



Rizzetta & Company

# **Meadow Pointe III Community Development District**

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**Board of Supervisors'  
Regular Meeting**

**November 18, 2020**

**District Office:  
5844 Old Pasco Road, Suite 100  
Pasco, Florida 33544  
813.994.1615**

**[www.meadowpointe3cdd.org](http://www.meadowpointe3cdd.org)**

# MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

|                                      |   |  |
|--------------------------------------|---|--|
| <b>District Board of Supervisors</b> | Michael Hall<br>Paul Carlucci<br>John Johnson<br>Rick Daddio<br>Glen Aleo | Chairman<br>Vice Chairman<br>Assistant Secretary<br>Assistant Secretary<br>Assistant Secretary |
| <b>District Manager</b>              | Matt Huber  | Rizzetta & Company, Inc.   |
| <b>District Attorney</b>             | Mark Straley/<br>Vivek Babbar   | Straley, Robin, & Vericker   |
| <b>District Engineer</b>             | Tonja Stewart   | Stantec Consulting Services, Inc.  |

## **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

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001

[meadowpointe3CDD.org](http://meadowpointe3CDD.org)

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

November 11, 2020

## FINAL 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, November 18, 2020 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**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. Community Deputy
  - B. Aquatics Update
    1. Presentation of Waterway Inspection Report.....Tab 1
  - C. Landscape Update
    1. Review of Inspection Report & Responses.....Tab 2
  - D. Amenity Management
    1. Presentation of Monthly Report.....Tab 3
  - E. District Engineer
  - F. District Counsel
  - G. District Manager
    1. Presentation of Monthly Financial Summary.....Tab 4
- 4. BUSINESS ITEMS**
  - A. Acceptance of Second Addendum to District Services Contract.....Tab 5
  - B. Discussion of Meadow Pointe III's Series 2007 Bond Refund
  - C. Consideration of MBS Capital Markets, LLC Agreement.....Tab 6
  - D. Discussion Regarding the Scope of Maintenance for the Street Trees
  - E. Update on Pickleball Court Proposals.....Tab 7
  - F. Consideration of Campus Suite Website Administration Proposal.....Tab 8
  - G. Consideration of Kiddie Slide Proposal.....Tab 9
  - H. Consideration of Aventura Nursery & Landscape Proposal.....Tab 10
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on October 21, 2020.....Tab 11
  - B. Consideration of the Operations & Maintenance Expenditures for October 2020.....Tab 12

- 6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,  
*Matthew Huber*  
Matthew Huber  
District Manager

# Tab 1

# SOLITUDE

LAKE MANAGEMENT



## Meadow Pointe III CDD Waterway Inspection Report

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**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 11/09/2020

**Prepared for:**

Matt Huber, District Manager  
Rizzetta & Company  
9428 Camden Field Pkwy  
Riverview FL 33578

**Prepared by:**

Peter Simoes, Account Representative/Biologist

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

**TABLE OF CONTENTS**

Pg

**SITE ASSESSMENTS**

PONDS 81-83 \_\_\_\_\_ 3

PONDS 84-86 \_\_\_\_\_ 4

PONDS 87-89 \_\_\_\_\_ 5

PONDS 90-92 \_\_\_\_\_ 6

PONDS 93-95 \_\_\_\_\_ 7

PONDS 96-98 \_\_\_\_\_ 8

PONDS 99 \_\_\_\_\_ 9

**MANAGEMENT/COMMENTS SUMMARY** \_\_\_\_\_ 9 & 10

**SITE MAP** \_\_\_\_\_ 11

Site: 81

**Comments:**

Site looks good

Minor shoreline weeds present, most of which identified as alligatorweed. Open water looked good.



**Action Required:**

Routine maintenance next visit

**Target:**

Alligatorweed

Site: 82

**Comments:**

Site looks good

No issues observed during today's scheduled visit.



**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

Site: 83

**Comments:**

Treatment in progress

Positive treatment results noted along perimeter. Follow-up treatment required for remaining submersed weeds (right photo).



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation



Site: 84

**Comments:**

Site looks good  
Observed clear of algae. Good water clarity. Minimal shoreline weeds.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

Site: 85

**Comments:**

Site looks good  
Native vegetation continues to look good.



**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

Site: 86

**Comments:**

Site looks good  
Continues to look good. Minimal invasive growth present.



**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

## Site: 87

### Comments:

Site looks good  
Good water clarity. Observed clear of invasive growth.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: 88

### Comments:

Site looks good  
No issues observed during today's visit.



### Action Required:

Routine maintenance next visit

### Target:

Torpedograss

## Site: 89

### Comments:

Scheduled-recurring  
Native plant material observed to be in good condition. Excellent water clarity. Minimal invasive growth present.



### Action Required:

Routine maintenance next visit

### Target:

Pennywort

## Site: 90

### Comments:

Normal growth observed  
Minor shoreline weeds present, most of which identified as Torpedograss. Positive results expected within 14-21 days following treatment.



### Action Required:

Routine maintenance next visit

### Target:

Torpedograss

## Site: 91

### Comments:

Site looks good  
No issues observed.



### Action Required:

Routine maintenance next visit

### Target:

Torpedograss

## Site: 92

### Comments:

Site looks good  
Observed clear of invasive weeds and algae.



### Action Required:

Routine maintenance next visit

### Target:

Torpedograss

Site: 93

**Comments:**

Site looks good

Positive treatment results noted along perimeter. Native pickerelweed looked good. Good water clarity.



**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

Site: 94

**Comments:**

Site looks good

Exposed banks observed clear of invasive growth. No algae noted despite ideal conditions for its development.



**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

Site: 95

**Comments:**

Treatment in progress

Native plant material heavily stressed along entire perimeter. Minimal submersed babytears noted.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

Site: 96

**Comments:**

Site looks good

Minor development of crested waterhearts (invasive lily species), which will be targeted during our routine visits.

**Action Required:**

Routine maintenance next visit

**Target:**

Floating Weeds



Site: 97

**Comments:**

Site looks good

Continues to look good.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



Site: 98

**Comments:**

Site looks good

No issues observed.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss



Site: 99

**Comments:**

Site looks good

Native plant material observed to be in good condition with minimal intrusion of torpedograss noted within buffer area.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

## Management Summary

The waterway inspection for Meadow Pointe III CDD was completed on November 9th, 2020 for Ponds #81-99.

Pond #81: Minor shoreline weeds present, most of which identified as alligatorweed. Open water looked good.

Pond #82: No issues observed during today's scheduled visit.

Pond #83: Positive treatment results noted along perimeter. Follow-up treatment required for remaining submersed weeds (right photo).

Pond #84: Observed clear of algae. Good water clarity. Minimal shoreline weeds.

Pond #85: Native vegetation continues to look good.

Pond #86: Continues to look good. Minimal invasive growth present.

Pond #87: Good water clarity. Observed clear of invasive growth.

Pond #88: No issues observed during today's visit.

Pond #89: Native plant material observed to be in good condition. Excellent water clarity. Minimal invasive growth present.

Pond #90: Minor shoreline weeds present, most of which identified as Torpedograss. Positive results expected within 14-21 days following treatment.

Pond #91: No issues observed.

Pond #92: Observed clear of invasive weeds and algae.

Pond #93: Positive treatment results noted along perimeter. Native pickerelweed looked good. Good water clarity.

Pond #94: Exposed banks observed clear of invasive growth. No algae noted despite ideal conditions for its development.

Pond #95: Native plant material heavily stressed along entire perimeter. Minimal submersed babytears noted.

Pond #96: Minor development of crested waterhearts (invasive lily species), which will be targeted during our routine visits.

Pond #97: Continues to look good.

Pond #98: No issues observed.

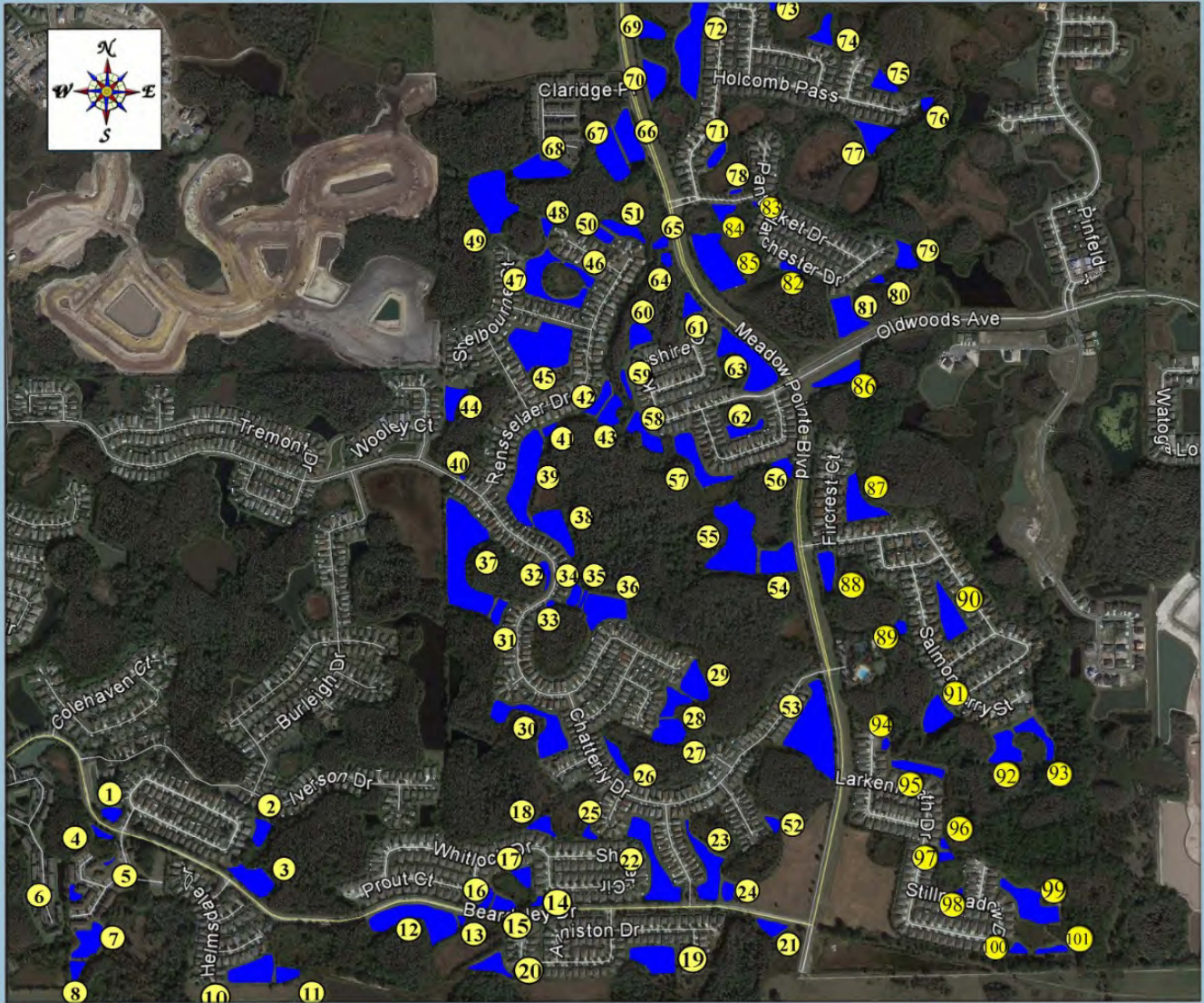
Pond #99: Native plant material observed to be in good condition with minimal intrusion of torpedograss noted within buffer area.

Thank you for choosing SOLitude Lake Management!

|    | <b>Comments</b>        | <b>Target</b>        | <b>Action Required</b>         |
|----|------------------------|----------------------|--------------------------------|
| 81 | Site looks good        | Alligatorweed        | Routine maintenance next visit |
| 82 | Site looks good        | Torpedoglass         | Routine maintenance next visit |
| 83 | Treatment in progress  | Submersed vegetation | Routine maintenance next visit |
| 84 | Site looks good        | Shoreline weeds      | Routine maintenance next visit |
| 85 | Site looks good        | Torpedoglass         | Routine maintenance next visit |
| 86 | Site looks good        | Torpedoglass         | Routine maintenance next visit |
| 87 | Site looks good        | Species non-specific | Routine maintenance next visit |
| 88 | Site looks good        | Torpedoglass         | Routine maintenance next visit |
| 89 | Scheduled-recurring    | Pennywort            | Routine maintenance next visit |
| 90 | Normal growth observed | Torpedoglass         | Routine maintenance next visit |
| 91 | Site looks good        | Torpedoglass         | Routine maintenance next visit |
| 92 | Site looks good        | Torpedoglass         | Routine maintenance next visit |
| 93 | Site looks good        | Torpedoglass         | Routine maintenance next visit |
| 94 | Site looks good        | Torpedoglass         | Routine maintenance next visit |
| 95 | Treatment in progress  | Submersed vegetation | Routine maintenance next visit |
| 96 | Site looks good        | Floating Weeds       | Routine maintenance next visit |
| 97 | Site looks good        | Shoreline weeds      | Routine maintenance next visit |
| 98 | Site looks good        | Torpedoglass         | Routine maintenance next visit |
| 99 | Site looks good        | Torpedoglass         | Routine maintenance next visit |

**Meadow Pointe III CDD**  
Wesley Chapel, Florida

Call 888.480.LAKE



PCB 1/2020



## **Tab 2**



# MEADOW POINTE III

LANDSCAPE INSPECTION  
October 21, 2020

ATTENDING:  
BRIAN MARAR – YELLOWSTONE LANDSCAPE  
PAUL WOODS – OLM, INC.

**SCORE: 89.5%**

**NEXT INSPECTION  
NOVEMBER 19<sup>TH</sup>, 2020 AT 8:30 AM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 08/19/2020

### BEARDSLEY DRIVE

13. Throughout wall and fence fronts: Control bed weeds.

## CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 09/16/2020

### BEARDSLEY DRIVE

8. Throughout the Wrencrest entrance island: Remove Spanish Moss in trees up to 15 feet.

## CATEGORY II: MAINTENANCE ITEMS

### CLUBHOUSE

1. Around the perimeter of the basketball court: Elevate the Sycamore tree.
2. **Remove leaves and windfall in all common bed areas.**

### AMMANFORD

3. Create a beveled outside edge on the Asian Jasmine.
4. At the gate: Groom declining or damaged foliage on the Flax Lilies.
5. At the gate: Elevate the lowest limb on the gate arm island Oak.
6. If Sabal palms are firmly rooted, I recommend removing staking.

### HILLHURST CROSSING

7. Across the frontage: Remove windfall and debris.
8. **Entrance: Control broadleaf turf weeds targeting Dollarweed.**
9. Confirm irrigation coverage rates as soils appear heavily saturated.
10. Common area at the large Oak: Complete mowables.
11. Inside gate: Use nonselective controls to establish a non-growth area around the irrigation controller and well.

12. Contractor is encouraged to remove dead or declining material during pruning rotations leveling mulch to establish a neatened appearance.

#### BROUGHTON PLACE

13. Control bed weeds.
14. Along the Beardsley conservation easement: During pruning rotations prune back overhang along sidewalks and common mowbales.

#### ALCHESTER PLACE

15. Prune downward growth in the gate island tree.
16. Control disease in seasonal color Penta plantings.
17. Trench curb lines in the center median island.

#### WRENCREST - RENSELLEAR

18. Retuck mulch into curb lines.
19. Continue selective herbicide controls to reduce grassy and broadleaf weeds in the Bermuda stands.
20. Gate island: Elevate the lowest scaffold of branches on the Oak.
21. Right of way entrance at Meadow Pointe Blvd. to Wrencrest: Prune back wood line overgrowth with a brush blade or line trimmer encroaching into mowable areas.
22. Gate arm structures: Control bed weeds.

#### LARKENHEATH

23. Along the asphalt edge of Meadow Pointe Blvd.: Remove runners extending into the white painted strip.
24. Control bed weeds at the base of Loropetalum.
25. Fertilize Loropetalum to promote vigorous new growth.
26. Entrance: Remove windfall and leaves around the monument.
27. 1341 Ambridge Drive to the west of community pond: Confirm district mowbales and prune back wood line overgrowth extending into the white fence.
28. **From the gate island: Remove stink vine and herbicide weeds.**

#### BEACONSFIELD

29. Treat Ilex Schilling for disease.

30. Remove windfall and debris weekly.
31. 1341 Salmonberry: Prune back wood line overgrowth around the east and south perimeter of the pond shore.
32. Along the frontage to the south of the Old Woods intersection: Prune back wood line overgrowth overhanging the white fence.

#### SHERINGHAM / NESSLEWOOD

33. 31000 block of Marchester Drive: Prune back wood line overgrowth and storm windfall extending into the mowable areas.
34. Pond shore behind 31721 Holcomb Pass: Mow the wood line pond shore when accessible. Recent heavy rains have made it impassable resulting in rutting.

#### CLARIDGE PLACE

35. Entrance: Rake down Spanish Moss in trees.

#### HEATHERSTONE

36. Deadhead Drift Roses and continue systemic fungicides.
37. **Center islands: Continue to reduce disease pressure in the Hollies and Junipers.**
38. Entrance: Remove vinery growth from the plantings weekly.
39. North pond shore at the rear of 31331 Kirkshire Court: Prune or line trim the pond shore.
40. Monitor newly installed sod installed by the utility contractor, it appears unlevel and in a weakened condition. At the entrance this may require regrading and improvement by Yellowstone under a proposal.

#### **CATEGORY III: IMPROVEMENTS – PRICING**

1. Beardsley Drive east property area: Provide a price for arbor care services to separate wood line trees from Magnolias which have become overgrown and mishappened.
2. South end of Meadow Pointe Blvd.: Provide a price to remove the illegal dumping, which includes a stove and boxes.

#### **CATEGORY IV: NOTES TO OWNER**

1. Please make note of the change in inspection date for November due to Thanksgiving.

2. We recommend approval of the Contractor's proposal to prune street trees in Ammanford and other villages to maintain sidewalk and roadway clearances.
3. Ammanford; 30801 Lanes Burrow Drive: There is a dead Holly that needs to be reported to the street tree project manager.
4. Alchester Place; 3114 Aniston Drive: There is a dead Japanese Blueberry tree that needs to be reported to the street tree project manager.
5. Across from 31536 Bearded Oak Drive: The street tree is damaged and needs to be reported to the street tree project manager.

#### **CATEGORY V: NOTES TO CONTRACTOR**

1. Please make note of the change in inspection date for November due to Thanksgiving.
2. Contractor is reminded to remove Spanish Moss in trees up to 15 feet.
3. During monthly rotations incorporate contract tree pruning into the rotations so that street and common area trees improve their consistency / compliance.
4. Contractor is reminded to fully engage a 52 turf weed control program. Fall weather is favorable for both pre and post emergent herbicides. Temporary discoloration of declining weeds will more clearly reveal the serviceable amounts of St. Augustine and Bermuda in mixed turf areas.

PGW:kn

cc: Matthew Huber [mhuber@rizzetta.com](mailto:mhuber@rizzetta.com)  
Stacey Gillis [SGillis@rizzetta.com](mailto:SGillis@rizzetta.com)  
Michael Rodriguez [mpiiiclub@tampabay.rr.com](mailto:mpiiiclub@tampabay.rr.com)  
John Johnson [seat4@meadowpointe3.org](mailto:seat4@meadowpointe3.org)  
Brett Perez [brettperez@yellowstonelandscape.com](mailto:brettperez@yellowstonelandscape.com)  
Brian Mahar [bmahar@yellowstonelandscape.com](mailto:bmahar@yellowstonelandscape.com)  
Kevin Oliva [koliva@yellowstonelandscape.com](mailto:koliva@yellowstonelandscape.com)

# MEADOW POINTE III

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

| A. LANDSCAPE MAINTENANCE     | VALUE | DEDUCTION | REASON FOR DEDUCTION |
|------------------------------|-------|-----------|----------------------|
| TURF                         | 5     |           |                      |
| TURF FERTILITY               | 15    |           |                      |
| TURF EDGING                  | 5     |           |                      |
| WEED CONTROL – TURF AREAS    | 10    | 5         | Beardsley r.o.w.     |
| TURF INSECT/DISEASE CONTROL  | 10    |           |                      |
| PLANT FERTILITY              | 5     |           |                      |
| WEED CONTROL – BED AREAS     | 10    | 10        | Improve all beds     |
| PLANT INSECT/DISEASE CONTROL | 10    |           |                      |
| PRUNING                      | 10    |           |                      |
| MULCHING                     | 5     |           |                      |
| WATER/IRRIGATION MANAGEMENT  | 15    |           |                      |
| CLEANLINESS                  | 5     | 1         | Windfall /moss/trash |
| CARRY OVER                   | 5     |           |                      |

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

Date: 10-21-20 Score: 89.5 Performance Payment™ 100 %

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: \_\_\_\_\_



## **Tab 3**



# MEADOW POINTE III

## **OCTOBER 2020 OPERATIONS REPORT**

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Clubhouse and Amenities Manager: Michael Rodriguez

Email: [mpiiiclub@tampabay.rr.com](mailto:mpiiiclub@tampabay.rr.com)

### **CLUBHOUSE OPERATIONS, MAINTENANCE AND IMPROVEMENTS**

- Installed 16 new LED lights (life of lights-50K hours).
- Repaired tennis court gate hinges and damper.
- Fixed loose basketball rims.
- Parking lot enhancement for Phase 5 Tree project. Islands were cleared, irrigation and trees installed.
- Repaired light fixture in women's restroom and in cabana restrooms.
- UPS will set-up two pods in parking lot on Nov 2 to store holiday packages and a golf cart.
- The clubhouse will be utilized as a polling place on Nov 3/7am-7pm. The clubhouse will be closed.
- Repaired clubhouse front door locks and opening mechanism.
- Decorating Elves set-up holiday lights. They will be back prior to Thanksgiving to complete decorations and to turn lights on.
- Unclogged toilets in cabana restrooms.
- Conducted maintenance and cleaning of splash pad pump/filters and playground equipment.
- Reset tennis court timer.
- Cleaned out drains around pool.
- Maintained Covid-19 enhanced cleaning protocols.
- Continued pool furniture spacing according to federal, state, and local guidelines.
- Obtained proposal to repair/replace clubhouse entrance columns and provided to DM.

### **GATE REPORTS**

- The hinges on the Alchester entrance gate gave out. Repaired by SAAS.
- Another electrical problem at the Broughton gate required a TECO service request. There was a bad in-ground connection box. In collaboration with TECO and electrician, the issue was repaired, and the gate is now operating properly.
- There were some issues following the installation of the new call box at the Heatherstone entrance. When SAAS did the data transfer from the old call box to the new call box, the new system changed entry codes with 0's to 1's. Issue is easily corrected.
- The Send Data function in Door King stopped working in many of the gates for a few weeks. Frontier checked the equipment and found no problems. SAAS spent



several hours troubleshooting. Robert from SAAS has agreed to attend the Nov 18 CDD meeting to provide thoughts, recommendations, and answer questions.

- Repaired exit gate at Nesselwood.
- Repaired pedestrian gates at several entrances (Wrencrest, Beaconsfield, Hillhurst Crossing, Claridge Place.)
- Paint touchup on various gates.
- Daily inspection and maintenance of all village entrance gates.

### **PRESSURE WASHING**

- Pressure washed playground equipment.
- Pressure washed areas around Heatherstone entrance.
- Pressure washed sidewalks in areas around clubhouse.
- Pressure washed white fences on Beardsley and Meadow Pointe Blvd.

### **FIELD MAINTENANCE**

- Escorted solicitor out of Nesselwood and issued parking violation.
- Repaired several monument light fixtures and changed light bulbs.
- Installed an ADA sidewalk ramp at the corner of Whitlock and Prout.
- Strong winds/rain caused an oak tree to lean (roots came up) near Alchester. The tree was taken down by Yellowstone.
- 4 nuisance alligator complaints: pond 19, 21, 39, 50.
- Community garage sale scheduled Sat/Nov 7, 8am-2pm. Goodwill truck will be in parking lot to drop off donations.
- Touched up yellow curb paint at all entrances.
- New dog waste station installed near Heatherstone entrance.
- Repaired light fixture at the Alchester monument.
- Straightened no fishing sign on Beardsley and stop sign in Wrencrest.
- Patrolled community for parking violations.
- Brought truck in for oil change and routine service.
- Conducted maintenance on pressure washer and repaired hoses and wand.
- Conducted daily trash pickup along Meadow Pointe Blvd, Beardsley and other MPIII roadways.
- Removed snipe signs from community entrances.
- Emptied dog waste stations weekly.
- Removed and disposed of roadkill.
- Cleaned mold, mildew, and rust on signs throughout the community.
- Received calls from residents in various villages regarding pond bank and conservation overgrowth. Visited properties and informed Yellowstone of issues.

**BLANK**

**Meadow Pointe III**  
**SunTrust Master Card**  
**10/31/20**

| <u>Date</u> | <u>Vendor</u> | <u>Description</u>  | <u>Amount</u> | <u>Balance</u> |
|-------------|---------------|---------------------|---------------|----------------|
| 10/01/20    |               | Beginning Balance   |               | 2,000.00       |
| 10/06/20    | Amazon        | Trash Can Lids      | (432.00)      | 1,568.00       |
| 10/06/20    | Amazon        | Modem               | (69.95)       | 1,498.05       |
| 10/14/20    | Gaspar Stitch | Staff Shirts        | (59.00)       | 1,439.05       |
| 10/24/20    | Walmart       | Holiday Event Décor | (40.25)       | 1,398.80       |
| 10/24/20    | Home Goods    | Holiday Event Décor | (19.99)       | 1,378.81       |
| 10/26/20    | Open Door     | Gate Remotes (20)   | (208.90)      | 1,169.91       |
| 10/26/20    | Walmart       | Holiday Event Décor | (279.00)      | 890.91         |

*Michael Rodriguez* 11/2/2020

Club Manager

Date

**Final Details for Order #113-2743273-6495465**

Print this page for your records.

**Order Placed:** October 6, 2020  
**Amazon.com order number:** 113-2743273-6495465  
**Order Total:** \$432.00

**Shipped on October 6, 2020**

**Items Ordered**

1 of: *Rubbermaid Commercial Dome Trash Can Lid, Black, FG1855BK*  
Sold by: Amazon.com Services LLC

**Price**  
\$144.00

Condition: New

**Shipping Address:**

Michael Rodriguez  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

**Shipping Speed:**

One-Day Shipping

**Shipped on October 6, 2020**

**Items Ordered**

1 of: *Rubbermaid Commercial Dome Trash Can Lid, Black, FG1855BK*  
Sold by: Amazon.com Services LLC

**Price**  
\$144.00

Condition: New

**Shipping Address:**

Michael Rodriguez  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

**Shipping Speed:**

One-Day Shipping

*Rodriguez*

**Shipped on October 7, 2020**

**Items Ordered**

1 of: *Rubbermaid Commercial Dome Trash Can Lid, Black, FG1855BK*  
Sold by: Amazon.com Services LLC

**Price**  
\$144.00

Condition: New

**Shipping Address:**

Michael Rodriguez  
1500 MEADOW POINTE BLVD

WESLEY CHAPEL, FL 33543-6876  
United States

**Shipping Speed:**  
One-Day Shipping

**Payment information**

**Payment Method:**  
Debit Card | Last digits: 3096

**Billing address**  
MPIII CDD  
5844 Old Pasco Rd., Suite 100  
Wesley Chapel, Florida 33544  
United States

|                                |                 |
|--------------------------------|-----------------|
| Item(s) Subtotal:              | \$432.00        |
| Shipping & Handling:           | \$0.00          |
|                                | -----           |
| Total before tax:              | \$432.00        |
| Estimated tax to be collected: | \$0.00          |
|                                | -----           |
| <b>Grand Total:</b>            | <b>\$432.00</b> |

To view the status of your order, return to [Order Summary](#).

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### Final Details for Order #111-3312155-7372230

Print this page for your records.

**Order Placed:** October 6, 2020  
**Amazon.com order number:** 111-3312155-7372230  
**Order Total:** \$69.95

**Shipped on October 6, 2020**

**Items Ordered**

1 of: *2Q42158 - U.S. Robotics 5637 56K USB Hardware Fax Modem*  
Sold by: IPC-STORE  ([seller profile](#))

**Price**  
\$69.95

Condition: New

**Shipping Address:**

Michael Rodriguez  
1500 MEADOW POINTE BLVD  
WESLEY CHAPEL, FL 33543-6876  
United States

**Shipping Speed:**

One-Day Shipping

### Payment information

**Payment Method:**

Debit Card | Last digits: 3096

Item(s) Subtotal: \$69.95  
Shipping & Handling: \$0.00

**Billing address**

MPIII CDD  
5844 Old Pasco Rd., Suite 100  
Wesley Chapel, Florida 33544  
United States

Total before tax: \$69.95  
Estimated tax to be collected: \$0.00

**Grand Total: \$69.95**

To view the status of your order, return to [Order Summary](#).

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*Rodriguez*



# Invoice #0000093

Ship To: Michael Rodriguez  
1500 Meadow Pointe Blvd Wesley Chapel, Florida 33543 United States

We appreciate your business.

### Bill To

Meadow Pointe III CDD (Michael Rodriguez)  
mpiiiclub@tampabay.rr.com  
813-383-6676  
1500 Meadow Pointe Blvd  
Wesley Chapel, Florida 33543

### Invoice Details

PDF created October 14, 2020  
\$59.00

### Payment

Due October 14, 2020  
\$59.00

| Item  | Quantity | Price   | Amount         |
|---|----------|---------|----------------|
| Gildan 2000 100% Cotton shirt with one embroidery logo<br><i>Colors: Indigo Blue, Black, Light Blue, Red, Iced Grey</i><br><i>Size: Large</i><br><i>Design: Meadow Pointe III</i> | 5        | \$11.80 | \$59.00        |
| Subtotal  |          |         | \$59.00        |
| <b>Total Paid</b>   |          |         | <b>\$59.00</b> |

### Payments

Oct 14, 2020 (Mastercard 3096)

\$59.00

Rodriguez



### View online

To view your invoice go to <https://gosq.me/u/rO5dNdWU>  
Or open your camera on your mobile device, and place the code on the left within the camera's view.

Give us feedback @ survey.walmart.com  
Thank you! ID #:7PB6RMYWRRY



813-994-6543 Mgr:ARNETTA  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647

|              |              |        |           |         |
|--------------|--------------|--------|-----------|---------|
| ST# 02740    | DP# 003661   | TE# 06 | TR# 00774 |         |
| 6PK GOLD WHT | 072722323486 |        |           | 16.19 0 |
| CHP/WHT PMK  | 076487823796 |        |           | 4.98 0  |
| MULTI RND    | 076487823766 |        |           | 4.98 0  |
| SANTA HAT    | 068188400310 |        |           | 2.98 0  |
| GLD GLTR RND | 002476204209 |        |           | 2.78 0  |
| AUT PMK      | 076487823703 |        |           | 2.78 0  |
| AUT PMK      | 076487823703 |        |           | 2.78 0  |
| WHT GLTR     | 076487823887 |        |           | 2.78 0  |
|              | SUBTOTAL     |        |           | 40.25   |
|              | TOTAL        |        |           | 40.25   |
|              | NCARD TEND   |        |           | 40.25   |

US Debit \*\*\*\*\* 3096 I 1  
APPROVAL # 006509  
REF # 029800605484  
PAYMENT SERVICE - A  
AID A0000000042203  
AAC C596E0A699210C7A  
TERMINAL # SC010550

10/24/20 16:50:13  
CHANGE DUE 0.00  
# ITEMS SOLD 8

TC# 9494 3626 3000 0793 8306



10/24/20 16:50:23  
\*\*\*CUSTOMER COPY\*\*\*

Event Holiday Decorations

Rodriguez



# HomeGoods

HG#576 OF TAMPA  
18061 HIGHWOODS PRSV PKY  
TAMPA, FL 33647  
United States  
813-977-3172

Customer: Meadow Pointe III Meadow Pointe

|                     |                        |           |
|---------------------|------------------------|-----------|
| 26 - THROWS         | REGULAR SALE<br>003139 | \$19.99 n |
| Subtotal            |                        | \$19.99   |
| FL 8.500% Sales Tax |                        | \$0.00    |

Total \$19.99

MASTERCARD \$19.99

----- TRANSACTION RECORD -----

\*\*\*\*\*3096

PURCHASE

EXPIRES \*\*/\*\* CHIP

AUTH# 007230

AID A0000000042203

APPLICATION LABEL US Debit

No CVM Performed

000196 00500049 17:22:58

APPROVED

Change \$0.00

\*\*\*\*\*

### Tax Exempt Information

Meadow Pointe III Meadow Pointe III  
1500 Meadow Pointe Blvd  
Zephyrhills, FL 33543  
United States  
813-383-6676

Certificate Holder: Meadow Pointe III  
Tax Exempt ID: 858012668439C-1  
State: FL  
Expiration Date: 11/30/20

\*\*\*\*\*

\*\*\*\*\*

HomeGoods VALUES YOUR FEEDBACK!!!

Tell us what you think about  
your store visit today and  
enter a monthly drawing to win a  
\$500 HomeGoods Gift Card!

Visit [www.HOMEGOODSFEEDBACK.com](http://www.HOMEGOODSFEEDBACK.com)

Respond by 11/7/20

You will need to reference  
your receipt

Survey number: 0576056686

SEE WEBSITE FOR COMPLETE RULES

\*\*\*\*\*

Sold Item Count = 1



□ T1131KY3F11911EW74ATEX7 □

280576 5 6686 10/24/2020 17:21:16 1079

Customer Copy

THANK YOU FOR SHOPPING AT HOMEGOODS

Event  
Holiday  
Decorations

Rodriguez



# INVOICE

**Paid**

## Open Door Enterprises LLC

1625 Walker AVE NW #140797  
Grand Rapids, MI 49514  
United States

Phone: 616-822-9112  
sales@opendoorremote.com  
www.opendoorremote.com

Invoice #: 350056  
Invoice Date: Oct 26, 2020  
Due date: Oct 26, 2020

Amount due:  
**\$0.00**



Scan. Pay. Go

### Bill To:

mpiiiclub@tampabay.rr.com

| Description                          | Quantity | Price             | Amount            |
|--------------------------------------|----------|-------------------|-------------------|
| 20-Pack 3089-Linear Multicode remote | 1        | \$208.90          | \$208.90          |
|                                      |          | Subtotal          | \$208.90          |
|                                      |          | Discount (0%)     | \$0.00            |
|                                      |          | Total             | \$208.90          |
|                                      |          | Amount paid       | -\$208.90         |
|                                      |          | <b>Amount due</b> | <b>\$0.00 USD</b> |

Rodriguez

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**Walmart** \*

813-994-6543 Mgr:ARNETTA  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647

ST# 02740 OP# 003780 TE# 06 TR# 01072  
12FT TREE 080460676028 279.00 0  
SUBTOTAL 279.00  
TOTAL 279.00  
HCARD TEND 279.00

US Debit \*\*\*\* \* 3096 I 1

APPROVAL # 000043

REF # 1042000314

AID A0000000042203

AAC 67EE4E21BED78D73

TERMINAL # SC010550

10/26/20

14:53:38

CHANGE DUE 0.00

# ITEMS SOLD 1

TC# 8898 1819 9679 9994 9085 1



10/26/20

14:53:49

\*\*\*CUSTOMER COPY\*\*\*

*Holiday  
Event  
Decor*

*Rodriguez*

**BLANK**

**Meadow Pointe III**  
**SunTrust Master Card-William Millan**  
**10/31/20**

| <u>Date</u> | <u>Vendor</u> | <u>Description</u>           | <u>Amount</u> | <u>Balance</u> |
|-------------|---------------|------------------------------|---------------|----------------|
| 10/01/20    |               | Beginning Balance            |               | 1,500.00       |
| 10/01/20    | Walmart       | Supplies                     | (60.69)       | 1,439.31       |
| 10/05/20    | Sam's Club    | Gas for truck                | (35.00)       | 1,404.31       |
| 10/05/20    | Sam's Club    | Gas for pressure washer      | (31.02)       | 1,373.29       |
| 10/06/20    | Walmart       | Water, Supplies, Printer Ink | (134.91)      | 1,238.38       |
| 10/07/20    | Walmart       | Keys, Supplies               | (28.41)       | 1,209.97       |
| 10/12/20    | Chevron       | Gas for truck                | (36.00)       | 1,173.97       |
| 10/13/20    | Walmart       | Printer Paper, Supplies      | \$ (67.22)    | 1,106.75       |
| 10/14/20    | Walmart       | Keys                         | \$ (11.82)    | 1,094.93       |
| 10/19/20    | RaceTrac      | Gas for truck                | \$ (35.00)    | 1,059.93       |
| 10/21/20    | Walmart       | Water, Supplies              | \$ (30.77)    | 1,029.16       |
| 10/27/20    | Sam's Club    | Gas for truck                | \$ (35.00)    | 994.16         |
| 10/27/20    | Sam's Club    | Supplies                     | \$ 108.10     | 1,102.26       |
| 10/30/20    | Walmart       | Water, Supplies              | \$ (94.66)    | 1,007.60       |

*William Millan*

11/2/2020

Maintenance Lead

Date

*Will Smith Jr.*

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Thank you! ID #: 7PB4C6YNXQN



813-994-6543 Mgr: ARNETTA  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647

|             |              |        |           |   |
|-------------|--------------|--------|-----------|---|
| ST# 02740   | OP# 004659   | TE# 07 | TR# 05539 |   |
| WATER       | 007343005504 | F      | 4.96      | 0 |
| WATER       | 007343005504 | F      | 4.96      | 0 |
| WATER       | 007343005504 | F      | 4.96      | 0 |
| WATER       | 007343005504 | F      | 4.96      | 0 |
| LYSOL SPRAY | 001920079329 |        | 5.53      | 0 |
| LYSOL SPRAY | 001920079329 |        | 5.53      | 0 |
| CLAMP METER | 088952626082 |        | 14.94     | 0 |
| HT 6FCI REC | 088952627470 |        | 3.97      | 0 |
| HR 25 TAPE  | 081002239141 |        | 10.88     | 0 |
|             | SUNTOTAL     |        | 60.69     |   |
|             | TOTAL        |        | 60.69     |   |
|             | DEBIT TEND   |        | 60.69     |   |
|             | CHANGE DUE   |        | 0.00      |   |

EFT DEBIT PAY FROM PRIMARY  
60.69 TOTAL PURCHASE  
US Debit \*\*\*\* \* 2236 I 1  
REF # 027500744396  
NETWORK ID. 0090 APPR CODE 002529  
US Debit  
AID A0000000042203  
AAC 7917EECAE272D7EC  
TERMINAL # SCD10216

10/01/20 11:17:43  
# ITEMS SOLD 9

TCN 7130 4251 4188 8703 5485



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10/01/20 11:18:16

35655

Sam's Club #4852  
27727 STATE ROAD 56  
WESLEY CHAPEL, FL 33544

Pump# 06 UNLEAD(11)  
Gallons 17.865  
Price/Gal \$1.959  
Fuel Sale \$35.00

Debit \$35.00  
MC \*\*\*\*\*2236  
Auth: AA  
Apprvl: 411579

10/05/20 09:13AM

TC#  
0176 9223 9009 3363 0860

Member Services  
Tires and Batteries  
Flat Repair  
Wiper Blades

William

Gas

Sam's Club #4852  
27727 STATE ROAD 56  
WESLEY CHAPEL, FL 33544

Pump# 05 UNLEAD(11)  
Gallons 15.836  
Price/Gal \$1.959  
Fuel Sale \$31.02

Debit \$31.02  
MC \*\*\*\*\*2236  
Auth: AA  
Apprvl: 437398

10/05/20 11:57AM  
IC#

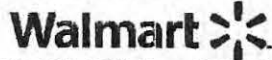
9720 4855 4994 8418 9069

Member Services  
Tires and Batteries  
Flat Repair  
Wiper Blades

*Kobuta/Pressure  
Washer/Blower  
gas/fill up  
Container.*



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813-994-6543 Mgr:ARNETTA  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647

ST# 02740 OP# 004659 TE# 07 TR# 06989  
WATER 007343005504 F 4.96 0  
WATER 007343005504 F 4.96 0  
WATER 007343005504 F 4.96 0  
WATER 007343005504 F 4.96 0  
CLBSL REG 77 004460032347  
6 AT 1 FOR 3.97 23.82 0  
CLOROX FABRI 004460032422 4.97 0  
PSOLCLN1000Z 004129440229 6.78 0  
PSOLCLN1000Z 004129440229 6.78 0  
PSOLCLN1000Z 004129440229 6.78 0  
62 BLK TWIN 088989491597 34.89 0  
HP 62 TRI 088818299229 23.89 0  
CUTLERY 007874211670 2.48 0  
CUTLERY 007874212266 4.68 0  
SUBTOTAL 134.91  
TOTAL 134.91  
DEBIT TEND 134.91  
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
134.91 TOTAL PURCHASE  
US Debit \*\*\*\* \* 2236 I 1  
REF # 028000770919  
NETWORK ID. 0090 APPR CODE 001065  
US Debit  
AID A0000000042203  
AAC 0C54BCDF0A1B9B3  
TERMINAL # SC010216  
10/06/20 11:18:07  
# ITEMS SOLD 18  
TC# 5136 7900 1943 3358 1298 2



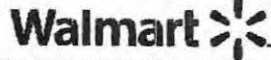
*William*

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10/06/20 11:18:37

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Thank you! ID #:7PB4ZTYNZHP



813-994-6543 Mgr: ARNETTA  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647

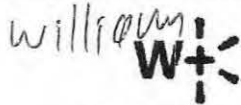
ST# 02740 OPH# 003780 TEN# 07 TR# 07245  
KEY SCHLAGE 073651154068 1.97 0  
KEY SCHLAGE 073651154068 1.97 0  
KEY KWIKSET 073651154066 1.97 0  
KEY KWIKSET 073651154066 1.97 0  
KEY KWIKSET 073651154066 1.97 0  
KEY SCHLAGE 073651154068 1.97 0  
LYSOL SPRAY 001920079329 5.53 0  
LYSOL SPRAY 001920079329 5.53 0  
LYSOL SPRAY 001920079329 5.53 0  
SUBTOTAL 28.41  
TOTAL 28.41  
DEBIT TEND 28.41  
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
28.41 TOTAL PURCHASE  
US Debit \*\*\*\* \* 2236 I 1  
REF # 028100017602  
NETWORK ID. 0090 APPR CODE 001013  
US Debit  
AID A0000000042203  
AAC E61D70C0738F7A28  
TERMINAL # SC010216

10/07/20 10:06:12

# ITEMS SOLD 9

TC# 5202 0380 0744 4233 7087



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10/07/20 10:06:34

35870

WELCOME

00374778  
Chevron  
19707 Bruce B Down  
Tampa FL

DATE 10/12/20 9:42  
TRAN# 9013810  
PUMP# 01  
SERVICE LEVEL: SELF  
PRODUCT: REGULAR  
GALLONS: 16.523  
PRICE/G: \$ 2.179  
FUEL SALE \$36.00  
DEBIT \$36.00

Paymnt from Primary  
Acct  
\*\*\*\*\*2236

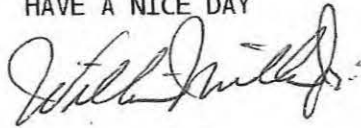
Stn# 00374778

Debit

Inv# D078424  
Auth# 804912  
Entry Method: Swipe  
d

Get rewarded on  
every fill-up at  
Chevron with a  
Techron Advantage  
card. See app  
for details.

THANK YOU  
HAVE A NICE DAY



William

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Thank you! ID #: 7P85M5YP1C7



813-994-6543 Mgr: ARNETTA  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647

|                      |                  |         |
|----------------------|------------------|---------|
| ST# 02740 OP# 004659 | TE# 07 TR# 09029 |         |
| FOAM CUPS            | 007874209708     | 2.88 0  |
| 96/24 PAPER          | 084235606162     | 6.92 0  |
| 96/24 PAPER          | 084235606162     | 6.92 0  |
| CM CRMR ORG          | 005000030302 F   | 5.17 0  |
| 6V SUGAR CAN         | 007874243403 F   | 1.83 0  |
| CLR 420Z             | 007829150317     | 7.88 0  |
| CLR 420Z             | 007829150317     | 7.88 0  |
| CLR 420Z             | 007829150317     | 7.88 0  |
| WD GR KILL           | 007018350050     | 19.86 0 |
|                      | SUBTOTAL         | 67.22   |
|                      | TOTAL            | 67.22   |
|                      | DEBIT TEND       | 67.22   |
|                      | CHANGE DUE       | 0.00    |

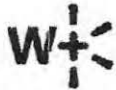
EFT DEBIT PAY FROM PRIMARY  
67.22 TOTAL PURCHASE

US Debit \*\*\*\* \* 2236 I 1

REF # 028700281118  
NETWORK ID. 0081 APPR CODE 112055  
US Debit

AID A0000000042203  
AAC 559E663078C92433  
TERMINAL # SC010216

10/13/20 10:59:50  
# ITEMS SOLD 9  
TC# 3027 7715 7355 5767 0700



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10/13/20 11:00:06

*Walmart*

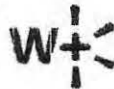
Give us feedback @ survey.walmart.com  
Thank you! ID #:7PB5QDYP1N1

**Walmart** \*

813-994-6543 Mgr: ARNETTA  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647

ST# 02740 OP# 003780 TEN 07 TR# 09302  
KEY PADLOCK 073651154069 1.97 0  
KEY 073651150080 1.97 0  
KEY PADLOCK 073651154069 1.97 0  
KEY PADLOCK 073651154069 1.97 0  
KEY PADLOCK 073651154069 1.97 0  
KEY 073651150080 1.97 0  
SUBTOTAL 11.82  
TOTAL 11.82  
DEBIT TEND 11.82  
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
11.82 TOTAL PURCHASE  
US Debit \*\*\*\* \* 2236 I 1  
REF # 028800643686  
NETWORK ID. 0081 APPR CODE 203707  
US Debit  
AID A0000000042203  
TC ECD0943950518730  
\*Pin Verified  
TERMINAL # SCD10216  
10/14/20 11:45:33  
# ITEMS SOLD 6  
TC# 0822 0481 0644 4038 7027



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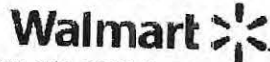
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10/14/20 11:45:53



William

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Thank you! ID #:7PB6FYNR49



813-994-6543 Mgr:ARNETTA  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647

ST# 02740 OP# 008132 TE# 06 TR# 00165  
HT NON CONT 000952637100 5.97 0  
WATER 007343005504 F 4.96 0  
WATER 007343005504 F 4.96 0  
WATER 007343005504 F 4.96 0  
WATER 007343005504 F 4.96 0  
WATER 007343005504 F 4.96 0  
SUBTOTAL 30.77  
TOTAL 30.77  
DEBIT TEND 30.77  
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
30.77 TOTAL PURCHASE  
US Debit \*\*\*\* \* 2236 I 1  
REF # 029500271468  
NETWORK ID. 0090 APPR CODE 001023  
US Debit  
AID A0000000042203  
AAC AABD16BB98651A02  
TERMINAL # SC010550  
10/21/20 10:29:20  
# ITEMS SOLD 6  
TC# 2268 8057 8999 9141 0891



10/21/20 10:29:38

36240

Sam's Club #4852  
27727 STATE ROAD 56  
WESLEY CHAPEL, FL 33544

Pump# 06 UNLEAD(11)  
Gallons 18.146  
Price/Gal \$1.929  
Fuel Sale \$35.00

Debit \$35.00  
MC \*\*\*\*\*2236  
Auth: AA  
Apprvl: 055844

10/27/20 09:42AM

TC#  
7395 5417 9825 1181 2782

William



William

SAM'S CLUB  
**Self Checkout**

CLUB MANAGER JASON LEE  
( 813 ) 929 - 7010

10/27/20 10:12 2081 04852 094 9094

Meadow

|   |           |              |        |   |
|---|-----------|--------------|--------|---|
|   | 087710    | PSOL CLNR L  | 9.78   | E |
|   | 980208264 | MM LEGAL PA  | 6.98   | E |
| E | 342903    | LOL HNH PCSF | 7.78   | N |
| E | 717904    | SPLENDA PKTF | 19.92  | N |
| E | 402291    | DCCOLSS10OCF | 28.98  | N |
|   | 440955    | DRUM LINER   | 19.98  | E |
|   | 980143632 | 13GAL TRSH   | 14.68  | E |
|   |           | SUBTOTAL     | 108.10 |   |
|   |           | TOTAL        | 108.10 |   |
|   |           | DEBIT TEND   | 108.10 |   |
|   |           | CHANGE DUE   | 0.00   |   |

EFT DEBIT            PAY FROM PRIMARY  
108.10    TOTAL PURCHASE  
US Debit            \*\*\*\* \* 2236 I 1  
NETWORK ID. 0081 APPR CODE 148669

US Debit  
AID A0000000042203  
AAC 7460646967550147  
TERMINAL # SC010577

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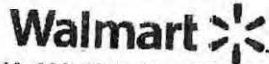
**# ITEMS SOLD 7**

TC# 3335 1521 1950 5118 3772 2



William

Give us feedback @ survey.walmart.com  
Thank you! ID #: 7PB7CZYNSS7



813-994-6543 Mgr: ARNETTA  
19910 BRUCE B DOWNS BLVD  
TAMPA FL 33647

|              |              |        |           |         |
|--------------|--------------|--------|-----------|---------|
| ST# 02740    | OP# 003670   | TE# 06 | TR# 01744 |         |
| HP 62XL BLAC | 088818299228 |        |           | 39.89 0 |
| HP 62XL BLAC | 088818299228 |        |           | 39.89 0 |
| WATER        | 007343005504 | F      |           | 4.96 0  |
| WATER        | 007343005504 | F      |           | 4.96 0  |
| WATER        | 007343005504 | F      |           | 4.96 0  |
|              | SUBTOTAL     |        |           | 94.66   |
|              | TOTAL        |        |           | 94.66   |
|              | DEBIT TEND   |        |           | 94.66   |
|              | CHANGE DUE   |        |           | 0.00    |

EFT DEBIT PAY FROM PRIMARY  
94.66 TOTAL PURCHASE  
US Debit \*\*\*\* \* 2236 I 1  
REF # 030400104695  
NETWORK ID. 0090 APPR CODE 888800  
US Debit  
AID A0000000042203  
AAC C6AA753AD800E423  
TERMINAL # SC010550  
10/30/20 13:45:18  
# ITEMS SOLD 5  
TCN 8016 9832 7533 3484 4982



10/30/20 13:45:39

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## Meadow Pointe III LOWE'S Credit Log

| Attach all receipts to this form | October 2020                 |              |
|----------------------------------|------------------------------|--------------|
| Date                             | Reason for Expenditure       | Amount       |
| 10/8/2020                        | High Visibility Safety Vests | 72.12        |
| 10/19/2020                       | Bolts, washers, screws       | 6.57         |
|                                  |                              |              |
|                                  |                              |              |
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|                                  |                              |              |
|                                  |                              |              |
| <b>Total</b>                     |                              | <b>78.69</b> |

Submitted By: William Millan 11/2/2020

William

LOWE'S HOME CENTERS, LLC  
6201 COMMERCE PALMS DRIVE  
TAMPA, FL 33647 (813) 558-6760

- SALE -

SALES#: S1003JV1 2349520 TRANS#: 47174144 10-06-20

|                                   |       |
|-----------------------------------|-------|
| 1356246 HI-VIS OR5PTBRAKE-D-RING- | 72.12 |
| 18.98 DISCOUNT EACH               | -0.95 |
| 4 @ 18.03                         |       |
| SUBTOTAL:                         | 72.12 |
| TAX:                              | 0.00  |
| INVOICE 27744 TOTAL:              | 72.12 |
| LAR:                              | 72.12 |

High Visibility  
Vests, Safety

**TOTAL DISCOUNT: 3.80**

LAR: XXXXXXXXXXXX5276 AMOUNT: 72.12 AUTHCD: 000881

SWIPED REFID: 841834 10/08/20 12:21:19

ACCOUNT NAME: MEADOW POINTE III CD

AUTH BUYER: WILLIAM JR WILLIAM

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION  
DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS  
FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY  
MERCHANDISE.

STORE: 1003 TERMINAL: 27 10/08/20 12:22:24

**# OF ITEMS PURCHASED: 4**

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

William



LOWE'S HOME CENTERS, LLC  
6201 COMMERCE PALMS DRIVE  
TAMPA, FL 33647 (813) 558-6760

- SALE -

SALES#: ST003JW1 2349520 TRANS#: 26130311 10-19-20

|                                 |       |
|---------------------------------|-------|
| 63381 HM 1-CT 5/8-IN X 3-IN ZC  | 3.48  |
| 1.22 DISCOUNT EACH              | -0.06 |
| 3 @ 1.16                        |       |
| 63407 HM 1-CT 5/8-IN 11 HEX LOC | 1.35  |
| 0.48 DISCOUNT EACH              | -0.03 |
| 3 @ 0.45                        |       |
| 61702 HM 1-CT 3/4-IN FLAT WASHE | 1.23  |
| 0.43 DISCOUNT EACH              | -0.02 |
| 3 @ 0.41                        |       |

Screws  
Bolts  
Washers

|                      |      |
|----------------------|------|
| SUBTOTAL:            | 6.06 |
| TAX:                 | 0.51 |
| INVOICE 06668 TOTAL: | 6.57 |
| LAR:                 | 6.57 |

TOTAL DISCOUNT: 0.33

LAR: XXXXXXXXXXXX5275 AMOUNT: 6.57 AUTHCD: 000827  
 SHIPED REFID: 679086 10/19/20 13:58:12  
 ACCOUNT NAME: MEADOW POINTE III CO  
 AUTH BUYER: WILLIAM JR WILLIAM

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY MERCHANDISE.

STORE: 1003 TERMINAL: 08 10/19/20 13:58:31

# OF ITEMS PURCHASED: 9

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
 FOR DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)  
 A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
 AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: ELIZABETH STEWART

LOWE'S PRICE MATCH GUARANTEE  
 FOR MORE DETAILS, VISIT [LOWES.COM/PRICEMATCH](http://LOWES.COM/PRICEMATCH)

\*\*\*\*\*

|   |   |   |
|---|---|---|
| * | SHARE YOUR FEEDBACK!                          | * |
| * | ENTER FOR A CHANCE TO BE                      | * |
| * | ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!      | * |
| * | ENTRE EN EL SORTEO MENSUAL                    | * |
| * | PARA SER UNO DE LOS CINCO GANADORES DE \$500! | * |
| * |   | * |
| * | ENTER BY COMPLETING A SHORT SURVEY            | * |

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# Meadow Pointe III LOWE'S Credit Log

Attach all receipts to  
this form

October 2020

| Amount | Reason for Expenditure | Date       |
|--------|------------------------|------------|
| 198.54 | Holiday Event Décor    | 10/31/2020 |
|        |                        |            |
|        |                        |            |
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|        |                        |            |
|        |                        |            |
|        |                        |            |
| 198.54 |                        | Total      |

Submitted By: Michael Rodriguez 11/2/2020





LOVE'S HOME CENTERS, LLC  
10425 GIBSONTOWN DRIVE  
RIVERVIEW, FL 33578 (813) 313-1424

- SALE -

SALES#: S1911CYM 3553801 TRANS#: 8166261 10-31-20

1041246 HOLIDAY LIVING 64-IN LED 85.48  
89.98 DISCOUNT EACH -4.50  
1041245 HOLIDAY LIVING SLEIGH W/G 113.06  
119.00 DISCOUNT EACH -5.94

SUBTOTAL: 198.54  
TAX: 0.00  
INVOICE 08129 TOTAL: 198.54  
LAR: 198.54

TOTAL DISCOUNT: 10.44

LAR: XXXXXXXXXXXX5276 AMOUNT: 198.54 AUTHCD: 001031  
SWIPE REF ID: 541553 10/31/20 13:44:09  
ACCOUNT NAME: MEADOW POINTE III CD  
AUTH BUYER: RODRIGUEZ MICHAEL

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION  
DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS  
FROM TRANSACTION DATE FOR SDS OR DIRECT DELIVERY  
MERCHANDISE.

STORE: 1911 TERMINAL: 08 10/31/20 13:44:21

# OF ITEMS PURCHASED: 2  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

*Holiday  
Event  
Decor*



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
LOWES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: DAMON KILICK

LOWE'S PRICE MATCH GUARANTEE  
FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

\*\*\*\*\*  
\* SHARE YOUR FEEDBACK! \*  
\* ENTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
\* ENTRE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
\* \*  
\* ENTER BY COMPLETING A SHORT SURVEY \*  
\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*  
\* YOUR ID #081297 191153 059778 \*  
\* \*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
\* RETAILER'S POLICY APPLIES TO ALL PURCHASES. \*  
\*\*\*\*\*

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**Meadow Point III CDD Credit Card Log-October 2020**

| <b>Date</b>  | <b>Name</b> | <b>Item &amp; Item #</b> | <b>Quantity</b> | <b>Item Price</b> | <b>TL Amount</b>  | <b>Receipt #</b> |
|--------------|-------------|--------------------------|-----------------|-------------------|-------------------|------------------|
| 10/2/2020    | Abouallol   | Remote 2371              | 1               | \$30.00           | \$30.00           | bnZ0             |
| 10/2/2020    | Boyce       | Remote 2372              | 1               | \$30.00           | \$30.00           | zrp8             |
| 10/2/2020    | Swen        | Remote 2373, 2374        | 2               | \$30.00           | \$60.00           | ntBC             |
| 10/3/2020    | Rifai       | Remote 2375,2376         | 2               | \$30.00           | \$60.00           | 1ie1             |
| 10/4/2020    | Rivas       | Remote 2377              | 1               | \$30.00           | \$30.00           | D3b8             |
| 10/4/2020    | Rivas       | Key Fob 60121            | 1               | \$25.00           | \$25.00           | D3b8             |
| 10/6/2020    | Carr        | Remote 2378              | 1               | \$30.00           | \$30.00           | 1qen             |
| 10/6/2020    | Ramos       | Remote 2379,2380         | 2               | \$30.00           | \$60.00           | Bpny             |
| 10/6/2020    | Kuterwadiwa | Remote 2381              | 1               | \$30.00           | \$30.00           | 353I             |
| 10/7/2020    | Pacick      | Remote 2382              | 1               | \$30.00           | \$30.00           | bx6C             |
| 10/8/2020    | Kozarich    | Remote 2383              | 1               | \$30.00           | \$30.00           | 35FH             |
| 10/8/2020    | Kozarich    | Fob 60122, 60123         | 2               | \$25.00           | \$50.00           | 35FH             |
| 10/9/2020    | Davies      | Fob 60124                | 1               | \$25.00           | \$25.00           | LNOZ             |
| 10/12/2020   | Troy        | Remote 2384              | 1               | \$30.00           | \$30.00           | Feug             |
| 10/14/2020   | Noriega     | Remote 2385              | 1               | \$30.00           | \$30.00           | v5ZE             |
| 10/15/2020   | Setser      | Fob 60125                | 1               | \$25.00           | \$25.00           | Rccb             |
| 10/15/2020   | Setser      | Remote 2386, 2387        | 2               | \$30.00           | \$60.00           | Rccb             |
| 10/15/2020   | Danielson   | Fob 60126                | 1               | \$25.00           | \$25.00           | Zqel             |
| 10/17/2020   |             | Remote 2388              | 1               | \$30.00           | \$30.00           | LD5L             |
| 10/17/2020   | Carr        | Remote 2389              | 1               | \$30.00           | \$30.00           | D0Pe             |
| 10/18/2020   | Duda        | Fob 60127                | 1               | \$25.00           | \$25.00           | DN8P             |
| 10/19/2020   | Thomas      | Remote 2390              | 1               | \$30.00           | \$30.00           | FAZn             |
| 10/21/2020   | Mognees     | Remote 2391              | 1               | \$30.00           | \$30.00           | LZEB             |
| 10/22/2020   | Zeveney     | Remote 2392              | 1               | \$30.00           | \$30.00           | DVAk             |
| 10/23/2020   | Ahmed       | Fob 60128                | 1               | \$25.00           | \$25.00           | dcRR             |
| 10/24/2020   | Croft       | Remote #2394             | 1               | \$30.00           | \$30.00           | FsFs             |
| 10/24/202    | Hagewood    | Fob 60129                | 1               | \$25.00           | \$25.00           | DX95             |
| 10/25/2020   | Lopez       | Remote #2395 Fob #60130  | 2               | \$30.00, \$25.00  | \$55.00           | NMJF             |
| 10/25/2020   | Scott       | Remote#2396              | 1               | \$30.00           | \$30.00           | Lhug             |
| 10/26/2020   | Crecco      | Remote # 2397            | 1               | \$30.00           | \$30.00           | VSON             |
| 10/26/2020   | Noordyk     | Remote #2398             | 1               | \$30.00           | \$30.00           | 14Dw             |
| 10/28/2020   | Jiminez     | Fob #60131               | 1               | \$25.00           | \$25.00           | Tscm             |
| 10/29/2020   | James       | Fob 60132,60133,60134    | 3               | \$25.00           | \$75.00           | DdWC             |
| 10/29/2020   | James       | Remote 2399,2400,2401    | 3               | \$30.00           | \$90.00           | DdWC             |
| 10/29/2020   | Hernandez   | Remote 2402              | 1               | \$30.00           | \$30.00           | FovQ             |
| 10/30/2020   | Randolf     | F#60135 R#2403,2404      | 3               | \$25.00 \$30.00   | \$85.00           | vbsP             |
| <b>Total</b> |             |                          | 48              |                   | <b>\$1,365.00</b> |                  |

## SALES REPORT

October 1, 2020 12:00 AM —  
October 31, 2020 11:59 PM  
Reported on Nov 2, 2020 4:38  
PM EST  
All Team Members  
All Devices

---

### SALES

|                   |            |
|-------------------|------------|
| Gross Sales       | \$1,365.00 |
| Refunds           | \$0.00     |
| Discounts & Comps | \$0.00     |
| Net Sales         | \$1,365.00 |
| Tax               | \$0.00     |
| Tips              | \$0.00     |
| Gift Card Sales   | \$0.00     |
| Refunds by Amount | \$0.00     |
| Total             | \$1,365.00 |

---

### PAYMENTS

|                 |            |
|-----------------|------------|
| Total Collected | \$1,365.00 |
| Card            | \$1,365.00 |
| Fees            | -\$38.69   |
| Net Total       | \$1,326.31 |

---

### CATEGORY SALES

|                   |          |
|-------------------|----------|
| Gate Remotes x 33 | \$990.00 |
| Key Fobs x 15     | \$375.00 |

---

### ITEM SALES

|                               |          |
|-------------------------------|----------|
| Fob (Regular) x 15            | \$375.00 |
| Gate Remote<br>(Regular) x 33 | \$990.00 |

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Thank you for banking with SunTrust

Access your account information using Online and Mobile banking or by calling us at 800.SunTrust (800.786.8787)

PD 11/03/2020 11:59 # 37  
CD 11/03/2020 036 1341735 0003



Deposit

\$30.00

Deposit Ticket

Date 11/3/20

Chk/Sav/MMA

XXXXXX9901

- Cash
- Coin

Account Name (print) Meadow Pointe III CDD

CHECKS # 125

3000

Signature (only if receiving cash from deposit)

Checks and other items are received for deposit subject to the provisions of the Uniform Commercial Code and any applicable collection agreement. Deposits may not be available for immediate withdrawal.

Subtotal

3000

314409 (4/08) M6903 90021708

Less Cash Received

Account No.

\$

30.00

1000170209901

⑆5⑆000⑆75⑆⑆

GEORGIA M LINDO  
PH. 813-842-6713  
1727 LEYBOURNE LOOP  
WESLEY CHAPEL, FL 33543

125  
63-8315/2631

10/22/2020

PAY TO THE ORDER OF

Meadow Pointe III CDD

\$ 30.00

Thirty dollars and no cents

DOLLARS



13302 USF Palm Drive  
Tampa, Florida 33612

CHECK ARMOR

Photo Safe Deposit  
Details on back

FOR

Gate Remote

Signature

⑆263⑆183⑆159⑆00⑆000008⑆2⑆146⑆00⑆125⑆

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## SALES REPORT

October 1, 2020 12:00 AM —  
October 31, 2020 11:59 PM  
Reported on Nov 2, 2020 4:38  
PM EST  
All Team Members  
All Devices

---

### SALES

|                   |            |
|-------------------|------------|
| Gross Sales       | \$1,365.00 |
| Refunds           | \$0.00     |
| Discounts & Comps | \$0.00     |
| Net Sales         | \$1,365.00 |
| Tax               | \$0.00     |
| Tips              | \$0.00     |
| Gift Card Sales   | \$0.00     |
| Refunds by Amount | \$0.00     |
| Total             | \$1,365.00 |

---

### PAYMENTS

|                 |            |
|-----------------|------------|
| Total Collected | \$1,365.00 |
| Card            | \$1,365.00 |
| Fees            | -\$38.69   |
| Net Total       | \$1,326.31 |

---

### CATEGORY SALES

|                   |          |
|-------------------|----------|
| Gate Remotes x 33 | \$990.00 |
| Key Fobs x 15     | \$375.00 |

---

### ITEM SALES

|                               |          |
|-------------------------------|----------|
| Fob (Regular) x 15            | \$375.00 |
| Gate Remote<br>(Regular) x 33 | \$990.00 |

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## SALES REPORT

October 1, 2020 12:00 AM —  
October 31, 2020 11:59 PM  
Reported on Nov 2, 2020 4:38  
PM EST  
All Team Members  
All Devices

---

### SALES

|                   |            |
|-------------------|------------|
| Gross Sales       | \$1,365.00 |
| Refunds           | \$0.00     |
| Discounts & Comps | \$0.00     |
| Net Sales         | \$1,365.00 |
| Tax               | \$0.00     |
| Tips              | \$0.00     |
| Gift Card Sales   | \$0.00     |
| Refunds by Amount | \$0.00     |
| Total             | \$1,365.00 |

---

### PAYMENTS

|                 |            |
|-----------------|------------|
| Total Collected | \$1,365.00 |
| Card            | \$1,365.00 |
| Fees            | -\$38.69   |
| Net Total       | \$1,326.31 |

---

### CATEGORY SALES

|                   |          |
|-------------------|----------|
| Gate Remotes x 33 | \$990.00 |
| Key Fobs x 15     | \$375.00 |

---

### ITEM SALES

|                               |          |
|-------------------------------|----------|
| Fob (Regular) x 15            | \$375.00 |
| Gate Remote<br>(Regular) x 33 | \$990.00 |

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## **Tab 4**



Rizzetta & Company

# **Meadow Pointe III Community Development District**

---

**Financial Statements  
(Unaudited)**

**September 30, 2020**

**Prepared by: Rizzetta & Company, Inc.**

[meadowpointe3.org](http://meadowpointe3.org)  
[rizzetta.com](http://rizzetta.com)

**Meadow Pointe III Community Development District**

Balance Sheet  
As of 9/30/2020  
(In Whole Numbers)

|  | General Fund          | Reserve Fund   | Debt Service Fund | Total<br>Governmental<br>Funds | General Fixed<br>Assets Account<br>Group | General<br>Long-Term Debt<br>Account Group |
|--|-----------------------|----------------|-------------------|--------------------------------|--|--|
| <b>Assets</b>                                |                       |                |                   |                                |  |  |
| Cash   | 88,284                | 0              | 0                 | 88,284                         | 0  | 0  |
| Investments                                  | 858,101               | 0              | 633,524           | 1,491,625                      | 0  | 0  |
| Investments - Reserves                       | 0                     | 658,090        | 0                 | 658,090                        | 0  | 0  |
| Accounts Receivable                          | 0                     |                | 0                 | 0                              | 0  | 0  |
| Prepaid Expenses                             | 25,767                | 0              | 0                 | 25,767                         | 0  | 0  |
| Deposits                                     | 19,142                | 0              | 0                 | 19,142                         | 0  | 0  |
| Due From Other Funds                         | 6,548                 | 0              | 0                 | 6,548                          | 0  | 0  |
| Due From Others                              | 0                     | 0              | 0                 | 0                              | 0  | 0  |
| Amount Available in Debt Service             | 0                     | 0              | 0                 | 0                              | 0  | 633,524                                    |
| Amount To be Provided Debt Service           | 0                     |                | 0                 | 0                              | 0  | 8,796,476                                  |
| Fixed Assets                                 | 0                     | 0              | 0                 | 0                              | 11,045,871                               | 0  |
| <b>Total Assets</b>                          | <u>997,842</u>        | <u>658,090</u> | <u>633,524</u>    | <u>2,289,456</u>               | <u>11,045,871</u>                        | <u>9,430,000</u>                           |
| <b>Liabilities</b>                           |                       |                |                   |                                |  |  |
| Accounts Payable                             | 15,418                | 0              | 0                 | 15,418                         | 0  | 0  |
| Sales Tax Payable                            | 295                   | 0              | 0                 | 295                            | 0  | 0  |
| Accrued Expenses Payable                     | 16,665 <sup>0</sup>   | 0              | 0                 | 16,665                         | 0  | 0  |
| Other Current Liabilities                    | 0                     |                | 0                 | 0                              | 0  | 0  |
| Due to Other Funds                           | 0                     | 6,548          | 0                 | 6,548                          | 0  | 0  |
| Revenue Bonds Payable-Long-Term              | 0                     | 0              | 0                 | 0                              | 0  | 9,430,000                                  |
| <b>Total Liabilities</b>                     | <u>32,379</u>         | <u>6,548</u>   | <u>0</u>          | <u>38,927</u>                  | <u>0</u>                                 | <u>9,430,000</u>                           |
| <b>Fund Equity &amp; Other Credits</b>       |                       |                |                   |                                |  |  |
| Beginning Fund Balance                       | 1,044,010             | 430,739        | 638,066           | 2,112,816                      | 11,045,871                               | 0  |
| Net Change in Fund Balance                   | (78,547) <sup>0</sup> | 220,804        | (4,542)           | 137,714                        | 0  | 0  |
| <b>Total Fund Equity &amp; Other Credits</b> | <u>965,463</u>        | <u>651,543</u> | <u>633,524</u>    | <u>2,250,529</u>               | <u>11,045,871</u>                        | <u>0</u>                                   |
| <b>Total Liabilities &amp; Fund Equity</b>   | <u>997,842</u>        | <u>658,090</u> | <u>633,524</u>    | <u>2,289,456</u>               | <u>11,045,871</u>                        | <u>9,430,000</u>                           |

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 9/30/2020

(In Whole Numbers)

|   | Annual<br>Budget | YTD Budget       | YTD Actual       | YTD Variance  | Percent Annual<br>Budget<br>Remaining |
|---|------------------|------------------|------------------|---------------|---------------------------------------|
| <b>Revenues</b>                           |                  |                  |                  |               |                                       |
| Interest Earnings                         |                  |                  |                  |               |                                       |
| Interest Earnings                         | 0                | 0                | 5,845            | 5,845         | 0.00%                                 |
| Special Assessments                       |                  |                  |                  |               |                                       |
| Tax Roll                                  | 1,760,309        | 1,760,309        | 1,766,091        | 5,782         | (0.32)%                               |
| Other Miscellaneous Revenues              |                  |                  |                  |               |                                       |
| Non-Resident Annual Fees                  | 200              | 200              | 350              | 150           | (75.23)%                              |
| Key Fobs                                  | 600              | 600              | 1,313            | 713           | (118.84)%                             |
| Remotes                                   | 4,500            | 4,500            | 6,841            | 2,341         | (52.02)%                              |
| Rentals                                   | 4,500            | 4,500            | 1,450            | (3,050)       | 67.77%                                |
| Vending Machine                           | 200              | 200              | 208              | 8             | (3.97)%                               |
| Cell Tower Lease                          | 28,262           | 28,262           | 33,914           | 5,652         | (19.99)%                              |
| <b>Total Revenues</b>                     | <b>1,798,571</b> | <b>1,798,571</b> | <b>1,816,012</b> | <b>17,441</b> | <b>(0.97)%</b>                        |
| <b>Expenditures</b>                       |                  |                  |                  |               |                                       |
| Legislative                               |                  |                  |                  |               |                                       |
| Supervisor Fees                           | 16,000           | 16,000           | 13,600           | 2,400         | 15.00%                                |
| Financial & Administrative                |                  |                  |                  |               |                                       |
| Administrative Services                   | 5,800            | 5,800            | 5,800            | 0             | 0.00%                                 |
| District Management                       | 32,500           | 32,500           | 32,500           | 0             | 0.00%                                 |
| District Engineer                         | 20,000           | 20,000           | 17,530           | 2,470         | 12.35%                                |
| Disclosure Report                         | 3,100            | 3,100            | 3,000            | 100           | 3.22%                                 |
| Trustees Fees                             | 10,000           | 10,000           | 11,529           | (1,529)       | (15.29)%                              |
| Tax Collector /Property<br>Appraiser Fees | 150              | 150              | 150              | 0             | 0.00%                                 |
| Financial & Revenue Collections           | 5,000            | 5,000            | 5,000            | (0)           | 0.00%                                 |
| Accounting Services                       | 21,000           | 21,000           | 21,000           | 0             | 0.00%                                 |
| Auditing Services                         | 3,675            | 3,675            | 5,078            | (1,403)       | (38.17)%                              |
| Arbitrage Rebate Calculation              | 1,950            | 1,950            | 1,000            | 950           | 48.71%                                |
| Assessment Roll                           | 5,000            | 5,000            | 5,000            | 0             | 0.00%                                 |
| Public Officials Liability<br>Insurance   | 3,675            | 3,675            | 2,819            | 856           | 23.29%                                |
| Legal Advertising                         | 1,000            | 1,000            | 2,209            | (1,209)       | (120.92)%                             |
| Miscellaneous Mailings                    | 2,500            | 2,500            | 0                | 2,500         | 100.00%                               |
| Bank Fees                                 | 0                | 0                | 254              | (254)         | 0.00%                                 |
| Dues, Licenses & Fees                     | 450              | 450              | 750              | (300)         | (66.66)%                              |
| Website Hosting, Maintenance,<br>Backup   | 5,000            | 5,000            | 10,168           | (5,168)       | (103.36)%                             |
| Legal Counsel                             |                  |                  |                  |               |                                       |
| District Counsel                          | 18,000           | 18,000           | 27,584           | (9,584)       | (53.24)%                              |

**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 9/30/2020

(In Whole Numbers)

|   | Annual<br>Budget | YTD Budget | YTD Actual | YTD Variance | Percent Annual<br>Budget<br>Remaining |
|---|------------------|------------|------------|--------------|---------------------------------------|
| Law Enforcement                                 |                  |            |            |              |                                       |
| Contracted Deputy Services                      | 99,654           | 99,654     | 104,787    | (5,133)      | (5.15)%                               |
| Electric Utility Services                       |                  |            |            |              |                                       |
| Utility Services                                | 31,000           | 31,000     | 24,243     | 6,757        | 21.79%                                |
| Street Lights                                   | 98,000           | 98,000     | 96,832     | 1,168        | 1.19%                                 |
| Garbage/Solid Waste Control<br>Services         |                  |            |            |              |                                       |
| Garbage - Residential                           | 192,246          | 192,246    | 177,220    | 15,026       | 7.81%                                 |
| Garbage - Recreation Facility                   | 800              | 800        | 858        | (58)         | (7.25)%                               |
| Solid Waste Assessment<br>Recreational Facility | 1,000            | 1,000      | 2,060      | (1,060)      | (105.99)%                             |
| Water-Sewer Combination Services                |                  |            |            |              |                                       |
| Utility Services - Recreation<br>Facilities     | 3,000            | 3,000      | 6,246      | (3,246)      | (108.19)%                             |
| Stormwater Control                              |                  |            |            |              |                                       |
| Mitigation Area Monitoring &<br>Maintenance     | 4,810            | 4,810      | 1,110      | 3,700        | 76.92%                                |
| Aquatic Plant Replacement                       | 7,500            | 7,500      | 6,380      | 1,120        | 14.93%                                |
| Aquatic Maintenance Contract                    | 66,480           | 66,480     | 64,596     | 1,884        | 2.83%                                 |
| Stormwater Assessment                           | 3,800            | 3,800      | 3,767      | 33           | 0.87%                                 |
| Stormwater System Maintenance                   | 5,000            | 5,000      | 2,084      | 2,916        | 58.31%                                |
| Other Physical Environment                      |                  |            |            |              |                                       |
| Field Services                                  | 16,500           | 16,500     | 14,950     | 1,550        | 9.39%                                 |
| Property Insurance                              | 6,135            | 6,135      | 8,085      | (1,950)      | (31.78)%                              |
| General Liability Insurance                     | 2,888            | 2,888      | 3,075      | (187)        | (6.47)%                               |
| Flood Insurance                                 | 2,175            | 2,175      | 2,781      | (606)        | (27.86)%                              |
| Street Light Deposit Bond                       | 650              | 650        | 566        | 84           | 12.92%                                |
| Entry & Walls Maintenance                       | 5,000            | 5,000      | 5,462      | (462)        | (9.23)%                               |
| Landscape Maintenance                           | 212,508          | 212,508    | 264,758    | (52,250)     | (24.58)%                              |
| Irrigation Repair & Maintenance                 | 20,000           | 20,000     | 15,698     | 4,302        | 21.51%                                |
| Annual Color Rotation                           | 20,000           | 20,000     | 6,400      | 13,600       | 68.00%                                |
| Holiday Decorations                             | 0                | 0          | 1,845      | (1,845)      | 0.00%                                 |
| Landscape Replacement Plants,<br>Shrubs, Trees  | 40,000           | 40,000     | 2,385      | 37,615       | 94.03%                                |
| Landscape - Mulch                               | 38,000           | 38,000     | 31,500     | 6,500        | 17.10%                                |
| Landscape - Fertilizer<br>Applications          | 30,000           | 30,000     | 8,750      | 21,250       | 70.83%                                |
| Tree Trimming/Removal Services                  | 10,800           | 10,800     | 1,298      | 9,502        | 87.98%                                |
| Fire Ant Treatment                              | 10,000           | 10,000     | 0          | 10,000       | 100.00%                               |
| Landscape - Pest Control                        | 5,300            | 5,300      | 1,905      | 3,395        | 64.05%                                |

**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 9/30/2020

(In Whole Numbers)

|   | Annual<br>Budget | YTD Budget | YTD Actual | YTD Variance | Percent Annual<br>Budget<br>Remaining |
|---|------------------|------------|------------|--------------|---------------------------------------|
| Well Maintenance                            | 6,000            | 6,000      | 3,934      | 2,066        | 34.43%                                |
| Lift Station Maintenance                    | 10,000           | 10,000     | 961        | 9,039        | 90.39%                                |
| Wildlife Management Services                | 6,000            | 6,000      | 350        | 5,650        | 94.16%                                |
| Miscellaneous Expenses                      | 18,000           | 18,000     | 6,704      | 11,296       | 62.75%                                |
| <b>Road &amp; Street Facilities</b>         |                  |            |            |              |                                       |
| Gate Maintenance                            | 35,000           | 35,000     | 32,330     | 2,670        | 7.62%                                 |
| Gate Phone                                  | 7,500            | 7,500      | 8,834      | (1,334)      | (17.78)%                              |
| Sidewalk Repair & Maintenance               | 15,000           | 15,000     | 7,505      | 7,495        | 49.96%                                |
| Street Sign Repair & Replacement            | 1,000            | 1,000      | 0          | 1,000        | 100.00%                               |
| Roadway Repair & Maintenance                | 5,000            | 5,000      | 5,303      | (303)        | (6.06)%                               |
| Street Light/Decorative Light Maintenance   | 2,000            | 2,000      | 0          | 2,000        | 100.00%                               |
| Parking Lot Repair & Maintenance            | 5,000            | 5,000      | 0          | 5,000        | 100.00%                               |
| <b>Parks &amp; Recreation</b>               |                  |            |            |              |                                       |
| Management Contract                         | 221,000          | 221,000    | 200,532    | 20,468       | 9.26%                                 |
| Pool Repairs                                | 5,000            | 5,000      | 13,831     | (8,831)      | (176.62)%                             |
| Pool/Water Park/Fountain Maintenance        | 13,740           | 13,740     | 13,740     | 0            | 0.00%                                 |
| Facilities - Pest Control                   | 550              | 550        | 612        | (62)         | (11.27)%                              |
| Facility A/C & Heating Maintenance & Repair | 10,000           | 10,000     | 1,054      | 8,946        | 89.45%                                |
| Playground Equipment & Maintenance          | 1,500            | 1,500      | 0          | 1,500        | 100.00%                               |
| Operating Supplies                          | 7,500            | 7,500      | 19,435     | (11,935)     | (159.13)%                             |
| Dog Waste Station Supplies                  | 1,900            | 1,900      | 1,296      | 604          | 31.78%                                |
| Vehicle Maintenance                         | 2,000            | 2,000      | 2,291      | (291)        | (14.55)%                              |
| Miscellaneous Expenses                      | 5,000            | 5,000      | 10,047     | (5,047)      | (100.93)%                             |
| Security System Monitoring & Maintenance    | 5,000            | 5,000      | 8,196      | (3,196)      | (63.91)%                              |
| Clubhouse Internet, Cable, Phone            | 3,500            | 3,500      | 1,106      | 2,394        | 68.40%                                |
| Athletic/Park Court/Field Repairs           | 5,000            | 5,000      | 603        | 4,397        | 87.94%                                |
| Boardwalk & Bridge Maintenance              | 10,000           | 10,000     | 200        | 9,800        | 98.00%                                |
| Computer Support Maintenance & Repair       | 1,000            | 1,000      | 0          | 1,000        | 100.00%                               |
| Fitness Equipment Maintenance & Repair      | 2,000            | 2,000      | 620        | 1,380        | 69.00%                                |
| <b>Special Events</b>                       |                  |            |            |              |                                       |

**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 9/30/2020

(In Whole Numbers)

|   | Annual<br>Budget | YTD Budget              | YTD Actual            | YTD Variance            | Percent Annual<br>Budget<br>Remaining |
|---|------------------|-------------------------|-----------------------|-------------------------|---------------------------------------|
| Special Events  | 10,000           | 10,000                  | 4,819                 | 5,181                   | 51.80%                                |
| Street Tree Removal Program                                   |                  |                         |                       |                         |                                       |
| Tree Purchase   | 125,000          | 125,000                 | 102,994               | 22,006                  | 17.60%                                |
| Street Tree Removal   | 150,000          | 150,000                 | 164,568               | (14,568)                | (9.71)%                               |
| Street Tree Install   | 223,000          | 223,000                 | 258,084               | (35,084)                | (15.73)%                              |
| Contingency   |                  |                         |                       |                         |                                       |
| Capital Outlay  | 24,000           | 24,000                  | 0                     | 24,000                  | 100.00%                               |
| Total Expenditures  | <u>2,025,236</u> | <u>2,025,236</u>        | <u>1,894,560</u>      | <u>130,676</u>          | <u>6.45%</u>                          |
| Excess of Revenues Over (Under)<br>Expenditures               | <u>(226,665)</u> | <u>(226,665)</u>        | <u>(78,547)</u>       | <u>148,118</u>          | <u>65.34%</u>                         |
| Other Financing Sources (Uses)                                |                  |                         |                       |                         |                                       |
| Carryforward Fund Balance                                     | 226,665          | 0                       | 0                     | 0                       | 100.00%                               |
| Exc. of Rev./Other Sources Over<br>(Under) Expend./Other Uses | <u>0</u>         | <u>(226,665)</u>        | <u>(78,547)</u>       | <u>148,118</u>          | <u>0.00%</u>                          |
| Fund Balance, Beginning of Period                             | 0                | 0                       | 1,044,010             | 1,044,010               | 0.00%                                 |
| Fund Balance, End of Period                                   | <u><u>0</u></u>  | <u><u>(226,665)</u></u> | <u><u>965,463</u></u> | <u><u>1,192,128</u></u> | <u><u>0.00%</u></u>                   |



**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

Reserve Fund

From 10/1/2019 Through 9/30/2020

(In Whole Numbers)

|   | Annual Budget   | Current Period<br>Actual | Budget to Actual<br>Variance | Budget Percentage<br>Remaining |
|---|-----------------|--------------------------|------------------------------|--------------------------------|
| <b>Revenues</b>   |                 |                          |                              |                                |
| Interest Earnings   |                 |                          |                              |                                |
| Interest Earnings   | 0               | 3,693                    | 3,693                        | 0.00%                          |
| Special Assessments   |                 |                          |                              |                                |
| Tax Roll  | 225,158         | 225,158                  | 0                            | 0.00%                          |
| <b>Total Revenues</b>   | <u>225,158</u>  | <u>228,851</u>           | <u>3,693</u>                 | <u>1.64%</u>                   |
| <b>Expenditures</b>   |                 |                          |                              |                                |
| Contingency   |                 |                          |                              |                                |
| Asset Replacement Reserve                                     | 107,597         | 6,548                    | 101,049                      | 93.91%                         |
| Road Reserves   | 117,561         | 1,500                    | 116,061                      | 98.72%                         |
| <b>Total Expenditures</b>                                     | <u>225,158</u>  | <u>8,048</u>             | <u>217,110</u>               | <u>96.43%</u>                  |
| Excess of Revenues Over (Under)<br>Expenditures               | 0               | 220,804                  | 220,804                      | 0.00%                          |
| Exc. of Rev./Other Sources<br>Over/(Under) Expend./Other Uses | 0               | 220,804                  | 220,804                      | 0.00%                          |
| Fund Balance, Beginning of Period                             | 0               | 430,739                  | 430,739                      | 0.00%                          |
| <b>Fund Balance, End of Period</b>                            | <u><u>0</u></u> | <u><u>651,543</u></u>    | <u><u>651,543</u></u>        | <u><u>0.00%</u></u>            |

**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund - Series 2013 & 2015

From 10/1/2019 Through 9/30/2020

(In Whole Numbers)

|   | Annual Budget   | Current Period<br>Actual | Budget to Actual<br>Variance | Budget Percentage<br>Remaining |
|---|-----------------|--------------------------|------------------------------|--------------------------------|
| <b>Revenues</b>   |                 |                          |                              |                                |
| Interest Earnings   |                 |                          |                              |                                |
| Interest Earnings   | 0               | 3,645                    | 3,645                        | 0.00%                          |
| Special Assessments   |                 |                          |                              |                                |
| Tax Roll  | 587,460         | 589,172                  | 1,712                        | 0.29%                          |
| <b>Total Revenues</b>   | <u>587,460</u>  | <u>592,817</u>           | <u>5,357</u>                 | <u>0.91%</u>                   |
| <b>Expenditures</b>   |                 |                          |                              |                                |
| Debt Service  |                 |                          |                              |                                |
| Interest  | 277,460         | 265,238                  | 12,222                       | 4.40%                          |
| Principal   | 310,000         | 335,000                  | (25,000)                     | (8.06)%                        |
| <b>Total Expenditures</b>                                     | <u>587,460</u>  | <u>600,238</u>           | <u>(12,778)</u>              | <u>(2.18)%</u>                 |
| Excess of Revenues Over (Under)<br>Expenditures               | 0               | (7,421)                  | (7,421)                      | 0.00%                          |
| Exc. of Rev./Other Sources<br>Over/(Under) Expend./Other Uses | 0               | (7,421)                  | (7,421)                      | 0.00%                          |
| Fund Balance, Beginning of Period                             | 0               | 468,961                  | 468,961                      | 0.00%                          |
| <b>Fund Balance, End of Period</b>                            | <u><u>0</u></u> | <u><u>461,541</u></u>    | <u><u>461,541</u></u>        | <u><u>0.00%</u></u>            |

**Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

Debt Service Fund - Series 2007A

From 10/1/2019 Through 9/30/2020

(In Whole Numbers)

|   | Annual Budget  | Current Period<br>Actual | Budget to Actual<br>Variance | Budget Percentage<br>Remaining |
|---|----------------|--------------------------|------------------------------|--------------------------------|
| <b>Revenues</b>   |                |                          |                              |                                |
| Interest Earnings   |                |                          |                              |                                |
| Interest Earnings   | 0              | 2,325                    | 2,325                        | 0.00%                          |
| Special Assessments   |                |                          |                              |                                |
| Tax Roll  | 353,623        | 354,654                  | 1,031                        | 0.29%                          |
| Total Revenues  | <u>353,623</u> | <u>356,979</u>           | <u>3,356</u>                 | <u>0.95%</u>                   |
| <b>Expenditures</b>   |                |                          |                              |                                |
| Debt Service  |                |                          |                              |                                |
| Interest  | 173,623        | 174,100                  | (477)                        | (0.27)%                        |
| Principal   | 180,000        | 180,000                  | 0                            | 0.00%                          |
| Total Expenditures  | <u>353,623</u> | <u>354,100</u>           | <u>(477)</u>                 | <u>(0.13)%</u>                 |
| Excess of Revenues Over (Under)<br>Expenditures               | 0              | 2,879                    | 2,879                        | 0.00%                          |
| Exc. of Rev./Other Sources<br>Over/(Under) Expend./Other Uses | 0              | 2,879                    | 2,879                        | 0.00%                          |
| Fund Balance, Beginning of Period                             | 0              | 169,105                  | 169,105                      | 0.00%                          |
| Fund Balance, End of Period                                   | <u>0</u>       | <u>171,983</u>           | <u>171,983</u>               | <u>0.00%</u>                   |

**Meadow Pointe III CDD**  
**Investment Summary**  
**September 30, 2020**

| <u>Account</u>                    | <u>Investment</u>                               | <u>Balance as of</u><br><u>September 30, 2020</u> |
|-----------------------------------|---|---|
| The Bank of Tampa                 | Money Market Account                            | \$ 5,029  |
| The Bank of Tampa ICS Program:    |   |   |
| BOKF, National Association        | Money Market Account                            | 248,360   |
| First Horizon Bank                | Money Market Account                            | 248,356   |
| IBERIABANK a div of First Horizon | Money Market Account                            | 2   |
| Pacific Western Bank              | Money Market Account                            | 248,360   |
| Western Alliance Bank             | Money Market Account                            | 107,994   |
|                                   | <b>Total General Fund Investments</b>           | <b>\$ 858,101</b>                                 |
| <hr/>                             |   |   |
| The Bank of Tampa ICS Program:    |   |   |
| Road Reserve                      |   |   |
| NexBank, SSB                      | Money Market Account                            | 130,458   |
|                                   | Subtotal  | 130,458   |
| <hr/>                             |   |   |
| Asset Replacement                 |   |   |
| Colony Bank                       | Money Market Account                            | 21,001  |
| First Horizon Bank                | Money Market Account                            | 3   |
| NexBank                           | Money Market Account                            | 117,902   |
| Park National Bank                | Money Market Account                            | 248,360   |
| Western Alliance Bank             | Money Market Account                            | 140,366   |
|                                   | Subtotal  | 527,632   |
| <hr/>                             |   |   |
|                                   | <b>Total Reserve Fund Investments</b>           | <b>\$ 658,090</b>                                 |
| <hr/>                             |   |   |
| US Bank Series 2007A Revenue      | First American Treasury Obligation Fund Class Z | \$ 171,984  |
| US Bank Series 2013 Revenue       | First American Treasury Obligation Fund Class Z | 93,949  |
| US Bank Series 2013 Reserve       | First American Treasury Obligation Fund Class Z | 177,559   |
| US Bank Series 2013 Prepayment    | First American Treasury Obligation Fund Class Z | 1,654   |
| US Bank Series 2015A1 Reserve     | US Bank Money Market 5                          | 94,180  |
| US Bank Series 2015A2 Reserve     | US Bank Money Market 5                          | 18,591  |
| US Bank Series 2015A Revenue      | US Bank Money Market 5                          | 75,607  |
|                                   | <b>Total Debt Service Fund Investments</b>      | <b>\$ 633,524</b>                                 |

**Meadow Pointe III Community Development District**

Aged Payables by Invoice Date

Aging Date - 8/1/2020

001 - General Fund

From 9/1/2020 Through 9/30/2020

| <u>Vendor Name</u>                                   | <u>Invoice Date</u> | <u>Invoice Number</u>        | <u>Invoice Description</u>         | <u>Current Balance</u> |
|--|---------------------|------------------------------|------------------------------------|------------------------|
| CINTAS Corporation<br>#074                           | 8/6/2020            | 9098390269                   | Cleaning Supplies 08/20            | 660.00                 |
| CINTAS Corporation<br>#074                           | 8/14/2020           | 4058727995                   | Cleaning Supplies 08/20            | 123.52                 |
| CINTAS Corporation<br>#074                           | 8/28/2020           | 4060075606                   | Cleaning Supplies 08/20            | 25.34                  |
| Outsmart Pest<br>Management, Inc.                    | 9/1/2020            | 27391                        | Monthly Pest Control 07/20         | 51.00                  |
| Waste Connections Of<br>Florida                      | 9/20/2020           | 804976                       | Waste Disposal Services 10/20      | 66.00                  |
| Home Depot Credit<br>Services                        | 9/21/2020           | xxxx xxxx xxxx 3880<br>09/20 | Supplies 09/20                     | 54.83                  |
| OLM, Inc.  | 9/21/2020           | 36828                        | Monthly Landscape Inspection 09/20 | 750.00                 |
| Pasco County Utilities                               | 9/22/2020           | 13962656                     | 1500 Meadow Pointe Blvd 08/20      | 499.94                 |
| Withlacoochee River<br>Electric Cooperative,<br>Inc. | 9/23/2020           | 1353910 09/20                | Street Lights 09/20                | 1,322.22               |
| Site Masters of Florida,<br>LLC                      | 9/25/2020           | 092520-1                     | Repaired Broken Skimmer 09/20      | 850.00                 |
| Yellowstone Landscape                                | 9/30/2020           | TM 152351                    | Plant Installation 09/20           | 2,385.10               |
| TECO   | 10/5/2020           | 311000030198 09/20           | Summary Bill 09/20                 | 8,630.40               |
|  |                     |                              | Total 001 - General<br>Fund        | 15,418.35              |
| Report Total   |                     |                              |                                    | 15,418.35              |

**Meadow Pointe III Community Development District**  
**Notes to Unaudited Financial Statements**  
**September 30, 2020**

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/20.
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 5**

## SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

---

This Second Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2020 (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 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 District Services dated October 1<sup>st</sup>, 2016 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees 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 amend **Exhibit B - Schedule of Fees** attached.

The amended **Exhibit B - Schedule of Fees** are 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 Addendum as of the Effective Date.



Rizzetta & Company



Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Chairman/Vice Chairman

DATE: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit B – Schedule of Fees**



Rizzetta & Company

**EXHIBIT B**  
Schedule of Fees

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

|  | <b>MONTHLY</b>    | <b>ANNUALLY</b> |
|--|-------------------|-----------------|
| Management:                              | \$2,789.58        | \$33,475        |
| Administrative:                          | \$497.83          | \$5,974         |
| Accounting:                              | \$1,802.50        | \$21,630        |
| Financial & Revenue Collections:         | \$429.17          | \$5,150         |
| Assessment Roll (1):                     |                   | \$5,150         |
| <b>Total Standard On-Going Services:</b> | <b>\$5,519.08</b> | <b>\$71,379</b> |

**(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.**



**ADDITIONAL SERVICES:**

|   |                |              |
|---|----------------|--------------|
| Extended and Continued Meetings   | Hourly         | \$ 180.25    |
| Special/Additional Meetings   | Per Occurrence | Upon Request |
| Modifications and Certifications to<br>Special Assessment Allocation Report | Per Occurrence | Upon Request |
| True-Up Analysis/Report   | Per Occurrence | Upon Request |
| Re-Financing Analysis   | Per Occurrence | Upon Request |
| Bond Validation Testimony   | Per Occurrence | Upon Request |
| Special Assessment Allocation Report  | Per Occurrence | Upon Request |
| Bond Issue Certifications/Closing Documents                                 | Per Occurrence | Upon Request |
| Electronic communications/E-blasts  | Per Occurrence | Upon Request |
| Special Information Requests  | Hourly         | Upon Request |
| Amendment to District Boundary  | Hourly         | Upon Request |
| Grant Applications  | Hourly         | Upon Request |
| Escrow Agent  | Hourly         | Upon Request |
| Continuing Disclosure/Representative/Agent                                  | Annually       | Upon Request |
| Community Mailings  | Per Occurrence | Upon Request |
| Response to Extensive Public<br>Records Requests                            | Hourly         | Upon Request |

**PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

| <b>JOB TITLE:</b>            | <b>HOURLY RATE:</b> |
|------------------------------|---------------------|
| Senior Manager               | \$ 54.00            |
| District Manager             | \$ 42.00            |
| Accounting & Finance Staff   | \$ 29.00            |
| Administrative Support Staff | \$ 25.00            |

**LITIGATION SUPPORT SERVICES:** Hourly Upon Request

**ADDITIONAL THIRD-PARTY SERVICES:**

Pre-Payment Collections/Estoppel/Lien Releases:

|                |                |              |
|----------------|----------------|--------------|
| Lot/ Homeowner | Per Occurrence | Upon Request |
| Bulk Parcel(s) | Per Occurrence | Upon Request |



Rizzetta & Company

## **Tab 6**



## MBS CAPITAL MARKETS, LLC

### UNDERWRITING AGREEMENT MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

November 10, 2020

Board of Supervisors  
Meadow Pointe III Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this agreement (the “Agreement”) with the Meadow Pointe III Community Development District (the “District”) which, upon your acceptance of this offer, will be binding the District and the Underwriter. This agreement relates to the proposed issuance of the District’s Capital Improvement Revenue Refunding Bonds (the “Bonds”) for the purpose of refunding the District’s outstanding Capital Improvement Revenue Refunding Bonds, Series 2007 (the “Prior Bonds”). The Underwriter intends to serve as the Underwriter, not as municipal advisor in connection with the issuance of the Bonds.

1. **Scope of Services:** The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
  - o Advice regarding the structure, timing, terms, and other similar matters concerning the particular of municipal securities described above.
  - o Preparation of rating strategies and presentations related to the issue being underwritten.
  - o Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
  - o Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
  - o Assistance in the preparation of the Preliminary Official Statement, if any, and the final Official Statement.
  - o Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
  - o Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
  - o Preparation of post-sale reports for the issue, if any.
  - o Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

Member: FINRA/SIPC

---

3414 W. BAY TO BAY BLVD., UNIT #3,  
TAMPA, FLORIDA 33629  
PHONE: 813.281.2700

152 LINCOLN AVENUE  
WINTER PARK, FLORIDA 32789  
PHONE: 407.622.0130

1005 BRADFORD WAY  
KINGSTON, TENNESSEE 37763  
PHONE: 865.717.0303



## MBS CAPITAL MARKETS, LLC

Page | 2

2. **Fees:** No fees will be incurred with the execution of this Agreement. The underwriting fee for the sale or placement of the Bonds is 1.5% of the principal amount of the Bonds. The Underwriter will be responsible for its own out-of-pocket expenses with the exception of underwriter's or disclosure counsel which fee will be paid from the proceeds of the Bonds. The Underwriter will be responsible for any fees pertaining to obtaining an investment grade rating for the Bonds. Such rating fees will be paid from proceeds of the Bonds contingent upon the successful sale and delivery or placement of the Bonds.
3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel, if any, will deliver to the District a purchase or placement contract setting forth its rights and duties in connection with such purchase or placement as well as detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement you are acknowledging receipt of the same.



**MBS CAPITAL MARKETS, LLC**

Page | 3

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

By execution of this Agreement, you are acknowledging receipt of the MSRB Rule G-17 required disclosures attached hereto as Exhibit A.

Sincerely,  
**MBS Capital Markets, LLC**

A handwritten signature in black ink, appearing to read 'Brett Sealy', is written over a horizontal line.

Brett Sealy  
Managing Partner

Approved and Accepted By:

\_\_\_\_\_

Title:

\_\_\_\_\_

Date:

\_\_\_\_\_



## MBS CAPITAL MARKETS, LLC

Page | 4

### EXHIBIT A

#### **Disclosures Concerning the Underwriter's Role**

- (i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- (ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- (iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- (iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- (v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

#### **Disclosure Concerning the Underwriter's Compensation**

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

#### **Conflicts of Interest**

**Payments to or from Third Parties.** There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

**Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the





## **MBS CAPITAL MARKETS, LLC**

Page | 5

delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

**Credit Default Swaps.** There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

**Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with any District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

**Dealer Payments to District Personnel.** Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

## **Tab 7**



### FLORIDA COURTS

Includes:

Convert multi purpose court into 3 pickleball courts. Install 6 PVC pickleball net post sleeves and 3 center anchors in concrete footers. Court size is 54' x 89'. 5' behind the base lines and 7' width of each 4 alleys.

Fencing-8' high, 2 gates, mesh around courts

Surfacing-patch, fill cracks, 4 coat color system, 2 coats of acrylic, stripe 3 sets of pickleball lines.

Court Supplies-install 3 pair of posts and 3 nets.

Warranty--2 years.

**Cost: \$24,400**



### FLORIDA COURTS

Includes:

Convert multi purpose court into 2 pickleball courts. Install 4 PVC pickleball net post sleeves and 2 center anchors in concrete footers. Court size is 54' x 89'. 5' behind the base lines and 16' width of each 3 alleys.

Fencing-8' high, 2 gates, mesh around courts

Surfacing-patch, fill cracks, 4 coat color system, 2 coats of acrylic, stripe 2 sets of pickleball lines.

Court Supplies-install 2 pair of posts and 2 nets.

Warranty--2 years.

**Cost: \$21,500**



Precision Courts, LLC

### PRECISION COURTS

Includes:

1. Install 2 sets of pvc settings 18"x18"x18" for pickleball nets for 2 courts
  2. Clean court as needed to ensure proper adhesion of materials
  3. Make all necessary repairs/preparations to ensure even court texture
  4. Sand all repairs and prep to reduce visibility
  5. Apply 1 coat of SportMaster Acrylic Resurfacer
  6. Apply 2 coats of SportMaster Acrylic Surfacing Material (in customer's choice of color)
  7. Apply regulation lines for pickleball play
  8. Clean work area
- Warranty--1 years.

**Cost: \$11,900**



Precision Courts, LLC

### PRECISION COURTS

Includes:

1. Clean court as needed to ensure proper adhesion of materials
  2. Make all necessary repairs
  3. Sand all repairs and prep to reduce visibility
  4. Apply 1 coat of SportMaster Acrylic Resurfacer
  5. Apply 2 coats of SportMaster Acrylic Surfacing Material (in customer's choice of color)
  6. Clean work area
- Warranty--1 years.

**Cost: \$5,500**



### FLORIDA COURTS

Includes:

Remove existing sand volleyball court ( 70' x 41') and build 1 new single pickleball court ( 34' x 60' ).

Fence work-Install, 8' above the court surface, line and terminal poles. Install Top Rail. Install 2 walk in gates. Install Mid Rail at the 4 corner of the court and on either side of the gates. Install Black vinyl coated bottom tension wire. Install 8' high Black vinyl coated, 9 gauge, 1 3/4" black fence mesh. Warranty--2 years.

**Cost: Asphalt \$12,800.**

**Fence, surface, court \$16,300.**

**Total Cost \$29,100**

### FLORIDA COURTS

Remove sand from Volleyball court and dispose of.

- Layout court, shoot elevations and prepare subgrade.
- Install 6" of crushed concrete base and pave with 1 1/4" asphalt Type SP9.5 D.O.T. approved hot mix.

Surface Coatings & Supplies-Install 2 PVC pickleball net post sleeves and 1 center anchor in concrete footers. 4 coat color system. 2 coats of Acrylic Resurfacer. Stripe all game lines. heavy bodied Textured T/C White Line Paint ( this will make for sharp edged clean lines ). We will provide and install 2 new pickleball net posts with external crank & 1 new pickleball net with center strap.



**Precision Courts, LLC**

### PRECISION COURTS

Includes:

1. Install 2 sets of pvc settings 18"x18"x18" for pickleball nets for 2 courts
2. Clean court as needed to ensure proper adhesion of materials
3. Make all necessary repairs/preparations to ensure even court texture
4. Sand all repairs and prep to reduce visibility
5. Apply 1 coat of SportMaster Acrylic Resurfacer
6. Apply 2 coats of SportMaster Acrylic Surfacing Material (in customer's choice of color)
7. Apply regulation lines for pickleball play

Warranty--1 years.

**Cost: \$11,900**

### BLACK ROCK

Includes:

Asphalt, 456 SY, type SP 9.5, compacted 1.5"

Bituminous Tack, 36.5 gal. Remove 6-8" of grass/dirt and dispose. Haul 6-8 crushed concrete. Grade, compact, prep for paving.

**Cost: \$13,865.34**

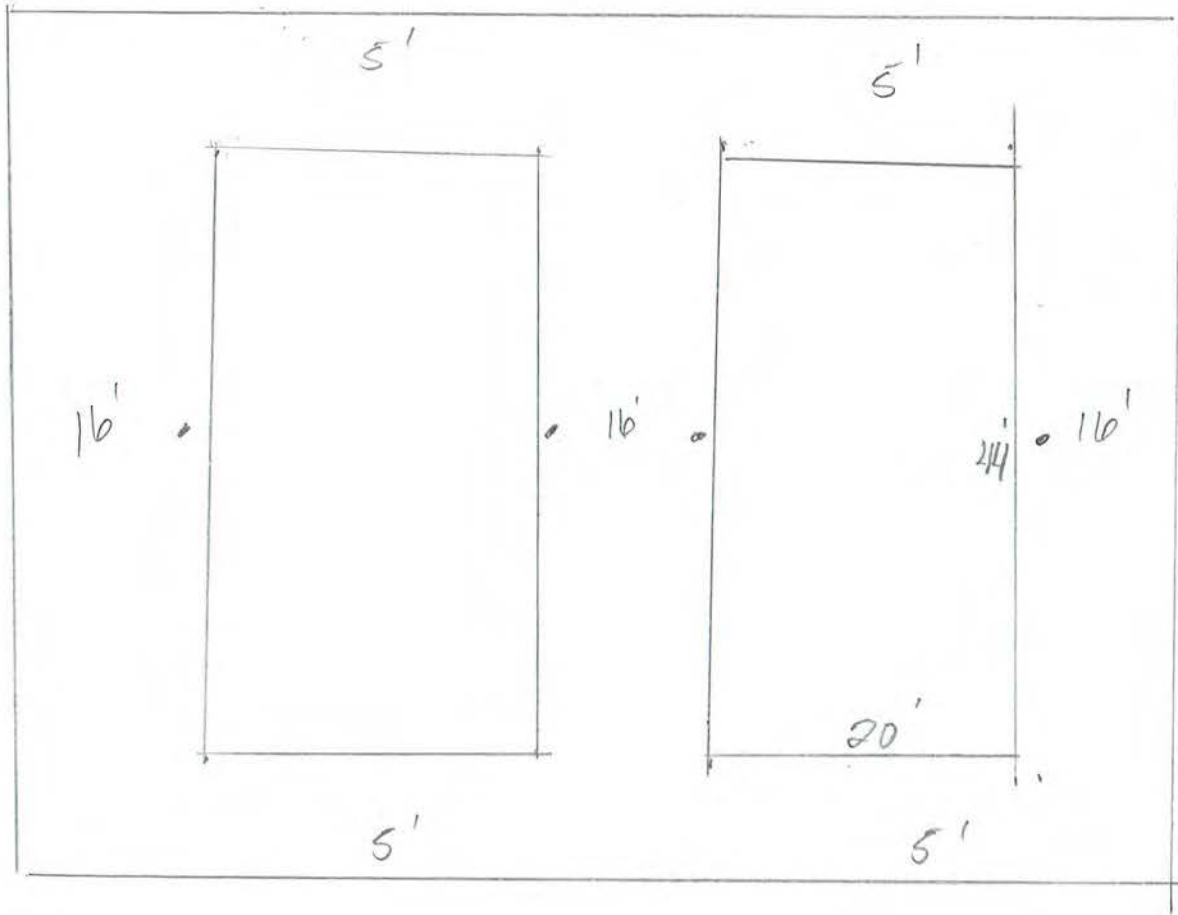
### STE

Includes:

Base Work/Base Rock

**Cost: \$12,288**

**Total Cost \$38,053.34**

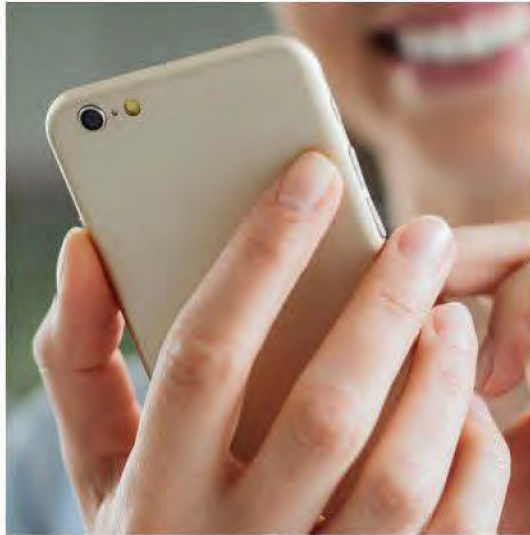
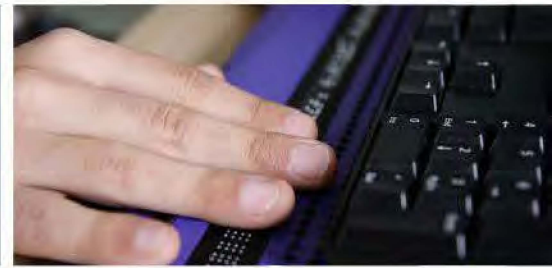
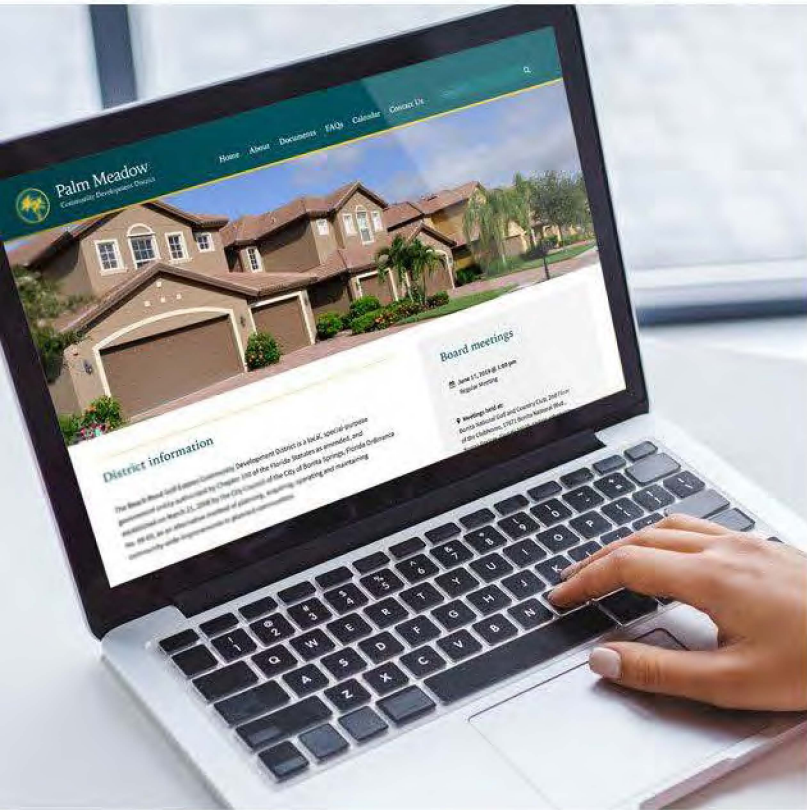






## **Tab 8**





# Keeping your community informed. And you compliant.

Meadow Pointe III Community Development District


Proposal date: 2020-09-17

Proposal ID: 3SHRV-SA2FB-YYFF6-PXFTW

|                           |      |
|---------------------------|------|
| Pricing.....              | 2    |
| Services.....             | 3-5  |
| FAQs.....                 | 6    |
| Statement of work.....    | 7-8  |
| Terms and conditions..... | 9-12 |



**Ted Saul**  
*Director - Digital Communication*

 *Certified Specialist*



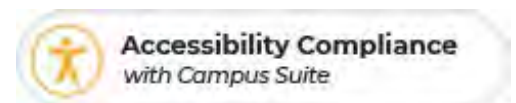
# Pricing

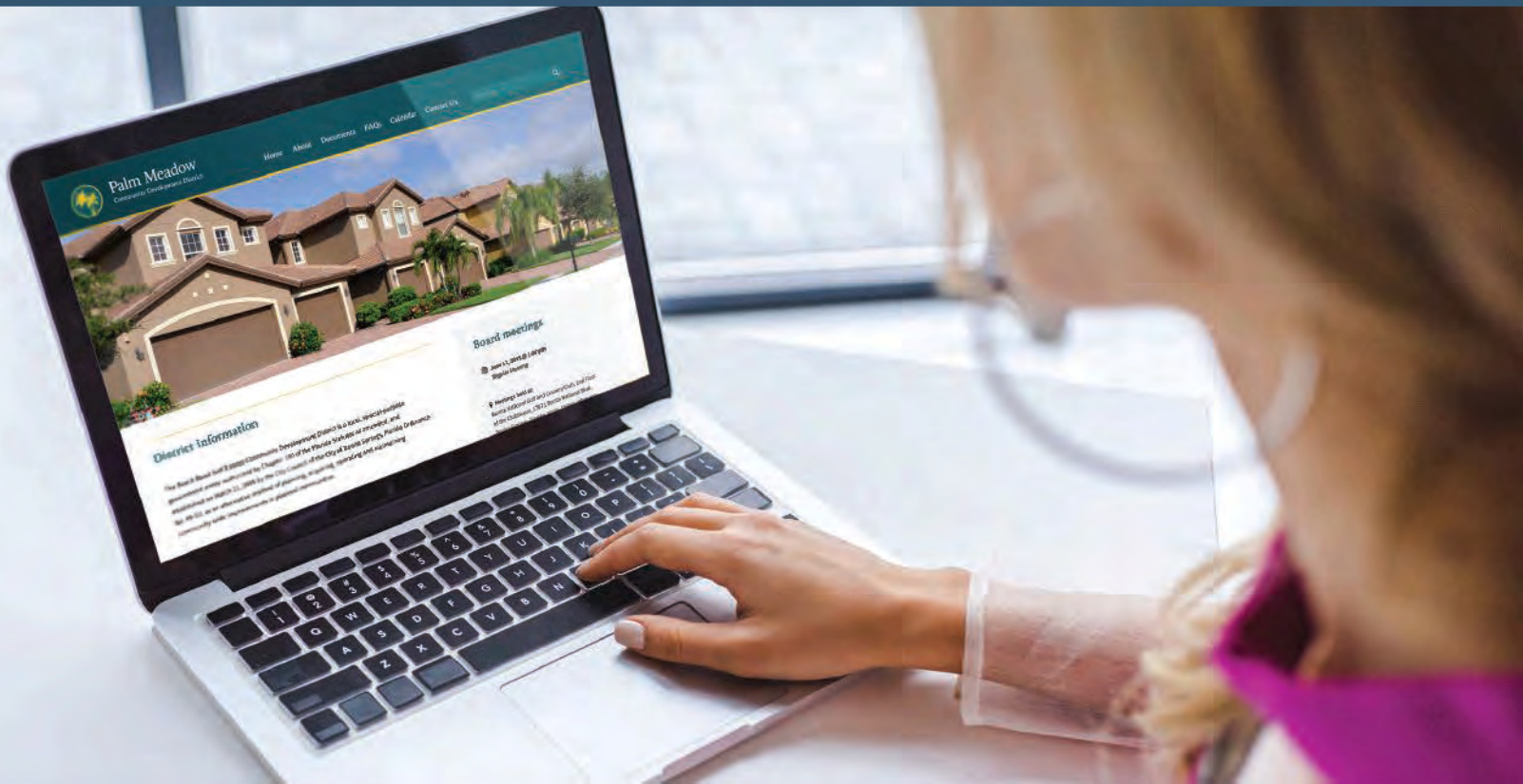
Effective date: 2020-10-01

| <b>Implementation</b>  | <b>Quantity</b> | <b>Subtotal</b> |
|--|-----------------|-----------------|
| <b>On-boarding of ADA Compliant Website and Remediation of Historical Documents</b> <ul style="list-style-type: none"><li>• Migration website pages and present on a staged website for approval</li><li>• Initial PDF Accessibility Compliance Service for 1500 pages of remediation</li></ul>  | 1               | \$2,325.00      |
| <hr/>  |                 |                 |
| <b>Annual ongoing services</b>   | <b>Quantity</b> | <b>Subtotal</b> |
| <b>Website services</b> <ul style="list-style-type: none"><li>• Hosting, support and training for users</li><li>• Website management tools to make updates</li><li>• Secure certification (https)</li><li>• Monthly accessibility site reporting, monitoring and error corrections</li></ul>   | 1               | \$600.00        |
| <hr/>  |                 |                 |
| <b>Ongoing PDF Accessibility Compliance Service</b> <ul style="list-style-type: none"><li>• Remediation of all PDFs stored on your website</li><li>• Remediation of up to 750 PDF pages</li><li>• Dashboard for reporting and managing all PDFs</li><li>• 48-hour turnaround for fixes for board agendas</li><li>• PDF manager dashboard</li></ul> | 750*            | \$937.50        |
| <hr/>  |                 |                 |
| <b>Social Media Manager</b>  |                 | Included        |

\*Maximum PDF pages per 12 month period

**Total: \$3,862.50**





## Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

### Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

### Designed for districts



Easy-to-update website, hosting and support



Worry-free ADA-compliance, auditing and full reporting



Meets Florida statutes and federal laws

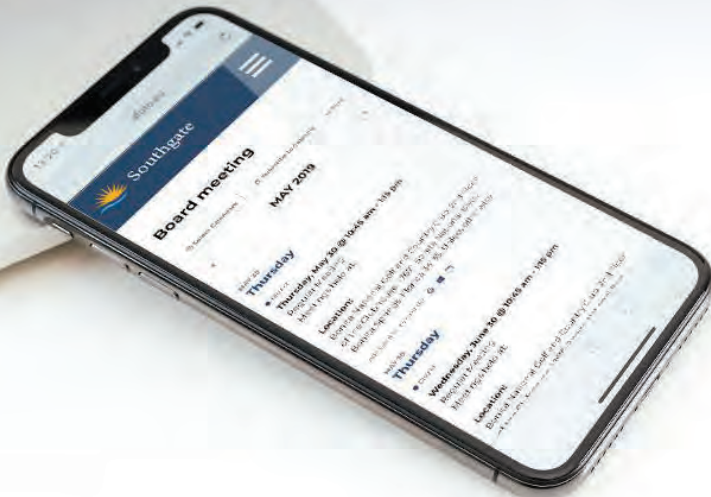


Save CDD board time and money

# Keeping your community informed and compliant.



**Accessibility Compliance**  
with Campus Suite



## We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

### We stand behind our seal of approval.

Each page of your website will have our official certification of a website that meets the required accessibility standards.

## A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

### Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

### Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes



## A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..



**Campus Suite Academy  
Website Accessibility Center**

[www.campussuite.com/accessibility-center](http://www.campussuite.com/accessibility-center)

# Frequently asked questions

## **For PDF service, what is the price per page?**

Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between \$1.05 per page to \$1.75 per page.

## **What does the PDF scan and remediation process look like?**

You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

## **What does the ADA managed service process for our website look like?**

Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

## **How long does it take?**

For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

## **What standards do you follow for ADA?**

We follow WCAG AA 2.1 guidelines

## **Are there any hidden fees?**

No.

## **How long does it take to build the website?**

It depends upon your responsiveness, but generally only a couple of weeks.

## **Can we change the design of our website?**

Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc...

## **Do your sites offer a calendar?**

Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.

# Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
  1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
  2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
  3. Display an ADA compliance shield, seal, or certification;
  4. Provide options to create a CDD-branded design (colors, logo, etc...)
  5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
  6. Be free of any commercial advertising;
  7. Be free of any known spyware, virus, or malware;
  8. Secure certification (https)
  9. Secure cloud hosting with fail-overs
  10. Allow for data backups, and record retention as required by law;
  11. Allow for the display a calendar, reservation request form, and newsletter;
  12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
  13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.\*
2. **Maintenance and Management of the Website.**
  1. Contractor will manage and maintain the website;
  2. Remediate in an ADA compliant format new documents (a not to exceed 750 pages per year) uploaded by the District Manager to the document portal;\*
    1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
  3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;
  4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and

5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

**3. Monthly Auditing and Remediation Services.**

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

**4. Support Services.**

Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

\*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.



# Website Creation and Management Agreement

This Website Creation and Management Agreement (this “Agreement”) is entered into as of 2020-10-01, between the Meadow Pointe III Community Development District, whose mailing address is 3434 Colwell Avenue, Tampa, FL 33614 (the “District”) and Innersync Studio, LLC., an Ohio limited liability company (d/b/a Campus Suite), whose mailing address is 752 Dunwoodie Dr., Cincinnati, Ohio 45230 (the “Contractor”).

## Background Information:

The District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes. The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “ADA”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

## Operative Provisions:

**1. Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

**2. Scope of Services.** The Contractor will perform all work, including all labor, equipment, and supervision necessary to perform the services described in the “Statement of Work” attached hereto as Exhibit A.

**3. Term and Renewal.** The initial term of this Agreement will be for one year from the date of this Agreement. At the end of the initial term, this Agreement will automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provisions below.

### 4. Termination.

a. Either party may terminate this Agreement without cause, with an effective termination date of the next scheduled renewal date, by providing at least thirty (30) days written (letter, facsimile, email) notice to the other party prior to the next renewal date.

b. Either party may terminate this Agreement with cause for material breach provided, however, that the terminating party has given the other party at least thirty (30) days written (letter, facsimile, email) of, and

the opportunity to cure the breach.

c. Upon termination of this Agreement:

- i. The Contractor will be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. If any deposit or advanced payments exceeds these costs, Contractor will refund the appropriate amount to the District.
- ii. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
- iii. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
- iv. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.

## **5. Compensation and Prompt Payment.**

- a. Upon execution of this Agreement, the District agrees to pay Contractor for a one-time payment of \$2,325.00 for the Onboarding of ADA Compliant Website and Remediation of Historical Documents.
- b. Starting on October 1, 2019 the District agrees to compensate the Contractor \$1,537.00 for Maintenance and Management of the Website, Monthly Auditing and Remediation Services, and Support Services as described in the Statement of Work as described in the Statement of Work. The District shall make such payments in advance of the services to be provided. Contractor will provide the District with an invoice on a annual basis for work to be performed. The District will pay Contractor within 15 days of receipt of the invoice.

**6. Additional Work.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties will agree in writing to an addendum (for changes to the regular services) or work authorization order (for all other services). The Contractor will be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

**7. Ownership of Website, Domain Name, and Content.** The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.

**8. No Infringement of Intellectual Property.** Contractor warrants and represents that neither the Statement of Work nor any product or services provided by Contractor will infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).

**9. Promotion.** The District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

**10. Warranty.** The Contractor warrants that the work: (a) will conform to the requirements of the Statement of Work, (b) will be performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and WCAG regulations, and (c) will be performed without defects in workmanship or in code. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

**11. Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

**12. Compliance with Governmental Regulations.** The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time.

**13. Insurance.** Contractor will, at its own expense, maintain commercial general liability insurance coverage of no less than \$1,000,000 for the duration of the term of this Agreement and for any renewals of the term, as mutually agreed upon by the parties, which names the District, its officers, agents, staff, and employees as an additional insured. The Contractor will deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement. Such insurance policy may not be

canceled without a thirty-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

**14. Limitation of Liability.** Either party's total liability under this Agreement, regardless of cause or theory of recovery, will not exceed the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim. Contractor shall not be liable for ADA compliance of any content posted by the District without first being remediated by the Contractor.

**15. Indemnification.** Contractor agrees to, subject to the limitation of liability described above, indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries or damage of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing. Obligations under this section will include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**16. Conditions Precedent Prior to Any Litigation.** In the event that either party is dissatisfied with the other party and as a condition precedent prior to commencing any litigation, such party shall communicate in writing to the other party with their specific concerns. The parties shall make a good faith effort toward the resolution of any such issues. If the parties are not able to reach a mutually acceptable solution, then either party may request arbitration at their own expense. If such arbitration is requested, it shall be held within sixty (60) days of such request.

**17. Remedies in the Event of Default.** Subject to the limitation of liability described above, a default by either party under this Agreement will entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. Nothing contained in this Agreement will limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

**18. Controlling Law.** This Agreement is governed under the laws of the State of Florida with venue in the county the District is located in.

**19. Enforcement of Agreement.** Only after satisfying the conditions precedent prior to any litigation above, in the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney’s fees at both trial and appellate levels against the non-prevailing party, with a not to exceed limit of the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim.

**20. Public Records.** Contractor acknowledges the District is a special purpose unit of local government in the State of Florida, and that all documents of any kind provided to or in possession of Contractor in connection with this Agreement are subject to Florida’s public records laws, pursuant to Chapter 119, Florida Statutes. As required under Section 119.0701, Florida Statutes, Contractor will (a) keep and maintain public records that would ordinarily and necessarily be required by the District in order to perform the Service Provided, b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost of reproduction permitted by law, (c) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Contractor upon termination of this Agreement, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Upon receipt by Contractor of any request for copies of public records, Contractor will immediately notify the District of such request. Failure of Contractor to comply with public records laws to the extent required by statute may result in immediate termination of the Agreement.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT \_\_\_\_\_, OR BY EMAIL AT \_\_\_\_\_, OR BY REGULAR MAIL AT \_\_\_\_\_.**

**21. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor will immediately notify the District whereupon this Agreement may be terminated by the District.

**22. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

**23. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.

**24. Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

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

**26. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered will be an original; however, all such counterparts together will constitute, but one and the same instrument.

**27. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement controls over provisions in any exhibit.

|                                   |                   |
|-----------------------------------|-------------------|
| Innersync Studio, LLC.            | Meadow Pointe III |
| _____                             | _____             |
| Steve Williams<br>VP of Marketing | Print name        |
| Date                              | Date              |
|                                   | _____             |

## **Tab 9**



# KIDDIE SLIDE PROPOSAL

by Nirbo Aquatic Inc.

October, 2020







## Message from the President



Dear Evaluation Committee,

Thank you for giving us the opportunity to submit the following splash pad proposal for your community. We have experienced many years of successful projects. You can feel confident dealing with us as a well qualified and reliable manufacturer.

Nirbo has designed thousands of splash pads and built hundreds of them over US, Canada, Asia and Europe. Our products meet following standards; ASTM F-1487, ASTM F2461, CSA, Z-614-14 and are also ADA compliant.

We have created a unique splash pad design for your community and believe it fits well with your park environment. We believe we have created a fun, safe and interactive play environment for your children and community.

We appreciate you taking time considering Nirbo for your project and looking forward to further discussing the project details and refine it for your specific needs.

Thanks,

Mehmet Sokmen, P. Eng.

President

Nirbo Aquatic Inc.

Tel: 1-905-766-2461

sal@nirbo.com



**Nirbo Aquatic Inc.**

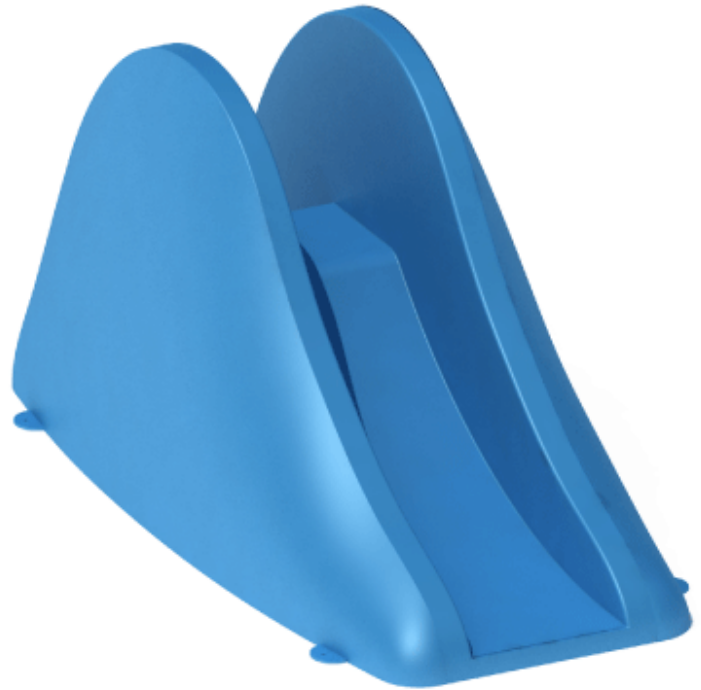
39-2400 Lucknow Drive, Mississauga, ON L5S 1T9, Canada

Toll Free: 1.888.68.NIRBO (64726) | Tel: 1.905.766.4474 | Fax: 1.905.766.4467

Website: [www.nirbo.com](http://www.nirbo.com) | Email: [info@nirbo.com](mailto:info@nirbo.com)



Nirbo water features are made from high quality stainless steel material, are very durable and have excellent fun factor. There are over one hundred different water features to choose from, this product is just a great example. We use brass or stainless steel nozzles which are ideal materials for the application.

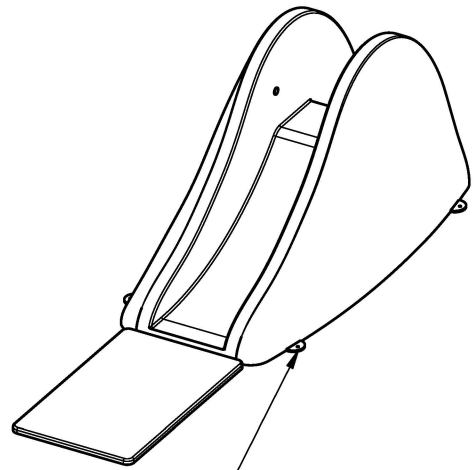
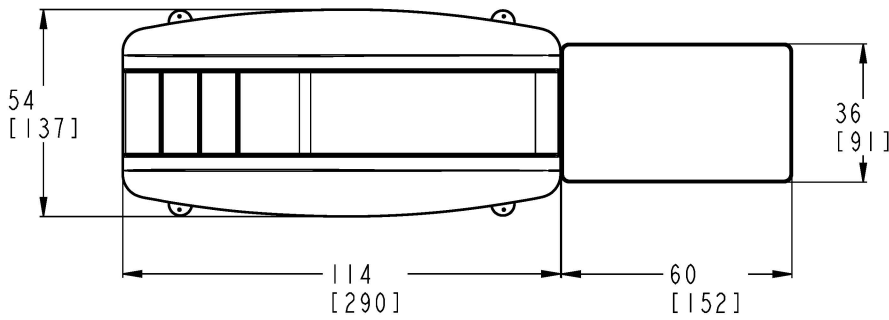


### Kiddie Slide | 03572

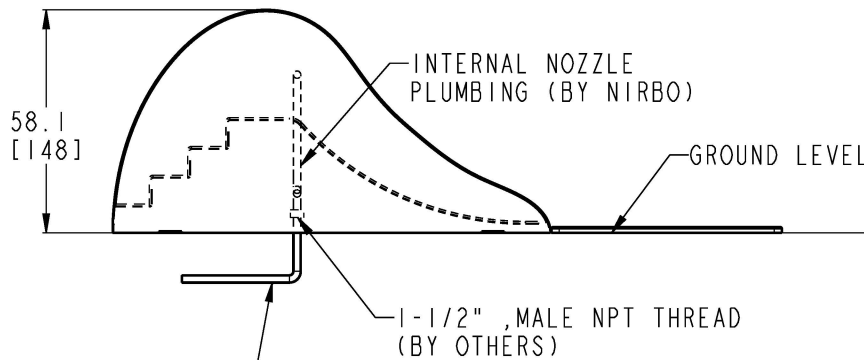
| Width        | Length        | Height         |
|--------------|---------------|----------------|
| 54" (137 cm) | 114" (290 cm) | 58.1" (148 cm) |

### Nirbo Aquatic Inc.

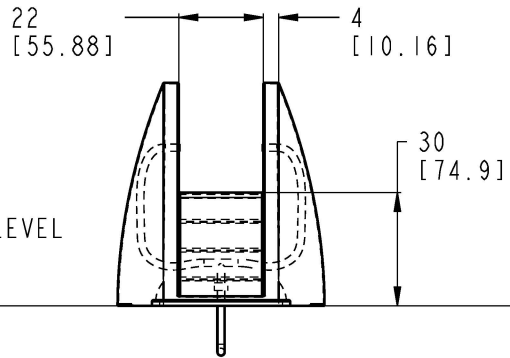
2430 Lucknow Drive, unit 14, Mississauga, ON L5S 1V3, Canada  
Toll Free: 1.888.68.NIRBO (64726) | Tel: 1.905.766.4474 | Fax: 1.905.766.4467  
Website: [www.nirbo.com](http://www.nirbo.com) | Email: [info@nirbo.com](mailto:info@nirbo.com)



USE 3/8" SS DROP-IN ANCHORS FOR SURFACE MOUNT (BY NIRBO)

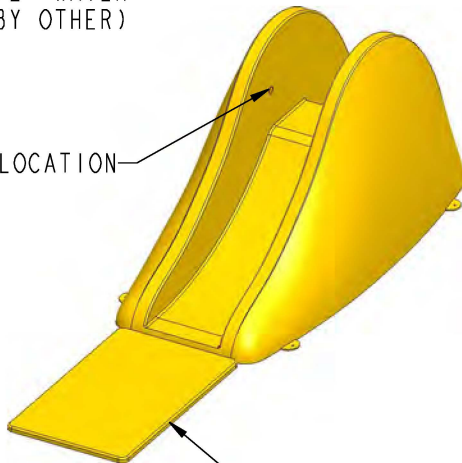


1-1/2" WATER LINE (BY OTHER)



| FLOW (5-10 PSI) | LOW    | NORMAL | HIGH    |
|-----------------|--------|--------|---------|
| GPM-[LPM]       | 15[60] | 20[80] | 30[120] |

NOZZLE LOCATION



OPTIONAL LADING PAD MUST BE ORDERED SEPARATELY

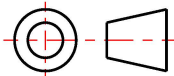
- 1- STRUCTURE: FRP  
NOZZLE: BRASS WITH TAMPER RESISTANT FEATURES
- 2- FINISH: GEL COATING
- 3- PRODUCT INCLUDES:  
ANCHOR BOLTS WITH HARDWARE AND FOOTING TEMPLATE  
SPRAY NOZZLES  
WINTER NOZZLE CAPS  
SERVICE TOOLS  
TAMPER RESISTANT HARDWARE

**NIRBO AQUATIC INC.**

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS PROPERTY OF NIRBO AQUATIC INC. AND MAY NOT BE REPRODUCED OR COMMUNICATED WITHOUT PERMISSION IN WRITING FROM NIRBO AQUATIC INC.

DATE (yyyy.mm.dd)  
2013.11.27

KIDDIE SLIDE



UNIT  
INCH  
[CM]

SHEET  
1 / 1

DRAWING NO  
03572-01-D15

REV  
A



## About Our Products

### Construction

Tubular Structures: 304 Stainless Steel

Nozzles: Stainless Steel or Brass

Rotational Bearings: Bronze

Paint: Super durable Powder Coating

Translucent Parts: UV Resistant Cast Acrylic

### Top Mounting System

Depending on your requirements, all Nirbo products can be manufactured with a bolt on flange (Top Mounting System). This flange assembly allows for the flexibility of component removal, swapping and off site maintenance.

If the park closes in the winter, or you wish to re-arrange components or introduce new features later, Top Mounting System is recommended.



### Nozzles

Nirbo offers nozzles with many different water effects and flow rates that are suitable for spray parks.

Our nozzles are easily configured to suit your needs. If water consumption is an issue our low flow nozzle option might be the solution. Depending on your needs, we are capable of manufacturing nozzles from several different materials. Our standard nozzle material is brass.



**Nirbo Aquatic Inc.**

39-2400 Lucknow Drive, Mississauga, ON L5S 1T9, Canada

Toll Free: 1.888.68.NIRBO (64726) | Tel: 1.905.766.4474 | Fax: 1.905.766.4467

Website: [www.nirbo.com](http://www.nirbo.com) | Email: [info@nirbo.com](mailto:info@nirbo.com)



## About Our Products

### Controllers

The Nirbo Touch Screen Controller uses a robust industrial grade PLC, touch panel, power supply, transformer and terminal blocks.

They come with following standard features:

- ON/OFF switch
- Real time clock
- Backup battery
- NEMA Type 4 steel box with powder coating
- UL and CSA approved electrical components

Controllers are constructed per National Electric Code (NEC) and have CSA or UL approval as required. A unique option of the Nirbo Touch Screen Controller is the user-friendly interface, which allows you to change park operation hours, water feature sequences and durations.



### Drains

We offer two standard sizes of catch basins and grates for your spray parks. Nirbo catch basins have a sump area that collect debris and prevent clogging of the pipeline, and grates are available in a variety of colors to blend in with surrounding surfaces.

### Other Features

- Smooth rounded edges
- Temper resistant hardware
- Flush mounted ground nozzles with adjustable direction control
- Toe Guard
- ADA compliant
- Highly vandal resistant Activator



**Nirbo Aquatic Inc.**

39-2400 Lucknow Drive, Mississauga, ON L5S 1T9, Canada  
Toll Free: 1.888.68.NIRBO (64726) | Tel: 1.905.766.4474 | Fax: 1.905.766.4467  
Website: [www.nirbo.com](http://www.nirbo.com) | Email: [info@nirbo.com](mailto:info@nirbo.com)



## Product Warranty

Warranty period starts from the receipt of goods. Warranty excludes normal wear and tear, abuse, vandalism, or improper installation & maintenance. The warranty with respect to failure due to material or production defects on painted metal components products will either be repaired or replaced.

Duration of warranty for specific products and components are as follows;

|  |                    |
|--|--------------------|
| Spray Features<br>Stainless Steel Structures               | 25 Years.          |
| Nozzles  | 2 Years            |
| Plastic Parts  | 2 Years            |
| Bearings   | 2 Years            |
| Controller   | 2 Years            |
| Motor Starter  | 2 Years            |
| Paint  | 2 Years            |
| Water Filtration and<br>Recirculation System<br>Water Tank | 2 Years<br>5 Years |
| All Other Products   | 2 Years            |

### Limited Warranty and Coverage of Defective Parts

Warranty commences upon receipt of goods by the purchaser and is limited to parts covered by the warranty only. Warranty coverage does not apply for wear, tear, misuse or vandalism. The warranty does not cover surface corrosion in metal parts, discolored surfaces and other cosmetic failures or issues due to misuse or vandalism.

Nirbo Aquatic Inc. warrants that the parts and components comprising the Nirbo Aquatic playground sold under the attached Purchase Agreement will be free from defects in material and workmanship for the period covered in the Warranty from the date of delivery to Purchaser, or to Purchaser's customer, whichever is later, and this warranty will be limited to the repair and replacement of parts and components which Purchaser can show were defective upon delivery to Purchaser.

Modification of, or damage to, any of the parts or components the Nirbo Aquatic Inc. parts and components (as delivered to Purchaser), during final assembly (by or under the direction of Purchaser or Purchaser's customer or any third party performing such final assembly on behalf of Purchaser or Purchaser's retail customer), will void any warranty by Nirbo Aquatic Inc., whether expressed or implied. It is expressly agreed that this warranty will be in lieu of all warranties of fitness and in lieu of the warranty of merchant ability.

Proper documentation as reasonably required by Nirbo Aquatic Inc. is required to support and verify all warranty claims. Failure to provide such documentation could result in a warranty claim being denied.

### Purchaser's Remedy

The sole remedy under this warranty shall be the repair, replacement or credit for defective parts as stated above. The warranty is in lieu of any other warranties either expressed or implied, including the merchantability and fitness for a particular purpose.

The foregoing warranties are exclusive and in lieu of all other warranties, including any other warranty of quality, express or implied, and including any warranty or merchantability, or any warranty of fitness for any particular purpose. There shall be no liability for incidental or consequential damages under the foregoing warranties.

### Nirbo Aquatic Inc.

39-2400 Lucknow Drive, Mississauga, ON L5S 1T9, Canada  
Toll Free: 1.888.68.NIRBO (64726) | Tel: 1.905.766.4474 | Fax: 1.905.766.4467  
Website: [www.nirbo.com](http://www.nirbo.com) | Email: [info@nirbo.com](mailto:info@nirbo.com)

# Colours

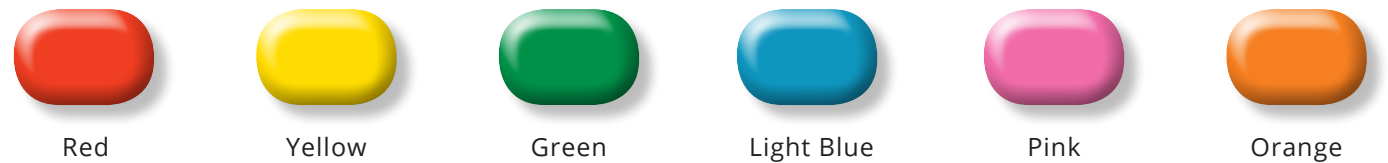


Nirbo uses oven cured, lead-free, UV resistant polyester powder coating for a durable protective finish on all metal surfaces. Our stainless products are sand blasted before they are powder coated. Most products can also be purchased with a polished stainless steel finish.

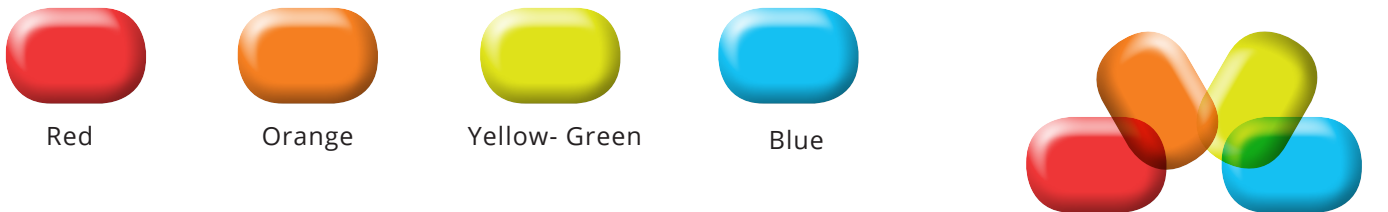
## Structure Colours



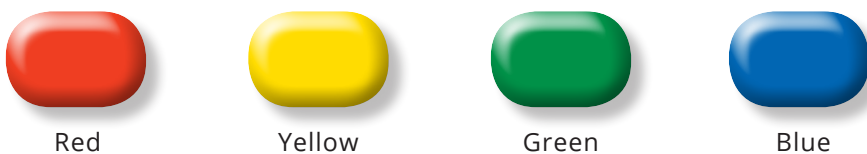
## Fiberglass Colours



## Fluorescent Colours



## Deck and Panel Colours





## References

- 1. City of Whitehouse, TX**  
Contact: **Kevin Huckabee**  
Phone: (903) 839-4914  
Email: khuckabee@whitehousetx.org
- 2. City of Centerville, TX**  
Contact: **Lindsie F. Wood**, City Secretary  
Phone: (903) 536-2515  
Email: centerville@valornet.com
- 3. Elk City Holiday Inn Express**  
Elk City, Oklahoma  
Contact: **Teresa Garcia**  
Phone: 1-580-303-4556  
Email: teresa.garcia@championhotels.com
- 4. Western Recreation & Development Inc.**  
191 Eagle DR, Winnipeg  
Manitoba R2R 1V4  
Contact: **Jeff McCarron**  
Phone: (204) 633-7209  
E-mail: jeff@waterparks.ca  
Website: www.waterparks.ca
- 5. Campark Resorts**  
9387 Lundy's Lane RR#2, Niagara Falls  
Ontario, Canada L2E 6S4  
Contact: **Peter Van Kleef**  
Phone: (905) 358-3873  
Toll Free: 1-877-CAMPARK  
Cell: (905) 658-3873  
Fax: (905) 354-7484  
E-mail: peter@campark.com  
Website: www.campark.com
- 6. Highland Campground & RV Sales**  
Ontario, Canada NOB 1J0  
Contact: **Don Vallery**  
R.R. #1 Belwood  
Phone: (519) 843-2537  
Cell: (519) 400-6681  
Fax: (519) 843-4151  
E-mail: dvallery@everus.ca  
Website: www.highlandpines.com
- 7. Superior Pool Spa & Leisure Ltd.**  
24 Martin Ross Avenue, Toronto  
Ontario, Canada M3J 2K8  
Contact: **Rick Bemister**  
Phone: (416) 665-0410  
Cell: (416) 999-3650  
Fax: (416) 665-6877  
E-mail: rickbemister@pools-world.com  
Website: www.superiorpool.com
- 8. Town of Williamstown/ Township of South Glengarry**  
*Scheduled and completed in spring in 2014,  
with a recirculation system supplied by Nirbo,  
Project budget exceeded 100,000.*  
18244 Street Rd., South Glengarry, ON K6K 5R6  
Contact: **Heather Grant**  
Phone: (613) 931-2646  
E-mail: heatherwara@hotmail.com  
Website: www.southglengarry.com
- 9. Conestoga Family Camp**  
*Scheduled and completed in spring in 2011,  
with a recirculation system supplied by Nirbo,  
Project budget exceeded 250,000.*  
Moorefield Arthur RR 1, Arthur, ON N0G 1A0  
Contact: **Phil Barrett**  
Phone: (519) 848-3640  
E-mail: pbarrett@conestogacamp.com  
Website: www.conestogacamp.com
- 10. City of Cornelius, NC, Smithville Park**  
*Scheduled and completed in the summer of 2016,  
with a recirculation system supplied by Nirbo.  
Project budget exceeded \$100,000.*  
19710 S Ferry St, Cornelius, NC 28031, United States  
Contact: **Kevin W Harding**  
Phone: (704) 931-1081  
Email: kevin@kphstrategy.com  
Website: www.playworldpreferred.com


### Nirbo Aquatic Inc.

39-2400 Lucknow Drive, Mississauga, ON L5S 1T9, Canada  
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Website: www.nirbo.com | Email: info@nirbo.com



| ITEM              | PART NO  | QTY | DESCRIPTION   | Unit Cost | Extended Cost  |
|-------------------|----------|-----|---|-----------|----------------|
| 1                 | 03572-01 | 1   | KIDDIE SLIDE  | \$7,888   | \$7,888        |
| -                 | N/A      | 1   | SHIPPING ESTIMATE BASED ON SINGLE SHIPMENT.<br>MULTIPLE SHIPMENTS WILL COST MORE. | \$1,500   | \$1,500        |
| <b>TOTAL COST</b> |          |     |   |           | <b>\$9,388</b> |

ALL PRICES NET, ALL TAXES EXTRA, ALL SHIPPING EXTRA, FOB OUR PLANT, PRICES VALID FOR 60 DAYS

|   |   |                        |                          |               |
|---|---|------------------------|--------------------------|---------------|
|  | Project Name / Location<br>Kiddie Slide / Wesley Chapel, FL | Project No<br>29997-01 | Date<br>October 27, 2020 | Revision<br>A |
|---|---|------------------------|--------------------------|---------------|



Project Name / Location  
Kiddie Slide / Wesley Chapel, FL

Project No  
29997-01

Date  
October 27, 2020

Revision  
A

**Payment Schedule:**

- Fifty Percent (50%) of Proposal Total ("Initial Deposit") upon **Nirbo Aquatic Inc.'s receipt** of Purchase Order, signed by **Purchaser**.
- Balance, including delivery charges due before shipping of order. In order to facilitate an 8-week production schedule, the Initial deposit required must be received by Nirbo. Nirbo will start manufacturing when Initial Deposit received.

**Terms & Conditions of Sale**

- Before signing this *Purchase Order*, please read Nirbo Aquatic Inc.'s terms and conditions of sale. The Customer's acceptance and understanding of these terms and conditions is evidenced by signing of this *Purchase Order Form*.
- Payment terms are listed above under *Payment Schedule* and you are in agreement with them. Any overdue balances are subject to interest charges of 2% per month and any associated warehousing fees. There are no holdbacks.
- Purchaser will be in breach of the Purchase Order if any Deposit is not received by Nirbo Aquatic Inc. within the required 15-day period following receipt of any applicable Written Notice.
- Nirbo Aquatic Inc. is responsible to coordinate with the Purchaser the actual delivery date to enable the purchaser to make preparations for the material unloading and handling.
- Nirbo Aquatic Inc. will offer installation instructions and operational manuals to ensure the proper installation and operation of the Nirbo Aquatic playground system. Free technical support is also provided.
- Delivery shall be either *FCA Origin* for all truck deliveries, or *FOB Origin* for all marine shipments, for all required Nirbo Aquatic Inc. delivery and any errors or omissions on parts must be reported to Nirbo Aquatic Inc. or the transport company within 48 hours of receipt of goods.
- You have read, understood and are in acceptance of Nirbo Aquatic Inc.'s Warranty Document as provided under separate cover.
- Nirbo Aquatic Inc. has a no return policy and requests customers to determine their product and color selections carefully.
- Cancellation: Orders placed for equipment covered by Nirbo Aquatic Inc.'s quotation are not subject to cancellation or modification, in whole or in part, after Purchaser's acceptance, except with Nirbo Aquatic Inc.'s express written consent, and upon Purchaser's payment of a cancellation charge which will cover all costs incurred by Nirbo Aquatic Inc. to the time of cancellation. If Purchaser cancels the order without Nirbo Aquatic Inc.'s express written consent, the Purchaser agrees to pay all to date costs incurred by Nirbo Aquatic Inc., in addition to compensation for any loss of profits that it may suffer in the event that Nirbo Aquatic Inc. is unable to resell the material and equipment and/or component parts thereof at the contract price. Material purchased by Purchaser's payment of cancellation fee will be shipped upon request. Customized material is the property of the Purchaser when purchased by Nirbo Aquatic Inc. for production and will be sent to Purchaser upon payment of cancellation charges.
- All State and local taxes are for the account of the buyer.
- Force Majeure. If the performance by a Party of any of its obligations under this Agreement (other than payment obligations) shall be interfered with by reason of any circumstances unforeseeable, irresistible and beyond the reasonable control of that Party, then that Party shall be excused from such performance while such circumstances exist and such additional period as may be reasonably necessary to allow that Party to resume its performance
- "Any Party Asserting Force Majeure as an excuse shall have the burden of proving that reasonable steps were taken (under the circumstances) to minimize delay or damages caused by foreseeable events, that all non-excused obligations were substantially fulfilled, and that the other Party was timely notified of the likelihood or actual occurrence which would justify such an assertion, so that other prudent precautions could be contemplated."
- You have read and are in acceptance of all the specifications of the Nirbo Aquatic Inc. components and equipment that are included in this order.

**If you are in acceptance and agreement to these terms and conditions, please initial all pages and sign below, and fax to Nirbo Aquatic Inc.**  
Please forward signed original documents to Nirbo Aquatic Inc. Or you may mail both copies of this agreement to Nirbo Aquatic Inc. See address on top of this page. Your copy of the executed agreement will be returned to you. This agreement must be signed before any components or equipment will be shipped.

|                                   |                       |
|-----------------------------------|-----------------------|
| <b>Account Payable Department</b> | <b>Approved By</b>    |
| Name of Contact:                  | Printed Name & Title: |
| Phone No:                         | Signature:            |

# Tab 10

1  
2 **MINUTES OF MEETING**  
3

4 Each person who decides to appeal any decision made by the Board with respect to any  
5 matter considered at the meeting is advised that person may need to ensure that a  
6 verbatim record of the proceedings is made, including the testimony and evidence upon  
7 which such appeal is to be based.  
8

9 **MEADOW POINTE III**  
10 **COMMUNITY DEVELOPMENT DISTRICT**  
11

12 The regular meeting of the Board of Supervisors' of the Meadow Pointe III  
13 Community Development District was held on **Wednesday, October 21, 2020 at 6:30 p.m.**  
14 was conducted via conference call pursuant to Governor DeSantis' Executive Order 20-179 (as  
15 extended by Executive Order 20-193) and pursuant to Section 120.54(5)(b)2., Florida Statutes.  
16 Present and constituting a quorum:

17  
18 Michael Hall **Board Supervisor, Chairman**  
19 Paul Carlucci **Board Supervisor, Vice Chairman**  
20 John Johnson **Board Supervisor, Assistant Secretary**  
21 Rick Daddio **Board Supervisor, Assistant Secretary**  
22 Glen Aleo **Board Supervisor, Assistant Secretary**  
23

24 Also present via conference call were:

25  
26 Matt Huber **District Manager, Rizzetta & Co**  
27 Aimee Brandon **District Manager, Rizzetta & Co**  
28 Michael Rodriguez **District Manager, Amenity Services Manager**  
29 Vivek Babbar **District Counsel, Straley Robin & Vericker**  
30 Tonja Stewart **DE, Stantec**  
31 Kyle Steele **Stantec**  
32 Rick Meagher **Pasco Deputy**  
33 Audience  
34

35 **FIRST ORDER OF BUSINESS** **Call to Order**  
36

37 Mr. Huber called the meeting to order and performed roll call confirming a quorum  
38 for the meeting.  
39

40 **SECOND ORDER OF BUSINESS** **Audience Comments on Agenda Items**  
41

42 There were no audience comments at this time.  
43

44 **THIRD ORDER OF BUSINESS** **Staff Reports**  
45  
46  
47  
48

49 **A. Community Deputy**

50 Mr. Meagher presented his report and mentioned that he will attend the hearing for  
51 Meadow Point II concerning the gate arms that were installed. He also noted that  
52 there were 40 car burglaries in the Seven Oaks neighborhood.  
53

54 **B. Aquatic Report**

55 Mr. Huber review the Aquatics Report with the Board. Mr. Hall questioned the  
56 landscaping access for Pond #80.  
57

58 **C. Landscape Update**

59 The Board reviewed the Landscaping Inspection Report update from Mr. Brian  
60 Mahr. Mr. Mahar stated that he would need to research his company's bid  
61 regarding the asphalt fitness path edging and would update the Board at the  
62 next meeting.  
63

64 The Board inquired about the status of the conservation areas cutbacks and  
65 requested an update showing all recent progress. Mr. Huber indicated that  
66 District Management would work with the Landscaper and onsite Maintenance  
67 staff to bring these items back to the Board.  
68

69 The Board requested that a discussion be held regarding the scope of  
70 maintenance for the street trees at the November CDD meeting and for Paul  
71 Woods to be in attendance.  
72

73 **D. Amenity Management**

74 The Board received the Amenity Management update from Mr. Michael  
75 Rodriguez. Mr. Rodriguez presented proposals for pickle ball courts and splash  
76 pad upgrades. The Board asked him to obtain further details with renderings of  
77 each to present at the next meeting.  
78

79 **E. District Engineer**

80 Ms. Tonja Stewart updated the Board regarding additional follow up needed  
81 from her on: collaboration between KBAR, Union Park, MP4 on the fitness trail  
82 paving and exercise stations installed. She will also provide drawing files once  
83 rec'd for the KBAR & Meadow Pointe Blvd. road connection once it is available.  
84

85 The Board discussed street striping proposals. The Board agreed to have Ms.  
86 Stewart evaluate each location based on the difficulty of areas to begin street  
87 striping before considering approving the remaining locations.  
88

89 **F. District Counsel**

90 No Report  
91

92 **G. District Manager**

93 . Mr. Huber reminded the Board that the November Board of Supervisors  
94 meeting will most likely be in person and that it will be held on November 18,  
95 2020 at 6:30 p.m. He received confirmation from Mr. Hall, Mr. Daddio, and Mr.  
96 Aleo that they would physically be present to constitute a quorum.  
97

98 Mr. Huber reviewed the District Management addendum, and the Board  
99 authorized the Chairman to sign the DM addendum.

100  
101 **FOURTH ORDER OF BUSINESS** **Consideration of Campus Suite Website**  
102 **Administration Proposal**  
103

104 The Board tabled this item until the November 18, 2020 meeting.  
105

106 **FIFTH ORDER OF BUSINESS** **Consideration of Yellowstone Mulch**  
107 **Proposal**  
108

109 The Board discussed the Yellowstone Mulch Proposal.  
110

On a motion from Mr. Daddio, seconded by Mr. Paul Carlucci, the Board approved the Yellowstone Mulch Proposal in the amount of \$31,500 for Meadow Pointe III Community Development District.

111  
112  
113 **SIXTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**  
114 **of Supervisors meeting held on**  
115 **September 16, 2020**  
116

117 Mr. Huber presented the Minutes of the Board of Supervisors' meeting held on  
118 September 16, 2020.  
119

On a motion from Mr. Carlucci, seconded by Mr. Johnson, the Board approved the minutes of September 16, 2020 Board of Supervisors' meeting for Meadow Pointe III Community Development District.

120  
121 **SEVENTH ORDER OF BUSINESS** **Consideration of the O&M Expenditures**  
122 **for September 2020**  
123

124  
125 Mr. Huber presented the O&M Expenditure for September 2020, in the amount of  
126 \$169,236.74, to the Board of Supervisors.  
127

On a motion from Mr. Daddio, seconded by Mr. Johnson, the Board approved the O&M Expenditures for September 2020 (\$169,236.74) for Meadow Pointe III Community Development District.

128  
129 **EIGHTH ORDER OF BUSINESS** **Supervisor and Audience Comments**  
130

131 During Supervisor Request, Mr. Aleo discussed accounting error on two paid  
132 Supervisor pay requests and missing payments for Mr. Daddio and himself.  
133  
134  
135

136 **NINTH ORDER OF BUSINESS**  
137

**Adjournment**

On a motion from Mr. Carlucci, seconded by Mr. Aleo, the Board adjourned the meeting at 9:30 p.m. for the Meadow Pointe III Community Development District.

138  
139  
140  
141 \_\_\_\_\_  
142 Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# Tab 11





MEADOW  
POINTE

# MEADOW POINTE III

## COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001 - [Meadowpointe3cdd.org](http://Meadowpointe3cdd.org)

### Operations and Maintenance Expenditures October 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2020 through October 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented:           **\$137,620.94**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_           Chairperson

\_\_\_\_\_           Vice Chairperson

\_\_\_\_\_           Assistant Secretary

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

| <u>Vendor Name</u>                 | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                           | <u>Invoice Amount</u> |
|------------------------------------|---------------------|-----------------------|--|-----------------------|
| ADT Security Services, Inc.        | 004165              | 17452420 10/20        | Quarterly Security Monitoring 10/01/20-12/31/20      | \$ 189.06             |
| Arthur R Daddio                    | 004191              | RD081920              | Board of Supervisors Meeting 08/19/20                | \$ 200.00             |
| Arthur R Daddio                    | 004196              | RD102120              | Board of Supervisors Meeting 10/21/20                | \$ 200.00             |
| Aventura Nursery & Landscape, Inc. | 004194              | 15869                 | Tree Installation 10/20                              | \$ 13,485.00          |
| Bright House Networks              | 004189              | 0034120094-01 10/20   | 1500 Meadow Pointe Blvd 10/20                        | \$ 47.39              |
| CINTAS Corporation #074            | 004175              | 4058727995            | Cleaning Supplies 08/20                              | \$ 123.52             |
| CINTAS Corporation #074            | 004175              | 4060075606            | Cleaning Supplies 08/20                              | \$ 25.34              |
| CINTAS Corporation #074            | 004175              | 9098390269            | Cleaning Supplies 08/20                              | \$ 660.00             |
| Cross creek Environmental Inc.     | 004190              | 7699                  | Supply And Installations For Woven Geotec Tube 06/20 | \$ 6,200.00           |
| DCSI Inc.                          | 004197              | 27731                 | Clubhouse Camera Warranty 10/20                      | \$ 88.89              |
| Florida Department of Revenue      | 004176              | 61-8015577967-4 09/20 | Sales & Use Tax 09/20                                | \$ 295.31             |
| Frontier Communications of Florida | 004181              | Phone Summary 10/20   | 239-188-0915-091913-5 Phone Summary 10/20            | \$ 640.02             |

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

| <u>Vendor Name</u>           | <u>Check Number</u> | <u>Invoice Number</u>        | <u>Invoice Description</u>            | <u>Invoice Amount</u> |
|------------------------------|---------------------|------------------------------|---------------------------------------|-----------------------|
| Glen Richard Aleo            | 004188              | GA081920                     | Board of Supervisors Meeting 08/19/20 | \$ 200.00             |
| Glen Richard Aleo            | 004193              | GA102120                     | Board of Supervisors Meeting 10/21/20 | \$ 200.00             |
| Harris Romaner Graphics      | 004183              | 20213                        | Sidewalk Repair 10/20                 | \$ 850.00             |
| Home Depot Credit Services   | 004166              | xxxx xxxx xxxx 3880<br>09/20 | Supplies 09/20                        | \$ 54.83              |
| John A. Johnson              | 004199              | JJ102120                     | Board of Supervisors Meeting 10/21/20 | \$ 200.00             |
| Meadow Pointe III CDD        | CD528               | CD528                        | DC Replenishment- William             | \$ 457.09             |
| Meadow Pointe III CDD        | CD529               | CD529                        | DC Replenishment -Michael             | \$ 1,723.24           |
| Michael J Hall               | 004198              | MH102120                     | Board of Supervisors Meeting 10/21/20 | \$ 200.00             |
| Mr. Electric of Land O Lakes | 004200              | 4684942                      | New LED Lamp Replacement 10/20        | \$ 2,565.45           |
| Mr. Electric of Land O Lakes | 004177              | 4685451                      | Led Lamp Replacement 10/20            | \$ 3,076.48           |
| Newagetutors LLC             | 004171              | 1989                         | Web Maintenance:ADA Website 10/20     | \$ 300.00             |
| OLM, Inc.                    | 004167              | 36828                        | Monthly Landscape Inspection 09/20    | \$ 750.00             |

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

| <u>Vendor Name</u>              | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                       | <u>Invoice Amount</u> |
|---------------------------------|---------------------|-----------------------|--|-----------------------|
| Outsmart Pest Management, Inc.  | 004168              | 27391                 | Monthly Pest Control 07/20                       | \$ 51.00              |
| Outsmart Pest Management, Inc.  | 004201              | 28259                 | Monthly Pest Control 10/20                       | \$ 51.00              |
| Pasco County Sheriff's Office   | 004192              | 100120                | Law Enforcement Services Installment #01 10/20   | \$ 8,780.00           |
| Pasco County Utilities          | 004169              | 13962656              | 1500 Meadow Pointe Blvd 08/20                    | \$ 499.94             |
| Paul Carlucci                   | 004195              | PC102120              | Board of Supervisors Meeting 10/21/20            | \$ 200.00             |
| Rizzetta & Company, Inc.        | 004178              | INV0000053386         | District Management Fees 10/20                   | \$ 5,519.08           |
| Rizzetta & Company, Inc.        | 004178              | INV0000053641         | Assessment Roll Preparation FY 20/21             | \$ 5,150.00           |
| Rizzetta Amenity Services, Inc. | 004179              | INV00000000007992     | Amenity Management Services 10/20                | \$ 10,609.42          |
| Rizzetta Amenity Services, Inc. | 004202              | INV00000000008023     | Out of Pocket Expenses 09/20                     | \$ 161.25             |
| Rizzetta Amenity Services, Inc. | 004182              | INV00000000008051     | Bi-Weekly Payroll/ Insurance Reimbursement 10/20 | \$ 9,412.01           |
| Rizzetta Technology Services    | 004203              | INV0000006434         | Website Hosting, Backup 10/20                    | \$ 100.00             |
| Site Masters of Florida, LLC    | 004170              | 092520-1              | Repaired Broken Skimmer 09/20                    | \$ 850.00             |

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

| <u>Vendor Name</u>                     | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                   | <u>Invoice Amount</u> |
|--|---------------------|-----------------------|--|-----------------------|
| Solitude Lake Management               | 004204              | PI-A00488976          | Lake & Pond Management Services 10/20        | \$ 5,383.00           |
| Southern Automated Access Services LLC | 004205              | 8522                  | Gate Repair-Wrencrest 10/20                  | \$ 95.00              |
| Southern Automated Access Services LLC | 004205              | 8535                  | Gate Phone & Upgrade 10/20                   | \$ 115.50             |
| Southern Automated Access Services LLC | 004205              | 8540                  | Tech Support For Laptop 10/20                | \$ 190.00             |
| Southern Automated Access Services LLC | 004205              | 8553                  | Trouble Shooting Data Transfer 10/20         | \$ 123.00             |
| Stellar Electrical Services LLC        | 004184              | 10132020001           | General Electrical 10/20                     | \$ 320.00             |
| Suncoast Pool Service                  | 004206              | 6646                  | Monthly Pool Service 10/20                   | \$ 1,145.00           |
| TECO                                   | 004180              | 311000030198 09/20    | Summary Bill 09/20                           | \$ 8,630.40           |
| U.S. Water Services Corporation        | 004207              | SI17102               | Monthly Lift Station Inspection 09/20        | \$ 81.02              |
| US Bank                                | 004185              | 5877973               | Trustee Fee Series 2007A 09/01/20 - 08/31/21 | \$ 4,148.38           |
| Waste Connections Of Florida           | 004186              | 4887953               | Waste Disposal 09/20                         | \$ 14,658.56          |
| Waste Connections Of Florida           | 004172              | 804976                | Waste Disposal Services 10/20                | \$ 66.00              |

# Meadow Pointe III Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

| <u>Vendor Name</u>                             | <u>Check Number</u> | <u>Invoice Number</u>  | <u>Invoice Description</u>       | <u>Invoice Amount</u>              |
|--|---------------------|------------------------|----------------------------------|------------------------------------|
| Withlacoochee River Electric Cooperative, Inc. | 004173              | 1353910 09/20          | Street Lights 09/20              | \$ 1,322.22                        |
| Withlacoochee River Electric Cooperative, Inc. | 004187              | Electric Summary 09/20 | Electric Summary 09/20           | \$ 339.66                          |
| Yellowstone Landscape                          | 004174              | TM 152351              | Plant Installation 09/20         | \$ 2,385.10                        |
| Yellowstone Landscape                          | 004208              | TM 155402              | Monthly Ground Maintenance 10/20 | \$ 23,392.00                       |
| Yellowstone Landscape                          | 004208              | TM 157345              | Irrigation Repairs 10/20         | \$ 745.68                          |
| Yellowstone Landscape                          | 004208              | TM 157346              | Irrigation Repairs 10/20         | \$ 93.20                           |
| Yellowstone Landscape                          | 004208              | TM 158209              | Irrigation Repairs 10/20         | \$ <u>271.90</u>                   |
| <b>Report Total</b>                            |                     |                        |                                  | <b>\$ <u><u>137,620.94</u></u></b> |