastercard

07/07/2026 02:19PM
Thank you for shopping at store 0006
8240, 0173, 773

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



Manager

Order Summary

Order placed July 14, 2026 Order # 113-0987626-3175446

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:	\$97.26
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$97.26
Estimated tax to be collected:	\$0.00
Grand Total:	\$97.26

Arriving today 2 PM – 6 PM



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

Sold by: Amazon.com

Supplied by: Other

\$39.99



2

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

Sold by: Amazon.com

Supplied by: Other

\$3.56



Glad ForceFlex Tall Kitchen Trash Bags, 13 Gallon, Fragrance Free, 110 Count (Package May Vary)

Sold by: Amazon.com

Supplied by: Other

\$19.34



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

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

Sold by: Amazon.com

Supplied by: Other

\$7.92

7/14/26

Manager

Order Summary

Order placed July 14, 2026 Order # 113-3693342-5645848

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:	\$69.70
Shipping & Handling:	\$0.00
Total before tax:	\$69.70
Estimated tax to be collected:	\$0.00
Grand Total:	\$69.70

Arriving Monday



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



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

2 Supplied by: Other

\$30.43

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7/14/26

Manager
76,530 Gas For
Thru

WELCOME
DAYBREAK MARKET AND
3182 HUELAND POND
WESLEY CHAPEL FL
33543

DATE 7/14/26 16:03
TRAN#9197818
PUMP# 19
SERVICE LEVEL: SELF
PRODUCT: REGULAR
GALLONS: 12.567
PRICE/G: \$3.979
FUEL SALE \$50.00
CREDIT \$50.00

ENTRY: Insert
MASTERCARD Acct: 2746
Term ID: 21
AUTH: 00-014247
Batch: 13
Seq: 007
INVOICE: 160032
EMV STAN#: 019048506
66
APP NAME: Mastercard
AID: A00000000041010
APP CRYPTOGRAM:
ARQC EF39F5486115ABC

7/14/26
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
\$3.77

Tell us about
your visit for a
chance to win
a fuel gift card!
gasfeedback.com
THANK YOU
HAVE A NICE DAY

Manager
Publix

Shoppes at New Tampa
1920 Bruce B Downs Blvd
Wesley Chapel, FL 33544-9262
(813) 994-4566
Store Manager: Michael Barton

Mandarins	F	6.99
13Ct Key Lime Cookies	F	6.99
24Ct Assorted Cookie	F	5.49
You saved: \$0.50		
9Ct Mini Apple Strudel	F	4.99
You saved: \$1.00		
Black Raspbry Linzer Tart	F	5.29
Petite Cinnamon Rolls	F	6.49
Banana Walnut Loaf Cke Sl		6.99
Lemon Loaf Cake Sl		6.99
Sprite 10Pk Mini	T	8.99
Diet Coke 10Pk Mini	T	8.99
Coca-Cola Class 10Pk Mini	T	8.99

Subtotal	77.19
Sales Tax 7% - T	0.00
Total Tax	0.00
Total	77.19
Credit	77.19
Change	0.00
Tax Exempt	1.89

Club Publix has more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



0006 7ER 051 801

7/14/26

Manager



How doers
get more done.

17501 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00018 77109 07/14/26 11:23 AM
SALE CASHIER MELANY

090832312530 CRACK FILLER <A>
LATEX-ITE 2X CRACK FILLER 1 GAL
2@9.97 19.94N
035965031042 TROWEL <A>
8X3" MARSHALLTOWN MIDGET TROWEL
39.97N
039845124048 20# CEMENT <A>
20LB QUICK SETTING CEMENT
2@21.97 43.94N

SUBTOTAL 103.85
SALES TAX 0.00

TAX EXEMPT

TOTAL \$103.85

XXXXXXXXXXXX2746 MASTERCARD

USD\$ 103.85
TA

AUTH CODE 014291/1181831

AUTH MODE - ISSUER

Chip Read

AID A00000000041010

Mastercard

P.O.#/JOB NAME: 0

6311 07/14/26 11:23 AM



6311 18 77109 07/14/2026 6478

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 10/12/2026

Manager

sam's club

Cheers to 2 years, Justin!

You earned \$13.03 in Sam's Cash
today.

See details at Sam's Club.com/account

010-227-7010

07/14/26 15:16 2354 01852 003 9093

101-***-***-***-0210

990504892 CS SHOWER	10.48 0
101 00 BULK BOX	11.98 0
98010015000000000000	11.98 0
463100 FLA-9 BK-1000	9.98 0
990529110 CHAMPION	18.98 0
980393100000000000	17.26 0
980270200000000000	17.78 0
9905218 8 5000000000	18.48 0
990507007 CHAMPION	13.98 0
2 0 10.98	
990496804 LIT 11 9.98	23.56 0
990493657 HALL 18M	11.34 0
980076972 HH 18M	16.98 0
990496810 LIT 11 9.98	11.78 0
2 0 9.98	
990000938 HNRK 10000	19.96 0
990321574 SIMPLY KITCH	9.98 0
360954 MUSTARD	5.46 0
4 0 45.97	
349674 HMR 10 PAIR	183.88 0
980064247 AM SLICE 100	12.17 0
12 3 11.04	
990498360 HMR 10000	142.08 0
12 3 3.88	
961995 HMR 10000	46.56 0
10 3 3.88	
962516 HMR 10000	38.80 0

SUBTOTAL 653.49

TOTAL 653.49

MCARD TEND 653.49

CHANGE DUE 0.00

MASTERCARD- 2746 1 0 APRR000000

653.49 Total PURCHASE

REF # 615562499507

AID A00000000041010

TERMINAL # 2 815671

*No Signature Required

07/14/26 15:16 23

ITEMS SOLD 57

TOT 5831 3476 8476 2411 TOTU 7



You earned \$13.09 in Sam's Cash;
that's 2% of your total purchases.

Manager

Order Summary

Order placed July 17, 2026 Order # 113-6215207-4070667

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:	\$37.98
Shipping & Handling:	\$0.00
Total before tax:	\$37.98
Estimated tax to be collected:	\$0.00
Grand Total:	\$37.98

Arriving Tuesday



WallarGe 14.5" Large Digital Wall Clock Battery Operated with Jumbo Numbers, Temperature and Date - Easy to Read and Set, Auto DST

Sold by: WallarGe Direct

Supplied by: Other

\$27.99



Amazon Basics 20-Pack AA Alkaline Batteries, 1.5 Volt, 10-Year Leak-Free Shelf Life, for Everyday and Household Devices

Sold by: Amazon.com

Supplied by: Other

\$9.99

7/17/26

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



ICE 16 LB	4.39	T	F
ICE 16 LB	4.39	T	F
ICE 16 LB	4.39	T	F
ICE 16 LB	4.39	T	F
ICE 16 LB	4.39	T	F
KINGSFORD CHARCOAL	15.83		
KINGSFORD CHARCOAL	15.83		
KINGSFORD CHARCOAL	11.99		
ZEPHYRHILLS WATER	3.59		F
ZEPHYRHILLS WATER	3.59		F
Promotion	-3.59		F
ZEPHYR SPRING WTR	4.99		F
ZEPHYR SPRING WTR	4.99		F
ZEPHYR SPRING WTR	4.99		F
ZEPHYR SPRING WTR	4.99		F
TAX EXEMPT			

Order Total	89.15
Grand Total	89.15
Credit	Payment
	89.15

TAX FORGIVEN	1.54
--------------	------

Change (7/18/76) 0.00

Savings Summary

```

Special Price Savings          3.59
*****
*      Your Savings at Publix      *
*              3.59              *
*****

```

Receipt ID: 0618 7IR 513 831

Little Caesars

01632-00627

WESLEY CHAPEL FL
Phone: (813) 994-3000

Order 1147116

Jul 14, 2026, 2:16 PM
Promise Time: 7/18/2026 at 10:15 AM
Your Cashier Today is allan r.

Sale

Qty.	Items	Price
3	Classic Cheese	\$21.87
3	Classic Pepperoni	\$21.87

Item Count	6
Taxable Total	\$0.00
Non-Taxable Total	\$43.74

Subtotal	\$43.74
STATE	\$0.00
COUNTY	\$0.00

Total	\$43.74
-------	---------

Credit Card	\$43.74
-------------	---------

Card	1
Result	CAPTURED
Account	MC *****2746
Card Holder	0
Authorization Code	18037
Approved Amount	\$43.74
Chip Indicator	Chip Read - Contactless
TID	7
Application Label	Mastercard
CVM	NONE
TST	E800
AID	A0000000041010
IAD	0110A04001220000000000000000000000FF
ARC	0
TVR	8001
Mode	ISSUER

Manager
Publix

Shoppes at New Tampa
1920 Bruce B Downs Blvd
Wesley Chapel, FL 33544-9262
(813) 994-4566

Store Manager: Michael Barton

Gw Variety Mini Muffin	F	6.49
9Ct Mini Apple Strudel	F	5.99
24Ct Assorted Cookie	F	5.99
Donut Mini Assorted	F	3.99

Subtotal	22.46
Total Tax	0.00
Total	22.46
Credit	22.46
Change	0.00

MasterCard: *2746
Credit Card
Auth/Trace: 028150/778162
Reference: 006570676635
A0000000041010
Mastercard

\$22.46
Purchase
Chip Read

07/28/2025 04:59PM
Thank you for shopping at store 0006
1888, 0177, 777

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



0006 7TR 771 888



Your order has been processed.

Order MC26605203

Processed on July 29, 2026 02:43 AM New York.

Essentials plan	\$26.50
------------------------	----------------

1,500 contacts

Additional Contact Blocks

\$12.75

Up to 500 contacts

\$12.75 x 1 contact blocks

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

on July 29, 2026

\$39.25

Balance as of July 29, 2026

\$0.00

7/29/26

Manager

Order Summary

Order placed July 29, 2026 Order # 113-2206108-9346607

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:	\$121.65
Shipping & Handling:	\$0.00
Total before tax:	\$121.65
Estimated tax to be collected:	\$0.00
Grand Total:	\$121.65

Arriving Monday



ToLanbbt 24PCS Urinal Mats for Men, Bathroom Non-Slip Urinal Floor Mats Water Absorption Urinal Pads for Mens Room Disposable Commercial Toilet Urine Pads for Men's Bathroom Restroom, Dark Gray

Sold by: Kind person US store

Supplied by: Other

\$69.99



AYRELY® 13IN Decorative Wall Clock - Oversized 3D Steampunk Large Wall Clock, Vintage Industrial Steampunk Large Clock for Living Room Décor

Sold by: AYRELY

Supplied by: Other

\$21.99



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

Arriving Monday



ForPro 32 fl Oz/960 ml 99% Isopropyl Alcohol

Sold by: TNG Worldwide

Supplied by: Other

\$11.99

7/29/26

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Manager

Order Summary

Order placed July 29, 2026 Order # 113-5099373-4605827

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:	\$44.45
Shipping & Handling:	\$0.00
Total before tax:	\$44.45
Estimated tax to be collected:	\$0.00
Grand Total:	\$44.45
FSA or HSA eligible: (inc. tax and shipping)	\$5.89

Arriving Friday



Amazon Basic Care Ibuprofen Tablets, Fever Reducer and Pain Relief from Body Aches, Headache, Arthritis Pain and More, Brown 200 Count

Sold by: Amazon.com

Supplied by: Other

\$4.65



Amazon Basic Care Extra Strength Pain Relief, Acetaminophen Caplets, 500 mg, 200 Count

Sold by: Amazon.com

Supplied by: Other

\$5.89

FSA or HSA eligible



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

Sold by: Amazon.com

Supplied by: Other

\$7.92

Arriving Friday



Pine-Sol All Purpose Cleaner, Original Pine, 40 Ounce Bottles (Pack of 2) (Packaging May Vary)

Sold by: Deals 2 Grab

Supplied by: Other

\$25.99

Back to top

7/29/26

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Manager

Order Summary

Order placed July 29, 2026 Order # 113-9703684-9501068

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:	\$31.61
Shipping & Handling:	\$0.00
Total before tax:	\$31.61
Estimated tax to be collected:	\$0.00
Grand Total:	\$31.61

Arriving Monday



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

\$31.61

[Back to top](#)

7/29/26



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665
DISTRICT NO. 6426

PAGE 1

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE
BILLING PERIOD

6426-016054
2259099W426
08/20/26
08/25/26
11-11

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

FOR ASSISTANCE CALL
Customer Service
One Time Payments

(352) 583-4204
(800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 02882 Service Location Acct #016054-0001	
	MEADOW POINT III CDD 1500 MEADOW POINT BLVD WESLEY CH	
08/20/26	FUEL AND MATERIAL SURCHARGE	1.00 SC70382699 \$ 72.67
08/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70382698 \$ 20.54
08/20/26	BASIC SERVICE CHARGE	1.00 6.00YD \$ 205.35
	9/1/2026-9/30/2026	
	Invoice Total	\$ 298.56
	Account Balance	\$ 298.56

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

Your next invoice may include a rate adjustment. Please contact us if you have any questions or objections.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING EAST
20719 US HIGHWAY 301
DADE CITY, FL 33523-6665

ACCOUNT NO. 6426-016054
INVOICE NO. 2259099W426
STATEMENT DATE 08/20/26
DUE DATE 08/25/26
PAY THIS AMOUNT 298.56

WRITE
AMOUNT
PAID \$

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

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

6426 00000000000000000000X0160541 0000002985600000000000002259099 6



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 **07/23/2026**
Amount Due **1,660.08**
Current Charges Due **08/17/2026**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

Date	From Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
------	--------------	---------	---------	------------	--------------	-----------	----------

Comparative Usage Information

Average kWh
Period Days Per Day

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



1 0 2 1 3 5 7 9

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

Previous Balance **1,644.32**
Payment **1,644.32CR**
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 @ 0.05000	237.45
Poles(QTY 114)	570.00
FL Gross Receipts Tax	12.50
State Tax	106.88
Pasco County Tax	15.38

Total Current Charges **1,660.08**
Total Due **1,660.08** E.F.T.

Lights/Poles	Type/Qty	Type/Qty	Type/Qty
	105 93	205 21	910 114

DO NOT PAY

Total amount will be electronically transferred on or after 08/07/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/23/2026

District: OP15

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	08/07/2026
TOTAL CHARGES DUE	1,660.08
DO NOT PAY	

000135391000016600800016600805



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 **08/11/2026**
Amount Due **216.36**
Current Charges Due **09/03/2026**

District Office Serving You
One Pasco Center

Service Address 2219 MEADOW POINTE BLVD
Service Description IRR
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/07	98187	08/06	99596				1409

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	47
Jul 2026	35	47
Aug 2025	30	24

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 **244.61**
Payment **244.61CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,409 KWH @ 0.06090 **85.81**
Fuel Adjustment 1,409 KWH @ 0.05000 **70.45**
FL Gross Receipts Tax **5.01**
State Tax **13.93**
Pasco County Tax **2.00**

Total Current Charges **216.36**
Total Due **E.F.T. 216.36**

DO NOT PAY

Total amount will be electronically transferred on or after 08/28/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/11/2026

District: OP06

Use above space for address change ONLY.

1353911 **OP06**
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **08/28/2026**
TOTAL CHARGES DUE 216.36
DO NOT PAY

000135391100002163600002163606



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 **08/11/2026**
Amount Due **73.19**
Current Charges Due **09/03/2026**

District Office Serving You
One Pasco Center

Service Address 31404 SHERINGHAM WAY
Service Description ENTRANCE
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/07	95659	08/06	95902				243

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	8
Jul 2026	35	6
Aug 2025	30	9

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



1 0 2 1 3 5 7 9

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

Previous Balance 67.16
Payment 67.16CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 243 KWH @ 0.06090 14.80
Fuel Adjustment 243 KWH @ 0.05000 12.15
FL Gross Receipts Tax 1.69
State Tax 4.71
Pasco County Tax 0.68

Total Current Charges 73.19
Total Due E.F.T. 73.19

DO NOT PAY

Total amount will be electronically transferred on or after 08/28/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/11/2026

District: OP06

Use above space for address change ONLY.

1353912 OP06
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	08/28/2026
TOTAL CHARGES DUE	73.19
DO NOT PAY	

000135391200000731900000731902



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 **08/11/2026**
Amount Due **66.19**
Current Charges Due **09/03/2026**

District Office Serving You
One Pasco Center

Service Address 31307 CLARIDGE PL
Service Description GATE
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/07	48157	08/06	48343				186

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	6
Jul 2026	35	6
Aug 2025	30	7

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



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 **68.66**
Payment **68.66CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 186 KWH @ 0.06090 **11.33**
Fuel Adjustment 186 KWH @ 0.05000 **9.30**
FL Gross Receipts Tax **1.53**
State Tax **4.26**
Pasco County Tax **0.61**

Total Current Charges **66.19**
Total Due **E.F.T. 66.19**

DO NOT PAY

Total amount will be electronically transferred on or after 08/28/2026.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/11/2026

District: OP06

Use above space for address change ONLY.

1353913 **OP06**
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **08/28/2026**
TOTAL CHARGES DUE 66.19
DO NOT PAY

000135391300000661900000661902

**Bill To:**

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

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

INVOICE #	INVOICE DATE
1223178	7/20/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 19, 2026**Invoice Amount:** \$998.00

Description	Current Amount
-------------	----------------

Irrigation Inspection created on 7/9/26

Irrigation Repairs	\$998.00
--------------------	----------

Invoice Total \$998.00

EXCELLENCE
IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

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

INVOICE #	INVOICE DATE
1223179	7/20/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 19, 2026**Invoice Amount:** \$988.06

Description	Current Amount
-------------	----------------

Irrigation Main Line Leak Reported on 7/13/26

Irrigation Repairs	\$988.06
--------------------	----------

Invoice Total \$988.06

Excellence
IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

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

INVOICE #	INVOICE DATE
1229162	7/31/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 30, 2026**Invoice Amount:** \$1,000.00

Description	Current Amount
-------------	----------------

30848 Lanesborough Circle Sod Install

Landscape Enhancement

\$1,000.00

Invoice Total**\$1,000.00**

Excellence

IN COMMERCIAL LANDSCAPING

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

**Bill To:**

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

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

INVOICE #	INVOICE DATE
1229301	8/1/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2026**Invoice Amount:** \$24,855.23

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

Invoice Total **\$24,855.23**

Excellence

IN COMMERCIAL LANDSCAPING

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