Rizzetta & Company

Meadow Pointe III
Community Development District

Board of Supervisors'
Regular Meeting
October 21, 2026

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

www.meadowpointe3cdd.org

Professionals in Community Management

MEADOW POINTE III
COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

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

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

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Meadow Pointe III
Development District

October 19, 2026

Revised 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**, **October 21, 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 the Fiscal Year 2027 Goals & Objectives ..... Tab 1
   - B. Consideration of Fifth Addendum to the Contract for Professional Amenity Services ..... Tab 2
5. **STAFF REPORTS**
   - A. Community Deputy Update
   - B. District Engineer
   - C. Aquatics Maintenance
     1. Presentation of Waterway Inspection Report ..... Tab 3
   - D. Landscape Maintenance
     1. Presentation of OLM Inspection Report ..... Tab 4
   - E. Yellowstone Inspection Report
   - F. Amenity Management
     1. Presentation of Amenities Report..... Tab 5
     2. Consideration of Pool Maintenance Service Proposal (Under Separate Cover)
   - 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 September 16, 2026 ..... Tab 7
   - B. Consideration of Operations & Maintenance Expenditures for September 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

Meadow Pointe III Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four (4) board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven (7) days in advance, as specified in Section 190.007(1), *Florida Statues*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with seven (7) days' notice per statute by at least two (2) methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure once the District owns and operates infrastructure (as applicable).

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method (after District owns infrastructure).

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems after such time as the District owns infrastructure.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to the District's infrastructure and related systems once the District owns infrastructure.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida. Annual Financial Reports are sufficient if such reports meet Florida legal requirements.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____ Date: _____

Print Name: _____
Meadow Pointe III
Community Development District

District Manager: _____ Date: _____
Print Name: _____
Meadow Pointe III
Community Development District

Tab 2

FIFTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fifth Addendum to the Contract for Professional Amenity Services (this **"Fifth Addendum"**), is made and entered into as of the 1st day of October 2026 (the "**Effective Date**"), by and between Meadow Pointe III Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Pasco County, Florida (the "**District**"), and Rizzetta & Company, Inc., a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2020 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.	**Meadow Pointe III Community Development District**
By:_____	By:_____
William J. Rizzetta, President	Chairman of the Board of Supervisors

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

EXHIBIT B
SCHEDULE OF FEES

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2026 to September 30, 2027.**

PERSONNEL:

Clubhouse Manager
Full Time Personnel – 40 hours/week

Assistant Manager
Full Time Personnel – 40 hours/week

Maintenance Supervisor
Full Time Personnel – 40 hours/week

Maintenance Technician
Full Time Personnel – 40 hours/week

Maintenance Technician
Part Time Maintenance – 70 hours/week

Clubhouse Attendants
Part Time Personnel – 65 hours/week

	ANNUAL
Budgeted Personnel Total [(1)]	$ 490,724.
General Management and Oversight [(2)]	$ 24,000.
Total Services Cost:	**$ 514,724.**

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 3

SOLITUDE
LAKE MANAGEMENT



Meadow Pointe III CDD
Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-09-09

Prepared for:
District Manager

Prepared by:

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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SITE ASSESSMENTS

PONDS 57, 26, 27 ____ 3

PONDS 28 - 30 ____ 4

PONDS 31, 21, 36 ____ 5

PONDS 37- 39 ____ 6

PONDS 40 - 42 ____ 7

PONDS 43 ____ 8

PONDS ____ 9

MANAGEMENT/COMMENTS SUMMARY ____ 9, 10

SITE MAP ____ 11

Site: 57

Comments:

Normal growth observed

Minor surface algae within site. This will be treated and monitored to ensure it clears. A few heathy beneficial plants on shoreline present.

Action Required:

Routine maintenance next visit

Target:

Surface algae





Site: 26

Comments:

Normal growth observed

This site has shoreline growth. Water level remains low allowing growth to impede quicker.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds





Site: 27

Comments:

Site looks good

Site is looking well and duck potato in present in corner cove of site. Flow structures are free of blockages.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 28

Comments:

Normal growth observed

Site has lots of trash built up within it. Clippings and decaying vegetation present. Weed growth will be sprayed to gave best control.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 29

Comments:

Site looks good

Site is looking well. Water levels are still lower but beneficials are thriving.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 30

Comments:

Site looks good

Site is looking well and has no notable concerns within it.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 31

Comments:

Site looks good

Site is dong well. Spatterdock present within site.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 32

Comments:

Site looks good

Water level is remaining low. Shorelines are free of growth and structure is free of blockages.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 33

Comments:

Normal growth observed

Site has some minor algae within it. Treatment is working well for weeds. Surface algae is common in these small low water level sites.





Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 34

Comments:

Site looks good

No notable concerns at this time.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 21

Comments:

Site looks good

Site is looking great with a few healthy beneficials within it.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 36

Comments:

Site looks good

Site is looking great.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 37

Comments:

Normal growth observed

Site overall is looking well. Site has some decaying vegetation on shoreline and some growth on wild side.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds





Site: 38

Comments:

Normal growth observed

Site has some shoreline growth that will need to be addressed. Water levels are still lower.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds





Site: 39

Comments:

Normal growth observed

Site has growth on back side that will need to be addressed. Growth was able to reach further into site when water levels dropped. Flow structure has broke.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 40

Comments:

Site looks good

Flow structure has no blockages or obstructions.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 41

Comments:

Site looks good

Site is looking well overall. Backside of site will need attention soon.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 42

Comments:

Site looks good

Site is looking great. Very minor erosion present on shoreline that will be monitored. Flow structure is free of blockages but there is a bike present on shoreline.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 43

Comments:

Site looks good

Site is in good condition.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

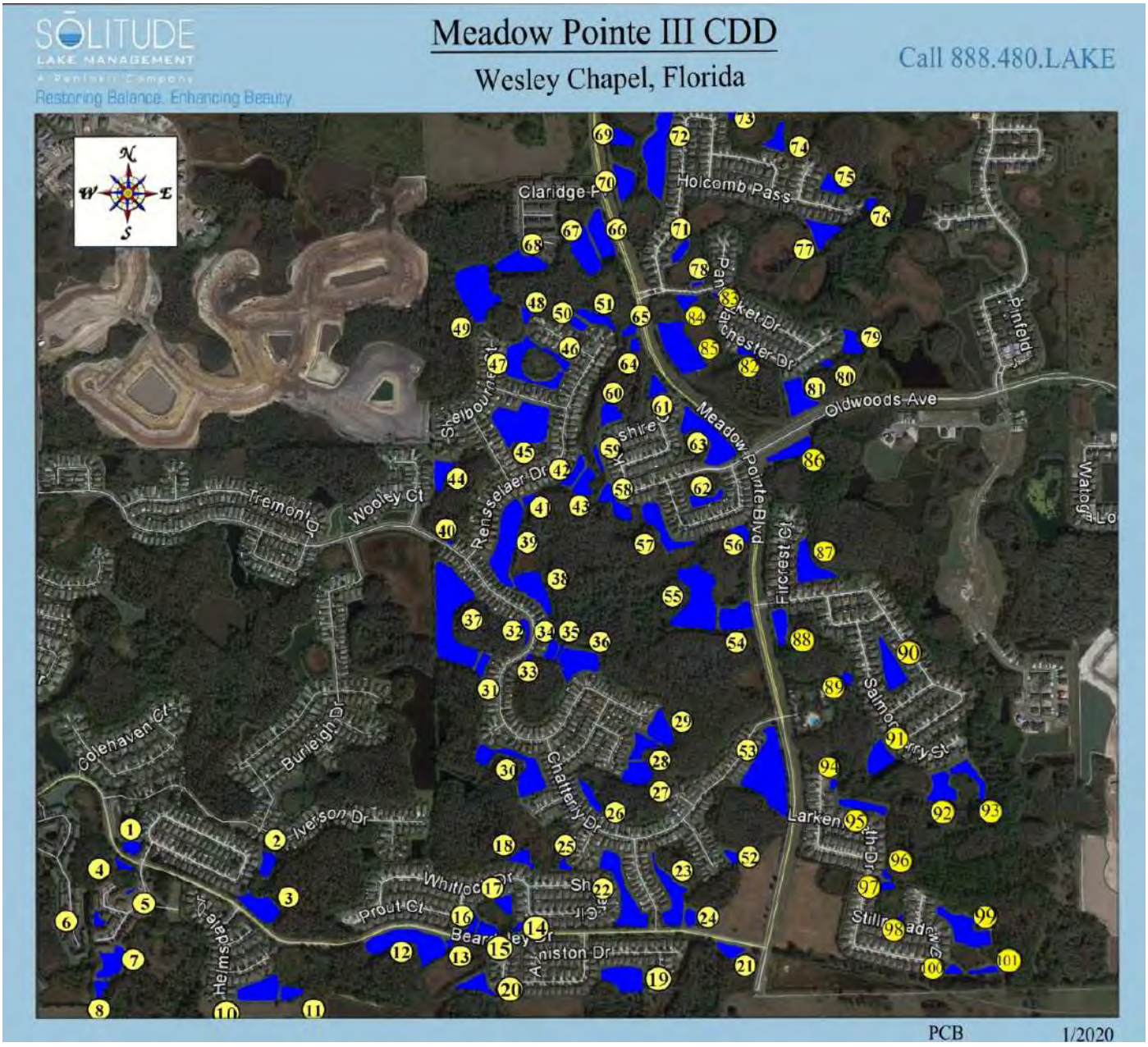
Management Summary

This September, sites are looking good and water levels are slowly rising within the community. We are keeping an eye out for erosion due to the lack of rain and extremely dry banks we had. Flow structures and weirs are looking good but on site #39 the structure has broke. It seems to be functioning property still. Trash presence has also been very low and only a few pieces in a couple of pond coves (site #28), which your technician will take care of. Growth within the ponds are being well maintained, although there are some areas that need some extra attention. We are working to catch any algae blooms early on and the only sites with minor algae presence for this report was #25 and #23. Many beneficials plants within the ponds in Meadow Pointe 3, all which are looking great.

During this months inspection there were no extreme concerns to note, overall only a few sites with some shoreline growth.

Please reach out if there are any questions or concerns: emalina.robinson@solitudelake.com
Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
57	Normal growth observed	Surface algae	Routine maintenance next visit
26	Normal growth observed	Shoreline weeds	Routine maintenance next visit
27	Site looks good	Species non-specific	Routine maintenance next visit
28	Normal growth observed	Species non-specific	Routine maintenance next visit
29	Site looks good	Species non-specific	Routine maintenance next visit
30	Site looks good	Species non-specific	Routine maintenance next visit
31	Site looks good	Species non-specific	Routine maintenance next visit
32	Site looks good	Species non-specific	Routine maintenance next visit
33	Normal growth observed	Surface algae	Routine maintenance next visit
34	Site looks good	Species non-specific	Routine maintenance next visit
21	Site looks good	Species non-specific	Routine maintenance next visit
36	Site looks good	Species non-specific	Routine maintenance next visit
37	Normal growth observed	Shoreline weeds	Routine maintenance next visit
38	Normal growth observed	Shoreline weeds	Routine maintenance next visit
39	Normal growth observed	Species non-specific	Routine maintenance next visit
40	Site looks good	Species non-specific	Routine maintenance next visit
41	Site looks good	Species non-specific	Routine maintenance next visit
42	Site looks good	Species non-specific	Routine maintenance next visit
43	Site looks good	Species non-specific	Routine maintenance next visit


SOLITUDE
LAKE MANAGEMENT
A Peninsula Company
Restoring Balance. Enhancing Beauty.
Meadow Pointe III CDD
Wesley Chapel, Florida
Call 888.480.LAKE
Holcomb Pass
Oldwoods Ave
Meadow Pointe Blvd
Pinfield
Tremont Dr
Wooley Ct
Rensselaer Dr
Fircrest Ct
Colehaven Ct
Burleigh Dr
Iverson Dr
Chatterly Dr
Prout Ct
Helmsdale
PCB
1/2020

SOLITUDE
LAKE MANAGEMENT



Meadow Pointe III CDD
Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-10-15

Prepared for:
District Manager

Prepared by:

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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SITE ASSESSMENTS

PONDS 53, 54, 55 ____ 3

PONDS 56, 63, 57 ____ 4

PONDS 58 - 60 ____ 5

PONDS 61, 64, 65 ____ 6

PONDS 66, 67, 84 ____ 7

PONDS 78, 83, 82 ____ 8

PONDS 85 ____ 9

MANAGEMENT/COMMENTS SUMMARY ____ 9, 10

SITE MAP ____ 11

Site: 53

Comments:

Site looks good

Site is looking well. Some trash build up in the corner cove of site.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 54

Comments:

Site looks good

Site has no nuisance growth noted. Small amount of GSR within site.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 55

Comments:

Site looks good

Site is looking well and flow structures are free of blockages.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 56

Comments:

Site looks good

Site looks well. Erosion present on homeowners shoreline.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 63

Comments:

Normal growth observed

Water levels are still lower but beneficials are doing well. Mild algae bloom.

Action Required:

Routine maintenance next visit

Target:

Surface algae





Site: 57

Comments:

Site looks good

Site is looking well and has no notable concerns within it. Lots of grass clippings along whole shoreline were blew into pond. This can cause build up and algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 58

Comments:

Site looks good

Site is dong well. Erosions noted on homeowners shoreline.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 59

Comments:

Site looks good

Shorelines are free of growth. Erosion noted along shoreline (3-4 locations of erosion).

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 60

Comments:

Site looks good

Tannic water. No nuisance growth noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 61

Comments:

Normal growth observed

Site is looking great overall. Minor bio- film buildup in wind swept cove.





Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 64

Comments:

Site looks good

Site is looking good.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 65

Comments:

Site looks good

Site is looking great.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 66

Comments:

Site looks good

Site overall is looking well. Tree has fell on the backside path of pond.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 67

Comments:

Normal growth observed

Site has a small amount of GSR. Water is turbid. Structure is in good condition.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds





Site: 84

Comments:

Site looks good

Water is looking good and shorelines are being well maintained.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 78

Comments:

Site looks good

Flow structure has no blockages or obstructions.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 83

Comments:

Normal growth observed

Site is experiencing an algae bloom. Minor grass growth on the backside of site.





Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 82

Comments:

Site looks good

Shorelines are looking well. Backside is needing some control.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 85

Comments:

Site looks good

Site is in good condition. Some shoreline growth is starting to decay from last application.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

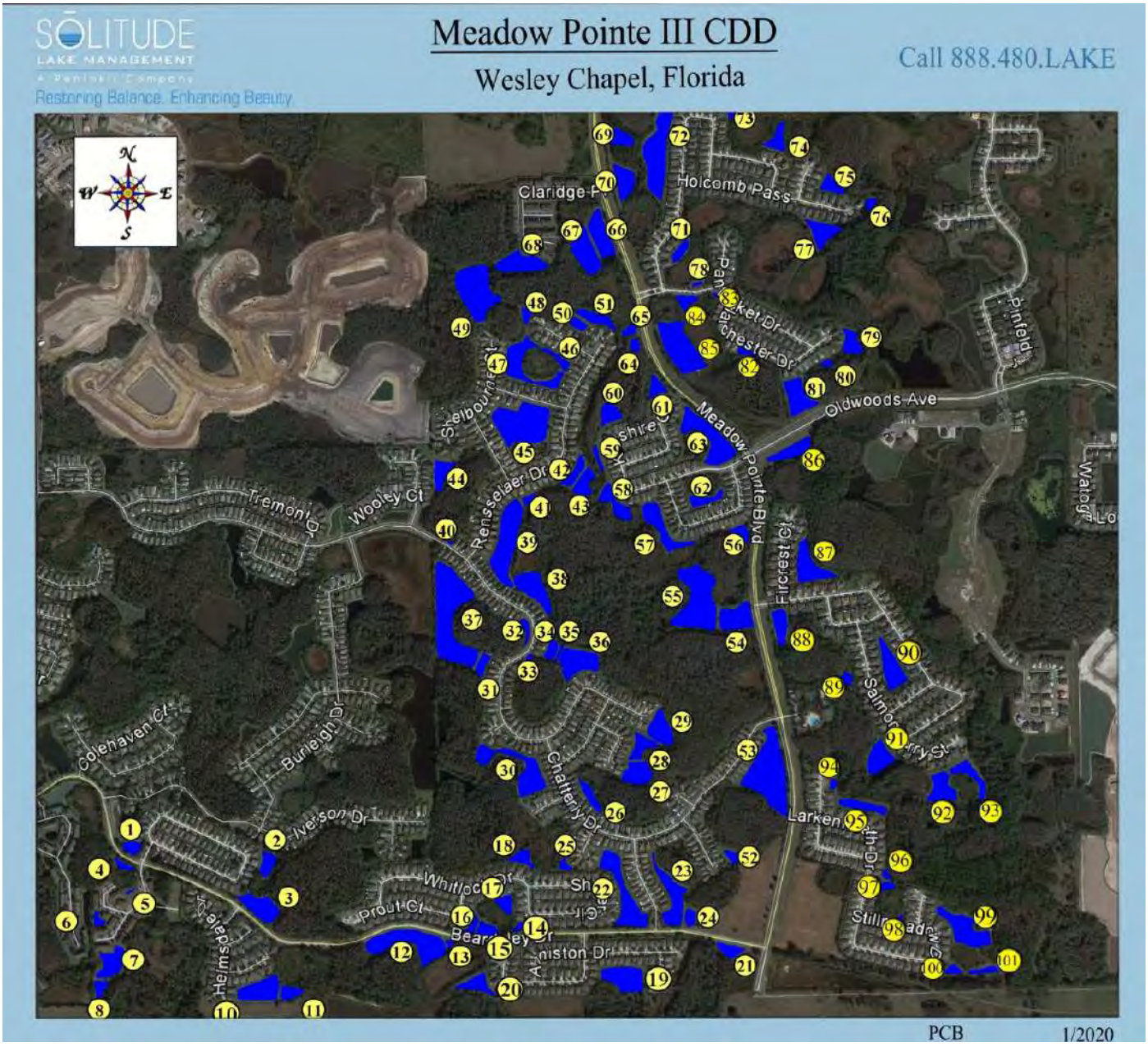
Management Summary

This October, sites are looking good and there is very minimal nuisance growth observed within them We are keeping an eye out for erosion and sites noted for erosion were #58, #59 and #60. Flow structures and weirs are looking good and have no obstructions. Trash presence has also been very low and only a few pieces in a couple of pond coves (site #53), which your technician will take care of. Growth within the ponds are being well maintained, although there are some areas that need some extra attention. We are working to catch any algae blooms early on and the only sites with minor algae presence for this report was #63 and #83. Overall ponds in Meadow Pointe 3 are looking great.

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

Please reach out if there are any questions or concerns: emalina.robinson@solitudelake.com
Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
53	Site looks good	Species non-specific	Routine maintenance next visit
54	Site looks good	Species non-specific	Routine maintenance next visit
55	Site looks good	Species non-specific	Routine maintenance next visit
56	Site looks good	Species non-specific	Routine maintenance next visit
63	Normal growth observed	Surface algae	Routine maintenance next visit
57	Site looks good	Species non-specific	Routine maintenance next visit
58	Site looks good	Species non-specific	Routine maintenance next visit
59	Site looks good	Species non-specific	Routine maintenance next visit
60	Site looks good	Species non-specific	Routine maintenance next visit
61	Normal growth observed	Surface algae	Routine maintenance next visit
64	Site looks good	Species non-specific	Routine maintenance next visit
65	Site looks good	Species non-specific	Routine maintenance next visit
66	Site looks good	Species non-specific	Routine maintenance next visit
67	Normal growth observed	Shoreline weeds	Routine maintenance next visit
84	Site looks good	Species non-specific	Routine maintenance next visit
78	Site looks good	Species non-specific	Routine maintenance next visit
83	Normal growth observed	Surface algae	Routine maintenance next visit
82	Site looks good	Species non-specific	Routine maintenance next visit
85	Site looks good	Species non-specific	Routine maintenance next visit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LAKE MANAGEMENT
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Wesley Chapel, Florida
Call 888.480.LAKE
Holcomb Pass
Oldwoods Ave
Meadow Pointe Blvd
Pinfield
Tremont Dr
Wooley Ct
Rensselaer Dr
Fircrest Ct
Colehaven Ct
Burleigh Dr
Iverson Dr
Chatterly Dr
Prout Ct
Helmsdale
PCB
1/2020

Tab 4

MEADOW POINTE III

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		Complete > 30days
TURF EDGING	5	-1.5	0ver spray tree wells
TURF INSECT/DISEASE CONTROL	10		
TURF WEED CONTROL	10	-1.5	Continued post in Bermuda
PLANT FERTILITY	5	-1.5	
WEED CONTROL – BED AREAS	10	-5	Weekly service
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10	-1.5	Windfall weekly
MULCHING	5	-1.5	Redistribute
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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

Date: 9-29-26 Score: 91.5% *Performance Payment™* % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

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

MEADOW POINTE III CDD

LANDSCAPE INSPECTION
September 29, 2026

SCORE: 91.5%

NEXT INSPECTION
OCTOBER 27, 2026 AT 9:00 AM

ATTENDING:
BRAD REINDEAU – YELLOWSTONE LANDSCAPE
CHRISSY VAN HELDEN – YELLOWSTONE LANDSCAPE
ALLAN ALCAIDE – YELLOWSTONE LANDSCAPE
CARLOS GARCIA – YELLOWSTONE LANDSCAPE
PAUL WOODS – OLM, INC.

PLEASE NOTE CHANGE IN MEETING START TIME

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. **Between tot lot and basketball court: Regrade, cutting in the edges of newly installed sod.**

2. I recommend creating a nongrowth band around the wood line perimeter between shuffleboard court and maintenance storage building.

3. North side parking: Use a pole saw to remove dead wood from Crape Myrtles.

4. Target prune downward growth up to 15 feet from Oak and Sweet Gum trees near the telephone transmitter pole.

COMMONS

5. Beaconsfield: Remove suckering growth from Crape Myrtle in the planter on the exit side.

6. Beaconsfield: Remove windfall and pruning debris along the wall.

7. Meadow Pointe Blvd: Remove crack weeds along curb lines at Oldwoods Avenue.

8. Sheringham: Target prune inbound wood line overgrowth up to 15 feet.

9. Sheringham: Use a brush blade to prune back wood line overgrowth along the pond shore and right of way areas. Refer to the Natural Areas Maintenance specifications in the contract.

10. Sheringham: Use a metal blade edger to redefine soft lines, removing any evidence of chemical overspray.

11. Heatherstone: Maintain curb line growth and cleanliness, removing Jasmine

overgrowing the curb lines at the gate island.

12. Heatherstone: Remove windfall and debris from wall fronts.

13. Larkenheath: Uniformly line trim around storm water control structures in the 31900 block of Stillmeadow Drive.

14. Larkenheath gate island: Improve fertility to Indian Hawthorn.

15. Wrencrest: Uniformly elevate the lowest scaffold of branches on Oak and Sweet Gum trees along entrance right of way and in median island to 15 feet.

16. Wrencrest median island: Remove volunteer Asiatic Jasmine from Loropetalum hedgerows.

17. Beardsley Drive fence line: Maintain uniform mowables along pond slope area.

18. Whitlock median island: Reduce Spanish Moss in Oak tree.

19. Whitlock median island: Maintain separation between Variegated Liriope and Asiatic Jasmine.

20. Whitlock: Prune Copperleaf along wall fronts to a consistent height.

21. Whitlock: Control bed weeds throughout the frontage wall.

22. Alchester: Remove Sabal Palm volunteers as weeds.

23. Alchester east end frontage: Remove Wild Grape growing into Magnolia canopies.

24. Alchester: Remove declining Wax Myrtle along the east shore of pond #21

CATEGORY III: IMPROVEMENTS – PRICING

1. Clubhouse: Provide a price to install Floria fieldstone at the downspout and drainage erosion areas.

2. Clubhouse, near the private pool entrance on the east side of the clubhouse: Provide a price install Dwarf Firebush to restore the planting area between Flax Lily and the gate.

3. Larkenheath: Provide a price to remove the dead Oak tree in the District area adjacent to pond #97 at the rear of 31845 Larkenheath Drive.

CATEGORY IV: NOTES TO OWNER

1. Please note change in meeting start time.

2. Attention Darryl: discussion was held on the elimination of mowing services along the mowables in front of the newly constructed but non CDD, Vireo community. Please provide direction to Yellowstone if this area is to be reduced from the agreement.

3. I recommend removal of dead and declining oaks and sweet gum trees along the unirrigated Meadow Point Boulevard. It is my supposition that deep soil drought and opportunistic Diplodia or Botrytis fungal contributes to the otherwise seemingly random decline of these mature trees. See: https://journals.flvc.org/edis/article/download/129062/130414/219664

CATEGORY V: NOTES TO CONTRACTOR

1. Please note change in meeting start time.

2. Contractor is reminded to target prune and eliminate tree overgrowth up to 15 feet, particularly around lights, fences, and playground amenities.

3. Contractor is reminded to remove dead plant material not requiring a tree surgeon when found.

4. Meadow Pointe Blvd south of Larkenheath to the stop sign: Exclude mow services for Vireo. This would include the west side of the boulevard between the sidewalk and the right of way, terminating at Beardsley Drive at the west end of the Vireo pond. Determine cost reduction for areas no longer under CDD maintenance via Memorandum of Understanding and adjustment to agreement.

cc: Darryl Adams darryla@rizzetta.com
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Tab 5

MEADOW POINTE III

Operations Report – October 2026 (September 9th-October 13th)

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
- Detailed pond cleanup at 37 & 39
- 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 finalized detailed system clean out & upgrade of pool drainage & all surrounding areas
- Maintenance cleaned-up an accidentally painted photocell at Whitlock
- Maintenance spray painted all Pond 92 stakes dark green as requested by the board
- Maintenance spray painted/touched-up all needed dog waste stations
- Maintenance repaired the broken pool gate magnet
- Maintenance repaired party room emergency exit door
- Maintenance changed all needed light fixtures at Heatherstone & Claridge Place
- Maintenance repaired the entrance pedestrian gate at Claridge Place
- Maintenance changed 1 basketball net at the basketball courts
- Reported all irrigation issues to Luis & Juan (Yellowstone)
- Maintenance touched-up/spray painted all 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. 1)
- Working with Romaner Graphics to replace CDD banner signs (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; Was material delay; Should be finalized before next CDD meeting)
- 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 (75% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 4/5 (75% completed) (Restarting once completed)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking monitoring
- 4 September room rentals
- Checked pool deck drains
- Weekly inspections of playground and amenity equipment
- Conducted daily cleaning of all areas in amenity complex

Resident Requests (Now organizing in its own section)

- 1 resident from Larkenheath requested additional mosquito spraying

Staffing/Staff Hours (New Section)

Total Staff Hours for the month (Oct 3rd-Oct. 31st)

- Total Scheduled: 1,202
- Expected average: 1,180
- Status: Fully-staffed
- Over/Under: +22 (Will balance out within the next few weeks)

Gate Reports

- Reset/Trouble-shot all disabled gates
- Full manual mechanical and electrical reset at Beaconsfield, Claridge Place, Heatherstone & Sheringham (Nesslewood)
- Broughton Place – The gate arm operator hinge was lodged into the gate barrier rail. Staff reported to our vendor & investigating any potential causes. Should have an update on the next report (SAAS)
- Heatherstone – Callbox screen went bad. No warranty coverage; Proposal was presented to the Chairman & Vice-chair to discuss approval time-frame
- Larkenheath – Wireless relay went back. Submitted to our vendor for repair. Should be repaired shortly (SAAS)
- Sheringham (Nesslewood) – Motor went bad & was replaced for the exit side
- Wrencrest (Chatterly) – The receiver went bad & was replaced (SAAS)

Field Maintenance

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (N/A - See October 2026 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also October 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 –October 2026 (September 9th – October 14th)

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

Current Projects

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

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

Potential Future Projects

Date	Project	Task	Update 1	Update 2	Estimated Completion Date

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

Completed Projects

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

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

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

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

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

MEADOW POINTE III

Pressure Washing Tracker –October 2026

(September 9th-October 13th)

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

October Zones Started or Completed:

- **Finalized all needed spots on the tennis court**
- **Finalized all needed clubhouse concrete trails & sidewalks**
- **Finalized Sheringham (Nesslewood) monument & entry way**
- **Finalized all needed spots on the clubhouse parking lot**
- **Started & finalized light pressure washing of the splash pad**
- **Started & finalized basketball court playing surface**
- **Continuing on all needed PVC fencing down Meadow Pointe Boulevard & Beardsley Drive**
- **Continuing on all needed concrete walls down Meadow Pointe Boulevard & Beardsley Drive**

November Zones to be Started or Completed:

- **Start & finalize the shuffleboard court (Rolled-over from September's Tracker)**
- **Start & finalize Wrencrest (Chatterly) monument & entry way**
- **Start & finalize Wrencrest (Thackery) monument & entry way**
- **Start & finalize Beaconsfield monument & entry way (Additional clean-up from recent pave work)**

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

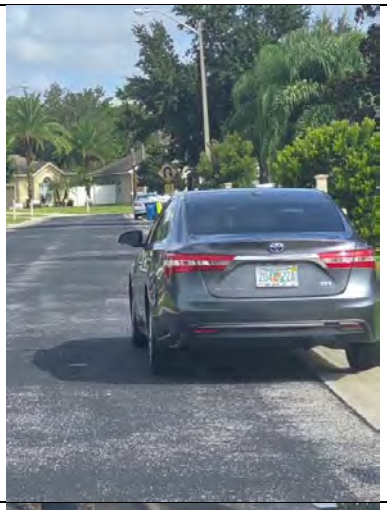
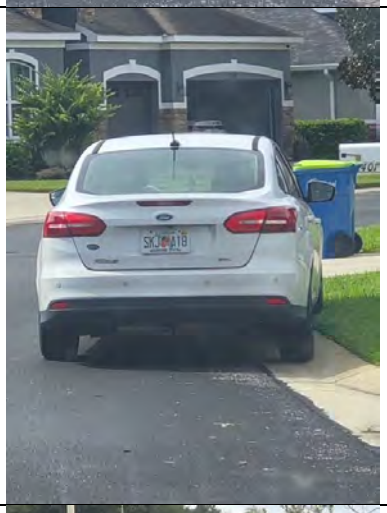
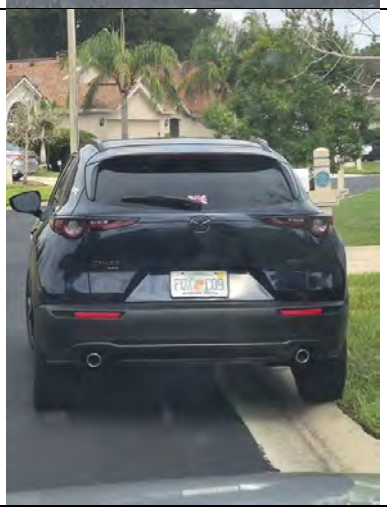
Parking Violations

Sept 9th – Oct 13th

Street/ Address	Picture	Vehicle Color/ Make/ Model	License Plate #/State	Violation #1 Date/Time	Violation #2 Date/ Time	Violation #3 Date/Time	Staff Initials
1715 Leybourne Lp		Grey Tesla	GO LIONZ FL	9/15/2026 10:18am			RV
31715 Holcomb Pass		Grey Ford Explorer	XM36I FL	9/17/2026 11:50pm			RV
1944 Folkstone Pl		White Nissan Pathfinder	ZBI1W FL	7/16/2026 5:10pm	9/21/2026 2:48pm		RV

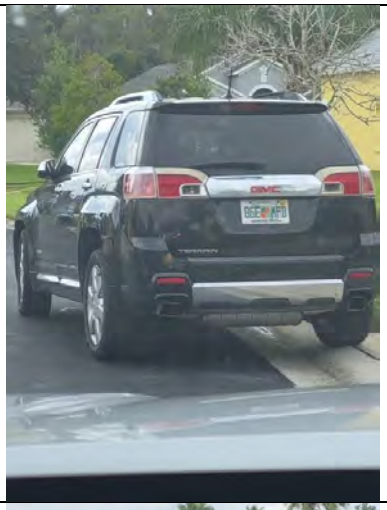
Parking Violations

Sept 9th – Oct 13th

2446 Nesslewood Dr		Grey Toyota Avalon	ZQ4 2ZA FL	9/23/2026 10:54am			RV
2401 Nesslewood Dr		White Ford Focus	SKJ A18 FL	9/23/2026 11:04pm			RV
31325 Wrencrest Dr		Dark Blue Mazda CX-30	FQK CO9 FL	9/23/2026 11:22am			RV

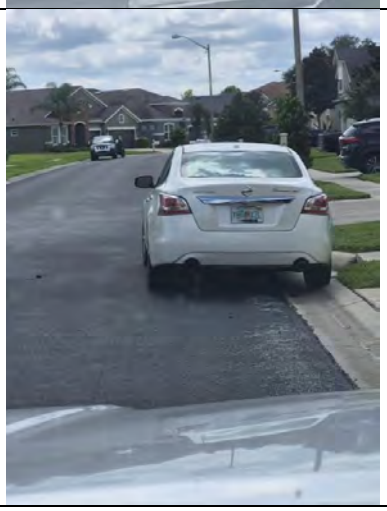
Parking Violations

Sept 9th – Oct 13th

31320 Wrencrest Dr		Black GMC Terrian	86E MPD FL	9/23/2026 11:30am			RV
31141 Hannigan Pl		Dark Blue Mazda CX-5	QXW JO8 FL	9/24/2026 2:14pm			RV
1709 Leybourne Lp		Gold Mercedes SLE 35D	76B UPU FL	9/24/2026 6:25pm			RV

Parking Violations

Sept 9th – Oct 13th

2313 Pantucket Dr		Gray Hyundai Tucson	LAK Q16 FL	9/25/2026 1:25pm			RV
2446 Kenchester Lp		White Jeep	49D QBM FL	9/25/2026 1:32pm			RV
2443 Kenchester Lp		White Nissan Altima	V8B XZL FL	9/25/2026 11:39pm			RV

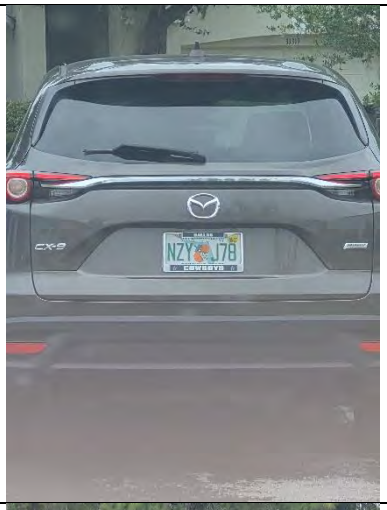
Parking Violations

Sept 9th – Oct 13th

1641 Leybourne Lp.		Gray Honda CRV	KLR T83 FL	9/25/2026 1:50pm			RV
Adjacent to Claridge Pl on Meadow Pointe Blvd		Black Trailer	DQO OWC FL	10/1/2026 4:40pm			RV
31609 Marchester Dr		Black Toyota Corolla	65E 2LA FL	10/2/2026 10:09am			RV

Parking Violations

Sept 9th – Oct 13th

31303 Heatherstone Dr		Pewter Mazda CX-9	NZV J78 FL	10/2/2026 10:30am			RV
31721 Holcomb Pass		Black Genesis G80	PMO 98T FL	10/5/2026 12:06pm			RV
31310 Heatherstone Dr		Gray Dodge Ram Laramie	BLP 22H FL	10/12/2026 4:10pm			JP

DATE: 8/2– 8/8 CALL LOG

	STREET PARKING	FISHING	GATES	HOA	LANDSCAPING/ IRRIGATION/ POND MAINT.	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	I		II				
SUNDAY			III				
MONDAY	II		I		I		
TUESDAY							
WEDNESDAY	I	I	I				
THURSDAY							
FRIDAY	II	I	I		II		
TOTAL	6	2	8		3	0	0

DATE: 8/9 – 8/15 CALL LOG

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

DATE: 8/16 – 8/22 CALL LOG

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

DATE: 8/23 – 8/29 CALL LOG

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

October 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	**2** ABC 9-10am	**3** Abdulhafe (PR) 10am-2pm
4	**5** ABC 9-10am	**6** **ARC 6:30pm**	**7** ABC 9-10am CPW 10am-12pm	**8**	**9** ABC 9-10am	**10**
11 Kuterwadliwaala (PR) 10am-2pm	**12** ABC 9-10am	**13** Girl Scouts (PR) 6-8pm	14 ABC 9-10am CPW 10am-12pm	**15** **Whitlock HOA 6:30pm**	**16** ABC 9-10am	**17** Minns (PR) 10am -7pm
18 Paschal (PR) 3-7pm	**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 **Halloween Event 6-10pm**	**24** Cordova (PR) 10am-7pm
25	**26** ABC 9-10am	**27** Girl Scouts (PR) 6-8pm	**28** ABC 9-10am CPW 10am-12pm	**29**	**30** ABC 9-10am	**31** Blood Drive 1:30-4pm

*__ARC__**:** Architectural Redesign Committee *__CPW__**:** Coffee Pastry Wednesday
*__ABC__**:** Aqua Belles Club *__PR__**:** Private Rental *__FC__**:** Fining Committee

November 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	**2** ABC 9-10am General Election Setup	**3** General Election 7am-7pm	**4** ABC 9-10am CPW 10am-12pm	**5**	**6** ABC 9-10am	**7** Community Garage Sale (w/ MP4) 8am-2pm Moyer (PR) 10am-7pm
8 Flynne (PR) 3-7pm	**9** ABC 9-10am **Hillhurst HOA 6:30-7:30pm**	**10** **HOA 6:30pm**	**11** ABC 9-10am CPW 10am-12pm	**12**	**13** ABC 9-10am	**14** Vargas (PR) 10am-7pm
15	**16** ABC 9-10am	**17** **Larkenheath HOA 6:30pm**	**18** ABC 9-10am CPW 10am-12pm Card Group 12-4pm **CDD 6:30pm**	**19**	**20** ABC 9-10am	**21** Molfese (PR) 3-7pm
22	**23** ABC 9-10am	**24**	**25** ABC 9-10am CPW 10am-12pm	**26**	**27** ABC 9-10am	**28**
29	**30** ABC 9-10am					

*__ARC__**:** Architectural Redesign Committee *__CPW__**:** Coffee Pastry Wednesday
*__ABC__**:** Aqua Belles Club *__PR__**:** Private Rental *__FC__**:** Fining Committee

Deputy Schedule – October 2026

MEADOW POINTE III

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 KP	2 CP	3 CP
4 CP	5 KP	6 KP	7 CP	8 CP	9 KP	10 KP
11 KP	12 CP	13 CP	14 KP	15 KP	16 CP	17 CP
18 CP	19 KP	20 KP	21 CP	22 CP	23 KP	24 KP
25 KP	26 CP	27 CP	28 KP	29 KP	30 CP	31 CP

Deputy Payton (CP): 11am-11pm

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

Deputy Schedule – November 2026

MEADOW POINTE III

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

Deputy Payton (CP): 11am-11pm

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

September 2026 Deputy Report

On 09/02/2026, I responded to Shelbourne Court regarding an adult female who was attempting suicide. Upon arrival, I spoke with the female and determined that she had attempted to harm herself. Fire Rescue personnel arrived and transported her to the hospital for medical care. She was left in the care of hospital staff.

On 09/07/2026, I responded to a report of a suspicious vehicle near the intersection of Kenchester Loop and Holcomb Pass. Upon arrival, I found the driver asleep in the driver's seat. I approached the vehicle from the passenger side and knocked on the window several times before the driver woke up. I observed a rifle resting on his right leg. The driver then quickly left the area. I followed the vehicle until it stopped near the intersection of Kenchester Loop and Holcomb Pass, facing westbound. The driver was uncooperative and refused to speak with deputies. After further investigation, he was released due to no crime had been committed as it is legal to possess a firearm in a vehicle. There was no threat to public safety.

On 09/12/2026, I responded to Meadow Pointe Boulevard regarding an unknown problem. Upon arrival, I found the driver asleep inside a vehicle. The investigation revealed that the driver was intoxicated. The driver was arrested for DUI and transported to Land O Lakes jail.

On 09/16/2026, I responded to the intersection of Meadow Pointe Boulevard and Chatterley Drive regarding an accidental injury. The investigation revealed that a juvenile fell from a scooter, lost consciousness, and sustained injuries. The juvenile was transported to the trauma unit at St. Joseph's Hospital and was in stable condition.

On 09/26/2026, I responded to Claridge Place regarding an unverified 911 call. The investigation revealed that a child had been playing in the backyard when the child was bitten by a fire ant and experienced a severe allergic reaction. The child was transported to the hospital for treatment and was in stable condition at the time of this report.

From 09/01/2026 through 09/30/2026, I conducted numerous patrols near Beardsley Drive and Meadow Pointe Boulevard for stop-sign enforcement. Based on my observations, there were fewer traffic violations than in previous months. I will continue conducting traffic enforcement in this area.

I also increased patrols within the neighborhood following the incident on 09/07/2026.

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

#1010 (Scardino - Larkenheath) (X1) (Pull form)

#1993 (Armstrong - Ammanford) (X1)

#1738 (Queen - Ammanford) (X1)

#2626 (EMS/Police - Wrencrest - Already Deleted) (X1)

#1938 (Not An Active Code - Ammanford) (X1)

#3363 (Vendor Code - Sheringham-NW) (X1)

#4401 (Not An Active Code - Broughton Place) (X2)

#1010 (Rossow - Whitlock) (X1)

#4321 (Walton - Ammanford) (X1)

#1189 (Not An Active Code - Ammanford) (X1)

#5522 (Sheehan - Sheringham-NW) (X1)

#7626 (Leary - Whitlock) (X1)

Pond 92













Clubhouse Manager will explain this during his operation's report





Between 31749 Blythewood Way & 31754 Larkenheath Drive

Clubhouse Maintenance spent about 8-10 hours doing a full drainage system check, clean-out & flow improvement across the entire pool deck & surrounding areas, cutting down "puddling" by about 90%





Pool Maintenance Services – Manager Notes:

I have included 2 new proposals + our current. I did not receive the 3rd new one on-time. I will have it printed for the board meeting if I receive it by then, if not we can table for next month until I receive 1 more proposal.

Cooper Pools Inc

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

Invoice #: 2434
Invoice Date: 9/1/2026
Due Date: 9/30/2026

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
Monthly Commercial Pool Service - Weekly Service	Monthly commercial swimming pool maintenance services provided in accordance with the service agreement. Service includes routine water chemistry testing and balancing, cleaning and debris removal, brushing and vacuuming as needed, filter and basket maintenance, circulation and equipment inspections, and monitoring of overall pool operating conditions.	1.00	$3,385.00	$3,385.00

Subtotal: $3,385.00
Tax: $0.00
Total: $3,385.00
Amount Due: $3,385.00

ESTIMATE

Triangle Pool Services
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com

Bill to
Meadow Pointe 3 CDD
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543

Ship to
Meadow Pointe 3 CDD
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543

Estimate details
Estimate no.: 9182644
Estimate date: 09/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/25/2026	**3X WEEKLY COMMERICAL POOL SERVICE**	* POOL / SPLASHPAD -CHEMICALS INCLUDED -TEST & BALANCE WATER -SKIM SURFACE & VACUUM THE POOL -BRUSH WALLS & STEPS OF POOL -CLEAN TILE LINE -EMPTY SKIMMER & PUMP BASKETS -MIX CHLORINE & ACID SOLUTIONS FOR FEEDERS -CHECK ALL EQUIPMENT FOR MALFUNCTION - ANY SUCH DEFECTS WILL BE REPORTED IMMEDIATLY TO TRIANGLE POOL SERVICE -BACKWASHING FILTER/HOSING OFF CARTRIDGES INSIDE OF FILTER HOUSING AS NEEDED -DE FILTER SYSTEMS REQUIRE 2 YEARLY CLEAN AND DEGREASING SERVICES FOR OPTIMAL FILTRATION, CIRCULATION, CLARITY AND WATER HEALTH. PRICE FOR CLEAN AND DEGREASING IS DETERMINED PER SYSTEM SIZE. -RECORD CHEMICAL READINGS EACH VISIT USING PROPER COUNTIES HEALTH DEPARTMENT APPROVED LOG SHEETS PROVIDED BY TRIANGLE POOL SERVICE -PROMPTLY RESPOND TO ANY HEALTH CODE VIOLATIONS AND DEAL WITH HEALTH INSPECTORS AS NEEDED	1	$3,425.00	$3,425.00
2.						

COMMERCIAL CONTRACT	*DE Filter Clean & Degrease (C&D) * a REQUIRED C&D on a biannual basis (every six months). This helps maintain optimal performance of your filtration and longevity of internal components. (cost is $175.00) *Pool & Spa Leaks* If a Triangle Pool technician suspects a leak in the pool, it is the homeowner/tenant/property manager's responsibility to have the leak fixed within 60 days of notification. If the pool leak is not resolved within 60 days, we reserve the right to terminate service. *Inclement Weather* Our technician's safety remains Triangle Pool Services top priority. If lightning is nearby or heavy showers are present will not be able to perform a full service on your pool. We will try our best to ensure your water is balanced and healthy until next service date. *Contractor & Storm Cleanups* If you are having a home improvement or work done to the pool (ex. Pool deck work, paver sealing, pressure washing, roof work, trees trimmed, severe storm cleanup), an additional cleanup fee will be assessed as this does not qualify as "normal maintenance". Please note: Any service repairs needed will be done at our service call rate of $175.00 per hour plus parts and materials to be billed on a monthly basis. *Any invoices delinquent more than 45 days will incur a 3% late fee. *Please provide e-mails for billing, as well as service reports. We require two emails on file and accurate phone number for billing. If you change management companies at any time, please immediately our billing department. *This is an annual (1 year) contract. *Either party may terminate this service agreement with a 30-day written notice. *Please electronically accept or decline this proposal. We look forward to assisting you in the near future. Triangle Pool Service thanks you for the opportunity to assist you in your pool needs.	1	$0.00	$0.00

3.	**AquaShield Performance Plan - Commercial**	*** VIP OPTION *** Commercial membership benefits include bi-annual system tune ups, pump & filtration optimization, controller calibration, electrical and safety inspections, and full performance checks for commercial facilities. Priority scheduling reduced diagnostic fees, and 15% off repairs and upgrades. Tailored service tiers available for HOA's, hotels, and high-use commercial facilities. Protect. Prevent. Perform.	1	$85.00	$85.00

Total **$3,510.00**

Accepted date **Accepted by**

Pool Maintenance Proposal

Meadow Pointe III

1500 Meadow Pointe Boulevard

Wesley Chapel, FL 33543

October 9, 2026

Monthly Price for Our Services

Pool Troopers and our company offerings are described within this proposal and on our website. To keep your aquatic center blue, clear, and swim safe, we recommend servicing **3 days** per week. Your weekly service days are typically Monday, Wednesday and Friday

1	A monthly rate of **$3,297.00**	a) Main Pool Permit #51-60-00594 Gallons: 162,000 b) Splash Pad Permit #51-60-1510883
2	Each monthly payment will be due on the first day of the month of service.	
3	This price does not include any applicable sales taxes.	
4	The hourly rate for additional non-emergency services being performed on a time and material.	

The agreement will automatically renew each year, unless either party gives the other party no less than 30 days written notice before the anniversary date of their intention not to renew. If for any reason our level of service fails to meet the requirements of this agreement you may terminate service as explained in this proposal with a 30-day written notice.



About Pool Troopers

Raising the Bar Since 1952.

A long history of success built on the simple principles of hard work and quality service.

We're committed to providing an enjoyable, healthy, and sparkling clean pool for your clients 24 hours a day, 365 days a year. We have grown to be one of the nation's top pool service companies by offering premium, and worry-free service options customized to meet your pool's specific needs.

Pool Troopers offers pool cleaning services for gyms, hospitals, apartments complexes, country clubs, HOAs, rehab centers, and hotels.

Service above self and a shared desire to go the extra mile has been the cornerstone of our Pool Troopers experience from day one.

The Clear Choice for Commercial Pool Service Excellence!

We have been one of the largest and the premiere service provider to commercial customers throughout our 70+ year history. Many of our customers have been with us for years.

OUR SERVICES

Commercial Pool Cleaning

We offer after hour emergency response, daily water testing, expert repair technicians, and best practices cleaning service performed by our well-trained professional technicians.

Commercial Pool Repair, Upgrades & Enhancements

When your commercial pool equipment fails, or your system goes down for any number of reasons Pool Troopers is committed to fixing the problem quickly and efficiently. In addition to repair and maintaining your pool and its equipment, we also provide a wide range of pool system upgrades to improve your pool's operation.

Commercial Pool Maintenance

When it comes to your swimming pool maintenance, we do it all. Our packages can be tailored to fit your specific needs. Trust Pool Troopers to keep your pool clean so you can spend less time cleaning it and more time enjoying it.

Bond and License: We hold a pool contractor's license and are also bonded - which guarantees that your job will be done right.

Quality Control: At Pool Troopers, we train and retain a select group of carefully screened, dedicated professionals who meet our high standards and who subscribe to our philosophy of being customer-driven.

Emergency Coverage: We are here for you after normal business hours. In times of need, when you reach out for assistance, you will be greeted by a caring professional, not voice mail.

Communication: We believe amazing communication is the cornerstone of a strong relationship. Keeping you informed of the condition of your pool environment, as well as state and federal regulation, is our mission and your right.

Scope of Work for Commercial Pool Services

A full description of our services proposed for **Meadow Pointe III** is outlined below. This document may be executed by you or your representatives at any time to commence our working relationship.

Janitorial Tasks:

- ✓ Check and Balance Pool Chemistry
- ✓ Brush and Clean Pool and Spa Walls
- ✓ Clean Water Surface Debris Removal
- ✓ Vacuum Pool Bottom Debris Removal
- ✓ Clean all Filters, Strainers and Pool Skimmers
- ✓ Determine all Pool Equipment is Fully Operational
- ✓ Perform Additional Customized Site Activities
- ✓ Repair Recommendations & Prompt Quotes
- ✓ All Services Performed are Documented in accordance with Department of Health Requirements
- ✓ Complete Owners Daily Health Logs
- ✓ Effective Communication with Property Manager or on-site Representatives

Water Chemistry Procedures:

- ✓ Full titration testing using DDP for pH, chlorine (free and combined), TA, CYA, TDS and Cal as required during each visit (no test strips will ever be used).
- ✓ The water chemistry will be maintained within the following parameters:
  - pH 7.2 – 7.6
  - FAC 2.0 – 5.0 ppm
  - Combined Chlorine 0.0
  - Alkalinity 80-120 ppm
  - Calcium 200-250 ppm
  - Cyanuric Acid 30-50 ppm
  - TDS < 3,500
  - Salt <300 ppm *(unless a saline pool)*
  - Phosphates < 500

Chemicals and Supplies Used:

Chemical, supplies, and equipment are provided free of charge within the prescribed plan which may include the following:

Disinfectants		
• Sodium Hypochlorite	• Calcium Hypochlorite	• Ultraviolet (UV)

Balancing Agents		
• Sodium Bicarbonate	• Hydrochloric Acids	• Calcium Carbonate
• Muriatic Acid	• Sulfuric Acid	

Stabilizing Agents	
• Cyanuric Acid	• Calcium Chloride

Filter Media		
• Diatomaceous Earth	• Wood Pulp Fiber	• Sand
• Zeolite		

Instant Communication

Each time our pool professional services your aquatic environment, you will receive an email containing the following information:

1. Time and day when service was performed.
2. Water chemistry report including pH and chlorine levels.
3. Identification of any equipment issues.
4. Picture of aquatic environment after each service.

Scope of Work for Commercial Pool Services

You will have peace of mind knowing that *all our technicians are CPO-certified*. Like you, we are very selective about who becomes a member of the team.

Prior to any 'offer of employment', we require that each new applicant undergo a rigorous screening process including:

- ✓ Criminal Background Checks
- ✓ DMV Driving Records
- ✓ Drug Screening



New team members also undergo 30-days of field training where they demonstrate their knowledge under the supervision of a senior-level customer service manager. The bottom line is - no technician services your pool or equipment until they have mastered the skills necessary to meet our Pool Trooper Standards.

Safety First

At Pool Troopers, we take safety seriously. Our responsibility extends beyond the water to encompass all systems, surfaces, and regulations that govern the safe operation of your aquatic facility. This includes:

- Keeping your pool in compliance with all health codes prescribed in Chapter 64E-9
- Performing regular safety inspections each time we are on the property
- Communicating with you any safety or health issues we discover
- Informing you of any upcoming changes to codes and regulations
- Acting as a liaison between you and the Department of Health

Our technicians are trained to report any safety hazard they see on-site.

Meet Our Team!

We're a team of certified and professional pool service technicians and managers committed to extraordinary quality and service. All our technicians go through Certified Pool Operator training to become certified.

We are committed to exceeding your expectations and leaving no room for doubt that Pool Troopers is the clear choice for pool service!





Suzan Keller

Commercial General Manager

When Suzan says, "We've Got Your Back," it's a promise. Perhaps it's her years as a Spirit Director and Coach for local cheer organizations, but she leads her team like a family, who pull together and go the extra mile for our commercial customers. It probably doesn't hurt that she also has over 25-years in the industry and is highly trained in all aspects of pool service.

Michael Todd

Commercial Sales Specialist

Since joining Pool Troopers in 2019, Michael has become an invaluable member of our team, seamlessly blending professionalism with liveliness. Beyond his dedicated work, he's a fitness enthusiast who enjoys weightlifting and a passionate supporter of Argentinian soccer, favoring Club Atlético River Plate. Michael's dynamic presence promises to elevate both our team and the enjoyment of your facility's pool.





Andrew Mckee

Commercial Area Manager

Since making the move to the Sunshine State in 2014, Andrew has been making waves in the pool industry. Initially beginning his journey in the pool industry as soon as he moved to Florida with Sean Burke, he has grown to become a manager for our commercial pools. Over the years, he has gained invaluable knowledge and expertise in various facets of the pool industry. During the week, you'll seldom find him far from a poolside, ensuring everything runs swimmingly. Come the weekend, you'll spot him by the water, indulging in his love for aquatic adventures. Andrew is also a fervent Ohio State football fan, where his passion for pools is only rivaled by his devotion to the Buckeyes.

Letter of Intent

To choose Pool Troopers as your Commercial Pool Service partner, simply sign below and return this page to our office by emailing it to **mtodd@pooltroopers.com.**

Please note that this proposal is only **valid for 30-days.**

Should you have any questions, please contact us at the numbers below:

Michael Todd **813-904-2438**
Suzan Keller **239-671-2513**

PREFERRED LEVEL OF SERVICE:

Total Care Plan: **3 Days per week pool** $3,297.00/Monthly Yes__ No__

Upon acceptance of this proposal, a formal contract will be e-mailed to the appropriate contact person within your organization.

COMMUNITY NAME: Meadow Pointe III-

E-Mail _____

Phone _____ **ext.** _____

Accepted By_____ **Date**_____/_____/_____

Tab 6

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 18, 2026, at 6:30pm
- **FY 2025-2026 Audit Completion Deadline:** June 30, 2027
- **Next Election (Seats):** Term11/22 – 11/26 (Michael Hall-Seat 1); Term 11/22-11/26 (Glen Aleo-Seat 3); & Term11/22 – 11/26 (Paul Carlucci-Seat 5)

District Manager's Report

October 21

2026

MEADOW POINTE III

District Manager Updates

FINANCIAL SUMMARY	8/31/2026
General Fund Cash & Investment Balance:	$2,165,789
Reserve Fund Cash & Investment Balance:	$2,329,194
Debt Service Fund & Investment Balance:	$601,009
Total Cash and Investment Balances:	**$5,095,992**
General Fund Expense Variance: $79,894	**Under Budget**

Rizzetta & Company

Meadow Pointe III
Community Development District

Financial Statements
(Unaudited)

August 31, 2026

Prepared by: Rizzetta & Company, Inc.

meadowpointe3.org
rizzetta.com

Professionals in Community Management

Meadow Pointe III Community Development District

Balance Sheet

As of 08/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	509,835	0	0	509,835	0	0
Investments	1,655,954	2,329,194	601,009	4,586,157	0	0
Accounts Receivable	496,674	0	0	496,674	0	0
Prepaid Expenses	8,430	0	0	8,431	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	601,009
Amount To Be Provided Debt Service	0	0	0	0	0	5,182,991
Total Assets	2,697,605	2,329,194	601,009	5,627,809	11,090,410	5,784,000
Liabilities						
Accounts Payable	89,482	13,958	0	103,440	0	0
Deferred Revenue	427,601	0	0	427,601	0	0
Accrued Expenses	2,000	0	0	2,000	0	0
Other Current Liabilities	332	0	0	332	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	5,784,000
Deposits Payable	1,650	0	0	1,650	0	0
Total Liabilities	521,065	13,958	0	535,023	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	362,306	434,056	(38,804)	757,559	0	0
Total Fund Equity & Other Credits	2,176,541	2,315,236	601,009	5,092,786	11,090,410	0
Total Liabilities & Fund Equity	2,697,605	2,329,194	601,009	5,627,809	11,090,410	5,784,000

720 General Fund

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	50,692	50,692
Special Assessments				
Tax Roll	2,211,761	2,211,761	2,236,153	24,392
Other Misc. Revenues				
Cell Tower Lease	28,262	25,907	37,305	11,398
Key/Access/Transponder Revenue	0	0	3,972	3,972
Miscellaneous Revenue	0	0	5,215	5,215
Non-Resident Annual Fees	0	0	374	374
Remotes	2,000	1,833	5,887	4,054
Room Rentals	0	0	4,506	4,505
Vending Machine Revenue	200	184	0	(183)
Vendor Rebates	0	0	10	10
Total Revenues	2,242,223	2,239,685	2,344,114	104,429
Expenditures				
Legislative				
Supervisor Fees	13,000	11,917	11,200	717
Total Legislative	13,000	11,917	11,200	717
Financial & Administrative				
Accounting Services	22,495	20,620	20,621	0
Administrative Services	5,974	5,477	5,476	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	760	747	14
Disclosure Report	2,000	1,834	1,833	0
District Engineer	22,500	20,625	40,408	(19,783)
District Management	33,475	30,685	30,685	0
Dues, Licenses & Fees	450	413	600	(187)
Financial & Revenue Collections	5,150	4,721	4,721	0
Legal Advertising	2,200	2,016	477	1,539
Miscellaneous Mailings	2,200	2,017	3,489	(1,472)
Public Officials Liability Insurance	4,362	4,362	4,110	252
Tax Collector/Property Appraiser Fees	2,100	2,100	4,279	(2,179)
Trustees Fees	11,000	11,000	11,522	(522)
Website Hosting, Maintenance, Backup & E	4,058	3,720	2,794	926
Total Financial & Administrative	128,944	120,500	141,012	(20,512)
Legal Counsel				
District Counsel	28,000	25,667	34,588	(8,921)
Total Legal Counsel	28,000	25,667	34,588	(8,921)
Law Enforcement				
Off Duty Deputy	157,456	144,334	139,706	4,628
Total Law Enforcement	157,456	144,334	139,706	4,628

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Electric Utility Services				
Utility - Street Lights	138,000	126,500	129,473	(2,973)
Utility Services	34,850	31,946	29,131	2,815
Total Electric Utility Services	172,850	158,446	158,604	(158)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	2,700	2,475	2,984	(509)
Garbage - Residential	305,378	279,930	280,828	(898)
Solid Waste Assessment	1,638	1,501	1,674	(173)
Total Garbage/Solid Waste Control Services	309,716	283,906	285,486	(1,580)
Water-Sewer Combination Services				
Utility - Recreation Facilities	19,200	17,600	23,957	(6,356)
Total Water-Sewer Combination Services	19,200	17,600	23,957	(6,356)
Stormwater Control				
Aquatic Maintenance	74,885	68,645	73,684	(5,040)
Aquatic Plant Replacement	3,750	3,437	5,101	(1,664)
Mitigation Area Monitoring & Maintenance	3,600	3,300	0	3,300
Stormwater Assessments	4,012	3,678	0	3,678
Stormwater System Maintenance	7,000	6,417	0	6,417
Total Stormwater Control	93,247	85,477	78,785	6,691
Other Physical Environment				
Entry & Walls Maintenance & Repair	5,000	4,583	12,123	(7,540)
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	22,917	30,819	(7,903)
Landscape - Annuals/Flowers	18,000	16,500	0	16,500
Landscape - Miscellaneous	8,835	8,099	0	8,099
Landscape - Mulch	45,000	41,250	43,152	(1,902)
Landscape - Pest Control	2,000	1,833	0	1,834
Landscape Inspection Services	9,000	8,250	7,500	750
Landscape Maintenance	329,712	302,236	273,408	28,828
Landscape Replacement Plants, Shrubs, Tr	30,000	27,500	95,818	(68,318)
Lift Station Maintenance	4,050	3,712	1,119	2,594
Property Insurance	19,148	19,148	18,342	806
Street Light Deposit Bond	760	697	566	131
Tree Trimming Services	16,000	14,667	0	14,666
Well Maintenance	3,000	2,750	245	2,505
Total Other Physical Environment	544,702	503,339	507,386	(4,047)
Road & Street Facilities				
Gate Maintenance & Repair	45,500	41,708	30,626	11,082
Gate Phone	18,000	16,500	35,985	(19,485)
Parking Lot Repair & Maintenance	2,500	2,292	6,750	(4,458)
Roadway Repair & Maintenance	5,000	4,583	0	4,583
Sidewalk Maintenance & Repair	11,500	10,542	8,000	2,542
Street Sign Repair & Replacement	6,000	5,500	3,423	2,077

720 General Fund

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Road & Street Facilities	88,500	81,125	84,784	(3,659)
Parks & Recreation				
Cable & Internet	575	527	310	217
Clubhouse Maintenance & Repair	19,217	17,616	24,399	(6,784)
Computer Support, Maintenance & Repair	1,300	1,191	247	946
Dog Waste Station Supplies & Maintenance	1,900	1,742	604	1,137
Employee - Reimbursements	2,000	1,833	334	1,499
Facility A/C & Heating Maintenance & Rep	1,400	1,284	3,035	(1,751)
Fitness Equipment Maintenance & Repair	10,000	9,166	1,364	7,803
Management Contract	456,277	418,254	401,408	16,845
Operating Supplies	17,500	16,042	4,763	11,279
Pest Control	1,150	1,054	1,090	(36)
Playground Equipment & Maintenance	3,400	3,117	593	2,523
Pool Maintenance	40,650	37,262	39,160	(1,896)
Pool/Water Park/Fountain Maintenance	24,000	22,000	4,635	17,364
Security System Monitoring Services & Ma	8,000	7,334	7,089	244
Tennis/Athletic Court/Park Maintenance	5,000	4,583	2,373	2,211
Vehicle Maintenance	3,650	3,346	3,014	332
Total Parks & Recreation	596,019	546,351	494,418	51,933
Special Events				
Special Events	22,500	20,625	13,702	6,923
Total Special Events	22,500	20,625	13,702	6,923
Contingency				
Capital Outlay	68,089	62,415	8,180	54,235
Total Contingency	68,089	62,415	8,180	54,235
Total Expenditures	2,242,223	2,061,702	1,981,808	79,894
Total Excess of Revenues Over(Under) Expenditures	0	177,983	362,306	184,323
Fund Balance, Beginning of Period	0	0	1,814,235	1,814,234
Total Fund Balance, End of Period	0	177,983	2,176,541	1,998,557

720 Reserve Fund

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	78,644	78,644
Special Assessments				
Tax Roll	580,973	580,973	580,970	(3)
Total Revenues	580,973	580,973	659,614	78,641
Expenditures				
Contingency				
Capital Reserve - Asset Replacement	463,412	463,412	225,558	237,854
Capital Reserve - Road	117,561	117,561	0	117,561
Total Contingency	580,973	580,973	225,558	355,415
Total Expenditures	580,973	580,973	225,558	355,415
Total Excess of Revenues Over(Under) Expenditures	0	0	434,056	434,056
Fund Balance, Beginning of Period	0	0	1,881,180	1,881,180
Total Fund Balance, End of Period	0	0	2,315,236	2,315,236

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	24,261	24,261
Special Assessments				
Prepayments	0	0	3,407	3,407
Tax Roll	587,460	587,460	592,592	5,132
Total Revenues	587,460	587,460	620,260	32,800
Expenditures				
Debt Service				
Interest	207,460	207,460	189,691	17,769
Principal	380,000	380,000	475,000	(95,000)
Total Debt Service	587,460	587,460	664,691	(77,231)
Total Expenditures	587,460	587,460	664,691	(77,231)
Total Excess of Revenues Over(Under) Expenditures	0	0	(44,431)	(44,431)
Fund Balance, Beginning of Period	0	0	564,762	564,762
Total Fund Balance, End of Period	0	0	520,331	520,331

720 Debt Service Fund S2021

Meadow Pointe III Community Development District
Statement of Revenues and Expenditures
As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,520	5,520
Special Assessments				
Tax Roll	297,410	297,410	300,008	2,598
Total Revenues	297,410	297,410	305,528	8,118
Expenditures				
Debt Service				
Interest	41,410	41,410	43,900	(2,490)
Principal	256,000	256,000	256,000	0
Total Debt Service	297,410	297,410	299,900	(2,490)
Total Expenditures	297,410	297,410	299,900	(2,490)
Total Excess of Revenues Over(Under) Expenditures	0	0	5,628	5,628
Fund Balance, Beginning of Period	0	0	75,050	75,050
Total Fund Balance, End of Period	0	0	80,678	80,678

Meadow Pointe III CDD
Investment Summary
August 31, 2026

Account	Investment		Balance as of August 31, 2026
Valley National Operating	Governmental Checking/ICS	$	427,301
FLCLASS Operating	Average Monthly Yield 3.7767%		1,228,653
	Total General Fund Investments	**$**	**1,655,954**
FLCLASS Asset Replacement	Average Monthly Yield 3.7767%	$	565,086
FLCLASS Road Reserve	Average Monthly Yield 3.7767%		1,028,523
	Subtotal		1,593,609
Valley National Asset Replacement Reserve	Governmental Checking/ICS	$	698,566
	Subtotal		698,566
Valley National Road Reserve	Governmental Checking	$	37,019
	Subtotal		37,019
	Total Reserve Fund Investments	**$**	**2,329,194**
US Bank Series 2013 Revenue	First American Funds Inc SHS-Z Treasury Obligation Fund 3678	$	82,466
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		19,124
US Bank Series 2013 Prepayment	First American Funds Inc SHS-Z Treasury Obligation Fund 3678		2,308
US Bank Series 2015A Revenue	US Bank GCTS 0490 Money Market		127,072
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		80,678
	Total Debt Service Fund Investments	**$**	**601,009**

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 partnerfinancial 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 08/01/2026 to 08/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
720, 2670						
	720 General Fund	08/31/2026	DCSI, Inc.	35780	Security Monitoring & Maintenance 08/26	344.00
	720 General Fund	08/31/2026	DCSI, Inc.	35782	Security Monitoring & Maintenance 08/26	597.00
	720 General Fund	08/31/2026	DCSI, Inc.	35781	Security Monitoring & Maintenance 08/26	597.00
	720 General Fund	08/01/2026	OLM, Inc.	48001	Landscape Inspection 08/26	750.00
	720 General Fund	08/01/2026	Pasco County Utilities	25027300	Water Services 07/26	2,596.16
	720 General Fund	08/01/2026	Pasco Sheriffs Office	AR-AUG26 MPIII	Deputy Services 08/26	12,700.58
	720 General Fund	08/31/2026	Rizzetta & Company, Inc.	INV0000112314	EE Recruiting, Cell Phone, Auto Mileage & Travel 08/26	479.99
	720 General Fund	08/01/2026	Rizzetta & Company, Inc.	INV0000112229	Personnel Reimburse-ment 08/26	15,557.59
	720 General Fund	08/01/2026	Southern Automated Access Services, LLC	18622	Gate Maintenance & Repair 08/26	6,519.00
	720 General Fund	08/31/2026	Stantec Consulting Services, Inc.	2613319	Engineering Services 08/26	3,419.78
	720 General Fund	08/31/2026	Straley Robin Vericker	29046	Legal Services 08/26	3,785.04
	720 General Fund	08/31/2026	TECO	311000030198-090326	Electric Services 08/26	10,088.88
	720 General Fund	08/31/2026	TECO	311000030198-090326	Electric Services 08/26	2,166.50
	720 General Fund	11/20/2023	Waste Connections of Florida	1530432W426-Rev	Waste Disposal Ser-vices 11/23	(150.02)
	720 General Fund	08/01/2026	Withlacoochee River Electric Cooperative, Inc.	1353910-082426	Electric Services 08/26	1,660.08
	720 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1353911-091026	Electric Services 08/26	184.70
	720 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1353912-091026	Electric Services 08/26	70.86
	720 General Fund	08/31/2026	Withlacoochee River Electric Cooperative, Inc.	1353913-091026	Electric Services 08/26	65.82
	720 General Fund	08/31/2026	Yellowstone Land-scape	1261066	Irrigation Repair 08/26	482.55
	720 General Fund	08/01/2026	Yellowstone Land-scape	1247841	Landscape Replace-ment 08/26	5,000.00
	720 General Fund	08/01/2026	Yellowstone Land-scape	1247844	Irrigation Repair 07/26	1,000.00
	720 General Fund	08/01/2026	Yellowstone Land-scape	1247842	Irrigation Repair 08/26	1,000.00
	720 General Fund	08/01/2026	Yellowstone Land-scape	1247843	Irrigation Repair 08/26	1,000.00
	720 General Fund	08/31/2026	Yellowstone Land-scape	1256911	Landscape Replace-ment 08/26	991.00
	720 General Fund	08/31/2026	Yellowstone Land-scape	1256914	Landscape Replace-ment 08/26	975.00
	720 General Fund	08/01/2026	Yellowstone Land-scape	1243288	Landscape Replace-ment 08/26	15,650.00
	720 General Fund	08/31/2026	Yellowstone Land-scape	1256913	Landscape Replace-ment 08/26	975.00
	720 General Fund	08/31/2026	Yellowstone Land-scape	1256912	Landscape Replace-ment 08/26	975.00
Sum for 720, 2670						**89,481.51**
720, 2671						
	720 Reserve Fund	08/01/2026	Consolidated Land Services, Inc.	00000348	Aquatic Maintenance 08/26	13,958.34
Sum for 720, 2671						**13,958.34**
Sum for 720						**103,439.85**
Sum Total						**103,439.85**

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/2026.
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 regular meeting of the Meadow Pointe III Community Development District Board of Supervisors was held on **Wednesday, September 16, 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:

Michael Hall	**Board Supervisor, Vice Chairman**
John Johnson	**Board Supervisor, Assistant Secretary**
Michael Torres	**Board Supervisor, Assistant Secretary**

Also, present were:

Jayna Cooper	**District Manager, Rizzetta & Company**
Paul Carlucci	**Board Supervisor, Chairman** *(Via Teams)*
Glen Aleo	**Board Supervisor, Assistant Secretary** *(Via Teams)*
Deputy Pandhi	**Pasco Sheriff's Office**
Cari Allen Webster	**District Counsel, Straley Robin Vericker**
Justin Lawrence	**Clubhouse Manager, Rizzetta & Company**
John Pizzuto	**Clubhouse Assistant, Rizzetta & Company**
Carlos Garcia	**Account Manager, Yellowstone Landscape**
Tyson Waag	**Representative, Yellowstone Landscape**
Audience	Present

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Cooper 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**

Discussion was held regarding the timeline for the gate repair. Mr. Lawrence, Clubhouse Manager, will follow up with the resident once additional information is available.

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FOURTH ORDER OF BUSINESS **Consideration of Nebula Permanent Lighting Proposal**

Discussion was held regarding the proposals. The Board directed the District Manager to obtain three proposals and invite vendors to attend the October meeting to present their proposals and provide renderings and videos, if available. The Board tabled the item until the October meeting.

FIFTH ORDER OF BUSINESS **Staff Report**

A. Community Deputy Update

Deputy Pandhi provided a community update and updated on Sherringham incident.

B. District Engineer

Mr. Waag provided a community update and discussed erosion behind a resident's home, which may have been caused by pool drainage. Discussion was held regarding the issue. Mr. Waag will bring a repair proposal to the next meeting for the Board's review and discussion.

Mr. Waag reviewed the new development. Discussion was held regarding fence maintenance responsibilities, drainage overflow, and traffic impacts.

Mr. Waag reviewed the deteriorating asphalt trail on Meadow Pointe III CDD. Discussion was held regarding the possibility of coordinating with the SR 56 construction project to fund the repairs.

1. Consideration of 31036 Wrencrest Drive (Driveway Apron Request)

Mr. Taag discussed the request. The Board expressed strong opposition, and the request was not approved.

C. Aquatics Inspection Report

1. Presentation of Waterway Inspection Report

No report was provided, as Solitude was not in attendance.

D. Landscape Maintenance

1. Presentation of OLM Inspection Report

Mr. Garcia reviewed the inspection report. The August inspection received a poor grade of 84, attributed to heavy rainfall. Yellowstone Landscape is working to catch up on maintenance.

Supervisor Hall requested a temporary suspension of landscape maintenance along Meadow Pointe Boulevard within the active construction zone. The Board agreed to provide direction to staff. No motion was made.

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

1. Consideration of Yellowstone Proposals

> On a motion from Mr. Hall, seconded by Mr. Torres, with all in favor, the Board of Supervisors approved the Yellowstone Multiple Dead Trees in the amount of $16,500, for the Meadow Pointe III Community Development District.

F. Amenity Management
1. Presentation of Amenities Report
No discussion was held.

2. Discussion of Sheringham (Nesslewood) Exit Gate Incident involving a resident
Mr. Lawrence provided an overview, and a video was reviewed. He reviewed the gate repair proposal in the amount of $12,113. The Board directed management to submit the proposal to the insurance company for handling.

3. Discussion of Florida Fish and Wildlife Conservation Commission\ Nuisance Alligator Harvest Permit
Mr. Lawrence provided an update, and discussion was held regarding parking enforcement and staffing. The Board agreed to allow the current staff an additional two months to improve enforcement consistency.

The Board requested that Mr. Lawrence include a staff roster and identify any vacancies in his monthly operations report.

Pool maintenance proposals are being obtained.
The Frontier Internet transition was successful, except for Claridge Place, where an alternative solution is being explored.

G. District Counsel
District Counsel provided the Board with an update on the expansion agreements. One agreement has been signed, one is pending, and one was refused.

H. District Manager's Report
1. Review of the District Manager's Report & Monthly Financials
Ms. Cooper reviewed the District Manager's report and financials with the Board. He reminded the Board that the next meeting is scheduled for October 21, at 6:30 p.m.

SIXTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors Regular Meeting held on August 19, 2026**

> On a motion from Mr. Hall, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the minutes of the Regular Meeting held on August 19, 2026, as amended, for the Meadow Pointe III Community Development District.

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SEVENTH ORDER OF BUSINESS **Consideration of Operations & Maintenance Expenditures for July 2026**

> On a motion from Mr. Torres, seconded by Mr. Johnson, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenses for August 2026 ($158,557.49), as discussed, for the Meadow Pointe III Community Development District.

EIGHTH ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

A resident expressed concerns regarding the gate repair timeline, sidewalks, entryway landscaping in the new community, and potential traffic impacts. The resident also complimented Mr. Lawrence, the Clubhouse Manager.

Supervisor Hall discussed the low landscape inspection score, mini bikes, and requested an update on the Claridge monument repair.

NINTH ORDER OF BUSINESS **Adjournment**

> On a motion from Mr. Torres, seconded by Mr. Johnson, with all 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

DRAFT

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
September 2026
For Board Approval

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

The total items being presented: **$232,875.64**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	300588	1239041721	Security Monitoring & Maintenance 10/26	$ 208.92
Coastal Waste & Recycling, Inc.	300573	SW0002952990	Waste Disposal Services 09/26	$ 26,995.15
Cooper Pools Inc.	300589	2434	Pool Maintenance 09/26	$ 3,385.00
Cooper Pools Inc.	300589	2570	Pool Maintenance 09/26	$ 3,420.29
DCSI, Inc.	300582	35780	Security Monitoring & Maintenance 08/26	$ 344.00
DCSI, Inc.	300582	35781	Security Monitoring & Maintenance 08/26	$ 597.00
DCSI, Inc.	300582	35782	Security Monitoring & Maintenance 08/26	$ 597.00
Egis Insurance Advisors, LLC	300595	34453	Insurance Policy 10/01/26-10/01/27	$ 28,398.00
Florida Department of Revenue	20260918-01	6180155779674-091726	Sales & Use Tax 08/26	$ 332.26
Frontier Communications of FL	20260929-01	23918809150919135-090426	Gate Phones 09/26	$ 235.54
Glen Richard Aleo	20260921-04	GA091626	Board of Supervisors Meeting 09/16/26	$ 200.00
John A. Johnson	20260921-02	JJ091626	Board of Supervisors Meeting 09/16/26	$ 200.00
Michael J Hall	20260921-03	MH091626	Board of Supervisors Meeting 09/16/26	$ 200.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Michael Torres	20260921-05	MT091626	Board of Supervisors Meeting 09/16/26	$ 200.00
Nicoleta Anton	300572	720-NA090126	Deposit Reimbursement 09/26	$ 100.00
OLM, Inc.	300574	48001	Landscape Inspection 08/26	$ 750.00
Outdoor Furniture Connection	300583	915261	Pool Maintenance 09/26	$ 100.00
Outsmart Pest Management, Inc.	300575	49090	Pest Control 09/26	$ 75.00
Pasco County Utilities	20260914-01	25027300	Water Services 07/26	$ 2,596.16
Pasco Sheriff's Office	300576	AR-AUG26 MPIII	Deputy Services 08/26	$ 12,700.58
Pasco Sheriff's Office	300584	AR-SEP26 MPIII	Deputy Services 09/26	$ 12,700.62
Paul Carlucci	20260921-01	PC091626	Board of Supervisors Meeting 09/16/26	$ 200.00
Rizzetta & Company, Inc.	300570	INV0000112197	Accounting Services 09/26	$ 5,867.83
Rizzetta & Company, Inc.	300569	INV0000112229	Personnel Reimbursement 08/26	$ 15,557.59
Rizzetta & Company, Inc.	300580	INV0000112314	EE Recruiting, Cell Phone, Auto Mileage & Travel 08/26	$ 479.99
Rizzetta & Company, Inc.	300581	INV0000112339	Personnel Reimbursement, Amenity Management & Oversight 09/26	$ 17,435.97

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300596	INV0000112786	Personnel Reimbursement 09/26	$ 16,582.47
Romaner Graphics	300590	23223	Entry & Walls Maintenance & Repair 09/26	$ 5,000.00
Romaner Graphics	300585	23236	Maintenance & Repair 09/26	$ 1,100.00
Romaner Graphics	300585	23237	Sign Maintenance & Repair 09/26	$ 210.00
Skyway Supply, Inc.	300591	72039	Maintenance & Repair 09/26	$ 161.54
Skyway Supply, Inc.	300591	72110	Maintenance & Repair 09/26	$ 157.90
Solitude Lake Management, LLC	300577	PSI297577	Aquatic Maintenance 09/26	$ 6,427.59
Southern Automated Access Services, LLC	300571	18622	Gate Maintenance & Repair 08/26	$ 6,519.00
Southern Automated Access Services, LLC	300578	18634	Gate Phones 09/26	$ 145.00
Southern Automated Access Services, LLC	300578	18635	Gate Phones 09/26	$ 145.00
Southern Automated Access Services, LLC	300578	18636	Gate Phones 09/26	$ 145.00
Southern Automated Access Services, LLC	300578	18639	Gate Phones 09/26	$ 145.00
Southern Automated Access Services, LLC	300586	18649	Gate Phones 09/26	$ 145.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300586	18650	Gate Phones 09/26	$ 145.00
Southern Automated Access Services, LLC	300586	18654	Gate Phones 09/26	$ 145.00
Southern Automated Access Services, LLC	300586	18666	Gate Phones 09/26	$ 145.00
Southern Automated Access Services, LLC	300586	18676	Gate Phones 09/26	$ 200.00
Southern Automated Access Services, LLC	300586	18687	Gate Maintenance & Repair 09/26	$ 6,042.00
Southern Automated Access Services, LLC	300586	18704	Gate Maintenance & Repair 09/26	$ 195.00
Southern Automated Access Services, LLC	300586	18705	Stringer Transmitter - Remotes 09/26	$ 400.00
Southern Automated Access Services, LLC	300586	18711	Gate Phones 09/26	$ 112.90
Southern Automated Access Services, LLC	300586	18756	Gate Phones 09/26	$ 1,446.80
Southern Automated Access Services, LLC	300592	18759	Gate Maintenance & Repair 09/26	$ 150.00
Spectrum	20260930-01	8337130620042426-091126	Internet Services 09/26	$ 30.00
Stantec Consulting Services, Inc.	300587	2613319	Engineering Services 08/26	$ 3,419.78
Straley Robin Vericker	300593	29046	Legal Services 08/26	$ 3,785.04

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20260922-01	311000030198-090326	Electric Services 08/26	$ 12,255.38
The Observer Group, Inc.	300594	26-02313P	Legal Advertising 09/26	$ 83.13
U.S. Water Services Corporation	300579	SI156678	Lift Station Maintenance 09/26	$ 104.19
Valley National Bank	20260928-01	CC083126-720	Credit Card Expenses 08/26	$ 2,206.16
Waste Connections of Florida	20260923-02	2279466W426	Waste Disposal Services 10/26	$ 304.95
Withlacoochee River Electric Cooperative, Inc.	20260904-01	1353910-082426	Electric Services 08/26	$ 1,660.08
Withlacoochee River Electric Cooperative, Inc.	20260925-01	1353911-091026	Electric Services 08/26	$ 184.07
Withlacoochee River Electric Cooperative, Inc.	20260925-01	1353912-091026	Electric Services 08/26	$ 70.86
Withlacoochee River Electric Cooperative, Inc.	20260925-01	1353913-091026	Electric Services 08/26	$ 65.82
Yellowstone Landscape	20260923-01	1243288	Landscape Replacement 08/26	$ 15,650.00
Yellowstone Landscape	20260923-01	1247841	Landscape Replacement 08/26	$ 5,000.00
Yellowstone Landscape	20260923-01	1247842	Irrigation Repair 08/26	$ 1,000.00
Yellowstone Landscape	20260923-01	1247843	Irrigation Repair 08/26	$ 1,000.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Yellowstone Landscape	20260923-01	1247844	Irrigation Repair 07/26	$ 1,000.00
Yellowstone Landscape	20260923-01	1256911	Landscape Replacement 08/26	$ 991.00
Yellowstone Landscape	20260923-01	1256912	Landscape Replacement 08/26	$ 975.00
Yellowstone Landscape	20260923-01	1256913	Landscape Replacement 08/26	$ 975.00
Yellowstone Landscape	20260923-01	1256914	Landscape Replacement 08/26	$ 975.00
Yellowstone Landscape	20260923-01	1261066	Irrigation Repair 08/26	$ 482.55
Yellowstone Landscape	20260923-01	1266295	Landscape Replacement 09/26	$ 915.53
Total Report				**$ 232,875.64**

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

SEP 2 1 2021

Invoice date:	Service period:
Sep 13, 2026	**Oct 1 - Dec 31, 2026**

Your total due is:	Due by:
$208.92	Oct 3, 2026

Your Bill at-a-glance

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

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

Message from ADT

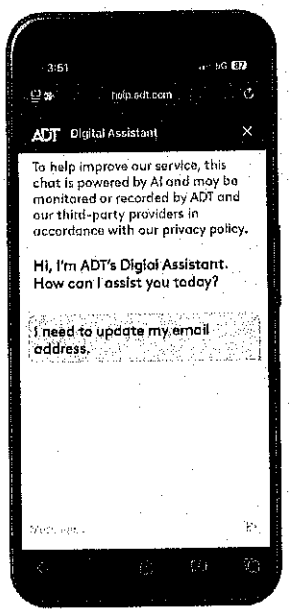
We've made improvements to **MyADT.com** to make managing your ADT account easier.

Visit **MyADT.com** anytime to view your bill and make payments, manage your EasyPay or update your Emergency contacts, or to chat with us.

Visit our Support Center for quick and easy help

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

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



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

6230 0020 DY RP 13 09132026 NNNNNNNY 01 003249 0011

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

Account Number	17452420
Due Date	Oct 3, 2026
Amount Due	$208.92

Amount Enclosed $ _____

Please send payment to:

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

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

0001745242000000000000091226000000000000208924

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

Your Account Activity

Previous Balance	**$0.00**
Payments and Adjustments	**$0.00**
Current Charges	
RECURRING CHARGES	
Services	
Invoice Number 1239041721 — Oct 1 - Dec 31, 2026	$208.92
Total Non-taxable Charges	**$208.92**
Total Due to be paid by **Oct 3, 2026**	**$208.92**

Any balance left from previous billing periods

All payments and adjustments received from you during billing period

About your Services: Alarm Monitoring, Open/Close Services, Quality Service Plan

* Taxable charges

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

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

Moving? Lets make sure your new place is protected.

Scan the QR code for exclusive loyalty offers just for you.

Switching internet providers?

Here's how to help keep your security devices connected.

Keep your Wi-Fi name and password the same

When setting up your new router, try using your previous network name and password so devices reconnect automatically.

Save your network details

Write down your Wi-Fi name and password before making changes—you may need them later.

Check your devices after setup

Once your new internet is up and running, confirm your devices are online and working as expected.



Automatic Renewal Notice: You will continue to be charged for services on a recurring basis based on your selected payment schedule during any initial and any monthly renewal term unless you cancel. If you would like to cancel services and you purchased online, log into MyADT.com and select the account tab. Customer who purchased by phone may cancel by calling 1-800-ADT-ASAP, Press 6, then Press 3.

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Coastal Waste & Recycling

www.coastalwasteinc.com

INVOICE

Invoice	SW0002952990
Page	Page 1 of 1
Date	08/31/2026
Customer	21985
Site	0
PO Number	
Due Date	09/30/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) **MEADOW POINTE III CDD** **1500 MEADOW POINTE BLVD, WESLEY CHAPEL FL**				
	Serv #001 RESIDENTIAL - CURBSIDE - MSW 1,547 - 0.45YD				
31 - Aug	1547 Units @ $17.45 (Sep 01/26 - Sep 30/26)		$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	SW0002952990
Date	08/31/2026
Customer	21985
Site	0
PO Number	
Due Date	09/30/2026

AMOUNT REMITTED:

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

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

0025756SW0219850000SW00029529900002943941 5

Cooper Pools Inc

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

Invoice #: 2434
Invoice Date: 9/1/2026
Due Date: 9/30/2026

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
Monthly Commercial Pool Service - Weekly Service	Monthly commercial swimming pool maintenance services provided in accordance with the service agreement. Service includes routine water chemistry testing and balancing, cleaning and debris removal, brushing and vacuuming as needed, filter and basket maintenance, circulation and equipment inspections, and monitoring of overall pool operating conditions.	1.00	$3,385.00	$3,385.00

Subtotal: $3,385.00
Tax: $0.00
Total: $3,385.00
Amount Due: $3,385.00

Cooper Pools Inc

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

Invoice #: 2570
Invoice Date: 9/15/2026
Due Date: 10/15/2026

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
Installation / Labor	Installation / Labor	2.00	$180.00	$360.00
Additional Plumbing	Additional Plumbing	1.00	$50.00	$50.00
3HP 208-230V INTELLIFLO3 VSF W/ RLY BOARD REQUIRES 22 GA 2-CONDUCTOR WIRE TO CONNECT TO AUTOMATION	3HP 208-230V INTELLIFLO3 VSF W/ RLY BOARD REQUIRES 22 GA 2-CONDUCTOR WIRE TO CONNECT TO AUTOMATION	1.00	$3,010.29	$3,010.29

Subtotal: $3,420.29
Tax: $0.00
Total: $3,420.29
Amount Due: $3,420.29

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35780	09/10/2026	$344.00	09/25/2026	Net 15	

P.O. NUMBER
11450

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/25/2026	**Camera/DVR Service (C)** Reason for call: Replace clubhouse cameras power supply & test. Tech Notes: Removed bad power supply and installed new 9 channel power supply. Tested all cameras are back up - system OK.	1	145.00	145.00
08/25/2026	**Camera/DVR Parts** AX-SAV9D Altronix 9 Channel PTC 12V 5 Amp Power Supply	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	344.00
TAX (0.075)	0.00
TOTAL	344.00
BALANCE DUE	**$344.00**

Ways to pay

View and pay

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35781	09/10/2026	$597.00	09/25/2026	Net 15	

P.O. NUMBER
11452

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/25/2026	Reason for call: Hook gate cameras up to new internet connection, network, and program clubhouse computer to view.			
08/25/2026	**Camera Service** Chatterly - 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
08/25/2026	**Camera Service** Larkenheath - 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
08/25/2026	**Camera Service** Wrencrest - 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: DVR needs new HDD	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	597.00
TAX (0.075)	0.00
TOTAL	597.00
BALANCE DUE	**$597.00**

Ways to pay



View and pay

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35782	09/10/2026	$597.00	09/25/2026	Net 15	

P.O. NUMBER
11456

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/27/2026	Reason for call: Hook gate cameras up to new internet connection, network, and program clubhouse computer to view.			
08/27/2026	**Camera Service** Whitlock - 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: HDD is bad and needs replacing	1	199.00	199.00
08/27/2026	**Camera Service** Ammanford - 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
08/27/2026	**Camera Service** Hillhurst Crossings - 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: LPR is bad and needs replacing	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	597.00
TAX (0.075)	0.00
TOTAL	597.00
BALANCE DUE	**$597.00**

Ways to pay



View and pay

INVOICE

Customer	Meadow Pointe III Community Development District
Acct #	757
Date	09/23/2026
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 28,398.00
Payment Amount	
Payment for:	Invoice#34453
100126622	

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

Thank You

Please detach and return with payment

Customer: Meadow Pointe III Community Development District

Invoice	Effective	Transaction	Description	Amount
34453	10/01/2026	Renew policy	Policy #100126622 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/23/2026	28,398.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 28,398.00

Thank You

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
09/23/2026

Florida
DEPARTMENT OF REVENUE

Payment Confirmation

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

Transaction Information

Confirmation#	920004099349	**Submitted Date**	Thursday, 09/17/2026
Status	IN PROCESS	**Submitted Time**	01:07 PM

Payment Information

Taxpayer Name	MEADOW POINTE III COMMUNITY DEVELOPMENT	**Debit Date**	Friday, 09/18/2026
Document Type	Tax or Fee Payment	**Filling Period End Date**	08/31/2026
Amount Paid	$332.26		
Payment Amount	$332.26		
Fee Amount	$0.00		

Electronic Check Information

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

Payment Details:

Account Type	Identifier	Filling Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015577967-4	08/31/2026	$332.26

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

Billing Date:
Sep 04, 2026

Billing Period:
Sep 04 - Oct 03, 2026

SEP 14 2026

Hi MEADOW POINTE III CDD,

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

Total balance
$235.54
Auto Pay is scheduled
Sep 28

Bill history	
Previous balance	$235.54
Payment received by Sep 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**

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 09042026 NNNNNN 01 001049 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.

12500923918809150919130000000000000235545

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

Billing Date:
Sep 04, 2026

Billing Period:
Sep 04 - Oct 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
5844 OLD PASCO RD
STE 100
WESLEY CHAPEL FL 335444010

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

Billing Date:
Sep 04, 2026

Billing Period:
Sep 04 - Oct 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:
Sep 04, 2026

Billing Period:
Sep 04 - Oct 03, 2026

Phone

Monthly Charges

09.04-10.03	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:
Sep 04, 2026

Billing Period:
Sep 04 - Oct 03, 2026

Phone

Monthly Charges

09.04-10.03	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
Wednesday, September 16, 2026

SUPERVISOR PAY REQUEST
DIRECT DEPOSIT

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:32 PM
Meeting End Time:	8:39 PM
Total Meeting Time:	2 hrs 7 min.
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: Jayna Cooper

MPIII COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: $100.00

Date: 9/1/26

Payable to: Nicoleta Anton

Address: 2268 Pantucket Drive, Wesley Chapel 33543

Reason: Rental Deposit being returned

Requester: Justin Lawrence

Directions for check: Check is to be mailed:

1500 Meadow Pointe Boulevard
Wesley Chapel, Fl 33543

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 48001

DATE 08/31/2026 **TERMS** Net 30

DUE DATE 09/30/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
08/25/2026	**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**

Outdoor Furniture CONNECTION

Comfort under the sun.

INVOICE

Outdoor Furniture Connection LLC
14 Corchaug Ave
Port Washington NY 11050

Date	Invoice No.
9/15/26	915261

Attention: Justin Lawrence

Name
Meadow Pointe III CDD
Address
3434 Colwell Ave / Suite 200
City, State, Zip
Tampa, FL 33614

Quantity	Description	Unit Price	Line Total
	CLASSIC Style Pool Furniture - Repair		
1	Table Leg Weld	25.00	25.00
		SUBTOTAL	$ 25.00
		Sales Tax 7.00%	
		PICK UP & DELIVERY	$ 75.00
		TOTAL	$ 100.00

Phone	Web Site	Email
(727) 386-3566	www.outdoorfurnitureconnection.com	petemazer@gmail.com

THANK YOU FOR YOUR BUSINESS!

Service Slip/Invoice

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

INVOICE:	49090
DATE:	09/01/2026
ORDER:	49090

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
09/01/2026	12:15 PM				

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/01/2026			

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	$75.00

Performed monthly pest inspection and treatment to the interior and exterior perimeter.

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

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE. All Rights Reserved.

* 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

32 0 1
17-96930

MEADOW POINT III CDD
Service Address: **1500 MEADOW POINTE BOULEVARD**
Bill Number: 25027300
Billing Date: 8/24/2026
Billing Period: 7/8/2026 to 8/10/2026

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	7/8/2026	7257	8/10/2026	7421	33	164

Usage History

	Water
August 2026	164
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

Transactions

Previous Bill		2,430.56
Payment 08/10/26		-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	126.0 Thousand Gals X $9.36	1,179.36
Sewer		
Sewer Base Charge		53.43
Sewer Charges	164.0 Thousand Gals X $7.20	1,180.80
Total Current Transactions		2,596.16
TOTAL BALANCE DUE		**$2,596.16**

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	2,596.16
Total Balance Due	**$2,596.16**
Due Date	**9/10/2026**

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

The Total Due will be electronically transferred on 09/10/2026.

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

0103485870509200625027300300025961 61

Pasco Sheriff's Office

INVOICE

Customer Number: C00279
Invoice Number: AR-AUG26 MEADOW PT III #11
Invoice Date: 9/1/2026
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
9/1/2026	**0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR** AUG26 - 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-AUG26 MEADOW PT III #11
Invoice Date: 9/1/2026
Total Amount Due $ 12,700.58

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

Total Payment $ _____

Pasco Sheriff's Office

INVOICE

Customer Number: C00279
Invoice Number: AR-SEP26 MEADOW PT III #12
Invoice Date: 9/16/2026
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
9/16/2026	**0001-0000-3690700 - Meadow Point III AR/CR 0001-0000-3690700 - Meadow Point III AR/CR** SEP26 - MEADOW PT III CDD, 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543	$12,700.62
	Total Due	$12,700.62

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00279
Invoice Number: AR-SEP26 MEADOW PT III #12
Invoice Date: 9/16/2026
Total Amount Due $ 12,700.62

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 #
9/2/2026	INV0000112197

Bill To:

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

Services for the month of	Terms	Client Number
September	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 #
8/28/2026	INV0000112229

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$15,557.59	$15,557.59

Subtotal	$15,557.59
Total	$15,557.59

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

Invoice

Date	Invoice #
9/1/2026	INV0000112314

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

Description	Qty	Rate	Amount
EE RECRUITING	199.49	$1.00	$199.49
Cell Phone	50.00	$1.00	$50.00
Cell Phone	50.00	$1.00	$50.00
Cell Phone	50.00	$1.00	$50.00
Auto Mileage & Travel	130.50	$1.00	$130.50

Subtotal	$479.99
Total	$479.99

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

Invoice

Date	Invoice #
9/11/2026	INV0000112339

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	$1,958.33	$1,958.33
Personnel Reimbursement	1.00	$15,477.64	$15,477.64

Subtotal	$17,435.97
Total	$17,435.97

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

Invoice

Date	Invoice #
9/25/2026	INV0000112786

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	$16,582.47	$16,582.47

Subtotal	$16,582.47
Total	$16,582.47

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

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

INVOICE # 23223

TO: Meadow Pointe III
COMPANY NAME:
DATE: 9/2/26

Claridge monument column - south side:	
(Wire lath supporting the cultured stone veneer	
has rusted out causing the stone to separate	
from the block column.)	
Remove the cultured stone and wire lath.	
Replace the wire lath with cement board.	
Remove the setting material from the existing	
stone and reset the stone.	
TOTAL:	$5,000.00

Thank You,

ROMANER GRAPHICS

design · illustration · printing · signage
brochures · photography

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

INVOICE # 23236

TO: Meadow Pointe III

COMPANY NAME:

DATE: 9/16/26

Fabricate and install architectural foam Meadow Pointe logos 30" x 30" for Claridge Monument.	
One for center and one for existing side of monument 2 @ $550.00 each	
TOTAL:	$1,100.00

Thank You,

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

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

INVOICE # 23237

TO: Meadow Pointe III
COMPANY NAME:
DATE: 9/16/26

No Trespassing/No Fishing sign with arched top mounted on u-channel post. Installed with concrete footer.	
TOTAL:	$210.00

Thank You,

Invoice

Date	Invoice Number
9/2/2026	72039

Bill To

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

Ship To

Meadow Pointe III CDD
CLUBHOUSE / Justin Lawrence
1500 Meadow Pointe Blvd.
Wesley Chapel, FL 33543

P.O. Number	Terms	Due Date	Rep	Ship Date	Via
Justin	Net 30	10/2/2026	BK	9/2/2026	

Quantity	Item Code	Description	Price Each	Amount
2	Toilet Mat	Deodorant Toilet Mats, Black Pack of 6	0.00	0.00
1	Xerox C230 BK	Xerox C230/235 (006R04391) OEM Black Hi Yield Toner Cartridge Up to 3K Yield	145.95	145.95
1	FedEx Service	Fed Ex Freight Charge	15.59	15.59
		(Toners shipped at NO CHARGE)		
		*** TONERS SHIPPED FROM ANOTHER LOCATION *** SHIPPED 9/2/26 Tracking#: 1Z0JJ3380390547187		
		FEDEX | No. of Packages: 1 | Tracking #: 383601595229		
		9/8/26 rizzettacddinvoices@avidbill.com; cddinvoice@rizzetta.com; jlawrence@rizzetta.com CR		
		9/11/26 ZERO OUT THE DEODORANT MATS FOR THESE WERE INCORRECT SENDING RETURN LABEL FOR THEM TO COME BACK WITH CORRECTED ORDER THAT WAS ENTERED. CR		

	Subtotal
	Total
	Payments/Credits
	Balance Due

Invoice

Date	Invoice Number
9/2/2026	72039

Bill To

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

Ship To

Meadow Pointe III CDD
CLUBHOUSE / Justin Lawrence
1500 Meadow Pointe Blvd.
Wesley Chapel, FL 33543

P.O. Number	Terms	Due Date	Rep	Ship Date	Via
Justin	Net 30	10/2/2026	BK	9/2/2026	

Quantity	Item Code	Description	Price Each	Amount
		RETURN LABEL FEDEX | No. of Packages: 1 | Tracking #: 877066926023 WILL BE BETWEEN THE 2 BOXES OF CORRECT MATS FOR YOU TO RETURN THESE INCORRECT ONES. CR		

Subtotal	$161.54
Total	$161.54
Payments/Credits	$0.00
Balance Due	$161.54

Skyway Supply, Inc. 4904 Creekside Drive Clearwater FL 33760 E-Mail Sales@SkywaySupply.com
Toll Free (888) 875-9929 Local (727) 592-9500 Fax (727) 572-9977

Invoice

Date	Invoice Number
9/11/2026	72110

Bill To

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

Ship To

Meadow Pointe III CDD
CLUBHOUSE / Justin Lawrence
1500 Meadow Pointe Blvd.
Wesley Chapel, FL 33543

P.O. Number	Terms	Due Date	Rep	Ship Date	Via
Justin	Net 30	10/11/2026	BK	9/9/2026	

Quantity	Item Code	Description	Price Each	Amount
2	Urinal Mat Non Skid	Clean Shield Charcoal Urinal Mat, Non Skid, 6 per case	78.95	157.90
		no charge shipping - replacing wromg item for invoice #72039 zerod out charge for incorrect product on invoice #72039		
1	FedEx Service	Fed Ex Freight Charge	0.00	0.00
		FEDEX | No. of Packages: 1 | Tracking #: 877073869264		

Subtotal	$157.90
Total	$157.90
Payments/Credits	$0.00
Balance Due	$157.90

Skyway Supply, Inc. 4904 Creekside Drive Clearwater, FL 33760 E-Mail Sales@SkywaySupply.com
Toll Free (888) 875-9929 Local (727) 592-9500 Fax (727) 572-9977

SOLITUDE
LAKE MANAGEMENT

INVOICE

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: PSI297577
Invoice Date: 9/1/2026

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 9/1/2026
Due Date 10/1/2026
Terms Net 30

Customer ID 8080
P.O. Number
P.O. Date 9/1/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2026 - 9/30/2026 Meadow Pointe III CDD-Lake-ALL		1	1	6,427.59	6,427.59

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

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/28/2026	18622

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
	Rreplaced the existing call box with a new CAPXLV2.			
1	CAPXLV2 Liftmaster connected access portal with hood.	5,639.00		5,639.00
2	Hourly Tech Charge	115.00		230.00
1	Mofi 4G LTE Cellular Modem	650.00		650.00

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

Total	$6,519.00
Payments/Credits	$0.00
Balance Due	$6,519.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/2/2026	18634

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

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

Total	$145.00
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/2/2026	18635

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

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

Total	$145.00
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/2/2026	18636

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

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

Total	$145.00
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/2/2026	18639

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

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

Total	$145.00
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/2/2026	18649

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

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

Total	$145.00
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/2/2026	18650

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

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

Total	$145.00
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/2/2026	18654

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

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

Total	$145.00
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/2/2026	18666

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

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

Total	$145.00
Payments/Credits	$0.00
Balance Due	$145.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/2/2026	18676

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
	SEPTEMBER Chatterly and Thackery This fee is for the CAPXL cloud, VOIP and cellular internet.	200.00		200.00

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

Total	$200.00
Payments/Credits	$0.00
Balance Due	$200.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/9/2026	18687

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

Job Name	Terms
	Due on receipt

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

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

Total	$6,042.00
Payments/Credits	$0.00
Balance Due	$6,042.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/15/2026	18704

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
	Report that the entrance operators were having power issues. Gates wouldn't close. Found the relay wires were shorting out, after I traced wires. The wires from the call box and operator were damaged when the call box was hit. There were only four good wires and now that is no longer the case. The least expensive route will be a wireless relay. I will quote separately.			
1.5	Hourly Tech Charge	130.00		195.00

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

Total	$195.00
Payments/Credits	$0.00
Balance Due	$195.00

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/15/2026	18705

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

Job Name	Terms
REMOTES	Due on receipt

Quantity	Description	Rate	Serviced	Amount
20	Stinger Transmitter	20.00		400.00

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

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

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/17/2026	18711

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

Job Name	Terms
CELL USAGE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 813 482 2049 - WHITLOCK	62.95		62.95
	Phone Number 813 435 0748 - WRENCREST	49.95		49.95

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

Total	$112.90
Payments/Credits	$0.00
Balance Due	$112.90

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/18/2026	18756

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
	Installed wireless relay to get the gates back in service. All performing properly at this time.			
1	Wireless relay.	1,316.80		1,316.80
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	$1,446.80
Payments/Credits	$0.00
Balance Due	$1,446.80

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/22/2026	18759

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 entrance gate is only half opening. Replaced broken belt, reset motor overload switch. All performing properly at this time.			
1	V Belt	20.00		20.00
1	Hourly Tech Charge	130.00		130.00

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

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

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.

SEP 2 1 2021

Hi, Pointe III!

Thank you for being a valued customer since 2004.

Amount Due	Due by
$30	Sep 28

How It Adds Up

Service from **Sep 11 - Oct 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 09/28/26

Thank you for choosing Spectrum.
We appreciate your prompt payment and value you as a customer.

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

IMPORTANT NEWS

Important Spectrum Update
Beginning 10/7/2026, Spectrum's Residential Terms of Service will be updated. View at **Spectrum.com/termsofservice.**

Additional details can be found at **spectrum.com/policies.**

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.

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

Spectrum

DO NOT SEND PAYMENTS TO THIS ADDRESS
4145 S. FALKENBURG RD RIVERVIEW FL 33578-B652

8337 1300 DY RP 11 09122026 NNNNNNN 01 003743 0018

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

Amount Due	$30
Due by	Sep 28
Account Number	8337 13 062 0042426

Please send payment to:

SPECTRUM
PO BOX 7186
PASADENA CA 91109-7186

83371306200424260003000 7

8337 1300 DY RP 11 09122026 NNNNNNNN 01 003743 0018

Your Bill Details Service from Sep 11 - Oct 10

Thank you for being a valued customer since 2004.

Previous Balance		$30
EFT Payment	08/28	-$30
Remaining Balance		**$0**

Current Activity

Spectrum TV®

Spectrum TV Select Package		$0
Spectrum TV Select	$0	
Your TV package includes over $115 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**

Enrolled with Auto Pay
Your payment will be automatically deducted on your scheduled due date.

BEWARE OF PAYMENT SCAMS!
Spectrum is dedicated to keeping you and your family safe online. Visit **Spectrum.net/securitycenter** for tools and solutions to keep your personal information secure.

Devices on Your Account
You currently have the following Spectrum equipment on your account (4 of 4 shown):
Modem - ****98531
Router - **********44E4A
Receiver - **********02973
Receiver - **********0708S

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.

Stantec

INVOICE

Invoice Number	2613319
Invoice Date	September 4, 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	**August 28, 2026**
Current Invoice Total (USD)	3,419.78		

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 05	Garcia Herreros, Stephanie Ann	0.75	158.00	118.50
Level 09	Duquette, Timothy J	1.00	190.00	190.00
Level 10	Waag, R Tyson (Tyson)	15.00	198.00	2,970.00
Level 11	Rankin, Ashley Alexandra	0.25	214.00	53.50
	Subtotal Professional Services	17.00		3,332.00

Disbursements

Direct - Vehicle (mileage)		87.78
Subtotal Disbursements		87.78

Low Task Subtotal	**2026 FY Gen Cons**	3,419.78
Top Task Subtotal	2026 FY Gen Cons	3,419.78

Total Fees & Disbursements	3,419.78
INVOICE TOTAL (USD)	**3,419.78**

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

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

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-07-29	238202301	2026	Direct - Regular	DUQUETTE, TIMOTHY J	1.00	190.00	190.00	REVIEWED AND RETURNED 3 ASPHALT MIX SUBMITTALS TO EOR TYSON W.	
2026-07-28	238202301	2026	Direct - Regular	GARCIA HERREROS, STEPHANIE ANN	0.25	158.00	39.50	PROJECT COORDINATION	
2026-07-29	238202301	2026	Direct - Regular	GARCIA HERREROS, STEPHANIE ANN	0.50	158.00	79.00	PM SUPPORT	
2026-08-05	238202301	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	214.00	53.50	PM SUPPORT	
2026-07-27	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW FAC ASPHALT SUBMITTALS.	
2026-07-28	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	CALL WITH FINN OUTDOOR REGARDING POND 61. RESIDENT CONTACTED FINN. CALL TO DC TO DISCUSS TERMS.	
2026-07-29	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	TEAM COORDINATION. FINAL REVIEW OF FAC ASPHALT SUBMITTAL	
2026-07-30	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CALL WITH CLUBHOUSE MANAGER AND REVIEW FRONTIER UTILITY LOCATION TO ASSIST WITH GATE CAMERA INSTALLATION.	
2026-07-31	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	CORRESPONDENCE WITH CROSSCREEK. REVIEW UPDATED PROPOSAL.	
2026-08-03	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW UPDATED PROPOSAL FROM CROSSCREEK ENVIRONMENTAL AND SEND TO DM & DC.	
2026-08-04	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	MONTHLY TEAM COORDINATION MEETING: PREPARATION AND MEETING ATTENDANCE.	
2026-08-05	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	198.00	148.50	CALL WITH FAC TO DISCUSS BEACONSFIELD MILL AND RESURFACE. SCHEDULE A SITE VISIT TO GO OVER MILL AND RESURFACE PLAN. RESPOND TO DM AND BOARD WITH UPDATE.	
2026-08-07	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW EMAIL CORRESPONDENCE AND PROVIDE A RESPONSE TO DM AND BOARD.	
2026-08-10	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	3.50	198.00	693.00	ONSITE MEETING WITH FAC TO DISCUSS BEACONSFIELD RESURFACING PROJECT. CALL WITH CLUB HOUSE MANAGER TO DISCUSS GAME PLAN. CALL WITH DM TO DISCUSS CROSSCREEK PROPOSAL AND NOTIFY ABOUT FAC PLAN.	
2026-08-11	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	FOLLOW UP WITH VENDOR TO COORDINATE RESURFACING SCHEDULE AND DATES. EMAIL BOARD TO PROVIDE FAC UPDATE.	
2026-08-19	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	4.00	198.00	792.00	MONTHLY BOS MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON). REVIEW POND 61 CONDITION AFTER DRAINPIPE REMOVAL FROM RESIDENT.	
2026-08-25	238202301	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CALL WITH CLUB HOUSE MANAGER AND DC TO DISCUSS 31036 WRENCREST DR DRIVEWAY EXPANSION	
2026-08-10	238202301	2026	Direct - Vehicle (mileage)	WAAG, R TYSON (TYSON)	41.80	1.10	45.98	SITE VISIT: BEACONSFIELD MILL & RESURFACE SITE MEETING	US11434339
2026-08-19	238202301	2026	Direct - Vehicle (mileage)	WAAG, R TYSON (TYSON)	38.00	1.10	41.80	BOS MEETING (IN-PERSON)	US11434339
				Total subTask 2026	**96.80**		**$3,419.78**		
				Total Top Task 2026	**96.80**		**$3,419.78**		
			Total Project 238202301		**96.80**		**$3,419.78**		

Expense Report: US11434339

Stantec

Name: Waag, R Tyson (Tyson); 131695
Expense Dates: 2026-08-10 to 2026-08-19
BC: 2382
Last Approver: Stewart, Tonja L
Purpose: Community Site Visits

Submit Date: 2026-08-21
Lines Missing Receipt: 0
Report Total: 240.16 USD
Reimbursement Total: 240.16 USD

	Payment Method	Date	Expense Type	Receipt Amount	Reimb. Amount	Mileage	Merchant Name	Expense Location	Project No.	Task No.
1	Mileage	2026-08-10	Direct - Vehicle (mileage)	41.80 USD	41.80	55			238202301	2026
	Justification: Site visit: Beaconsfield Mill & Resurface Site Meeting									
8	Mileage	2026-08-19	Direct - Vehicle (mileage)	38.00 USD	38.00	50			238202301	2026
	Justification: BOS Meeting (In-person)									

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

September 23, 2026
Client: 001009
Matter: 000001
Invoice #: 29046

RE: GENERAL MATTERS

For Professional Services Rendered Through August 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
8/3/2026	CAW	PREPARE EROSION REPAIR AGREEMENT WITH CROSSCREEK.	1.5	$457.50
8/5/2026	CAW	PREPARE LICENSE AGREEMENT WITH HILLHURST CROSSING HOA; REVIEW VENDING AGREEMENT; EMAIL CORRESPONDENCE WITH MEADOW POINTE III HOA REGARDING SERVICE MARK AGREEMENT; PREPARE LETTER TO RESIDENTS REGARDING GATE VANDALISM ADMINISTRATIVE COST; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER.	3.6	$1,098.00
8/11/2026	CAW	EMAIL CORRESPONDENCE WITH L. TOLENTINO REGARDING HILLHURST LICENSE AGREEMENT; EMAIL CORRESPONDENCE REGARDING VANDALISM ADMINISTRATIVE COST.	0.3	$91.50
8/12/2026	CAW	EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING AUGUST AGENDA.	0.2	$61.00
8/19/2026	CAW	REVIEW AGENDA; EMAIL AND PHONE CORRESPONDENCE WITH DISTRICT MANAGEMENT; PREPARE FOR AND ATTEND AUGUST BOARD MEETING IN PERSON.	4.6	$1,403.00
8/21/2026	CAW	PHONE CALL AND EMAIL CORRESPONDENCE WITH J. LAWRENCE REGARDING ADMINISTRATIVE MATTERS.	0.3	$91.50
8/25/2026	CAW	PHONE CALL WITH J. LAWRENCE AND T. WAAG REGARDING DRIVEWAY EXPANSION.	0.2	$61.00

SERVICES

Date	Person	Description of Services	Hours	Amount
8/27/2026	CAW	REVIEW AND DISTRIBUTE EXECUTED SERVICE MARK AGREEMENTS; EMAIL CORRESPONDENCE WITH HILLHURST CROSSING MANAGER REGARDING LICENSE AGREEMENT; PREPARE AND MAIL 3 LETTERS WITH ATTACHMENTS REGARDING 3RD NOTICE OF UNAUTHORIZED DRIVEWAY IMPROVEMENTS.	1.6	$488.00
		Total Professional Services	12.3	$3,751.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/27/2026	Postage	$33.54
	Total Disbursements	$33.54

Total Services	$3,751.50	
Total Disbursements	$33.54	
Total Current Charges		$3,785.04
Previous Balance		$3,775.75
Less Payments		*($3,775.75)*
PAY THIS AMOUNT		**$3,785.04**

Please Include Invoice Number on all Correspondence

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

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

SEP 10 2026

Statement Date: September 03, 2026

Amount Due:	**$12,255.38**

Due Date: September 18, 2026
Account #: 311000030198

DO NOT PAY. Your account will be drafted on September 18, 2026

Account Summary

Previous Amount Due	$12,638.58
Payment(s) Received Since Last Statement	-$12,638.58
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$12,255.38**
Amount Due by September 18, 2026	**$12,255.38**

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

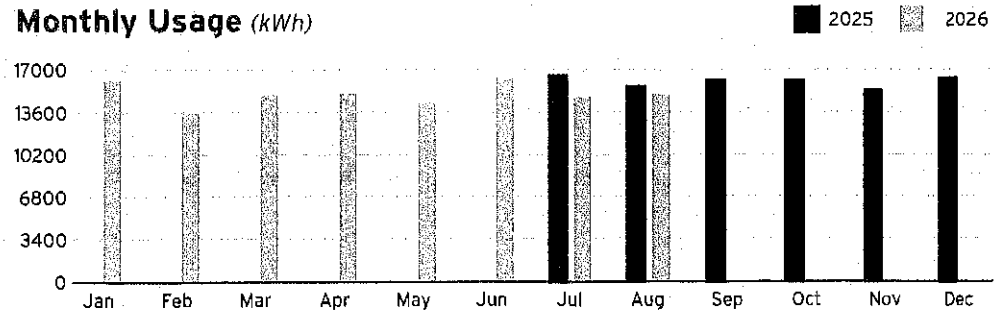
Your Locations With The Highest Usage

1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876 — **7,601 KWH**

1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876 — **4,494 KWH**

Scan here to interact with your bill online.

Monthly Usage *(kWh)*



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.

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 311000030198
Due Date: September 18, 2026

Amount Due:	**$12,255.38**

Payment Amount: $ _____

700625003930

Your account will be drafted on September 18, 2026

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

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

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

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

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

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: MEADOW POINTE, PH 1U, WESLEY CHAPEL, FL 33544-0000 **Sub-Account Number:** 211014502689
Amount: $484.72

Service Address: WESLEY CHAPEL LKS PH2 UN 1B, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014027679
Amount: $535.86

Service Address: MEADOW POINTE PARCEL PP QQ, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014027422
Amount: $755.01

Service Address: MEADOW POINTE/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014027190
Amount: $980.54

Service Address: MANSFIELD/BEARDSLEY, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014026929
Amount: $332.29

Service Address: MEADOW POINT PARCEL TT, WESLEY CHAPEL, FL 33544-0000 **Sub-Account Number:** 211014026697
Amount: $560.86

Service Address: MEADOW POINTE PARCEL VV, WESLEY CHAPEL, FL 33544-0000 **Sub-Account Number:** 211014026457
Amount: $383.75

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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.

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

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

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: $531.34

Service Address: MEADOW POINTE P-1 UID, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014025996
Amount: $531.34

Service Address: MEADOW POINTE PARCEL EE, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014025715
Amount: $619.90

Service Address: BEARDSLEY/WHITLOCK, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014025491
Amount: $437.49

Service Address: WESLEY CHAPEL LAKES, PH 12A, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014025285
Amount: $324.72

Service Address: WESLEY CHAPEL PHASE I C, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014024973
Amount: $413.28

Service Address: WESLEY CHAPEL, PH 1, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014024759
Amount: $560.86

Service Address: BEARDSLEY DR FRM WHITLOCK, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014024478
Amount: $228.26

Service Address: MEADOW POINT PARCEL FF, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014024304
Amount: $944.61

Service Address: MEADOW POINTE PARCEL SS, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014024056
Amount: $590.40

Service Address: MEADOW POINTE CLUBHOUSE, WESLEY CHAPEL, FL 33543-0000
Sub-Account Number: 211014023785
Amount: $371.81

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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	08/13/2026	17,897		17,729		168 kWh	1	29 Days	$46.68

▲ 5.0%

Service Address: MEADOW POINTE PAR UU, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014023348

Amount: $501.84

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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	08/13/2026	228		172		56 kWh	1	29 Days	$29.69

▲ 80.6%

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	08/13/2026	18,788		18,580		208 kWh	1	29 Days	$52.74

▲ 1.0%

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	08/13/2026	29,719		29,522		197 kWh	1	29 Days	$51.08

= 0.0%

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	08/13/2026	20,536		20,271		265 kWh	1	29 Days	$61.41

▲ 4.7%

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	08/13/2026	14,266		14,162		104 kWh	1	29 Days	$36.97

▼ 15.4%

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	08/13/2026	5,564		5,560		4 kWh	1	29 Days	$21.80
								▲	300.0%

Service Address: 1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876 **Sub-Account Number:** 211014021607

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760922	08/13/2026	18,096		10,495		7,601 kWh	1	29 Days	$721.92
1000760922	08/13/2026	11.91		0		11.91 kW	1	29 Days ▲	6.1%

Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876 **Sub-Account Number:** 211014021375

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760919	08/13/2026	939		927		12 kWh	1	29 Days	$23.00
1000760919	08/13/2026	0.38		0		0.38 kW	1	29 Days ▲	20.0%

Service Address: 1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876 **Sub-Account Number:** 211014021102

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000142218	08/13/2026	61,237		61,044		193 kWh	1	29 Days	$50.49
								▼	3.5%

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	08/13/2026	9,625		5,131		4,494 kWh	1	29 Days	$703.06
								▼	4.5%

Service Address: 1236 AMMANFORD PL, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014020591

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000114901	08/13/2026	17,085		16,970		115 kWh	1	29 Days	$38.62
								▼	14.8%

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	08/13/2026	16,398		16,270		128 kWh	1	29 Days	$40.62
								▬	0.0%

Continued on next page →

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Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month
▲ Increased ▬ Same ▼ Decreased

Service Address: 30730 BEARDSLEY DR, WESLEY CHAPEL, FL 33543-0000 **Sub-Account Number:** 211014020187

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760998	08/13/2026	14,189		12,959		1,230 kWh	1	29 Days	**$207.81**

▲ 5.5%

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	08/13/2026	14,622		14,490		132 kWh	1	29 Days	**$41.22**

▲ 0.8%

Service Address: 31220 WHITLOCK DR, MP, WESLEY CHAPEL, FL 33543-3945 **Sub-Account Number:** 211013949733

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000098994	08/13/2026	13,804		13,684		120 kWh	1	29 Days	**$39.39**

▼ 9.1%

Total Current Month's Charges **$12,255.38**

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014502689
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*272 kWh @ $0.03411/kWh*	$9.28
Fixture & Maintenance Charge	*17 Fixtures*	$159.46
Lighting Pole / Wire	*17 Poles*	$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
Florida Gross Receipt Tax		$0.52
Lighting Charges		**$484.72**

Current Month's Electric Charges **$484.72**

Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014027679
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*272 kWh @ $0.03411/kWh*	$9.28
Fixture & Maintenance Charge	*17 Fixtures*	$159.46
Lighting Pole / Wire	*17 Poles*	$320.29
Lighting Fuel Charge	*272 kWh @ $0.03452/kWh*	$9.39
Storm Protection Charge	*272 kWh @ $0.00574/kWh*	$1.56
Clean Energy Transition Mechanism	*272 kWh @ $0.00043/kWh*	$0.12
Florida Gross Receipt Tax		$0.52
State Tax		$35.24
Lighting Charges		**$535.86**

Current Month's Electric Charges **$535.86**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014027422
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*400 kWh @ $0.03411/kWh*	$13.64
Fixture & Maintenance Charge	*25 Fixtures*	$234.50
Lighting Pole / Wire	*25 Poles*	$440.15
Lighting Fuel Charge	*400 kWh @ $0.03452/kWh*	$13.81
Storm Protection Charge	*400 kWh @ $0.00574/kWh*	$2.30
Clean Energy Transition Mechanism	*400 kWh @ $0.00043/kWh*	$0.17
Florida Gross Receipt Tax		$0.77
State Tax		$49.67
Lighting Charges		**$755.01**

Current Month's Electric Charges **$755.01**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014027190
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*1275 kWh @ $0.03411/kWh*	$43.49
Fixture & Maintenance Charge	*25 Fixtures*	$345.75
Lighting Pole / Wire	*25 Poles*	$471.95
Lighting Fuel Charge	*1275 kWh @ $0.03452/kWh*	$44.01
Storm Protection Charge	*1275 kWh @ $0.00574/kWh*	$7.32
Clean Energy Transition Mechanism	*1275 kWh @ $0.00043/kWh*	$0.55
Florida Gross Receipt Tax		$2.45
State Tax		$65.02
Lighting Charges		**$980.54**

Current Month's Electric Charges **$980.54**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014026929
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*306 kWh @ $0.03411/kWh*	$10.44
Fixture & Maintenance Charge	*6 Fixtures*	$82.98
Lighting Pole / Wire	*6 Poles*	$203.88
Lighting Fuel Charge	*306 kWh @ $0.03452/kWh*	$10.56
Storm Protection Charge	*306 kWh @ $0.00574/kWh*	$1.76
Clean Energy Transition Mechanism	*306 kWh @ $0.00043/kWh*	$0.13
Florida Gross Receipt Tax		$0.59
State Tax		$21.95
Lighting Charges		**$332.29**

Current Month's Electric Charges **$332.29**

Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014026697
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*304 kWh @ $0.03411/kWh*	$10.37
Fixture & Maintenance Charge	*19 Fixtures*	$178.22
Lighting Pole / Wire	*19 Poles*	$322.43
Lighting Fuel Charge	*304 kWh @ $0.03452/kWh*	$10.49
Storm Protection Charge	*304 kWh @ $0.00574/kWh*	$1.74
Clean Energy Transition Mechanism	*304 kWh @ $0.00043/kWh*	$0.13
Florida Gross Receipt Tax		$0.58
State Tax		$36.90
Lighting Charges		**$560.86**

Current Month's Electric Charges **$560.86**

Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014026457
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*208 kWh @ $0.03411/kWh*	$7.09
Fixture & Maintenance Charge	*13 Fixtures*	$121.94
Lighting Pole / Wire	*13 Poles*	$220.61
Lighting Fuel Charge	*208 kWh @ $0.03452/kWh*	$7.18
Storm Protection Charge	*208 kWh @ $0.00574/kWh*	$1.19
Clean Energy Transition Mechanism	*208 kWh @ $0.00043/kWh*	$0.09
Florida Gross Receipt Tax		$0.40
State Tax		$25.25
Lighting Charges		**$383.75**

Current Month's Electric Charges **$383.75**

Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014026192
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*288 kWh @ $0.03411/kWh*	$9.82
Fixture & Maintenance Charge	*18 Fixtures*	$168.84
Lighting Pole / Wire	*18 Poles*	$305.46
Lighting Fuel Charge	*288 kWh @ $0.03452/kWh*	$9.94
Storm Protection Charge	*288 kWh @ $0.00574/kWh*	$1.65
Clean Energy Transition Mechanism	*288 kWh @ $0.00043/kWh*	$0.12
Florida Gross Receipt Tax		$0.55
State Tax		$34.96
Lighting Charges		**$531.34**

Current Month's Electric Charges **$531.34**

Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014025996
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*288 kWh @ $0.03411/kWh*	$9.82
Fixture & Maintenance Charge	*18 Fixtures*	$168.84
Lighting Pole / Wire	*18 Poles*	$305.46
Lighting Fuel Charge	*288 kWh @ $0.03452/kWh*	$9.94
Storm Protection Charge	*288 kWh @ $0.00574/kWh*	$1.65
Clean Energy Transition Mechanism	*288 kWh @ $0.00043/kWh*	$0.12
Florida Gross Receipt Tax		$0.55
State Tax		$34.96
Lighting Charges		**$531.34**

Current Month's Electric Charges **$531.34**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014025715
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*336 kWh @ $0.03411/kWh*	$11.46
Fixture & Maintenance Charge	*21 Fixtures*	$196.98
Lighting Pole / Wire	*21 Poles*	$356.37
Lighting Fuel Charge	*336 kWh @ $0.03452/kWh*	$11.60
Storm Protection Charge	*336 kWh @ $0.00574/kWh*	$1.93
Clean Energy Transition Mechanism	*336 kWh @ $0.00043/kWh*	$0.14
Florida Gross Receipt Tax		$0.64
State Tax		$40.78
Lighting Charges		**$619.90**

Current Month's Electric Charges **$619.90**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014025491
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*1173 kWh @ $0.03411/kWh*	$40.01
Fixture & Maintenance Charge	*23 Fixtures*	$318.09
Lighting Fuel Charge	*1173 kWh @ $0.03452/kWh*	$40.49
Storm Protection Charge	*1173 kWh @ $0.00574/kWh*	$6.73
Clean Energy Transition Mechanism	*1173 kWh @ $0.00043/kWh*	$0.50
Florida Gross Receipt Tax		$2.25
State Tax		$29.42
Lighting Charges		**$437.49**

Current Month's Electric Charges **$437.49**

Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014025285
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*176 kWh @ $0.03411/kWh*	$6.00
Fixture & Maintenance Charge	*11 Fixtures*	$103.18
Lighting Pole / Wire	*11 Poles*	$186.67
Lighting Fuel Charge	*176 kWh @ $0.03452/kWh*	$6.08
Storm Protection Charge	*176 kWh @ $0.00574/kWh*	$1.01
Clean Energy Transition Mechanism	*176 kWh @ $0.00043/kWh*	$0.08
Florida Gross Receipt Tax		$0.34
State Tax		$21.36
Lighting Charges		**$324.72**

Current Month's Electric Charges **$324.72**

Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014024973
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*224 kWh @ $0.03411/kWh*	$7.64
Fixture & Maintenance Charge	*14 Fixtures*	$131.32
Lighting Pole / Wire	*14 Poles*	$237.58
Lighting Fuel Charge	*224 kWh @ $0.03452/kWh*	$7.73
Storm Protection Charge	*224 kWh @ $0.00574/kWh*	$1.29
Clean Energy Transition Mechanism	*224 kWh @ $0.00043/kWh*	$0.10
Florida Gross Receipt Tax		$0.43
State Tax		$27.19
Lighting Charges		**$413.28**

Current Month's Electric Charges **$413.28**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014024759
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*304 kWh @ $0.03411/kWh*	$10.37
Fixture & Maintenance Charge	*19 Fixtures*	$178.22
Lighting Pole / Wire	*19 Poles*	$322.43
Lighting Fuel Charge	*304 kWh @ $0.03452/kWh*	$10.49
Storm Protection Charge	*304 kWh @ $0.00574/kWh*	$1.74
Clean Energy Transition Mechanism	*304 kWh @ $0.00043/kWh*	$0.13
Florida Gross Receipt Tax		$0.58
State Tax		$36.90
Lighting Charges		**$560.86**

Current Month's Electric Charges **$560.86**

Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014024478
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*612 kWh @ $0.03411/kWh*	$20.88
Fixture & Maintenance Charge	*12 Fixtures*	$165.96
Lighting Fuel Charge	*612 kWh @ $0.03452/kWh*	$21.13
Storm Protection Charge	*612 kWh @ $0.00574/kWh*	$3.51
Clean Energy Transition Mechanism	*612 kWh @ $0.00043/kWh*	$0.26
Florida Gross Receipt Tax		$1.17
State Tax		$15.35
Lighting Charges		**$228.26**

Current Month's Electric Charges **$228.26**

Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014024304
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*512 kWh @ $0.03411/kWh*	$17.46
Fixture & Maintenance Charge	*32 Fixtures*	$300.16
Lighting Pole / Wire	*32 Poles*	$543.04
Lighting Fuel Charge	*512 kWh @ $0.03452/kWh*	$17.67
Storm Protection Charge	*512 kWh @ $0.00574/kWh*	$2.94
Clean Energy Transition Mechanism	*512 kWh @ $0.00043/kWh*	$0.22
Florida Gross Receipt Tax		$0.98
State Tax		$62.14
Lighting Charges		**$944.61**

Current Month's Electric Charges **$944.61**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014024056
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*320 kWh @ $0.03411/kWh*	$10.92
Fixture & Maintenance Charge	*20 Fixtures*	$187.60
Lighting Pole / Wire	*20 Poles*	$339.40
Lighting Fuel Charge	*320 kWh @ $0.03452/kWh*	$11.05
Storm Protection Charge	*320 kWh @ $0.00574/kWh*	$1.84
Clean Energy Transition Mechanism	*320 kWh @ $0.00043/kWh*	$0.14
Florida Gross Receipt Tax		$0.61
State Tax		$38.84
Lighting Charges		**$590.40**

Current Month's Electric Charges **$590.40**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014023785
Statement Date: 08/31/2026

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

Service Period: 07/23/2026 - 08/20/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*510 kWh @ $0.03411/kWh*	$17.40
Fixture & Maintenance Charge	*10 Fixtures*	$138.30
Lighting Pole / Wire	*10 Poles*	$169.70
Lighting Fuel Charge	*510 kWh @ $0.03452/kWh*	$17.61
Storm Protection Charge	*510 kWh @ $0.00574/kWh*	$2.93
Clean Energy Transition Mechanism	*510 kWh @ $0.00043/kWh*	$0.22
Florida Gross Receipt Tax		$0.98
State Tax		$24.67
Lighting Charges		**$371.81**

Current Month's Electric Charges **$371.81**

Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014023603
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000097945	08/13/2026	17,897	17,729	168 kWh	1	29 Days

Charge Details

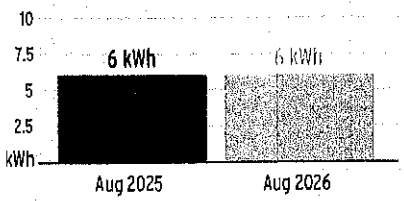
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*168 kWh @ $0.09202/kWh*	$15.46
Fuel Charge	*168 kWh @ $0.03516/kWh*	$5.91
Storm Protection Charge	*168 kWh @ $0.00568/kWh*	$0.95
Clean Energy Transition Mechanism	*168 kWh @ $0.00418/kWh*	$0.70
Florida Gross Receipt Tax		$1.08
Electric Service Cost		**$43.24**
State Tax		$3.44
Total Electric Cost, Local Fees and Taxes		**$46.68**

Current Month's Electric Charges **$46.68**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014023348
Statement Date: 08/31/2026

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

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*272 kWh @ $0.03411/kWh*	$9.28
Fixture & Maintenance Charge	*17 Fixtures*	$159.46
Lighting Pole / Wire	*17 Poles*	$288.49
Lighting Fuel Charge	*272 kWh @ $0.03452/kWh*	$9.39
Storm Protection Charge	*272 kWh @ $0.00574/kWh*	$1.56
Clean Energy Transition Mechanism	*272 kWh @ $0.00043/kWh*	$0.12
Florida Gross Receipt Tax		$0.52
State Tax		$33.02
Lighting Charges		**$501.84**

Current Month's Electric Charges **$501.84**

Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014022878
Statement Date: 08/31/2026

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

Meter Read

Meter Location: Gate

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000706197	08/13/2026	228	172	56 kWh	1	29 Days

Charge Details

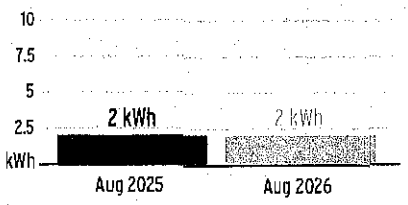
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*56 kWh @ $0.09202/kWh*	$5.15
Fuel Charge	*56 kWh @ $0.03516/kWh*	$1.97
Storm Protection Charge	*56 kWh @ $0.00568/kWh*	$0.32
Clean Energy Transition Mechanism	*56 kWh @ $0.00418/kWh*	$0.23
Florida Gross Receipt Tax		$0.69
Electric Service Cost		**$27.50**
State Tax		$2.19
Total Electric Cost, Local Fees and Taxes		**$29.69**

Current Month's Electric Charges **$29.69**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014022654
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000123133	08/13/2026	18,788	18,580	208 kWh	1	29 Days

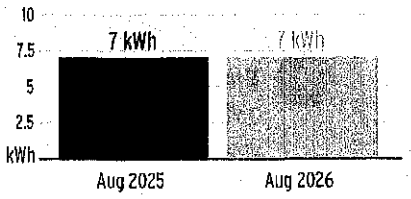
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*208 kWh @ $0.09202/kWh*	$19.14
Fuel Charge	*208 kWh @ $0.03516/kWh*	$7.31
Storm Protection Charge	*208 kWh @ $0.00568/kWh*	$1.18
Clean Energy Transition Mechanism	*208 kWh @ $0.00418/kWh*	$0.87
Florida Gross Receipt Tax		$1.22
Electric Service Cost		**$48.86**
State Tax		$3.88
Total Electric Cost, Local Fees and Taxes		**$52.74**

Current Month's Electric Charges **$52.74**

Avg kWh Used Per Day



Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014022449
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000127032	08/13/2026	29,719		29,522		197 kWh	1	29 Days

Charge Details

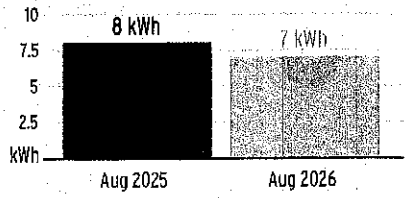
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
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
Florida Gross Receipt Tax		$1.18
Electric Service Cost		**$47.32**
State Tax		$3.76
Total Electric Cost, Local Fees and Taxes		**$51.08**

Current Month's Electric Charges **$51.08**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014022233
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000103850	08/13/2026	20,536		20,271		265 kWh	1	29 Days

Charge Details

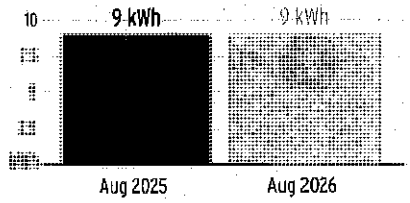
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*265 kWh @ $0.09202/kWh*	$24.39
Fuel Charge	*265 kWh @ $0.03516/kWh*	$9.32
Storm Protection Charge	*265 kWh @ $0.00568/kWh*	$1.51
Clean Energy Transition Mechanism	*265 kWh @ $0.00418/kWh*	$1.11
Florida Gross Receipt Tax		$1.42
Electric Service Cost		**$56.89**
State Tax		$4.52
Total Electric Cost, Local Fees and Taxes		**$61.41**

Current Month's Electric Charges **$61.41**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014022043
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

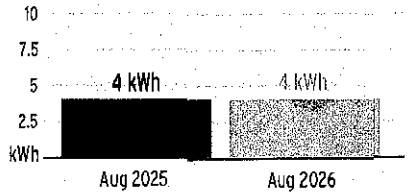
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000101280	08/13/2026	14,266		14,162		104 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*104 kWh @ $0.09202/kWh*	$9.57
Fuel Charge	*104 kWh @ $0.03516/kWh*	$3.66
Storm Protection Charge	*104 kWh @ $0.00568/kWh*	$0.59
Clean Energy Transition Mechanism	*104 kWh @ $0.00418/kWh*	$0.43
Florida Gross Receipt Tax		$0.86
Electric Service Cost		**$34.25**
State Tax		$2.72
Total Electric Cost, Local Fees and Taxes		**$36.97**

Avg kWh Used Per Day



Current Month's Electric Charges **$36.97**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014021839
Statement Date: 08/31/2026

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

Meter Read

Meter Location: PUMP/LIFT STATION

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967413	08/13/2026	5,564		5,560		4 kWh	1	29 Days

Charge Details

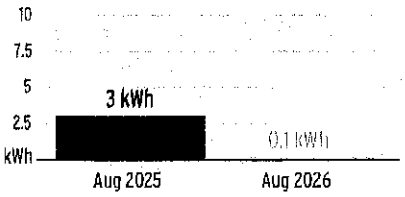
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*4 kWh @ $0.09202/kWh*	$0.37
Fuel Charge	*4 kWh @ $0.03516/kWh*	$0.14
Storm Protection Charge	*4 kWh @ $0.00568/kWh*	$0.02
Clean Energy Transition Mechanism	*4 kWh @ $0.00418/kWh*	$0.02
Florida Gross Receipt Tax		$0.50
Electric Service Cost		**$20.19**
State Tax		$1.61
Total Electric Cost, Local Fees and Taxes		**$21.80**

Current Month's Electric Charges **$21.80**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014021607
Statement Date: 08/31/2026

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

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Meter Read

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000760922	08/13/2026	18,096	10,495	7,601 kWh	1	29 Days
1000760922	08/13/2026	11.91	0	11.91 kW	1	29 Days

Charge Details

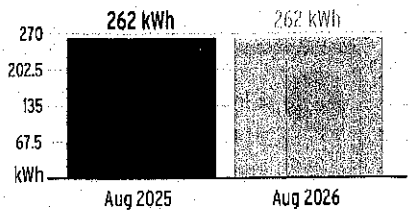
Electric Charges

Daily Basic Service Charge	*29 days @ $1.12000*	$32.48
Billing Demand Charge	*12 kW @ $19.06000/kW*	$228.72
Energy Charge	*7,601 kWh @ $0.00815/kWh*	$61.95
Fuel Charge	*7,601 kWh @ $0.03516/kWh*	$267.25
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	*7,601 kWh @ $0.00072/kWh*	$5.47
Clean Energy Transition Mechanism	*12 kW @ $1.15000/kW*	$13.80
Florida Gross Receipt Tax		$16.72
Electric Service Cost		**$668.75**
State Tax		$53.17
Total Electric Cost, Local Fees and Taxes		**$721.92**

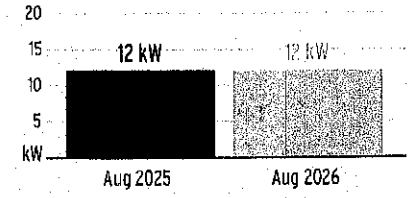
Current Month's Electric Charges **$721.92**

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014021375
Statement Date: 08/31/2026

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

Meter Read

Meter Location: Lift

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760919	08/13/2026	939		927		12 kWh	1	29 Days
1000760919	08/13/2026	0.38		0		0.38 kW	1	29 Days

Charge Details

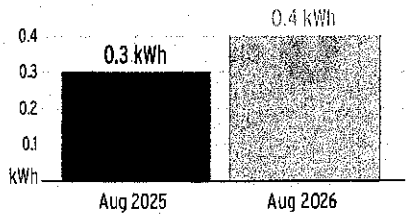
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*12 kWh @ $0.09202/kWh*	$1.10
Fuel Charge	*12 kWh @ $0.03516/kWh*	$0.42
Storm Protection Charge	*12 kWh @ $0.00568/kWh*	$0.07
Clean Energy Transition Mechanism	*12 kWh @ $0.00418/kWh*	$0.05
Florida Gross Receipt Tax		$0.53
Electric Service Cost		**$21.31**
State Tax		$1.69
Total Electric Cost, Local Fees and Taxes		**$23.00**

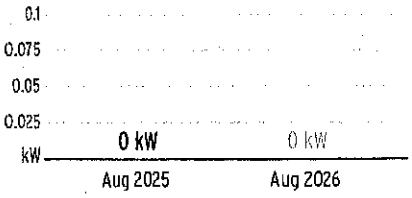
Current Month's Electric Charges $23.00

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor

3.03% Aug 2025 4.54% Aug 2026

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

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014021102
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000142218	08/13/2026	61,237	61,044	193 kWh	1	29 Days

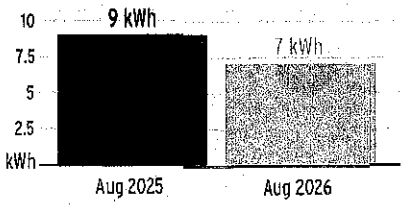
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*193 kWh @ $0.09202/kWh*	$17.76
Fuel Charge	*193 kWh @ $0.03516/kWh*	$6.79
Storm Protection Charge	*193 kWh @ $0.00568/kWh*	$1.10
Clean Energy Transition Mechanism	*193 kWh @ $0.00418/kWh*	$0.81
Florida Gross Receipt Tax		$1.17
Electric Service Cost		**$46.77**
State Tax		$3.72
Total Electric Cost, Local Fees and Taxes		**$50.49**

Current Month's Electric Charges **$50.49**

Avg kWh Used Per Day



Billing information continues on next page →

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014020864
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000760920	08/13/2026	9,625	5,131	4,494 kWh	1	29 Days

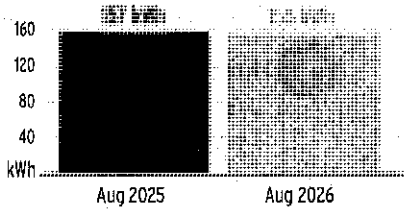
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*4,494 kWh @ $0.09202/kWh*	$413.54
Fuel Charge	*4,494 kWh @ $0.03516/kWh*	$158.01
Storm Protection Charge	*4,494 kWh @ $0.00568/kWh*	$25.53
Clean Energy Transition Mechanism	*4,494 kWh @ $0.00418/kWh*	$18.78
Florida Gross Receipt Tax		$16.28
Electric Service Cost		**$651.28**
State Tax		$51.78
Total Electric Cost, Local Fees and Taxes		**$703.06**

Current Month's Electric Charges **$703.06**

Avg kWh Used Per Day



Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014020591
Statement Date: 08/31/2026

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

Meter Read

Meter Location: GATE

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

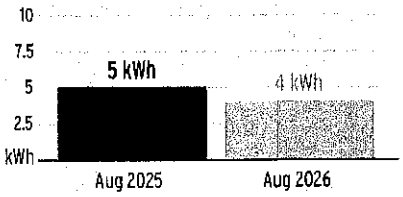
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000114901	08/13/2026	17,085	16,970	115 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*115 kWh @ $0.09202/kWh*	$10.58
Fuel Charge	*115 kWh @ $0.03516/kWh*	$4.04
Storm Protection Charge	*115 kWh @ $0.00568/kWh*	$0.65
Clean Energy Transition Mechanism	*115 kWh @ $0.00418/kWh*	$0.48
Florida Gross Receipt Tax		$0.89
Electric Service Cost		**$35.78**
State Tax		$2.84
Total Electric Cost, Local Fees and Taxes		**$38.62**

Avg kWh Used Per Day



Current Month's Electric Charges **$38.62**

Billing information continues on next page →

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014020351
Statement Date: 08/31/2026

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

Meter Read

Meter Location: Gate

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142239	08/13/2026	16,398		16,270		128 kWh	1	29 Days

Charge Details

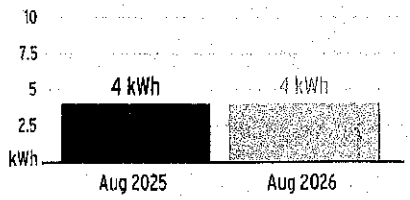
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
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
Florida Gross Receipt Tax		$0.94
Electric Service Cost		**$37.63**
State Tax		$2.99
Total Electric Cost, Local Fees and Taxes		**$40.62**

Current Month's Electric Charges **$40.62**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014020187
Statement Date: 08/31/2026

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

Meter Read

Meter Location: Behind wall look left

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000760998	08/13/2026	14,189	12,959	1,230 kWh	1	29 Days

Charge Details

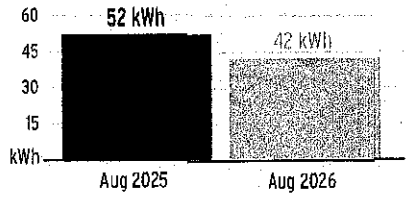
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*1,230 kWh @ $0.09202/kWh*	$113.18
Fuel Charge	*1,230 kWh @ $0.03516/kWh*	$43.25
Storm Protection Charge	*1,230 kWh @ $0.00568/kWh*	$6.99
Clean Energy Transition Mechanism	*1,230 kWh @ $0.00418/kWh*	$5.14
Florida Gross Receipt Tax		$4.81
Electric Service Cost		**$192.51**
State Tax		$15.30
Total Electric Cost, Local Fees and Taxes		**$207.81**

Current Month's Electric Charges **$207.81**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211013949949
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000115610	08/13/2026	14,622		14,490		132 kWh	1	29 Days

Charge Details

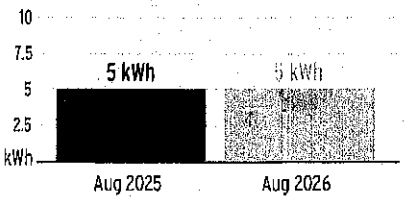
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
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
Florida Gross Receipt Tax		$0.95
Electric Service Cost		**$38.18**
State Tax		$3.04
Total Electric Cost, Local Fees and Taxes		**$41.22**

Current Month's Electric Charges **$41.22**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211013949733
Statement Date: 08/31/2026

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

Meter Read

Service Period: 07/16/2026 - 08/13/2026 **Rate Schedule:** General Service - Non Demand

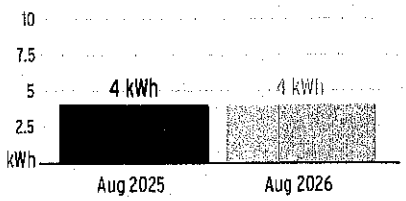
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000098994	08/13/2026	13,804	13,684	120 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*120 kWh @ $0.09202/kWh*	$11.04
Fuel Charge	*120 kWh @ $0.03516/kWh*	$4.22
Storm Protection Charge	*120 kWh @ $0.00568/kWh*	$0.68
Clean Energy Transition Mechanism	*120 kWh @ $0.00418/kWh*	$0.50
Florida Gross Receipt Tax		$0.91
Electric Service Cost		**$36.49**
State Tax		$2.90
Total Electric Cost, Local Fees and Taxes		**$39.39**

Avg kWh Used Per Day



Current Month's Electric Charges	$39.39
Total Current Month's Charges	**$12,255.38**

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-02313P **Date 09/11/2026**

Attn:
Meadow Pointe III CDD Rizzetta
RIZZETTA IS 3434 COLWELL AVE,
SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-02313P **Notice of Meetings Fiscal Year 2026/2027** **RE:** Meadow Pointe III Community Development District **Published:** 9/11/2026	$83.13

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$83.13**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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

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

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

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

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

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

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rizzetta & Company, Inc., District Management
September 11, 2026 26-02313P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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INVOICE

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

Invoice Number:	SI156678
Invoice Date:	9/1/2026
Due Date	10/1/2026

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

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

Job Number:	J02197	Customer ID	C00588
Job Description:	Meadow Pointe III, CDD	P.O. Number	
		WA:	

Date	Item/Description	Task Number	Qty.	Unit	Unit Price	Total Price
9/1/2026	Monthly Lift Station Inspection	2001	1	EA	104.19	104.19

Click to Pay

Click Here to Pay

Remit To:
U.S. WATER SERVICES CORPORATION
4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652
Phone: (727) 848-8292 Ext. 219
Toll Free: (866) 753-8292 Ext. 219
Email: ar@uswatercorp.net

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

U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe 3 DATE: 8/7/26

MODEL OF PUMPS: _____ HP: 2

POWER: AC VOLTS: 230 PHASE: 1

PUMPS AMPS: #1 L1 18 L2 18.4 L3 _____

#2 L1 18.3 L2 18.1 L3 _____

RESISTANCE: #1 L1 & L2 0 L2 & L3 0 L1 & L3 0

#2 L1 & L2 0 L2 & L3 0 L1 & L3 0

PUMP GROUND: #1 Em 42.5 #2 Em 308.8

CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL:

ALTERNATION ok

ALARM HORN ok

ALARM LIGHT ok

FLOAT SYSTEM #1 ok

#2 ok

#3 ok

#4 ok

CONDITION OF PANEL BOX:

PAINT ok

HASP ok

HINGES ok

STAND ok

LOCK ok

OTHER PANEL PROBLEMS _____

WET WELL:

SIZE PIPING 2"

TYPE PVC

COND. PIPE ok

GREASE ON WALL MIN

GREASE FLOATING MIN

HATCH COVER ok

HINGES ok

DRY WELL:

SIZE PIPING 2"

TYPE PVC

COND. PIPE ok

GREASE ON WALL 0

GREASE FLOATING 0

HATCH COVER ok

HINGES ok

CONDITION AROUND LIFT STATION: (WEEDS, TRASH, OTHER) good

WORK THAT NEEDS TO BE DONE: _____

CC: OWNER Signature & Date 8/7/26

Owned & Operated in the U.S.A.

4939 Cross Bayou Boulevard · New Port Richey, FL 34652
Phone: 727-848-8292 Fax: 727-848-7701 Toll Free: 866-753-8292

CamScanner

Valley

CC083126-720

0 0

ACCOUNT SUMMARY

Credit Limit	$10,000.00
Credit Available	$7,793.00
Statement Closing Date	August 31, 2026
Days in Billing Cycle	31
Previous Balance	$1,765.06
Payments & Credits	$1,796.67
Purchases & Other Charges	$2,237.77
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$2,206.16

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

PAYMENT INFORMATION

New Balance	$2,206.16
Minimum Payment Due	**$2,206.16**
Payment Due Date	**September 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			$1,765.06-	
08/25	08/25	F151500KX00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,765.06-
		MICHELLE WHITE	**$0.00**	
		JUSTIN LAWRENCE	**$2,206.16**	
08/02	08/02	8230509K6EHNQFSNW	AMAZON MARK* 5N5AD57J1 SEATTLE WA	121.65
			MCC: 5999 MERCHANT ZIP:	
08/03	08/03	8230509K8EHNKQMT2	AMAZON RETA* 5N71U5VV1 SEATTLE W CREDIT	31.61-
			MCC: 5331 MERCHANT ZIP:	
08/04	08/04	0230537K900JBVND7	PUBLIX #006 WESLEY CHAPEL FL	30.75
			MCC: 5411 MERCHANT ZIP: 33544	
08/05	08/05	8230509K9EHNTLV7V	AMAZON RETA* 5601F7EV2 SEATTLE WA	47.51
			MCC: 5331 MERCHANT ZIP:	
08/06	08/06	0543684KBBLJ9SPBZ	SAMS CLUB RENEWAL BROOKSVILLE FL	120.00
			MCC: 5300 MERCHANT ZIP: 34613	
08/06	08/06	2230379KA013EBZPK	76 - DAYBREAK MARKET A WESLEY CHAPEL FL	55.07
			MCC: 5542 MERCHANT ZIP:	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Payment Due Date	**September 25, 2026**
New Balance	**$2,206.16**
Minimum Payment Due	$2,206.16
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 0
MEADOW POINTE III CDD
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
08/12	08/12	0230537KH00JFDAHA	PUBLIX #1877 WESLEY CHAPEL FL	29.45
			MCC: 5411 MERCHANT ZIP: 33545	
08/12	08/12	5270715KH09FY7SBT	THE HOME DEPOT #6311 TAMPA FL	358.97
			MCC: 5200 MERCHANT ZIP: 33647000	
08/17	08/17	8230509KNEHMJHJ89	AVIVE SOLUTIONS, INC. BRISBANE CA	199.99
			MCC: 5047 MERCHANT ZIP:	
08/17	08/17	5269215KMT3QK1MPF	DKS IM SERVER INGLEWOOD CA	177.13
			MCC: 5072 MERCHANT ZIP: 90301	
08/18	08/18	8230509KNEHP2KYLM	AMAZON RETA* 5A7QU6EZ2 SEATTLE WA	74.08
			MCC: 5331 MERCHANT ZIP:	
08/18	08/18	0230537KP00J37SAR	PUBLIX #618 ZEPHYRHILLS FL	81.48
			MCC: 5411 MERCHANT ZIP: 33543	
08/19	08/19	5543286KP61LQ68L0	AMAZON MKTPL*5A5XR7XH2 SEATTLE WA	197.02
			MCC: 5942 MERCHANT ZIP:	
08/25	08/25	2230379KX053M1W08	76 - DAYBREAK MARKET A WESLEY CHAPEL FL	50.00
			MCC: 5541 MERCHANT ZIP:	
08/25	08/25	0230537KY00HVRRX5	PUBLIX #006 WESLEY CHAPEL FL	34.53
			MCC: 5411 MERCHANT ZIP: 33544	
08/27	08/27	5543286KZ8VNZYJ3P	AMAZON MKTPL*5O1BW4US0 SEATTLE WA	123.59
			MCC: 5942 MERCHANT ZIP:	
08/27	08/27	5543286KZ8VYMAKQN	AMAZON MKTPL*5Q51O4OK1 SEATTLE WA	99.30
			MCC: 5942 MERCHANT ZIP:	
08/27	08/27	5270715L009FNH6B5	THE HOME DEPOT #8929 ZEPHYRHILLS FL	398.00
			MCC: 5200 MERCHANT ZIP: 33545000	
08/29	08/29	1230202L100033XAX	MAILCHIMP ATLANTA GA	39.25
			MCC: 5818 MERCHANT ZIP:	

IMPORTANT ACCOUNT INFORMATION

$0 - $2,206.16 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$10.11	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$5.52	$0-$500,000 = 0.25%
New Cashback Balance	$15.63	$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 August 31, 2026
Payment Date September 29, 2026

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

				Parks & Rec	Parks & Rec	Parks & Rec	Special Events
				Clubhouse Maintenance & Repair	Operating Supplies	Vehicle Maintenance	Special Events
Date	**Vendor Name**	**Description**	**Amount**	**57200-4705**	**57200-4738**	**57200-4660**	**57400-4775**
8/1/2026		**Beginning Balance**	**$ 1,765.06**				
08/02/26	Amazon	CPW Items	$ 121.65		$ 121.65		
08/03/26	Amazon	Refund from 7/29 Purchase	$ (31.61)			$ (31.61)	
08/04/26	Publix	CPW Items	$ 30.75		$ 30.75		
08/05/26	Amazon	Misc. Clubhouse Supplies	$ 47.51	$ 47.51			
08/06/26	Sams Club	Annual Membership Renewal	$ 120.00	$ 120.00			
08/06/26	76 Daybreak	Gas For Truck	$ 55.07			$ 55.07	
08/12/26	Publix	CPW Items	$ 29.45		$ 29.45		
08/12/26	Home Depot	Misc. Maintenance Supplies	$ 358.97	$ 358.97			
08/17/26	Avive Solutions	AED Membership/Remote Monitoring	$ 199.99	$ 199.99			
08/17/26	DKS IM Server	Server Subscription (Annual)	$ 177.13	$ 177.13			
08/18/26	Amazon	CH Paper Towels	$ 74.08	$ 74.08			
8/182026	Publix	CPW Items & CDD Meeting	$ 81.48		$ 81.48		
08/19/26	Amazon	Misc. Clubhouse & Maint. Supplies	$ 197.02	$ 197.02			
08/25/26	76 Daybreak	Gas For Truck	$ 50.00			$ 50.00	
08/25/26	Publix	CPW Items + Clubhouse Water	$ 34.53		$ 34.53		
08/27/26	Amazon	Misc. Clubhouse & Maint. Supplies	$ 123.59	$ 123.59			
08/27/26	Amazon	Misc. Clubhouse & Maint. Supplies	$ 99.30	$ 99.30			
08/27/26	The Home Depot	Gas Leaf Blower (Ct. 2)	$ 398.00			$ 398.00	
08/29/26	Mailchimp	Monthly Charges	$ 39.25	$ 39.25			
09/25/26		CC Payment	$ (1,765.06)				
08/31/26	**TOTAL**		**$ 2,206.16**	**$ 1,436.84**	**$ 297.86**	**$ 471.46**	**$ -**
				57200-4705	**57200-4738**	**57200-4660**	**57400-4775**

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



2

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

Conditions of Use Privacy Notice Consumer Health Data Privacy Disclosure Your Ads Privacy Choices
© 1996-2026, Amazon.com, Inc. or its affiliates

Manager

We have issued your refund

$31.61 will be credited to your MasterCard by Aug 10

Refund

We weren't able to deliver your package and have issued a refund. Learn why packages may be undeliverable.

Aug 3	Aug 3	Aug 10
Refund Initiated	**Refund Issued**	Refund Credited



AmazonCommercial 2-Ply White Jumbo Roll Toilet Paper, 9 in, Septic...

Quantity: 1

1

Total refund $31.61

$31.61 to your MasterCard ending in 2746

View invoice

8/3/26

Manager

Publix

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

Biscuits Cheddar Herb 6Ct	F	3.49
13Ct Key Lime Cookies	F	6.99
Black Raspbry Linzer Tart	F	5.29
13Ct Lemon Meyer Cookie	F	6.99
Guava Cake Bars	F	7.99
Subtotal		30.75
Total Tax		0.00
Total		30.75
Credit		30.75
Change		0.00

MasterCard: *2746	$30.75
Credit Card	Purchase
Auth/Trace: 004941/747099	Chip Read
Reference: 001877664612	
A0000000041010	
Mastercard	

08/04/2026 02:53PM
Thank you for shopping at store 0006
2147, 0174, 774

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

Publix Super Markets, Inc.

0006 84R 742 147

8/4/26

Manager 76,741

WELCOME
DAYBREAK MARKET AND
3182 HUELAND POND
WESLEY CHAPEL FL
33543

DATE 8/6/26 11:59
TRAN#9208207
PUMP# 20
SERVICE LEVEL: SELF
PRODUCT: REGULAR
GALLONS: 14.928
PRICE/G: $3.689
FUEL SALE $55.07
CREDIT $55.07

ENTRY: Insert
MASTERCRD Acct: 2746
Term ID: 21
AUTH: 00-006272
Batch: 59
Seq: 00
INVOICE: 11
EMV STAN#: 02
95
APP NAME: Mast
AID: A00000000
APP CRYPTOGRAM
ARQC 676B1D8A1CF496D

8/6/26

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 $4.48

Manager

Order Summary

Order placed August 4, 2026 Order # 113-9500496-2487459

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:	$47.51
Shipping & Handling:	$0.00
Total before tax:	$47.51
Estimated tax to be collected:	$0.00
Grand Total:	**$47.51**

Arriving tomorrow



Lysol Disinfecting Wipes, Multi-Surface Cleaner, Lemon, 80 ct. (4 Pack)
Sold by: Amazon.com
Supplied by: Other
$14.97

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
$32.54

8/4/26

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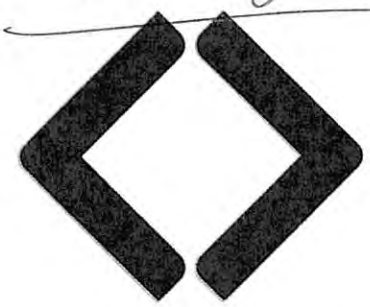
Manager



sam's club™

CLUB MANAGER NICKOLAS
3525924737

BROOKSVILLE, FL
08/06/26 11:06 9556 4818 83

0000000101	PRIMARY REN	60.00 O
0000000118	PLUS RENEWA	60.00 O
	SUBTOTAL	120.00
TAX 12	0 %	0.00
	TOTAL	120.00
MASTERCARD CREDIT TEND		120.00
MASTERCARD	**** **** ****	2746
	CHANGE DUE	0.00

ITEMS SOLD 2

TC# 5406 9965 6910 0435 3783 0



08/06/26 11:06

Manager

Publix

Innovation Springs
32265 Overpass Rd
Wesley Chapel, FL 33545-4987
(813) 953-4409
Store Manager: Justin Schroeder

Gw Variety Mini Muffin	F	6.49
Vanilla Loaf Cke Sl		6.99
Brioche Donuts Assrtd 4Ct	F	5.99
Scone 8Ct Blueberry	F	3.99
9Ct Lemon Strudel	F	5.99

Subtotal	29.45
Total Tax	0.00
Total	29.45
Credit	29.45
Change	0.00

MasterCard: x2746 $29.45
Credit Card Purchase
Auth/Trace: 012779/720022 Chip Read
Reference: 001877744822
A0000000041010
Mastercard

08/12/2026 09:39AM
Thank you for shopping at store 1877
7314, 0172, 772

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

Publix Super Markets, Inc.

1877 8CR 727 314

8/12/26

Manager

The Home Depot

How doers get more done.

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

6311 00062 68494 08/12/26 11:03 AM
SALE CASHIER MINANSHU

761475971348 RUG REACHER <A>	29.98N
UNGER RUGGED REACHER	
761475921343 NIFTY NABBER <A>	19.97N
UNGER 36" NIFTY NABBER	
086876314380 BR DB SQUGEE <A>	35.97N
BRUTE DUAL BLADE FLOOR SQUEEGEE	
1003-622-214 30' INS TAPE <A>	
K-FLEX 2" X 30' RUB INSULATION TAPE	
3@17.98	53.94N
742366999832 FOIL TAPE <A>	13.60N
NASHUA MULTI-PURPOSE FOIL-1.89"X50YD	
070183000081 RU TRIG 1GAL <A,S>	
ROUNDUP W&GK4 TRIGGER 1 GAL	
3@9.97	29.91N
020066386894 2X S-GLOW <A>	
PAINTERS TOUCH 2X SEMI-GLOSS WHITE	
6@5.98	35.88N
020066387617 2X GLSBLK <A>	
PAINTERS TOUCH 2X GLOSS BLACK	
8@5.98	47.84N
090932119151 3.5G POTHOLE <A>	
LATEX-ITE SUPER PATCH 3.5 GAL	
4@22.97	91.88N

SUBTOTAL	358.97
SALES TAX	0.00
TAX EXEMPT	
TOTAL	$358.97
XXXXXXXXXXXX2746 MASTERCARD	
USD$ 358.97	
AUTH CODE 012505/2620051	TA
AUTH MODE - ISSUER	
Chip Read	
AID A0000000041010	Mastercard

P.O.#/JOB NAME: 00
6311 08/12/26 11:03 AM

6311 62 68494 08/12/2026 8579

Manager

Order Information

Description:	IM Server Subscription.
Invoice Number	Statement #2829392
Customer ID	mpiiiclub@live.com

Billing Information
Justin Lawrence
Meadow Pointe III CDD
3434 Colwell Ave
Tampa, FL 33614
US
manager@meadowpointe3.com
8133836676

Shipping Information

Total: $177.13 (USD)

Payment Information

Date/Time:	16-Aug-2026 20:44:21 MDT
Transaction ID:	121779590432
Payment Method:	MasterCard xxxx2746
Transaction Type:	Purchase
Auth Code:	016940

Merchant Contact Information

Doorking, Inc
Inglewood, CA 90301
US
DKS-server-modem-sales@dksoftware.com

8/16/26

Manager

Order Summary

Order placed August 17, 2026 Order # 113-0313574-2798676

Ship to

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

Payment method

Mastercard ending in 2746
View related transactions

Order Summary

Item(s) Subtotal:	$74.08
Shipping & Handling:	$0.00
Total before tax:	$74.08
Estimated tax to be collected:	$0.00
Grand Total:	**$74.08**

Arriving Friday



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

$37.04

Back to top

8/17/26

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Manager

Order Summary

Order placed August 17, 2026 Order # 113-3554669-4773800

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:	$197.02
Shipping & Handling:	$0.00
Total before tax:	$197.02
Estimated tax to be collected:	$0.00
Grand Total:	**$197.02**

Arriving Thursday



PEIPU Nitrile Gloves Disposable Gloves (Medium, 100-Count), 4 Mil,Powder Free, Cleaning Service Gloves, Latex Free
Sold by: PEIPU Corporation
Supplied by: Other
3
$9.97



Amazon Saver, Powdered Non-Dairy Original Coffee Creamer, 16 Oz
Sold by: Amazon.com
Supplied by: Other
$3.56



Domino® White Sugar Packets, 400 Count Dispenser Box, 0.10 oz Each
Sold by: myfulfillMATE
Supplied by: Other
$23.99



Amazon Basics Disposable Clear Plastic Spoons, Premium Quality, 100 Count, Large Pack, Packaging May Vary
Sold by: Amazon.com
Supplied by: Other
$6.99



The Original Donut Shop Regular Keurig Single-Serve K-Cup Pods, Medium Roast Coffee, 72 Count
Sold by: Amazon.com
Supplied by: Other
$42.73



PEIPU Nitrile Disposable Gloves, (Large,100 Pack Powder Free, Cleaning Service Gloves, Latex Free,4Mil,
Sold by: PEIPU Corporation
Supplied by: Other
5
$9.98



Glad ForceFlex Tall Kitchen Trash Bags, 13 Gallon, Gain Original, 110 Count (Package May Vary)
Sold by: Amazon.com
Supplied by: Other
2
$19.97

8/17/26

Manager

Receipt #1126-9779

AMOUNT PAID	DATE PAID	PAYMENT METHOD
$199.99	Aug 17, 2026, 12:56:33 PM	- 2746

SUMMARY

Payment to Avive Solutions, Inc. Annual REALConnect Subscription (AED Live Monitoring)	$199.99
Amount paid	**$199.99**

8/17/26

Manager

Publix

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

Sprite 10Pk Mini	T	
$8.99 x 2		17.98
Coca-Cola Class 10Pk Mini	T	0.00
You saved: $8.99		
F/Lay Vp Cheesy Mix 18Ct	F	8.99
You saved: $4.70		
24Ct Sugar Cookies	F	5.99
24Ct Assorted Cookie	F	5.99
Publix Purified 32Pk(Pal)	F	4.69
Black Raspbry Linzer Tart	F	5.29
9Ct Mini Bb Chs Strudel	F	5.99
13Ct Lemon Meyer Cookie	F	6.99
Corn Muffins	F	5.59
Blueberry Muffins	F	0.00
You saved: $5.59		
Oranges Navel Red	F	6.99
Oranges Navel Red	F	6.99
Subtotal		81.48
Sales Tax 7% - T		0.00
Total Tax		0.00
Total		~~81.48~~
Credit		81.48
Change		~~0.00~~
Tax Exempt		1.26

8/18/26

****

SAVINGS: $19.28

****

Manager

Publix

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

6Ct Lemon Sourcream Cake	F	3.89
24Ct Assorted Cookie	F	4.99
You saved: $1.00		
Black Raspbry Linzer Tart	F	5.29
13Ct Key Lime Cookies	F	6.99
Scone 8Ct Blueberry	F	3.99
Publix Purified 32Pk(Pal)	F	
$4.69 x 2		9.38
Subtotal		34.53
Total Tax		0.00
Total		~~34.53~~
Credit		34.53
Change		~~0.00~~

****

SAVINGS: ~~$1.00~~

****

8/25/26

MasterCard: *2746 $34.53
Credit Card Purchase
Auth/Trace: 025446/067736 Swipe
Reference: 001836013316

76,691

Manager

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

PRE-AUTHORIZED RECEIPT

Description	Qty	Amount
PREPAY CR #15		50.00

Subtotal 50.00
TOTAL 50.00
PREAUTH $ 50.00

PRE-AUTHORIZATION
ENTRY: Insert
MASTERCRD A Acct: 2746 $50.00
AUTH: 00-025392
INVOICE: 135758
EMV STAN#: 02325164228
APP NAME: Mastercard
AID: A0000000041010
APP CRYPTOGRAM: ARQC 4CDB34FE5ADD7ACB

**** CARD NOT CHARGED UNTIL THE FUEL SALE IS COMPLETE. ****

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

ST#1257 DR#T TRAN#1037402
CSH: 16 8/25/26 1:57:59 PM

Manager

Order Summary

Order placed August 26, 2026 Order # 113-6258623-6897810

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:	$123.59
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$123.59
Estimated tax to be collected:	$0.00
Grand Total:	**$123.59**

Arriving overnight 7 AM – 11 AM



Iron Lock® Medium Wall Mount Combination Key Lock Box, Outdoor (Black)
Sold by: Iron Lock
Supplied by: Other
$26.99



2

Beebel Lanyard 50PCS Lanyards with Swivel Hook clips for ID Name Badge Holder (Black)
Sold by: Beebel
Supplied by: Other
$15.95

Arriving overnight 7 AM – 11 AM



Sharpie Tank Highlighters, Chisel Tip, Fluorescent Yellow, 12 Count
Sold by: Amazon.com
Supplied by: Other
$6.92

Arriving overnight 7 AM – 11 AM



2

Legal Pads 8.5 x 11 White Note Pads 8.5 x 11 In 2 Pack Notepads 8.5 x 11
Sold by: aidunmis
Supplied by: Other
$6.99



Sparkle Tear-A-Square Kitchen Paper Towels, 3 Triple Paper Towel Rolls
Sold by: Amazon.com
Supplied by: Other
$7.82



Plasticplace 55-60 Gallon Trash Bags, 1.2 Mil Heavy Duty Contractor Garbage Bags, Black Tear-Resistant Bags for Construction, Yard Waste, Industrial Use, Large 38" x 58" (100 Count)
Sold by: Amazon.com
Supplied by: Other
$35.98

8/26/26

Manager

Order Summary

Order placed August 26, 2026 Order # 113-8040791-8181051

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:	$99.30
Shipping & Handling:	$0.00
Total before tax:	$99.30
Estimated tax to be collected:	$0.00
Grand Total:	**$99.30**

Arriving Friday



Rust-Oleum Painter's Touch 2X Ultra Cover Spray Paint, Gloss Hunter Green
Sold by: Amazon.com
Supplied by: Other
$14.74
2



3-in-1 Turbo Nozzle Pressure Washer, 360° Rotating Turbo Nozzle, Pressure Washer Turbo Nozzle with 1/4" Quick Connect - 4-6 GPM, 2.0 Orifice (Stainless steel, Pound per Square Inch, 3000)
Sold by: FIMXSD
Supplied by: Other
$32.99

Arriving Monday



Amazon Basics 2-Ply White Centerpull Paper Towels | Bulk for Business | Compatible with Universal Dispensers | FSC Certified | 600 Towels per Roll (6 Rolls)(7.6 x 9 Sheet)(Previously AmazonCommercial)
Sold by: Amazon.com
Supplied by: Other
$36.83

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8/26/26

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Manager

Order #WK36293974

Placed on: Aug 27, 2026

Billing Information

Justin Lawrence
1500 Meadow Pointe Blvd
Wesley Chapel FL 33543

Payment Method: MC ***2746

Item	Price/Item	Qty	Line Total
Scheduled Delivery (1 item)			
1500 Meadow Pointe Blvd , Wesley Chapel, FL 33543			
ECHO 170 MPH 453 CFM 25.4 cc Gas 2-Stroke Handheld Leaf Blower	$199.00	2	$398.00
Expect it on Aug, 27 2026 **6am - 8pm**			
	Subtotal		**$398.00**
	Sales Tax		$0.00
	Total		**$398.00**

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

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

8/27/26

Feedback

Manager

mailchimp

Your order has been processed.

Order MC26819839

Processed on August 29, 2026 02:42 AM New York.

Essentials plan 1,500 contacts	**$26.50**
Additional Contact Blocks • Up to 500 contacts $12.75 x 1 contact blocks	**$12.75**

Paid via **Mast** ending in **2746** which expires **05/2027**
on August 29, 2026

$39.25

8/29/26

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

ACCOUNT NO.	**6426-016054**
INVOICE NO.	**2279466W426**
STATEMENT DATE	**09/20/26**
DUE DATE	**09/26/26**
BILLING PERIOD	//-//

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

FOR ASSISTANCE CALL	
Customer Service	**(352) 583-4204**
One Time Payments	**(800) 457-1379**

INVOICE STATEMENT

Date	Description		Amount
	Contract No: 02882 **Service Location** **Acct #016054-0001**	**MEADOW POINT III CDD** **1500 MEADOW POINT BLVD WESLEY CH**	
09/20/26	FUEL AND MATERIAL SURCHARGE	1.00 SC70384588	$ 79.06
09/20/26	ENVIRONMENTAL SURCHARGE	1.00 SC70384587	$ 20.54
09/20/26	BASIC SERVICE CHARGE 10/1/2026-10/31/2026	1.00 6.00YD	$ 205.35
	Invoice Total		**$ 304.95**
	Account Balance		**$ 304.95**

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.

NNNNNNNNNN

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

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

ACCOUNT NO.	**6426-016054**
INVOICE NO.	**2279466W426**
STATEMENT DATE	**09/20/26**
DUE DATE	**09/26/26**
PAY THIS AMOUNT	**304.95**

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 00000030495000000000000002279466 4

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1353910** Cycle **15**
Meter Number
Customer Number 10213579
Customer Name MEADOW POINTE III CDD

Bill Date **08/24/2026**
Amount Due **1,660.08**
Current Charges Due **09/17/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day

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

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		1,660.08
Payment		1,660.08CR
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 E.F.T.		1,660.08

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 09/04/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 08/24/2026

Use above space for address change ONLY.

District: OP15

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

Electronic Funds Transfer on or after	**09/04/2026**
TOTAL CHARGES DUE	**1,660.08**
DO NOT PAY	

0001353910000166008000166008O5

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1353911**	Cycle	**06**
Meter Number	50446983		
Customer Number	10213579		
Customer Name	MEADOW POINTE III CDD		

Bill Date	**09/10/2026**
Amount Due	**184.07**
Current Charges Due	**10/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/06	99596	09/04	742				1146

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2026	29	40
Aug 2026	30	47
Sep 2025	30	19

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		**216.36**
Payment	**216.36CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 1,146 KWH @ 0.06090	**69.79**	
Fuel Adjustment 1,146 KWH @ 0.05000	**57.30**	
FL Gross Receipts Tax	**4.26**	
State Tax	**11.85**	
Pasco County Tax	**1.71**	
Total Current Charges		**184.07**
Total Due **E.F.T.**		**184.07**

DO NOT PAY
Total amount will be electronically transferred on or after 09/25/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 09/10/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	**09/25/2026**
TOTAL CHARGES DUE	**184.07**
DO NOT PAY	

0001353911000001840700001840700

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1353912** Cycle **06**
Meter Number	40524268
Customer Number	10213579
Customer Name	MEADOW POINTE III CDD

Bill Date	**09/10/2026**
Amount Due	**70.86**
Current Charges Due	**10/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/06	95902	09/04	96126				224

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2026	29	8
Aug 2026	30	8
Sep 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.

Previous Balance		**73.19**
Payment	**73.19CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 224 KWH @ 0.06090	**13.64**	
Fuel Adjustment 224 KWH @ 0.05000	**11.20**	
FL Gross Receipts Tax	**1.64**	
State Tax	**4.56**	
Pasco County Tax	**0.66**	
Total Current Charges		**70.86**
Total Due **E.F.T.**		**70.86**

1 0 2 1 3 5 7 9

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

DO NOT PAY
Total amount will be electronically transferred on or after 09/25/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 09/10/2026

Use above space for address change ONLY.

District: OP06

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

Electronic Funds Transfer on or after	**09/25/2026**
TOTAL CHARGES DUE	**70.86**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1353913**	Cycle	**06**
Meter Number	38049624		
Customer Number	10213579		
Customer Name	MEADOW POINTE III CDD		

Bill Date	**09/10/2026**
Amount Due	**65.82**
Current Charges Due	**10/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/06	48343	09/04	48526				183

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2026	29	6
Aug 2026	30	6
Sep 2025	30	7

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

Previous Balance		**66.19**
Payment	**66.19CR**	
Balance Forward		**0.00**
Customer Charge	**39.16**	
Energy Charge 183 KWH @ 0.06090	**11.14**	
Fuel Adjustment 183 KWH @ 0.05000	**9.15**	
FL Gross Receipts Tax	**1.52**	
State Tax	**4.24**	
Pasco County Tax	**0.61**	
Total Current Charges		**65.82**
Total Due **E.F.T.**		**65.82**

1 0 2 1 3 5 7 9

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

DO NOT PAY
Total amount will be electronically transferred on or after 09/25/2026.

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District: OP06

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

Electronic Funds Transfer on or after	**09/25/2026**
TOTAL CHARGES DUE	**65.82**
DO NOT PAY	

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INVOICE

INVOICE #	INVOICE DATE
1243288	8/11/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Invoice Due Date: September 10, 2026

Invoice Amount: $15,650.00

Description	Current Amount
Alchester Front Entrance Install	
Landscape Enhancement	$15,650.00

Invoice Total **$15,650.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

INVOICE

INVOICE #	INVOICE DATE
1247841	8/25/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Invoice Due Date: September 24, 2026

Invoice Amount: $5,000.00

Description	Current Amount
1237 Ambridge Dr Wall Cleanup	
Tree Care Service	$5,000.00

Invoice Total **$5,000.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

INVOICE

INVOICE #	INVOICE DATE
1247842	8/25/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Invoice Due Date: September 24, 2026

Invoice Amount: $1,000.00

Description	Current Amount
Tank #1 Rid O Rust Refill	
Irrigation Repairs	$1,000.00

Invoice Total **$1,000.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

INVOICE

INVOICE #	INVOICE DATE
1247843	8/25/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Invoice Due Date: September 24, 2026

Invoice Amount: $1,000.00

Description	Current Amount
Tank #2 Rid O Rust Refill	
Irrigation Repairs	$1,000.00

Invoice Total **$1,000.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

INVOICE

INVOICE #	INVOICE DATE
1247844	8/25/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Invoice Due Date: September 24, 2026

Invoice Amount: $1,000.00

Description	Current Amount
Tank #3 Rid O Rust Refill	
Irrigation Repairs	$1,000.00

Invoice Total **$1,000.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

INVOICE

INVOICE #	INVOICE DATE
1256911	8/31/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Invoice Due Date: September 30, 2026

Invoice Amount: $991.00

Description	Current Amount
30607 Bittsburry Ct Street Tree	
Landscape Enhancement	$991.00

Invoice Total **$991.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

INVOICE

INVOICE #	INVOICE DATE
1256912	8/31/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Invoice Due Date: September 30, 2026

Invoice Amount: $975.00

Description	Current Amount
Bittsbury Ct Street Tree Replacement	
Landscape Enhancement	$975.00

Invoice Total **$975.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

INVOICE

INVOICE #	INVOICE DATE
1256913	8/31/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Invoice Due Date: September 30, 2026

Invoice Amount: $975.00

Description	Current Amount
Bittsbury Ct Street Tree Replacement (2 more)	
Landscape Enhancement	$975.00

Invoice Total **$975.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

INVOICE

INVOICE #	INVOICE DATE
1256914	8/31/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Invoice Due Date: September 30, 2026

Invoice Amount: $975.00

Description	Current Amount
Bittsbury Ct Street Tree Replacement by the gate	
Landscape Enhancement	$975.00

Invoice Total **$975.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

INVOICE

INVOICE #	INVOICE DATE
1261066	9/1/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Address: 1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Invoice Due Date: October 1, 2026

Invoice Amount: $482.55

Description	Current Amount
Irrigation Inspection Crated on 8/7/26	
Irrigation Repairs	$482.55
Invoice Total	**$482.55**

Excellence
IN COMMERCIAL LANDSCAPING

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

YELLOWSTONE LANDSCAPE

INVOICE

Invoice Number:	1266295
Invoice Date:	09/14/2026
Due Date:	10/14/2026
Terms:	Net 30
PO Number:	
Opportunity #:	732027

BILL TO:

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

SERVICE LOCATION:

Meadow Pointe III CDD
1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

REMIT TO:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

DESCRIPTION	AMOUNT
Beaconsfield Tree Uplift	$915.53

ACCOUNT SUMMARY	
Current	$38,169.30
1-30 Days Past Due	**$15,652.00**
31-60 Days Past Due	**$0.00**
61-90 Days Past Due	**$0.00**
90+ Days Past Due	**$0.00**
TOTAL PAST DUE	$15,652.00

TOTAL ACCOUNT BALANCE	$53,821.30

Subtotal	$915.53
Tax	$0.00
INVOICE TOTAL	**$915.53**

Should you have any questions or inquiries please call **813-223-6999.**

Past due balances may be subject to additional late fees and interest charges.