



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting
March 15, 2023**

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

www.meadowpointe3cdd.org

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors	Paul Carlucci Michael Hall John Johnson Glen Aleo Michael Torres	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Vivek Babbar	Straley, Robin, & Vericker
District Engineer Services Inc	Tonja Stewart	Stantec Consulting

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

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

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

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

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT

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

March 8, 2023

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

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, March 15, 2023 at 6:30 p.m.**, to be held at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A. Consideration of Driveway Apron and Sidewalk Improvement Agreement – 2004 Shelbourne Ct..... Tab 1
- 5. STAFF REPORTS**
 - A. Community Deputy Update
 - B. Aquatics Update
 1. February Waterway Inspection Report..... Tab 2
 - C. Amenity Management
 1. Presentation of February Amenity Report Tab 3
 - D. District Counsel
 - E. District Engineer
 - F. Landscape Update
 1. OLM February Inspection Report..... Tab 4
 2. Yellowstone February Inspection Report..... Tab 5
 3. Consideration of Hazardous Tree Removal Proposal..... Tab 6
 4. Consideration of Dead Pine Tree Removal Tab 7
 5. Consideration of Tree Pruning and Clean Up Proposal..... Tab 8
 6. Consideration of Landscape RFP's Received Tab 9
 - G. District Manager
 1. Review of District Manager's Report & Monthly Financials Tab 10
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on February 15, 2023
(under separate cover)
 - B. Consideration of Operations & Maintenance Expenditures for January 2023 Tab 11
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

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

Sincerely,

Daryl Adams

Daryl Adams
District Manager

Tab 1

Return to:
Vivek K. Babbar
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

Driveway Apron and Sidewalk Improvement License Agreement

This Driveway Apron and Sidewalk Improvement Agreement (this "**Agreement**"), is made and entered into as of March 2, 2023, between the **Meadow Pointe III Community Development District**, a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes (the "**District**"), whose mailing address is c/o Rizzetta and Company, 3434 Colwell Avenue, Suite 200, Tampa, FL 33514, Ana M. Perez Fernandez and Jesus Salvat Valdes (together and with their successors and assigns, the "**Homeowner**"), who own the property within the District located at the address of 2004 Shelbourne CT Wesley Chapel, FL 33543.

WITNESSETH:

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

WHEREAS, the District is the owner of the public right-of-way, including the sidewalk, located in front of the Lot and the driveway apron;

WHEREAS, the Homeowner requested permission from the District to improve the portion of their driveway apron, including the sidewalk located in the driveway apron, and the portion of the sidewalk located in front of their Lot by removing the existing concrete and installing pavers (the "**Driveway Apron and Sidewalk Improvements**");

WHEREAS, the District wishes to allow the Homeowner to install the Driveway Apron and Sidewalk Improvements, provided the Homeowner agrees to the terms and conditions contained in this Agreement; and

WHEREAS, the Homeowner agrees that they shall, at their sole cost and expense, comply with all of the terms and conditions provided for in this Agreement.

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

1. **Incorporation of Recitals.** The recitals set forth are true, correct and are incorporated herein by reference.
2. **Grant of License and Restrictions.** The District hereby grants to the Homeowner a non-exclusive license for the sole purpose of installing and maintaining the Driveway Apron and Sidewalk Improvements in front of their Lot. The Homeowner shall not modify or alter any control structures, drainage pipes, drainage facilities or other improvements of the District, Pasco

County, or third parties without the prior written approval of such parties.

3. **Acknowledgment of District's Rights.**

- a. Nothing contained herein shall constitute a waiver by the District of its right to use the driveway apron and sidewalk.
- b. The rights granted to Homeowner herein shall not conflict or interfere with the District's right to maintain, repair and/or replace any roadway utility and/or drainage facilities or other improvements within the Lot.
- c. In the event the District, must maintain, repair and/or replace any utility and/or drainage facilities or construct new utility and/or drainage facilities, the Homeowner acknowledges and agrees that the Homeowner shall be solely responsible for the replacement or repair of the Driveway Apron and Sidewalk Improvements; the District will not be responsible for restoring the Driveway Apron and Sidewalk Improvements to the condition that existed before the District conducted the foregoing activities.

4. **Homeowner Maintenance, Responsibility for Safety, and Use .**

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

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

6. **Insurance.** The Homeowner shall insure that the Homeowner, and any of its contractors and/or subcontractors using the driveway apron and sidewalk, at their sole cost and expense, shall obtain and keep in full force and effect, a comprehensive, general liability insurance policy insuring against claims for personal injury, death or property damage occurring upon, in or about the driveway apron and sidewalk. The Homeowner shall ensure that the District is named as an

additional insured within the policy prior to the commencement of any work. The Homeowner shall insure that the policy provides for at least thirty (30) days written notice from the Insurer to the District prior to termination or cancellation of the insurance policy provided for herein.

7. **Indemnification.** Homeowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Driveway Apron and Sidewalk Improvements caused by the District or its agents; (3) any damage to any District, Pasco County, or third party improvements or structures located within the driveway apron and sidewalk; and (4) any claims for injury to any person or damages to any property because of the Driveway Apron and Sidewalk Improvements.
8. **License to Run With the Land.** The rights and obligations of the Homeowner under this Agreement shall run with the land and shall be binding upon all successive owners of the Lot. Homeowner agrees that it will not convey the Lot until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
9. **Notice.** All notes, communications and consents required or permitted by this Agreement shall be in writing and transmitted by registered or certified mail, return receipt requested, with Notice deemed to be given upon receipt, and sent to their addresses shown above.
10. **Events of Default.** The Homeowner shall be in default under this Agreement if they default in the performance of or compliance with any of their respective obligations pursuant to the terms or provisions of this Agreement.
11. **Effect of Default by Homeowner.** If at any time an event of default shall occur and shall continue for a period of thirty (30) days after the District gives written notice of the event of default to the Homeowner, the District may terminate this Agreement and require the Homeowner to restore the Driveway Apron and Sidewalk Improvements to its original condition, at the Homeowner's sole cost and expense. If the Homeowner fails to restore the Driveway Apron and Sidewalk Improvements to its original condition within the foregoing time period, the District may, but is not obligated, to restore the Driveway Apron and Sidewalk Improvements to its original condition, and the Homeowner shall reimburse the District for the restoration costs.
12. **Governing Law and Venue.** This Agreement shall be governed by Florida law with venue in Pasco County, Florida.
13. **Enforceability of Agreement.** In the event that either the District or the Homeowner is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
14. **Amendment.** This Agreement may only be amended in writing by both parties.
15. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions

shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

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

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

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

Witnesses:

Regina Sweetinger

REGINA SWEETINGER

Print Name

Stacey Gillis

Stacey Gillis

Print Name

**Meadow Pointe III
Community Development District**

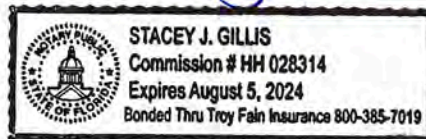
Paul Carlucci
Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on March 1, 2023, by Paul Carlucci as Chair of the Meadow Pointe III Community Development District, on behalf of the District, [] who is personally known to me or [] has produced _____ (type of identification) as identification.

Stacey Gillis

Notary Public Signature



Notary Seal

Witnesses:

Regina Sneiderker

REGINA SNEIDERKER
Print Name

Ana M. Perez Fernandez
Name: Ana M. Perez Fernandez

Stacey Gillis
Stacey Gillis
Print Name

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on March 1, 2023, by _____, [] who is personally known to me or [] has produced _____ (type of identification) as identification.

Stacey Gillis
Notary Public Signature



Notary Seal

Tab 2

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe III Waterway Inspection Report

Reason for Inspection: Normal growth observed

Inspection Date: 2023-03-03

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

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

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS 11-13	3
PONDS 14-16	4
PONDS 17-19	5
PONDS 20-22	6
PONDS 23-25	7
PONDS 26-28	8
PONDS 29-31	9

MANAGEMENT/COMMENTS SUMMARY	9, 10
-----------------------------	-------

SITE MAP	11
----------	----

Site: 11

Comments:

Normal growth observed
Minor shoreline weeds present. A lot of leaves, pollen, and seeds floating on pond surface.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 12

Comments:

Requires attention
South cove has a moderate amount of Planktonic algae(Left). Treatment will be applied during next scheduled maintenance. Expect 7-10 days for results.



Action Required:

Treat within 7 days

Target:

Planktonic algae

Site: 13

Comments:

Site looks good
No issues observed at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Site: 14

Comments:

Normal growth observed

Site has lots of pollen mixed with some Planktonic algae collecting in the windswept cove(left). Minor shoreline weeds present.



Action Required:

Routine maintenance next visit

Target:

Planktonic algae

Site: 15

Comments:

Site looks good

No issues observed at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Site: 16

Comments:

Requires attention

Site contains fresh surface algae developing along the perimeter. Treatment will be applied within 1 week of inspection. Expect 7-14 days for results.



Action Required:

Treat within 7 days

Target:

Surface algae

Site: 17

Comments:

Normal growth observed
Minor algae and shoreline weeds present. Both will be targeted during upcoming maintenance.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 18

Comments:

Site looks good
Site is in excellent condition. Native Gulf Spikerush is healthy and thriving in S corner(left).



Action Required:

Routine maintenance next visit

Target:

Site: 19

Comments:

Normal growth observed
Minor Torpedograss sprouting within the native Gulf Spikerush. Decaying Torpedograss can be seen along the perimeter from previous treatment.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 20

Comments:

Treatment in progress

Site was recently treated for submersed and floating weeds. Decay and decomposition of vegetation can be seen throughout(right).



Action Required:

Routine maintenance next visit

Target:

Floating Weeds

Site: 21

Comments:

Site looks good

No issues observed at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Site: 22

Comments:

Requires attention

Moderate algae collecting in SE cove and sprouting along the perimeter. Treatment will be applied within 7 days of inspection.



Action Required:

Treat within 7 days

Target:

Surface algae

Site: 23

Comments:

Normal growth observed

Very minor sub-surface algae along the perimeter(left). Treatment will be applied during next scheduled service. No other issues observed.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 24

Comments:

Site looks good

No issues observed at the time of inspection. Recently planted Gulf Spikerush is healthy and doing well.

Action Required:

Routine maintenance next visit

Target:



Site: 25

Comments:

Normal growth observed

Minor shoreline weeds sprouting on exposed pond bank.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 26

Comments:

Requires attention

Minor shoreline weeds present. Trimming of Myrtle(left) and removal of Banana trees required for shoreline access.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 27

Comments:

Site looks good

No issues observed at the time of inspection. Minor pollen floating on surface.



Action Required:

Routine maintenance next visit

Target:

Site: 28

Comments:

Site looks good

Site is in excellent shape.



Action Required:

Routine maintenance next visit

Target:

Site: 29**Comments:**

Treatment in progress

Recently treated Torpedograss, within the native plants, can be seen well into decomposition.

**Action Required:**

Routine maintenance next visit

Target:

Torpedograss

Management Summary

With Winter slowly coming to an end, we're beginning to see an uptick in nuisance growth. Most of the sites look good with only a handful needing some more urgent treatment.

Sites 12, 15, 16, 17, and 22 all have significant algae growth that will be targeted within a week of inspection. Expect about 2 weeks for results following treatment.

Site 26 will require some work to allow access to the entire shoreline. The large Myrtle needs a large branch trimmed and the Banana trees need to be reduced or removed. (See photos)

Water levels continue to drop exposing more and more of the pond banks.

All the recently planted plants are doing well and look very healthy. We should see them begin to spread as we move into Spring.

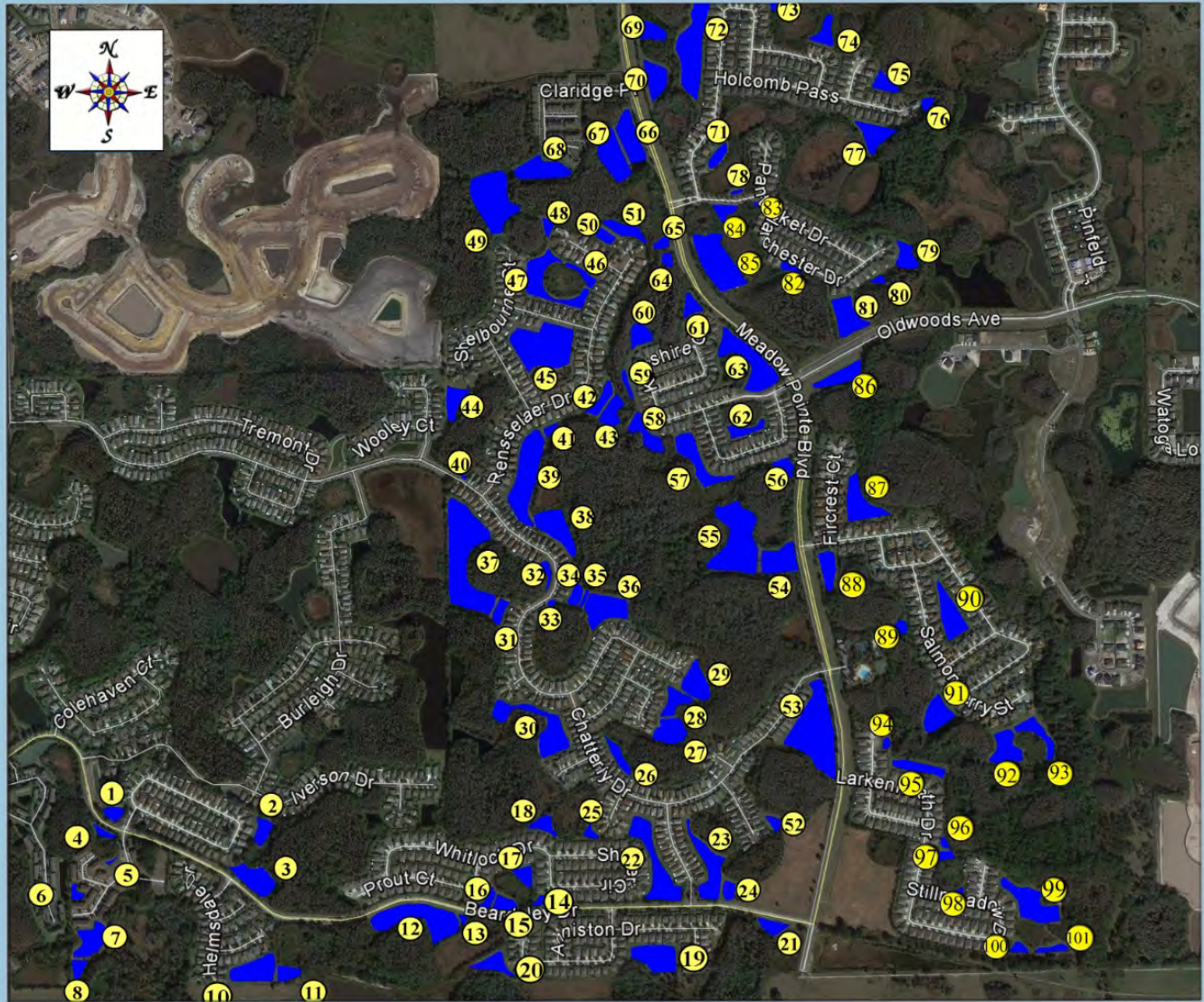
Just reach out with any questions or concerns: jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
11	Normal growth observed	Shoreline weeds	Routine maintenance next visit
12	Requires attention	Planktonic algae	Treat within 7 days
13	Site looks good		Routine maintenance next visit
14	Normal growth observed	Planktonic algae	Routine maintenance next visit
15	Site looks good		Routine maintenance next visit
16	Requires attention	Surface algae	Treat within 7 days
17	Normal growth observed	Surface algae	Routine maintenance next visit
18	Site looks good		Routine maintenance next visit
19	Normal growth observed	Torpedoglass	Routine maintenance next visit
20	Treatment in progress	Floating Weeds	Routine maintenance next visit
21	Site looks good		Routine maintenance next visit
22	Requires attention	Surface algae	Treat within 7 days
23	Normal growth observed	Sub-surface algae	Routine maintenance next visit
24	Site looks good		Routine maintenance next visit
25	Normal growth observed	Shoreline weeds	Routine maintenance next visit
26	Requires attention	Shoreline weeds	Routine maintenance next visit
27	Site looks good		Routine maintenance next visit
28	Site looks good		Routine maintenance next visit
29	Treatment in progress	Torpedoglass	Routine maintenance next visit

Meadow Pointe III CDD Wesley Chapel, Florida

Call 888.480.LAKE



PCB 1/2020

Tab 3



MEADOW POINTE III

Operations Report – March 2023 (February 9th-March 8th)

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

Clubhouse Operations, Maintenance & Improvements

- Worked with Yellowstone & Solitude Lake to improve maintenance in & around Pond 12,14,17,30 (Once finalized, providing detailed report on pond 17 & unapproved planting)
- Buried dead otter at Pond #1 with Maintenance staff (Too decayed to remove)
- Detailed cleaning of the playground
- Broke down abandoned mattress to properly discard
- Mr. Electric replaced GFCI outlet at Wrencrest (Thackery)
- Replaced/Added 2 vented Irrigation Caps (Painted highlighter/safety orange as well) at Broughton Place
- Romaner Graphics playground safety sign made. Will be installed next week (Lawyer's approved)
- Did bi-weekly drive-through with Aaron from Yellowstone of the entire community & focused on any pending issues or resident complaints
- Continued plan for monitoring and staking conservation cutback zones
- Still working on Pasco County to reimburse/pay for bus damages at Beaconsfield & Sheringham/Nesslewood (Now working with a 3rd party, CCMSI to finalize & receive reimbursement for some or all damages caused by buses)
- Working with Daryl to finalize new tow contract
- Brought truck in for maintenance (oil change)
- Detailed ant treatment phase 2/5 (Updated; Changed to 5 phases to evenly cover each phase; 1st phase – Hillhurst, Ammanford, Broughton Place, Whitlock & Alchester; Will re-do clubhouse in phase 5)
- Detailed pond clean-up phase 2/5 (Updated Finalized Phase 1 - #1-20. Start phase 2 – Will be Pond #21-40; Missing Kubota due to maintenance for part of the month)



Rizzetta & Company

- Worked with Romaner to add permanent more professional tennis court sign (on post)
- Replaced CDD banner holders from PVC to metal
- Worked with Pasco County to report traffic light out at Heatherstone Drive & Meadow Pointe Boulevard
- Painted men's & woman's restroom door
- Painted storage closet door
- Painted outdoor trash cans & benches around clubhouse/amenities
- Replaced bulbs (Ct. 4) in entrance monument in Sheringham (Nesslewood)
- Worked with Romaner to add privacy fence/barrier off of Beardsley behind 1041 Appian Place (Only section without one)
- Light switches & cover plates replaced in clubhouse (Ct. 4)
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking violations
- 6 February room rentals
- 4 February Food Truck Wednesdays (5-7:30pm)
- Checked pool deck drains
- Weekly inspections of playground and amenity equipment
- Conducted daily cleaning of all areas in amenity complex

Gate Reports

- Reset/Trouble-shot all disabled gates (Every gate reset multiple times between February 9th-March 8th due to power outages/ other sources unknown)
- Replaced controller for LED lights at Heatherstone (Warranty covered - No labor charge)
- Replaced keypad at Beaconsfield
- Still working on/investigating call box issues at Beaconsfield (Possibly battery backup issue with Verizon)
- Full manual mechanical and electrical reset at Wrencrest (Chatterly & Thackery), Ammanford, Beaconsfield & Hillhurst

Field Maintenance

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (See March 2022 Pressure Washing Report)
- Preventative algae spray along white rail fences throughout whole community (Also March 2022 Pressure Washing Report)
- Repaired/reattached white rail fences on Meadow Pointe Boulevard (X1) & Beardsley Drive (X1)



Rizzetta & Company

- Reported any needed streetlamp outages to TECO and Withlacoochee
- Conducted daily/weekly trash pickups in all needed areas of MPIII
- Conducted weekly emptying of all dog waste stations
- Removed and disposed of any roadkill seen or reported
- Responded to all resident calls, reports, concerns & complaints



Rizzetta & Company

BLANK

MPIII
Truist Account #XXXXXXXXXXXX9919 \$2,000
02/01/23

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	Balance
02/01/23	N/A	N/A	N/A	2,000.00
02/02/23	Amazon	Plastic Champagne Flutes (Ct. 24)	(9.99)	1,990.01
02/02/23	Amazon	Misc. Clubhouse Supplies	(87.36)	1,902.65
02/07/23	Amazon	Misc. Clubhouse Supplies	(105.14)	1,797.51
02/10/23	Walmart	Valentine's Day Brunch	(169.67)	1,627.84
02/14/23	Amazon	Misc. Clubhouse Supplies	(37.20)	1,590.64
02/15/23	Amazon	Misc. Clubhouse Supplies	(48.93)	1,541.71
02/15/23	Amazon	Clubhouse Decorations	(11.99)	1,529.72
02/21/23	Amazon	Basketball Net (Ct. 2)	(18.98)	1,510.74
02/21/23	Amazon	Misc. Clubhouse Supplies	(64.97)	1,445.77
02/21/23	Amazon	Metal U-Post (Ct.5)	(66.60)	1,379.17
02/23/23	Amazon	Metal U-Post (Ct.5)	(74.00)	1,305.17
02/28/23	Mailchimp	Monthly Charges	(26.50)	1,278.67

2/28/2023	Truist	Replenish Balance	(721.33)
		Balance	\$721.33

Club Manager	Date
Justin Lawrence	2/28/2023

BLANK

Manager

Details for Order #113-7187473-9327430

[Print this page for your records.](#)

Order Placed: February 2, 2023

Amazon.com order number: 113-7187473-9327430

Order Total: \$9.99

Not Yet Shipped

Items Ordered

1 of: 24 Plastic Champagne Flutes Disposable | Clear Plastic Champagne Glasses for Parties | Clear Plastic Cups | Plastic Toasting Glasses | Mimosa Glasses | New Years Eve Party Supplies 2023

Sold by: Prestee ([seller profile](#))

Condition: New

Price

\$9.99

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$9.99

Shipping & Handling: \$0.00

Total before tax: \$9.99

Estimated tax to be collected: \$0.00

Grand Total: \$9.99

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

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

2/2/23

Details for Order #113-2260313-9150645

[Print this page for your records.](#)

Order Placed: February 2, 2023
Amazon.com order number: 113-2260313-9150645
Order Total: \$87.36

Not Yet Shipped

Items Ordered

Price

1 of: *Stayfree Maxi Pads for Women, Super - 66 Count*

\$8.28

Sold by: Amazon.com Services LLC

FSA or HSA eligible

Condition: New

1 of: *Tampax Pearl Tampons Multipack, Light/Regular/Super Absorbency, with Leakguard Braid, Unscented, 94 Count* \$20.94

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Post-it Notes, 3x3 in, 4 Pads, America's #1 Favorite Sticky Notes, Canary Yellow (5400)* \$3.19

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Reli. (100 Bulk Pack Gold Glitter Plastic Champagne Flutes 4.5 Oz | Clear Plastic Champagne Glasses/Flutes | Disposable, BPA-Free, Shatterproof | Perfect for Mimosa, Cocktail, Wedding, Party Toasting* \$26.99

Sold by: Reli. ([seller profile](#))

Condition: New

2 of: *Ortho Orthene Fire Ant Killer1, Kills Queen, Destroys up to 162 Mounds, 12 oz. Dry Powder, Ant Poison Works in 60 minutes* \$13.98

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Amazon Day Delivery

Payment information

Payment Method:

Visa | Last digits: 7960

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

2/2/23

Item(s) Subtotal: \$87.36

Shipping & Handling: \$0.00

Total before tax: \$87.36

Estimated tax to be collected: \$0.00

Grand Total: \$87.36

FSA or HSA eligible

FSA or HSA eligible amount (includes taxes & shipping): \$8.28

Manager

Details for Order #113-7604176-7357865

[Print this page for your records.](#)

Order Placed: February 7, 2023

Amazon.com order number: 113-7604176-7357865

Order Total: \$105.14

Not Yet Shipped

Items Ordered

Price

1 of: *Warner 5" Heavy Duty Floor Scraper, 48" Steel Handle, 591*

\$37.40

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Energizer AAA Batteries, Triple A Long-Lasting Alkaline Power Batteries, 32 Count (Pack of 1)*

\$20.80

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Lanyard 50PCS Lanyards with Swivel Hook Clips for ID Name Badge Holder (Black)*

\$16.95

Sold by: Beebel ([seller profile](#))

Condition: New

1 of: *Amazon Basics Multipurpose Copy Printer Paper, 8.5 x 11 Inch 20Lb Paper - 5 Ream Case (2,500 Sheets), 92 GE Bright White*

\$29.99

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$105.14

Shipping & Handling: \$0.00

Total before tax: \$105.14

Estimated tax to be collected: \$0.00

Grand Total: \$105.14

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

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

2/7/23

Manager

Details for Order #113-8675853-1281063

Print this page for your records.

Order Placed: February 14, 2023
Amazon.com order number: 113-8675853-1281063
Order Total: \$37.20

Not Yet Shipped

Items Ordered	Price
1 of: <i>Upgrade Office Supply UPG22733 Rubber Bands, Size #33 (3-1/2 x 1/8") Natural Crepe, Made in USA (4 Oz Bag)</i> Sold by: BLUE WHALE 1 INC (seller profile) Condition: New	\$7.99
1 of: <i>Wapodeai 3PCS Electrical Tape, Flame Retardant Indoor Outdoor High Temperature Resistance Electric Tape, Premium Black Waterproof Tape, 0.62 in X 49 ft</i> Sold by: Waipodeai (seller profile) Condition: New	\$5.69

Shipping Address:
Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:
Amazon Day Delivery

Preparing for Shipment

Items Ordered	Price
1 of: <i>Pickleball Ball Set Professional USAPA Approved for Sanctioned Tournament Play 40 Holes & Specifically Designed for Outdoor Courts 12 Pack, Green (12 Pack, Green)</i> Sold by: Pro Aviana (seller profile) Condition: New	\$23.52

Shipping Address:
Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:
Amazon Day Delivery

Payment information

Payment Method:
Visa | Last digits: 7960

Billing address

2/14/23

Item(s) Subtotal: \$37.20
Shipping & Handling: \$0.00

Total before tax: \$37.20
(Grand Total: \$37.20) (was on p9.2)

Manager

Details for Order #113-1840275-4139461

Print this page for your records.

Order Placed: February 15, 2023
Amazon.com order number: 113-1840275-4139461
Order Total: \$48.93

Not Yet Shipped

Items Ordered

Price

1 of: *Bar5F Plastic Spray Bottles, Leak Proof, Empty 16 oz. Value Pack of 2 for Chemical and Cleaning Solutions, Adjustable Head Sprayer Fine to Stream* \$7.97

Sold by: LIFE'S ESSENTIALS ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

1 of: *Lysol Disinfectant Concentrate Original Scent, 12oz* \$4.97

Sold by: Amazon.com Services LLC

Condition: New

1 of: *StorageWorks Hand-Woven Large Storage Baskets with Wooden Handles, Seagrass Wicker Baskets for Organizing, 2-Pack* \$35.99

Sold by: StorageWorks ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Amazon Day Delivery

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$48.93
Shipping & Handling: \$0.00

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Total before tax: \$48.93
Estimated tax to be collected: \$0.00

Grand Total: \$48.93

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

2/15/23

Manager

Details for Order #113-0484704-8805003

Print this page for your records.

Order Placed: February 15, 2023

Amazon.com order number: 113-0484704-8805003

Order Total: \$11.99

Not Yet Shipped

Items Ordered

Price

1 of: *DomeStar 24PCS Blue Decorative Balls for Bowl Centerpiece, 2 Inch Rattan Balls* \$11.99

Wicker Balls Decorative Twig Orbs Spheres Bowl Fillers Vase Fillers Home Wedding Decor

Sold by: Rainbow Town ([seller profile](#))

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$11.99

Shipping & Handling: \$0.00

Total before tax: \$11.99

Estimated tax to be collected: \$0.00

Grand Total: \$11.99

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

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

2/15/23



Manager

Details for Order #113-1925435-7982620

Print this page for your records.

Order Placed: February 21, 2023
Amazon.com order number: 113-1925435-7982620
Order Total: \$18.98

Not Yet Shipped

Items Ordered

2 of: *Ultra Sporting Goods Heavy Duty Basketball Net Replacement - All Weather Anti Whip, Fits Standard Indoor or Outdoor Rims - 12 Loops (White)*

Price

\$9.49

Sold by: Inspiring ([seller profile](#))

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$18.98
Shipping & Handling: \$0.00

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Total before tax: \$18.98
Estimated tax to be collected: \$0.00

Grand Total: \$18.98

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates

2/21/23

Details for Order #113-8046664-3872263

Print this page for your records.

Order Placed: February 21, 2023

Amazon.com order number: 113-8046664-3872263

Order Total: \$64.97

Not Yet Shipped

Items Ordered

Price

1 of: *Scotch Magic Tape, 6 Rolls with Dispenser, Numerous Applications, Invisible, Engineered for Repairing, 3/4 x 1000 Inches, Boxed (810K6C38)*

\$13.99

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Scotch Heavy Duty Packaging Tape, 1.88" x 22.2 yd, Designed for Packing, Shipping and Mailing, Strong Seal on All Box Types, 1.5" Core, Clear, 3 Rolls with Dispenser (142-3)*

\$11.99

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Gtongoko Fence Post Driver, Rammer 12LB Heavy Duty Hand Post Pounder with Handle for U Fence Post, Post Hole Diggers, Black*

\$38.99

Sold by: Gtongoko ([seller profile](#))

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$64.97
Shipping & Handling: \$0.00

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Total before tax: \$64.97
Estimated tax to be collected: \$0.00

Grand Total: \$64.97

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

2/21/23

Manager

Details for Order #113-4902340-3647454
Print this page for your records.

Order Placed: February 21, 2023
Amazon.com order number: 113-4902340-3647454
Order Total: \$66.60

Not Yet Shipped

Items Ordered

1 of: *Support care 6 Feet U Post Sturdy Duty Metal Fence Post - 5 Pack, Widen and Thicken, Powder Coated Steel Fence U Post for Fencing, Garden U Post for Fencing*
Sold by: NIANQI HOME ([seller profile](#))

Price
\$74.00

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$74.00
Shipping & Handling: \$0.00
Your Coupon Savings: -\$7.40

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Total before tax: \$66.60
Estimated tax to be collected: \$0.00

Grand Total: \$66.60

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

2/21/23

Manager

Details for Order #113-0624560-2345843

Print this page for your records.

Order Placed: February 23, 2023
Amazon.com order number: 113-0624560-2345843
Order Total: \$74.00

Not Yet Shipped

Items Ordered

1 of: *Support care 6 Feet U Post Sturdy Duty Metal Fence Post - 5 Pack, Widen and Thicken, Powder Coated Steel Fence U Post for Fencing, Garden U Post for Fencing*
Sold by: NIANQI HOME ([seller profile](#))

Price
\$74.00

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Visa | Last digits: 7960

Item(s) Subtotal: \$74.00
Shipping & Handling: \$0.00

Total before tax: \$74.00

Estimated tax to be collected: \$0.00

Grand Total: \$74.00

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

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

2/23/23

Manager



Your order has been processed.

Order MC17799630

Processed on Feb 28, 2023 03:00 am New York.

Essentials plan

\$26.50

1,500 contacts

Paid via Visa ending in **8729** which expires **09/2025**

on February 28, 2023

\$26.50

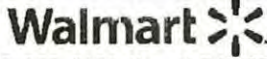
Balance as of February 28, 2023

\$0.00

2/28/23

Manager

Give us feedback @ survey.walmart.com
Thank you! ID #:7SH5T91EON2L



813-262-2180 Mgr: ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL, FL 33543

ST# 03418	OP# 000567	TE# 15	TR# 09577
COOKS	008380404723		7.98 0
BERRY PIE	019434602009	F	5.24 0
BERRY PIE	019434602009	F	5.24 0
COOKS	008380404723		7.98 0
COOKS	008380404721		7.98 0
COOKS	008380404721		7.98 0
COOKS	008380404723		7.98 0
COOKS	008380404723		7.98 0
PL 8OZ 12PK	006827419514	F	2.42 0
PL 8OZ 12PK	006827419514	F	2.42 0
LN PTCHWRK	003993896051		1.24 0
LN PTCHWRK	003993896051		1.24 0
CUTLERY	007874211675		3.94 0
WHITE TC 3CT	001117999847		2.63 0
RCT PLT VAL	003993896043		4.48 0
ORANGE JUICE	073246323333	F	4.28 0
ORANGE JUICE	073246323333	F	4.28 0
ORANGE JUICE	073246323333	F	4.28 0
DECOR	001443405507		2.98 0
VAL TT TREE	084016730774		3.98 0
MS MINI CRO	068113107546	F	4.98 0
MS MINI CRO	068113107546	F	4.98 0
FRUIT TRAY	068113118022	F	12.97 0
FRUIT TRAY	068113118022	F	12.97 0
CIN MINI DNT	007874222235	F	3.24 0
CHOC MN DNT	007874222234	F	3.24 0
CRUNCH DONUT	007874222236	F	3.24 0
MINI MUFFINS	007874208937	F	3.98 0
PWDR SUG MIN	007874222233	F	3.24 0
COOKIES	007874208783	F	2.97 0
COOKIES	007874208783	F	2.97 0
PL 8OZ 12PK	006827419514	F	2.42 0
MINI MUFFINS	007874208935	F	3.98 0
MINI MUFFINS	007874208935	F	3.98 0
MINI MUFFINS	007874208937	F	3.98 0

SUBTOTAL 169.67
TOTAL 169.67
DEBIT TEND 169.67
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY
169.67 TOTAL PURCHASE
US DEBIT **** * 7960 I 0
REF # 304100598158
NETWORK ID. 0076 APPR CODE 002720
US DEBIT
AID A0000000980840
TC FD953796680A69CH
*Pin Verified
TERMINAL # MX311087

2/10/23

02/10/23 17:02:35

ITEMS SOLD 35

TC# 4941 5291 3684 7094 5308 1



Walmart

Become a member
Scan for free 30-day trial



02/10/23 17:02:49

BLANK

Meadow Pointe III
Truist Debit Card-Frank Padilla
02/01/23

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>	<u>Balance</u>
02/01/23		Beginning Balance		1,500.00
02/03/23	Wawa	Gas For Truck	-60.01	1439.99
02/06/23	Walmart	Misc. Clubhouse Supplies	-45.02	1394.97
02/08/23	Wawa	Gas For Power Washer/Kubota	-87.47	1307.50
02/13/23	Walmart	Misc. Clubhouse Supplies	-50.65	1256.85
02/15/23	Chevron	Gas For Truck	-45.00	1211.85
02/22/23	Walmart	Clubhouse Water	-20.94	1190.91
02/22/23	Walmart	Gas For Truck	-54.35	1136.56
		Total/Replenish	363.44	1136.56

Frank Padilla	2/28/2023
Maintenance Lead	Date

BLANK

Maint.

58572

Wawa #5226
 27866 SR 56
 Wesley Chapel FL 335

 2/3/2023 6:24:32 AM
 Term: XXXXXXXXXX1004
 Appr: 047406
 Seq#: 021323
 Product: Unleaded
 Pump Gallons Price
 07 17.152 \$3.499
 Total Sale \$60.01
 Capture

Visa
 XXXXXXXXXXXX1446
 Chip Read

USD\$ 60.01

US DEBIT
 Mode: Issuer
 AID: A0000000980840
 TUR: 8000088000
 IAD: XXXXXXXXXXXXXXX
 TSI: 6800
 ARC: 00
 ARQC:
 1E406DF0F3FCD414

02/03/2023 06:21:43

PIN Bypassed

I agree to pay the above Total Amount according to Card Issuer Agreement.

 YOUR OPINION MATTERS
 Tell us about your experience at
 * MyWawaVisit.com *
 Take our survey for a chance to win Free Hoagies for a year (1 per week) or Wawa swag basket & \$25 gift card!!
 Disponible en Espanol

 Survey Code: 1910094
 Store Number: 05226

 Please respond within 5 days
 NO PURCHASE NECESSARY
 See rules at website

Maint.

Give us feedback @ survey.walmart.com
Thank you! ID #:7SH5DFYNU2D



013-994-6543 Mgr: ARNETTA
19910 BRUCE B DOWNS BLVD
TAMPA FL 33647

ST# 02740 OP# 000003 TEN 16 TR# 03950
 CUTLERY 007874215947 9.88 0
 AQUAFINA 001200001311 F 6.98 0
 AQUAFINA 001200001311 F 6.98 0
 AQUAFINA 001200001311 F 6.98 0
 GV SUGAR CAN 007874243403 F 2.12 0
 GV SUGAR CAN 007874243403 F 2.12 0
 COFFEEMATE 005000030622 F 4.98 0
 COFFEEMATE 005000030622 F 4.98 0

SUBTOTAL 45.02

TOTAL 45.02

VISA TEND 45.02

US DEBIT **** * 1446 1 0
 APPROVAL # 021723
 REF # 1042000314
 TRANS ID - 583037531368767
 VALIDATION - QFTM
 PAYMENT SERVICE - E
 AID A0000000980840
 AAC 998815F255E90C5B
 TERMINAL # SC010411

216/23

02/06/23 09:45:36
CHANGE DUE 0.00
ITEMS SOLD 8

TC# 9121 3086 0460 2165 239



Become a member
Scan for free 30-day trial



02/06/23 09:45:47
CUSTOMER COPY

Gas / PW Maint
& Kubota*

* Prev. only listed for Pressure Washer; Has

Wawa #5226 *been used for*
 27866 SR 56 *Wesley Chapel FL 335 both*

 2/8/2023 8:28:30 AM
 Term: XXXXXXXXXX1004
 Appr: 008011
 Seq#: 031036
 Product: Unleaded
 Pump Gallons Price
 13 25.436 \$3.439
 Total Sale \$87.47
 Capture

Visa
 XXXXXXXXXXXX1446
 Contactless

USD\$ 87.47

VISA DEBIT
 Mode: Issuer
 AID: A0000000031010
 TUR: 0000000000
 IAD: XXXXXXXXXXXXXXX
 TSI: 0000
 ARC: 00
 ARQC:
 52D3898B0DE4D939

02/08/2023 08:23:36

I agree to pay the above Total Amount according to Card Issuer Agreement.

 YOUR OPINION MATTERS
 Tell us about your experience at
 * MyWawaVisit.com *
 Take our survey for a chance to win Free Hoagies for a year (1 per week) or Wawa swag basket & \$25 gift card!!
 Disponible en Espanol

 Survey Code: 1911957
 Store Number: 05226

 Please respond within 5 days
 NO PURCHASE NECESSARY
 See rules at website

Maint.

Give us feedback @ survey.walmart.com
Thank you! ID #:7SH642YNZH2

Walmart 

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

ST# 02740	OP# 008412	FE# 18	TR# 07350
BUNGEE SET	695768070022		9.97 0
DONUT SHP 48	009955515154 F		26.72 0
AQUAFINA	001200001311 F		6.98 0
AQUAFINA	001200001311 F		6.98 0
	SUBTOTAL		50.65
	TOTAL		50.65
	VISA TEND		50.65

US DEBIT *****1446 1 0
 APPROVAL # 006217
 REF # 304400884686
 TRANS ID - 583044593128757
 VALIDATION - WLM2
 PAYMENT SERVICE - E
 AID A0000000980840
 AAC FEBE889D2E2FE6AC
 TERMINAL # SC010888

02/13/23 11:28:32
CHANGE DUE 0.00
ITEMS SOLD 4

TC# 3502 5314 7241 5398 047



Walmart 

Become a member
Scan for free 30-day trial



02/13/23 11:28:44
CUSTOMER COPY

2/13/23

Maint. 58,875

WELCOME TO
PEBBLE CREEK
CHEVRON

Gas/Truck 00374778
Chevron
19707 Bruce B Down
Tampa FL

Description	Qty	Amount
REGULAR CR #01	13.476G	45.00
SELF @ 3.339/ G		

Subtotal	45.00
TOTAL	45.00
CREDIT \$	45.00

*****1446
Stn# 00374778

VISA

Inv# 7844534
Auth# 010944
Entry Method: Chip Read

2/15/23

VISA DEBIT
MODE: ISSUER
AID: A0000000031010
TVR: 8080008000
IAD: 06011203A08000
TSI: 6800
ARC: 00

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

ST#AB123 TILL XXXX DR#1 TRAN#9019039
CSH: 0 2/15/23 10:02:08 AM

Maint.

Give us feedback @ survey.walmart.com
Thank you! ID #: 7SH71RYNRSS



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

ST# 02740	OP# 009007	TE# 07	TR# 00800
AQUAFINA	001200001311	F	6.98 N
AQUAFINA	001200001311	F	6.98 N
AQUAFINA	001200001311	F	6.98 N
SUBTOTAL			20.94
TOTAL			20.94
VISA TEND			20.94

US DEBIT *****1446 1 0
 APPROVAL # 008450
 REF # 1042000314
 TRANS ID : 463053492876943
 VALIDATION - MLRB
 PAYMENT SERVICE - F
 AID A0000000980840
 AAC 700326241BC23573
 TERMINAL # SC010298

02/22/23 08:41:35
 CHANGE DUE 0.00
 # ITEMS SOLD 3
 TC# 5334 0740 0035 9926 306



Walmart

Become a member
Scan for free 30-day trial



Low Prices You Can Trust. Every Day.
 02/22/23 08:41:35
 CUSTOMER COPY

2/22/23

Maint.

59126
Gas/Truck

See bottom of receipt
for your chance to win
\$1000 ID#: 7SH74CYNWGG

Wal*mart #2740
19910 BRUCE B DOWNS BLVD
TAMPA, FL 33647

Pump# 07 UNLEAD(11)	
Gallons	16.676
Price/Gal	\$3.259
Fuel Sale	\$54.35

US DEBIT \$54.35
 VS *****1446 1
 00
 Auth: AA
 Apprvl: 030671

AID #A0000000980840
 02/22/23 08:33AM

TC#
 0152 0151 4384 1531 8037

2/22/23

HOW WAS YOUR EXPERIENCE?
 TELL US ABOUT YOUR VISIT
 TODAY AND YOU COULD WIN
 1 OF 5 \$1000 WALMART
 GIFT CARDS OR 1 OF 750
 \$100 WALMART GIFT CARDS.

DIGANOS ACERCA DE SU
 VISITA A WALMART HOY Y
 USTED PODRIA GANAR UNA
 DE LAS 5 TARJETAS DE
 REGALO DE WALMART DE
 \$1000 O UNA DE LAS 750
 TARJETAS DE REGALO DE
 WALMART DE \$100.

WWW.SURVEY.WALMART.COM

BLANK

**Meadow Pointe III Home Depot Credit
Log-Frank Padilla**

Attach all receipts to this form	February 2023	
Date	Reason for Expenditure	Amount
2/1/2023	Misc. Clubhouse Maintenance Supplies	113.16
2/22/2023	Misc. Clubhouse Maintenance Supplies	89.73
2/27/2023	Pool Outside "Barn Light" (Replaced Old One)	44.97
Total		247.86

Submitted By: _____ Justin Lawrence

Maint.



How doers get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00007 28550 02/01/23 12:57 PM
SALE CASHIER SAWSAN.

093945001010 RUSTAID GAL <A>
GOOF OFF RUST & STAIN REMOVER 1GAL
3@12.98 33.94N

079340686076 ULTRA GLUE <A>
LOCTITE ULTRA GEL SUPER GLUE .14 OZ
2@5.68 11.36N

021709009156 DRIVEWAY CLN <A>
ZEP CONCRETE DEGREASER 128OZ
14.98N

020066387532 2X HNTRGRN <A>
PAINTERS TOUCH 2X GLOSS HUNTER GREEN
2@6.48 12.96N

020066205461 RSTOGLSWHSPR <A>
STOPS RUST GLOSS WHITE
12.96N

020066205492 RSTOGLBLKSPR <A>
STOPS RUST GLOSS BLACK
2@6.98 13.96N

820909997450 1-1/4PVC CUT <A>
HUSKY 1-1/4" RATCHETING PVC CUTTER
13.98N

SUBTOTAL 113.16
SALES TAX 0.00

TAX EXEMPT TOTAL \$113.16

XXXXXXXXXXXX3880 HOME DEPOT USD\$ 113.16

AUTH CODE 001910/0074490 TA

MEADOWPOINTE III CDD
PADILLA FRANK D
Chip Read
AID A000000004999908400305 THD PLCC PROX
2/1/23

6311 02/01/23 12:57 PM



6311 07 28550 02/01/2023 1540

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	02/01/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H8B 63700 57396
PASSWORD: 23101 57389

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Maint.



How doers get more done.

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00008 36098 02/22/23 01:29 PM
SALE CASHIER ROY

6972527310006 BR40DL <A> 25.48N
UNB (75W) BR40 DL 6PK DIM

017801952469 150W HPS HID <A>
FEIT 150W ED17 HID CL HIPRESS SODIUM
2@23.97 47.94N

041911000567 SWGLCLNR230Z <A>
SPRAYWAY GLASS FOAM AERO 23OZ
2@3.68 7.36N

078477104163 DEC SP SW WH <A>
15A DECORA GROUNDING SWITCH, WH.
3@2.44 7.32N

813848010021 60'TRTNVELTP <A> 1.63N
CE VINYL ELECT TAPE ROLL 3/4X60FTX7

SUBTOTAL 89.73
SALES TAX 0.00

TAX EXEMPT TOTAL \$89.73

XXXXXXXXXXXX3880 HOME DEPOT USD\$ 89.73

AUTH CODE 022881/9081751 TA

MEADOWPOINTE III CDD
PADILLA FRANK D
Chip Read
AID A000000004999908400305 THD PLCC PROX
2/22/23

6311 02/22/23 01:29 PM



6311 08 36098 02/22/2023 4048

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	02/22/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H8B 78796 72493
PASSWORD: 23122 72485

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

Maint.



**How doers
get more done.**

17601 BRUCE B. DOWNS BLVD.
TAMPA, FL 33647 (813)971-7791

6311 00061 59768 02/27/23 10:13 AM
SALE CASHIER STONE

008938106573 BLACK OUTDOO <A> 44.97N
BLACK OUTDOOR BARN LIGHT WALL MOUNT

	SUBTOTAL	44.97
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$44.97
XXXXXXXXXXXX3880	HOME DEPOT	
		USD\$ 44.97
AUTH CODE 027100/4611997		TA

MEADOWPOINTE III CDD
PADILLA FRANK D
Chip Read
AID A0000000049999D8400305 THD PLCC PROX

6311 02/27/23 10:13 AM



6311 61 59768 02/27/2023 8602

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 11	365	02/27/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

2/27/23

www.homedepot.com/survey

User ID: H8B 126136 119886
PASSWORD: 23127 119825

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

BLANK

Frank Padilla Lowe's Credit Log

Attach all receipts to this form	February 2023	
Date	Reason for Expenditure	Amount
2/14/2023	Misc. Clubhouse Maintenance Supplies	83.86
2/14/2023	Partial Return (Ct. 2; Round Grates)	14.20
2/15/2023	Square Grates (Ct. 2)	19.92
Total		117.98

Submitted By: _____ Justin Lawrence

Mant.



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

Return

- RETURN 17286 -

SALES#:R S1003G8J 2599780 TRANS#: 17471653 02-15-23

RET 21588 BIN BLK ROUND GRATE L10 7.10-
ORIG. STORE: 1003 DATE:021423 INU:27233
RET 21588 BIN BLK ROUND GRATE L10 7.10-
ORIG. STORE: 1003 DATE:021423 INU:27233

SUBTOTAL: 14.20-
TOTAL TAX: 0.00-
TOTAL RETURN: 14.20-
LAR: 14.20-

LAR:XXXXXXXXXX5276 AMOUNT:14.20- AUTHCD:000001
KEYED REFID:375952 02/15/23 09:34:18
ACCOUNT NAME: MEADOW POINTE III CD
AUTH BUYER: DEJESUS PADILLA FRANK

STORE: 1003 TERMINAL: 17 02/15/23 09:34:18

STORE MANAGER: CHRIS VASILE

LOVE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOVES.COM/PRICEPROMISE

2/15/23

* 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.loves.com/survey *
* YOUR ID # 172866 100310 462385 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.loves.com/survey *

STORE: 1003 TERMINAL: 17 02/15/23 09:34:18

Mant.



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

- SALE -

SALES#: S1003MA2 3102596 TRANS#: 47400503 02-14-23

21588 BIN BLK ROUND GRATE L10 14.20
7.48 DISCOUNT EACH -0.38
2 @ 7.10
332970 100-CT NITRILE GLOVE 43.10
22.68 DISCOUNT EACH -1.13
2 @ 21.55
571432 144-OZ PINE-SOL ORIGINAL 26.56
13.98 DISCOUNT EACH -0.70
2 @ 13.28

Returned

SUBTOTAL: 83.86
TAX: 0.00
INVOICE 27233 TOTAL: 83.86
LAR: 83.86

TOTAL DISCOUNT: 4.42

LAR: XXXXXXXXXXXX5276 AMOUNT:83.86 AUTHCD: 000656
SWIPE REFID:241565 02/14/23 13:48:01
ACCOUNT NAME: MEADOW POINTE III CD
AUTH BUYER: DEJESUS PADILLA FRANK

ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION
DATE FOR STOCK MERCHANDISE AND NO LATER THAN 30 DAYS
FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY
MERCHANDISE.
STORE: 1003 TERMINAL: 17 02/14/23 13:48:23
OF ITEMS PURCHASED: 6
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

2/14/23



THANK YOU FOR SHOPPING LOVE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOVES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: CHRIS VASILE

LOVE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOVES.COM/PRICEPROMISE

* 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.loves.com/survey *
* *

Macht.



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

- SALE -

SALES#: S1003HG2 2177804 TRANS#: 55472436 02-15-23

21584 9IN GRN SQUARE GRATE L950 19.92
10.48 DISCOUNT EACH -0.52
2 @ 9.96

SUBTOTAL: 19.92
TAX: 0.00
INVOICE 52984 TOTAL: 19.92
LAR: 19.92

TOTAL DISCOUNT: 1.04

LAR: XXXXXXXXXXXX5276 AMOUNT:19.92 AUTHCD: 000593
SWIPED REFID:376786 02/15/23 09:47:13
ACCOUNT NAME: MEADOW POINTE III CD
AUTH BUYER: DEJESUS PADILLA FRANK

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: 52 02/15/23 09:47:16

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

2/15/23



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: CHRIS VASILE

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

* 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 *
* YOUR ID #529846 100320 466711 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

BLANK

BLANK



MEADOW POINTE III

Pressure Washing Tracker – March 2023 (February 9th - March 8th)

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

February Zones Completed:

- Completed concrete wall on Beardsley (North side) from Whitlock to Pond 12
- Completed concrete wall on Beardsley (North side) from Pond 12 to Hillhurst
- Started clubhouse pool deck (25% done)

March Zones to be Completed:

- Complete white divider fence (PVC) in Larkenheath (South of Blythewood Way)
(75% done)
- Finalize clubhouse pool deck



Rizzetta & Company

- Start splash pad zone & pool patio furniture (disinfectant/preventative algae spray & light cleaning of pool patio furniture)
- Start concrete wall on Beardsley (North side) from Wrencrest (Thackery) to Alchester
- Start concrete wall on Beardsley (South side) from Wrencrest (Thackery) to Alchester
- More zones TBD (If any zones are discovered that are in more need, will prioritize according or update/add to the list)

Additional Notes: We did have the pressure washer & Kubota in for repair & needed maintenance for almost 2 weeks. Tried to expedite the process but they were extremely busy along with not releasing the Kubota back until they had received our payment in the mail



Rizzetta & Company

BLANK

(PK = Private Rental)

March 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 MP3C 12:30p	2	3
			FTW 5P			4
	5	6	7	8	9	10
	National OREG Cookie Day 9A-9P (WSL)	Chery of WC (oil change) 12P			MP3C 12:30p	
		DRB 6:30p	FTW 5P		Larkenheath HOA (Workshop) 6:30p	
12	13	14	15	16	17	18
					MP3C 12:30p	Phillips (PR) 10A-2P (Cancelled/Refund)
	Whitlock HOA 6:30p	National potato chip day HOA 10:30p	FTW 5P CDD 6:30p	VRC 6:30p		
19	20	21	22	23	24	25
				MP3C 12:30p		Blood Drive (one Blood)
			FTW 5P			
26	27	28	29	30	31	
	Larkenheath FC 6:30p					

MP3C = Meadow
Pointe III
Crafters

FTW = Food Truck
Wednesday

WSL = White Supplies
Last

BLANK



Deputy Schedule – March 2023



MEADOW POINTE III

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 B	2 B	3 K	4 K
5 K	6 B	7 B	8 K	9 K	10 B	11 B
12 B	13 X	14 X	15 B	16 B	17 K	18 K
19 K	20 B	21 B	22 K	23 K	24 B	25 B
26 B	27 K	28 K	29 B	30 B	31 K	
		Buddy:11am-11pm Krapfl:11am-11pm (Thursday: 5am-5pm) (X= Deputy TBD; Krapfl vacation)				

Tab 4



MEADOW POINTE III CDD

LANDSCAPE INSPECTION

February 15, 2023

ATTENDING:

ARRON FRAZER – YELLOWSTONE LANDSCAPE

PAUL WOODS – OLM, INC.

SCORE: 88%

**NEXT INSPECTION
MARCH 15, 2023 AT 8:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 01/23/2023

CLUBHOUSE

3. Entrance: Fertilize Loropetalum.

COMMONS

8. Beaconsfield entrance: Rejuvenate prune Ilex Schilling by approximately 1/3 and treat with systemic fungicides. Allow the plant to reflush below the fungal damage deadwood.

CLARIDGE PLACE

12. Along Meadow Pointe Blvd.: Control broadleaf turf weeds.

BEARDSLEY DRIVE

16. Remove Moss in common area trees.

BROUGHTON PLACE

25. Inbound and exit lane: Remove leaves and debris in the Viburnum hedgerows.

ALCHESTER PLACE

28. Entrance: Rejuvenate prune Ilex Schilling to the base of the sign lettering.

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Redistribute mulch as needed to cover bare soil as a result of mower/blower activity.
2. **Proceed with tree, shrub, and palm fertilizations.**
3. Top dress seasonal color plantings with pine fines per contract specifications.
4. Continue removing windfall and debris from beds.
5. Remove debris from shuffleboard courts and along the west perimeter of the basketball court during weekly service visits.

6. Control chlorosis in parking lot Crape Myrtles.
7. Control sedge and grassy and broadleaf weeds in irrigated turf.

COMMONS

8. Control weeds in turf.

9. Ammanford frontage: Rake down fire ant mounds after insects have been eradicated.
10. Beardsley Drive frontage east of the Ammanford wall: Prune back wood line overgrowth extending into mowable areas.
11. Ammanford frontage: Remove Spanish Moss up to 15 feet from Crape Myrtles.
12. Ammanford center island: Remove remaining pruning debris where grasses were cut back.
- 13. Ammanford: Remove Oak leaf accumulations at the gate and from turf.**
14. Ammanford exit side gate: Ground prune dead Podocarpus stumps.
15. Hillhurst Crossing entrance: Confirm irrigation coverage. There appears to be heavy saturation in the Jasmine planting at the monument.
16. Hillhurst Crossing, west side common area: Remove fallen limbs from the base of Grandfather Oaks.
17. Broughton Place: Remove Oak leaf accumulations from the entrance lawn and wall fronts.
18. Broughton Place: I recommend remove staking from Sabal Palm in the keypad island.
19. Whitlock: Remove Cogongrass along the wood line adjacent to 30803 Prout Court. I recommend nonselective controls to reduce the regeneration of invasive Cogongrass.
20. Alchester Place: Rejuvenate prune Ilex 'Schillings', reducing below the frame of the village sign. I also recommend treating with systemic fungicides to reduce stem damage.
21. Wrencrest: Rake out leaf accumulations from storm water inlets.
22. Wrencrest: Remove the fallen Pine tree limb from the pond shore behind the rail fence near the exit side monument.
23. Larkenheath entrance center island: I recommend creating a beveled edge on the Asiatic Jasmine. Also remove small amount of weed along the curb in the island planting.
24. Larkenheath: Remove Sabal Palm volunteers from Indian Hawthorn in the gate island.
25. Larkenheath entrance monument: Fertilize frost damaged Ixora. I recommend allowing

- plants to flush prior to any cut backs to determine the extent of freeze damage.
26. Larkenheath frontage: Rake down fire ant mounds once insects have been eradicated.
 27. Beaconsfield exit: Rake down fire ant mounds once insects have been eradicated.
 28. Beaconsfield: Buff out crack weeds after herbicide services.
 29. Sheringham: Provide temporary irrigation to recently transplanted trees in the 23000 block.
 30. Claridge Place: Top dress seasonal color plantings with a ¼ inch of pine fines.
 - 31. Claridge Place entrance and along Meadow Pointe Blvd right-of-ways: Rake down fire ant mounds once insects have been eradicated.**
 - 32. Heatherstone: Control Dollarweed and other broadleaf weeds in turf.**
 33. Heatherstone entrance gate: Rejuvenate prune Gamagrass and treat with systemic miticides.
 34. Heatherstone: Remove Spanish Moss from Sweet Gum trees at the lift station.

CATEGORY III: IMPROVEMENTS – PRICING

1. Wrencrest: Provide a price to remove palm pruning debris along the pond shore adjacent to 31144 Wrencrest Drive. This appears to be dumping on District property.
2. Provide a price to tamp vehicle ruts along Meadow Pointe Blvd to the north of Oldwoods Avenue.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. I recommend temporary watering devices on Japanese Blueberries along the Beaconsfield drive.

cc: Darryl Adams darryla@rizzetta.com
Stacey Gillis SGillis@rizzetta.com
Michael Rodriguez mpiiiclub@tampabay.rr.com
John Johnson seat4@meadowpointe3.org
Brian Mahar bmahar@yellowstonelandscape.com
Kevin Oliva koliva@yellowstonelandscape.com
Aaron Frazier afrazier@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	-10	Broadleaf, sedge and grassy
TURF INSECT/DISEASE CONTROL	10	-5	FireAnts
PLANT FERTILITY	5	-1	Loropetalum
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		Begin Ilex rejuvenate
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CLEANLINESS	5		Continue leaf removals
CARRY OVER	5	-1	3 8 11, 16, 22, 25

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

Date 2-15-23_Score: 88% *Performance Payment*™ 100 %

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



Tab 5



Meadow Pointe 3 Site Audit

MARCH 2023

Tuesday, 07 March 2023

Prepared For Meadow Pointe 3 CDD

25 Issues Identified



Turf Weeds Treated

Assigned To Management

Numerous turf weed species treated in irrigated Bahia.



Mulching Started

Assigned To Management

Community mulching is in progress.



Tree Trimming Services

Assigned To Management

Tree Trimming estimates submitted to the board for consideration.



Pine Fine Installation

Assigned To Management

Pine fines installed per OLM spec.



Minor Turf Damages

Assigned To Management

Resident & Commercial vehicle damages visible in some entrances.



Weeds In Plant Beds

Assigned To Maintenance Crew

Remove weeds and treat curbs with herbicide



Elevate Ligustrum Trees

Assigned To Maintenance Crew

Raise ligustrum tree canopies



Ligustrum Tree Trimming

Assigned To Maintenance Crew

Elevate ligustrum trees along entrance ways of MP3.



Fence Line Tree Trimming

Assigned To Management

Estimates provided for tree trimming service along Meadow Pointe Boulevard.



Turf Weeds Treated

Assigned To Management

Bahia turf weeds are starting to die off due to select herbicide applications.



Swamp Oaks Community Clubhouse

Assigned To Management

Estimates provided for removal of trees damaging the activity court.



Tree Removal

Assigned To Management

Second tree submitted in estimate for removal due to root damage in activity court.



Clubhouse Mulch

Assigned To Management

Clubhouse mulching scheduled for completion prior to board meeting.



Ligustrum Tree Elevations

Assigned To Service Team

Elevate ligustrum trees along the frontage of the community clubhouse.



Jasmine Bed Weeds

Assigned To Horticulture

Treat jasmine beds with select herbicide applications.



Weed Pressure Treatment

Assigned To Service Team

Remove and spray out all weed pressure.



Pine Tree Reductions

Assigned To Management

Recommend removal or reduction of pine trees around the community clubhouse.



Leaf Removal

Assigned To Service Team

Continue to remove leaf accumulation during weekly service visits.



Leaf Removal Tot Lot

Assigned To Service Team

Continue to remove leaf accumulation during weekly service visits.



Ant Mound Removals

Assigned To Service Team

Continue to remove ant mounds and treat for infestation during weekly service visits.



Quarterly Annuals Replacement

Assigned To Management

Recommend new annuals in April



Vehicle Turf Damages

Assigned To Management

Numerous ruts are present along the frontage of some entrances.



Drain Rock

Assigned To Management

Recommend drain rock installation in the field inlets to help with standing water.



Ligustrum Tree Trimming

Assigned To Service Team

Elevate ligustrum trees with crown cleanup during weekly service visits.



Boulevard Tree Trimming

Assigned To Management

Several areas along Meadow Pointe Boulevard are in need of canopy and crown cleanup. Estimates submitted.



YELLOWSTONE LANDSCAPE

Tampa

30319 Commerce Dr San Antonio, FL 33576

www.yellowstonelandscape.com

Fertilization & Pest Action Report

Property Meadow Pointe

Date 2/23/23

Technician K.P. + F.P.

Treatment
Service call

Temperature 85°

	Actions				
	Fertilize	Insect	Disease	Weed	Other
Turf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Palms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Wind
None	<input checked="" type="checkbox"/>
Mild	<input type="checkbox"/>
Strong	<input type="checkbox"/>

	Rain	Overcast	Sunny
Weather Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Dry	Moist	Wet	Saturated	Standing Water
Soil Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

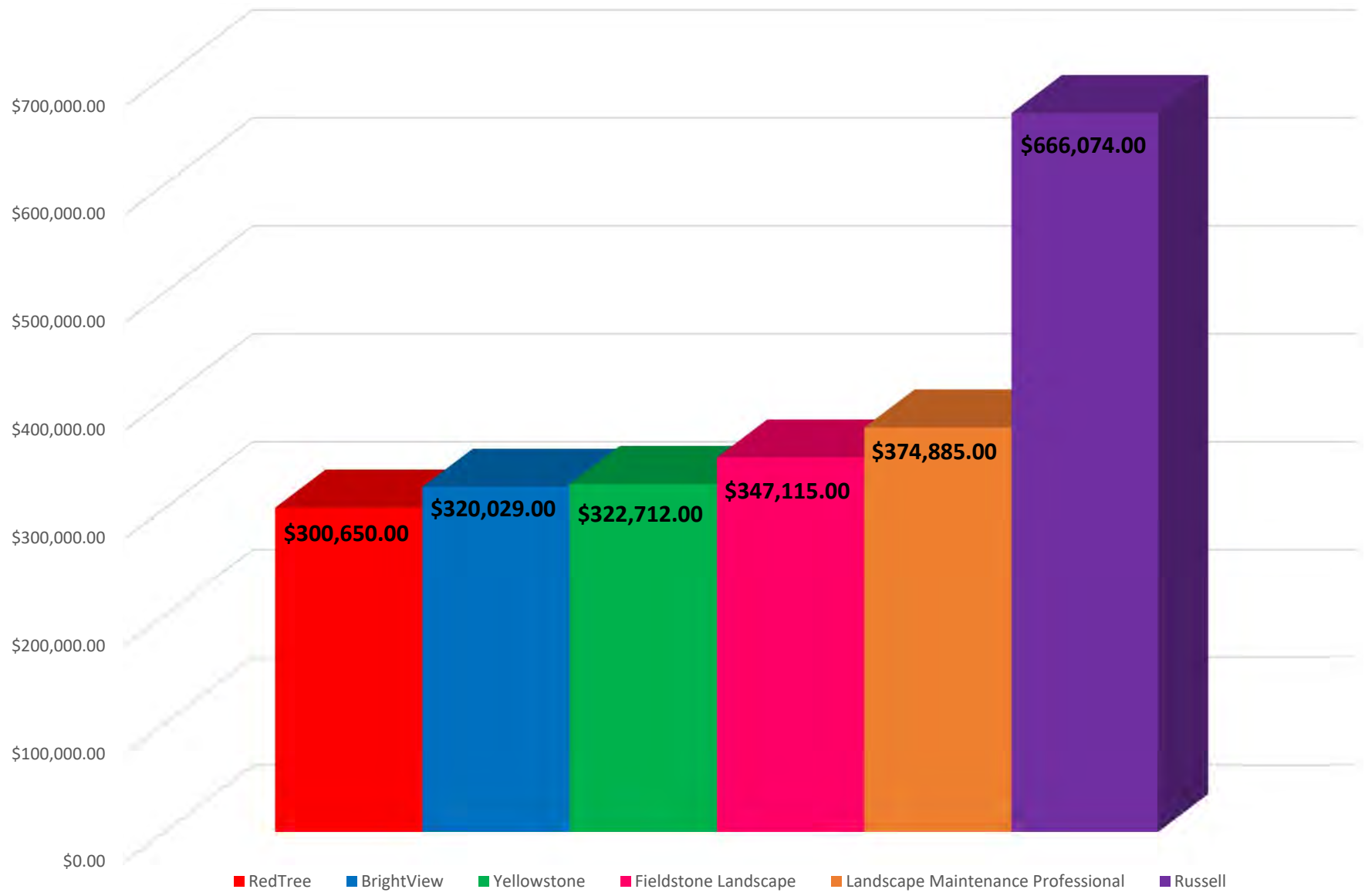
Anticipated return _____

Comments

Treated all St. Augustine Entraces throughout the property using a Granular Fertilizer Turf Application today.

Tab 6

Meadow Pointe III CDD



Meadow Pointe III CDD

BID SUMMARY

February 20, 2023

COMPANY	LANDSCAPE MAINTENANCE TOTAL	SEASONAL COLOR/PERENNIAL MAINTENANCE TOTAL	SEASONAL COLOR INSTALLATION TOTAL	MULCH TOTAL	1ST YEAR TOTAL BID PRICE	2ND YEAR TOTAL BID PRICE	3RD YEAR TOTAL BID PRICE
RedTree Landscape	\$256,400.00	\$7,200.00	\$6,800.00	\$30,250.00	\$300,650.00	\$300,650.00	\$300,669.50
BrightView Landscape	\$278,764.00	\$2,600.00	\$7,875.00	\$30,800.00	\$320,029.00	\$336,030.50	\$352,832.00
Yellowstone Landscape	\$269,476.00	\$11,228.00	\$6,728.00	\$35,280.00	\$322,712.00	\$322,712.00	\$322,712.00
Fieldstone Landscape	\$294,365.00	Included	\$9,000.00	\$43,750.00	\$347,115.00	\$347,115.00	\$357,115.00
Landscape Maintenance Professionals	\$323,265.00	\$2,560.00	\$16,000.00	\$33,060.00	\$374,885.00	\$374,885.00	\$386,132.00
Russell Landscape	\$611,940.00	\$8,952.00	\$13,932.00	\$31,250.00	\$666,074.00	\$686,700.00	\$707,940.00

*BrightView: The Summary Bid Form Category A, B, C, and D sum does not match the 1st Year Total Bid Price

* Landscape Maintenance Professional: The Summary Bid Form Category A number does not match the Landscape Maintenance Itemized Bid Form (IV-3) 1st Year Landscape Maintenance Total.

MEMORANDUM

Date: February 21 2023

To: Darryl Adams, District Manager, Meadow Pointe III

From: Paul Woods, Region Consultant – Florida, OLM, Inc.

Re: Landscape Bid Results

We are pleased to provide the summary and submittals from the proposing vendors for landscape services at Meadow Pointe III Community Development District. The bid process followed the Request for Proposal with seven companies proposing services per the standards and specifications.

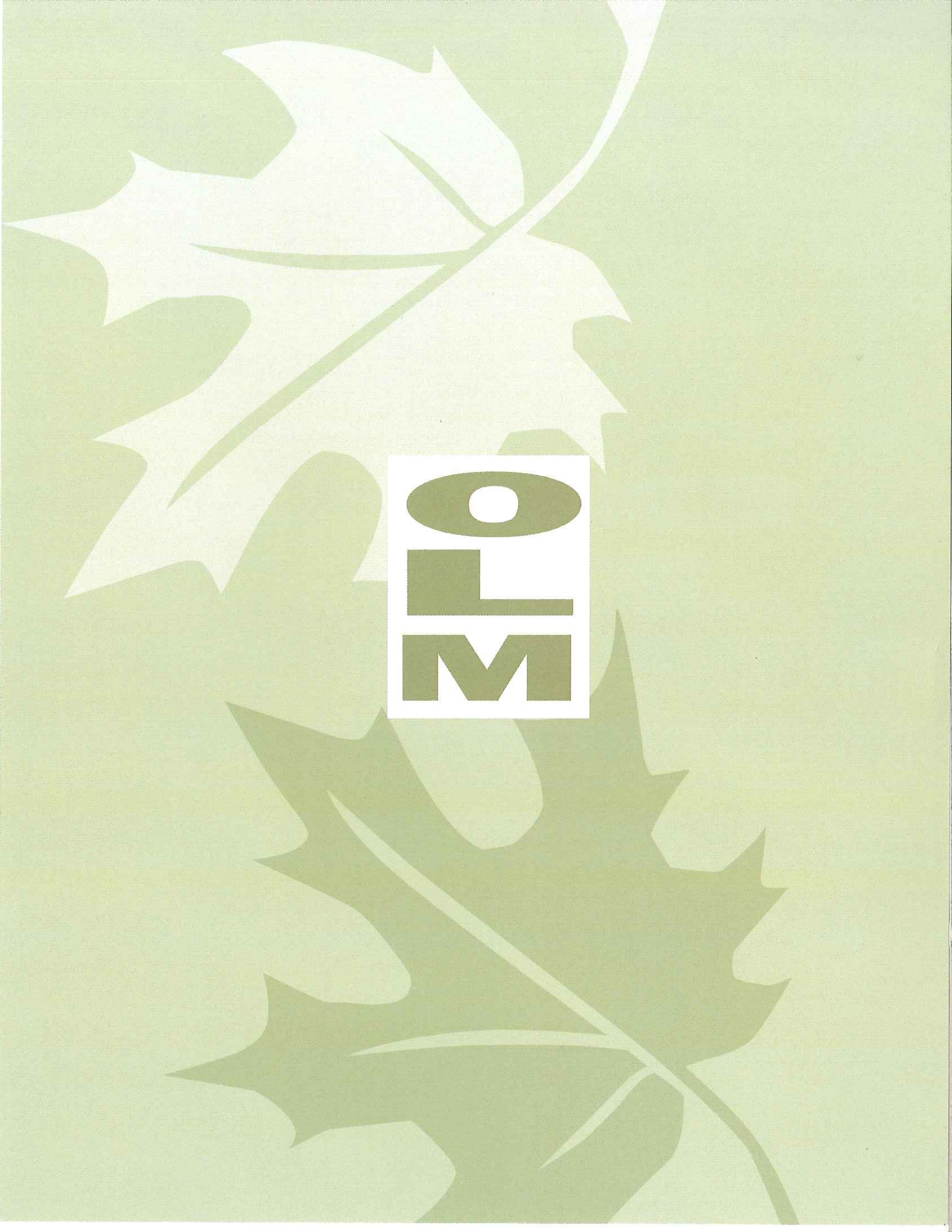
The attached spreadsheet enables a quick overview of cost submittals. We are confident each proposing company understands and would be able to deliver services with quality and competency. In their submittals, proposers have identified their strengths and reference properties. We encourage the board to visit and see the product created by these firms in addition to the biographical and qualifications to be used in the Exhibit G Evaluation Criteria.

Among the proposing vendors three companies have previously served or are currently serving the District Yellowstone, Brightview, Landscape Maintenance Professionals (LMP) and three vendors have not; however the relative harmony of numbers for landscape maintenance and mulching services demonstrate a highly competitive bid and as a result we suggest the District should focus its review and consideration of proposals from Red Tree, Brightview, Yellowstone, Fieldstone and LMP.

While variances will occur we find Russell's Proposal inconsistent with other submittals as a result we believe there are computational or survey issues resulting in their price. PineLake Nursery made an incomplete submission without the electronic information and is not listed.

Despite recent economic and inflationary challenges, the district has the ability to forecast operational costs including mulching services and seasonal color services through FY2026 and with the Performance Payment Inspection Service the District is well positioned to maintain a high quality landscape asset.

I am available for any questions and will be in attendance at the March 15, 2023 meeting. On behalf of OLM thank you again for the opportunity to serve the Meadow Pointe III Community Development District.

The background of the page is a light green color with a pattern of stylized, overlapping leaf shapes in various shades of green, creating a textured, organic feel.

**M
L
O**

EXTERIOR LANDSCAPE MAINTENANCE

FOR

Meadow Pointe III CDD
Pasco County, Florida

PREPARED BY:



**5532 AULD LANE
HOLIDAY, FL 34690**

1.888.RED.TREE

**SUBMITTED BY:
PETER LUCADANO, CEO/OWNER**

February 17, 2023

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
MEADOW POINTE III CDD
Wesley Chapel, FL

This Summary Bid Form totals the Itemized Bid Forms for Categories A, B, C and D. The combined annual sum of all four categories is defined as the "Total Bid Price"

A. Landscape Maintenance Total	\$ 256,400.00
B. Seasonal Color/Perennial Maintenance Total	\$ 7,200.00
C. Seasonal Plant Installation Total	\$ 6,800.00
D. Mulch Total	\$ 30,250.00
1ST YEAR TOTAL BID PRICE	\$ 300,650.00
2ND YEAR TOTAL BID PRICE	\$ 300,650.00
3RD YEAR TOTAL BID PRICE	\$ 309,669.50

Contractor Name RedTree Landscape Systems, LLC

Contractor Address 5532 Auld Lane, Holiday, FL 34690

Contractor Signature *Peter Lucadano*

Title CEO / Owner

Telephone Number (727) 919-3915

Date February 17, 2023

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement and run concurrently thereof for an initial period of three (3) years.

ADDENDA

We acknowledge receipt of the following Addenda, which are included in our proposal.

ADDENDUM # 1	DATED: February 3, 2023
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

MEADOW POINTE III CDD

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

FUNCTION	FREQUENCY (PER YEAR)
Mow – St. Augustine/Bermuda/Zoysia	44
Edge (Bedlines)	44
Edge (Hardlines)	44
Monofilament Trim	44
Mow - Bahia	35
Edge (Bedlines)	35
Edge (Hardline)	35
Monofilament Trim	35
Turf Fertilization	6
Turf Insect/Disease Control	52
Turf Weed Control	52
Shrub/Groundcover Trim	12
Shrub Fertilization	2
Groundcover Fertilization	2
Shrub/Groundcover Insect/Disease Control	52
Bed Weed Control	52
Tree Pruning	12
Tree Fertilization	2
Palm Pruning	4
Palm Fertilization	4
Tree Insect/Disease Control	52
Debris Disposal	52
Irrigation Management	52

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL \$ 256,400.00

MEADOW POINTE III CDD

CATEGORY B

**SEASONAL COLOR/PERENNIAL MAINTENANCE
ITEMIZED BID FORM**

SEASONAL COLOR MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	52
Pruning	12
Insect/Disease Control	52
Fertilization	12

Seasonal Color Maintenance Subtotal \$ 3,600.00

PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	32
Cut Back	2
Insect/Disease	52
Fertilization	2
Mulching	1

Perennial Maintenance Subtotal \$ 3,600.00

**CATEGORY B. 1ST YEAR SEASONAL COLOR/PERENNIAL
MAINTENANCE TOTAL \$ 7,200.00**

MEADOW POINTE III CDD

CATEGORY C

SEASONAL COLOR INSTALLATION ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
1,700	Summer Annuals	4"	\$2.00	\$3,400.00
1,700	Fall Annuals	4"	\$2.00	\$3,400.00

**CATEGORY C. 1ST YEAR SEASONAL COLOR
INSTALLATION TOTAL** **\$ 6,800.00**

NOTE 1: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 2: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 3: Specific colors and varieties shall be mutually agreed upon prior to installation.

NOTE 4: Contractor is responsible for estimating and confirming the quantity of flowers based on the spacing shown below:

- b. Distance away from curbs, turflines, etc.
 - Summer Annuals 10"
 - Fall Annuals 8"

- b. On Center (o.c.) Spacings
 - Summer Annuals 10"
 - Fall Annuals 8"

MEADOW POINTE III CDD

CATEGORY D

MULCH ITEMIZED BID FORM

MATERIAL and FUNCTION	CUBIC YARDS	UNIT PRICE	TOTAL PRICE
Medium Pine Bark Nugget Mulch (First Mulching)	550	\$55.00	\$30,250.00
Trenching (First Trenching)	n/a	n/a	included

Contractor is responsible for measuring and confirming the quantity of mulch application(s) per year.

CATEGORY D. 1ST YEAR MULCH TOTAL

\$ 30,250.00

MEADOW POINTE III CDD
SUPPLEMENTAL PRICING FORM

1. Pine Bark Nugget Mulch - (cost/yard, spread on site)	\$ 55.00
2. Additional Labor with truck and hand tools (cost/man hour)	\$ 45.00
3. Additional labor with truck and small power equipment (i.e., edger, blower, etc.) (cost/man hour)	\$ 45.00
4. Additional labor with truck and light power equipment (i.e., 36" and 52" walk mower) (cost/man hour)	\$ 45.00
5. Additional labor with truck and heavy power equipment (i.e., hustler, tractor, bush hog) (cost/man hour)	\$ 55.00
6. Watering with Hydroseeder including operator (cost/man hour)	\$ 125.00
7. St. Augustine sod laid, site ready (cost/square foot)	\$ 1.50
8. Cost per hour – General Labor	\$ 35.00
9. Cost per hour – Irrigation Service Technician	\$ 110.00
10. Tree Saver/OTC Palm Injection (per palm/per event)	\$ 25.00
11. Cost per additional street tree. Refer to tree pruning specifications.	\$25.00

The prices above shall be commensurate with the contract term.

EXHIBIT "G"
EVALUATION CRITERIA

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES
EVALUATION CRITERIA:

NAME OF COMPANY: RedTree Landscape Systems, LLC

1. Personnel

(20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name Years Exp.

- 1. Peter Lucadano 40+ CEO / Owner Operations & Finance
- 2. David Lucadano 40+ President / Owner Operations & Management
- 3. Ernie Lucadano 40+ Chairman Fleet Management
- 4. Dacia Trombetta 15 Business Operations Manager Administration Supervisor
- 5. John Burkett 50+ Client Care Speicalist Field Supervisor

Position/Certifications see attached license and certifications

Duties and Responsibilities see above

Proposed Staffing Levels

Landscape Maintenance staff will include; 26 laborers, 7 Supervisors, and 5 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc)

Name Years Exp.

- 1. John Moylan 25 Senior Irrigation Lead Irrigation Operations
- 2. Juan Flores 20 Landscape Manager Landscape Operations
- 3. Martin Flores 21 Arborcare Manager Arborcare Operations
- 4. Kevin Smith 30 Horticulturist & Landscape Designer Management of lawn and shrub care program & treatments

Position/Certifications see attached

Duties and Responsibilities see above

2. Experience (20 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc)

1. Project Name/Location: Long Lake Ranch CDD - Odessa

Contact: Contact Phone: Tish Dobson - District Manager (321) 263-132 x 285

Project Type/Description: Luxury, large-scale common areas and amenities

Dollar Amount of Contract: \$250 K +

Your Company's Detailed Scope of Services for Project: Ground Maintenance, Fertilization Pest Control, Irrigation , Landscaping, Seasonal Color and Arborcare

Duration of Contract: START DATE: 2021 END DATE: ongoing

2. Project Name/Location: Preserve at Wilderness Lake CDD - Land O'Lakes

Contact: Contact Phone: Beth Edwards - Supervisor (813) 777-4781

Project Type/Description: Large-scale community common areas and amenities

Dollar Amount of Contract: 260 K+

Your Company's Detailed Scope of Services for Project: Ground Maintenance, Fertilization Pest Control, Irrigation , Landscaping, Seasonal Color and Arborcare

Duration of Contract: START DATE: 2017 END DATE: ongoing

3. Project Name/Location: Lakeside CDD - Hudson

Contact: Contact Phone: Lynn Hayes - District Manager (813) 994-1001 x 8024

Project Type/Description: Dollar Amount of Contract: Large-scale community common areas and amenities - 170 K+

Your Company's Detailed Scope of Services for Project: Ground Maintenance, Fertilization Pest Control, Irrigation , Landscaping, Seasonal Color and Arborcare

Duration of Contract: START DATE: 2021 END DATE: ongoing

4. Project Name/Location: Talavera CDD - Spring Hill

Contact: Contact Phone: Jason Liggett - Landscape Specialist (813) 933-5571 x5763

Project Type/Description: Large-scale community common areas and amenities

Dollar Amount of Contract: 150 K +

Your Company's Detailed Scope of Services for Project: Ground Maintenance, Fertilization Pest Control, Irrigation , Landscaping, Seasonal Color and Arborcare

Duration of Contract: START DATE: 2021 END DATE: ongoing

5. Project Name/Location: Esplanade of Tampa - Tampa

Contact: Contact Phone: John Browne - Community Association Manager (813) 336-8085

Project Type/Description: Large-scale full service homes

Dollar Amount of Contract: 600 K+

Your Company's Detailed Scope of Services for Project: Ground Maintenance, Fertilization Pest Control, Irrigation , Landscaping, Seasonal Color and Arborcare

Duration of Contract: START DATE: 2023 END DATE: ongoing

3. Understanding Scope of RFP (15 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (25 Points Possible) (____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). $(210,000/265,000) \times 25 = 19.81$, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). $(210,000/425,000) \times 25 = 12.35$, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

EXHIBIT "H"

CONTRACTOR EMERGENCY (aka HURRICANE) RESPONSE PLAN

Contractor is to provide a written narrative, description of process including timeline and cost information to assist the CDD in any needed recovery efforts from a Hurricane or large scale storm event. - See attached "**HURRICANE RESPONSE PLAN**"



HURRICANE OR LARGE SCALE STORM EMERGENCY RESPONSE PLAN

Before The Storm

- **If your irrigation system is fed off of a well, we will shut your pumps down to prevent any mainline leaks that could develop from storm damage through the storm.**
- **We are assuring internally that we are well-equipped and stocked to handle post-storm response in an effective and orderly manner.**

Storm Emergencies

- **We will attempt to inspect your property as soon as we are physically able to do so. We also will be accessible to receive **emergency phone calls** from you or your authorized representatives to address the following emergency scenarios:**
 - **Fallen trees blocking roadways.**
 - **Fallen trees blocking walkway access to homes.**
 - **Fallen trees on homes / structures.**
 - **Fallen trees on vehicles.**
 - **Irrigation break involving running water / flooding.**
- **In order to report any one of the above-stated emergency scenarios, please assure that an authorized person representing your property contact:**
 - **Pete Lucadano: (727) 919-3915**
 - **David Lucadano: (727) 919-3913**
 - **Ben Garland: (727) 810-4253**
 - **John Burkett: (727) 267-2059**
 - **FOR IRRIGATION EMERGENCIES: John Moylan: (727) 267-7794**

After The Storm

After the storm has left our area and conditions are safe for our staff to access allowable areas, we will immediately begin the process of inspecting properties and addressing service in a three-phase manner as follows:

PHASE 1 - EMERGENCIES (as listed above): Fallen trees will be cut and safely stacked close to the area of origin. Crews will then move on to address the next emergency until we are assured that all emergency scenarios on each of our client properties are addressed.

PHASE 2 - LARGE AESTHETICS: Fallen trees throughout the property that are not considered emergencies will either be re-planted / staked or removed, cut up and stored in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 3 - AESTHETICS: Small debris, branches and necessary blowing will be performed throughout the property. Debris will be stacked in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 4 - DEBRIS PICK-UP: As a last step in the storm clean-up process, debris piles will be removed from the property.

Cost Schedule

Project Component	Description	Per Hour Pricing
Emergency Storm Response	<ul style="list-style-type: none"> • Immediate emergency response team to remove trees from blocking streets, sidewalks and doorways. • Immediate emergency response team to remove trees off of structures or vehicles. • Crew will cut and stack debris in a safe location for removal at a non-emergency time. • Crew consists of (3) skilled arbor care specialists, a large grapple loader, a chipper, an aerial device, dump trucks and all necessary chainsaws / roping systems. • A Certified Arborist will direct the crew and be onsite to document conditions for insurance claims. 	\$600.00
Post-Storm Property Service Recovery (Arbor Care)	<ul style="list-style-type: none"> • Post-emergency removal of fallen trees. • Post-emergency removal of large fallen debris. • Post-emergency stump grinding. • Includes debris removal, hauling fees and dumping fees. • Crew consists of (3) skilled arbor care specialists, a large grapple loader, a chipper, an aerial device, dump trucks and all necessary chainsaws / roping systems. • A Certified Arborist will direct the crew and assure that all damaged trees are properly assessed for hazard declarations or restorative pruning instruction. 	\$450.00
Post-Storm Property Service Recovery (Grounds Maintenance)	<ul style="list-style-type: none"> • Post-emergency removal of fallen light to medium debris. • Blowing of all hard surface areas. • Includes debris removal, hauling fees and dumping fees. • Crew consists of (6) grounds maintenance specialists. • Note that this work can be traded for scheduled / contracted grounds maintenance services if the Client so chooses. 	\$300.00



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
REDTREE LANDSCAPE SYSTEMS LLC

Filing Information

Document Number L17000248407
FEI/EIN Number 82-3591450
Date Filed 12/05/2017
State FL
Status ACTIVE

Principal Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Mailing Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Registered Agent Name & Address

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Address Changed: 02/07/2019

Authorized Person(s) Detail

Name & Address

Title CEO

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Annual Reports

Report Year	Filed Date
2021	02/22/2021
2022	01/26/2022
2023	02/15/2023

Document Images

02/15/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
02/22/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
12/05/2017 -- Florida Limited Liability	View image in PDF format

PASCO COUNTY BUSINESS TAX RECEIPT

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

2023

Expires September 30th



ACCOUNT #:: 105879

SIC CODE: 0781.01

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

TYPE OF BUSINESS
LANDSCAPING SERVICE

STATE LICENSE #

REDTREE LANDSCAPE SYSTEMS LLC

5532 AULD LANE
HOLIDAY, FL 34690

OWNER/QUALIFYING AGENT
LUCADANO PETER

LOCATION ADDRESS:
5532 AULD LANE
HOLIDAY, FL 34690

DATE	RECEIPT	AMOUNT
07/25/2022	22-1-112129	70.00

Dear Business Owner:

Your **2023** Pasco County Business Tax Receipt is printed above. Please detach the receipt and display it in a place that is visible to the public and available for inspection.

The Pasco County Business Tax Receipt is in addition to any other license or certificate that may be required by law and does not signify compliance with zoning, health, or regulatory requirements. The Pasco County Business Tax Receipt is non-regulatory and is not meant to be a certification of the holder's ability to perform the service for which it is registered.

Business Tax Receipts expire September 30th. Annual renewals are mailed in June to the address of record at that time. Please contact our office if there are any changes to your business name, ownership, physical address, or closing of your business.

Thank you for allowing us to serve you!

MIKE FASANO
PASCO COUNTY TAX COLLECTOR

EAST PASCO GOVERNMENT CENTER
DADE CITY

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY

TAX COLLECTOR BUILDING
GULF HARBORS

CENTRAL PASCO GOVERNMENT CENTER
LAND O' LAKES

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL

CALL CENTER: MONDAY - FRIDAY 8:30 AM - 5:00 PM (352) 521-4338 • (727) 847-8032 • (813) 235-6076

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

C.C. # LSS-08912
Name: PETER LUCADANO
Contractor Type: PC Irrigation
**Business Name: REDTREE LANDSCAPE
SYSTEMS LLC**



**HAVING MET THE COMPETENCY REQUIREMENTS FOR THE
LICENSE TERM EXPIRING 09/30/2024**

Signature

THIS SHOULD BE KEPT IN YOUR WALLET.

NOTE TO CONTRACTOR:

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

PLEASE CONTACT PASCO COUNTY LICENSING TO UPDATE AT:


Contractorlicensing@pascocountyfl.net
727-847-8009

Compliance with Pasco County Code 18, Article 4, Section 18-89 for
Vehicle Identification is required

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

PLEASE CUT ON THE DOTTED LINE

**PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING**



C.C. # LSS-08912
Name: PETER LUCADANO
Contractor Type: PC Irrigation
Business Name: REDTREE LANDSCAPE SYSTEMS LLC
5532 AULD LANE, HOLIDAY, FL 34690

**UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS
MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY
EXPIRING 09/30/2024**

08/20/2022 _____
DATE

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
April 20, 2022

File No.

Expires
May 31, 2023

THE PEST CONTROL COMPANY FIRM NAMED BELOW HAS
REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE
PERIOD EXPIRING May 31, 2023

AT

5532 AULD LANE
HOLIDAY, FL 34690

REDTREE LANDSCAPE SYSTEMS
5532 AULD LANE
HOLIDAY, FL 34690

and Ornamental

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER



Cut
here

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

REDTREE LANDSCAPE SYSTEMS
5532 AULD LANE
PEST CONTROL COMPANY FIRM

JB273633

HAS PAID THE FEE FOR THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD
EXPIRING May 31, 2023



Nicole Fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date: April 23, 2022 File No.: JF132079 Expires: June 1, 2023

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: June 1, 2023

PETER LUCADANO
5532 AULD LANE
HOLIDAY, FL 34690

Lawn and Ornamental

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

PETER LUCADANO
CERTIFIED PEST CONTROL OPERATOR

JF132079

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING June 1, 2023

Nicole Fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

C
u
t
h
e
r
e

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
May 4, 2021

File No.
LF203707

Expires
April 22, 2025

THE LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER
NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF
CHAPTER 482 FOR THE PERIOD EXPIRING: April 22, 2025

PETER LUCADANO
5532 AULD LANE
HOLIDAY, FL 34690

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

PETER LUCADANO
LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER

LF203707

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING April 22, 2025

Nicole Fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

C
u
t
h
e
r
e



The Florida Nursery, Growers & Landscape Association
Confers on

Peter Lucadano
H05549

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2024
Certified Since: 12/10/2003


Martin Hackney, FNGLA President
Merry Mott, FNGLA Certification Director

The International Society of Arboriculture

Hereby Announces That

Peter Lucadano

Has Earned the Credential

ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council


Caitlyn Pollihan
CEO & Executive Director

14 April 2007	30 June 2025	FL-5612A
Issue Date	Expiration Date	Certification Number


ANAB
ANSI National Accreditation Board
ACCREDITED
PERSONNEL CERTIFICATION
BODY

#0847
ISA Certified Arborist





Department of Environmental Protection

2600 Blair Stone Road, M.S. 3510
Tallahassee, Florida 32399-2400

UF|IFAS

UNIVERSITY of FLORIDA

GI-BMP Trainee ID: GV3548
Certification date: 10/21/2008

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. Your certificate of completion and wallet card are attached. If there are errors in the certificate, or if we can be of further assistance, please contact the GI-BMP Office of the Florida-Friendly Landscaping™ Program at gi.bmp@ifas.ufl.edu or (352) 273-4517.

Please note that this training certificate alone does not authorize you to apply fertilizer commercially after January 1, 2014. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

Apply online: <https://aesecomm.freshfromflorida.com>. The certificate number from this document is required to apply for Fertilizer Applicator Certification. For assistance contact: The Bureau of Entomology and Pest Control, (850) 617-7997

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor:
http://fyn.ifas.ufl.edu/professionals/instructor_program.html

Test Score: 95%

Peter Lucadano
RedTree Landscape Systems
5532 Auld Ln
Holiday, FL 34690

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Peter Lucadano

GV3548-1

GV3548

Certificate #

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM



GV3548-1

Certificate #

GV3548

Trainee ID #

UF|IFAS
UNIVERSITY of FLORIDA

Certificate of Training Best Management Practices Florida Green Industries

Peter Lucadano

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer

D. Rainey

Instructor

10/21/2008

Date of Class

DEP Program Administrator

Not valid without seal

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date: May 6, 2022 File No.: JF118508 Expires: June 1, 2023

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: June 1, 2023

DAVID JOHN LUCADANO
5332 AULD LANE
HOLIDAY, FL 34690

Lawn and Ornamental

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

DAVID JOHN LUCADANO
CERTIFIED PEST CONTROL OPERATOR

JF118508

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING June 1, 2023

Nicole Fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

C
U
T
H
E
R
E

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. We greatly appreciate your participation in and successful completion of this course. We hope that it has helped you to better understand Florida's nonpoint source pollution problems and the importance of proper design, construction, irrigation, fertilization, pest control, and maintenance of lawns and landscapes, in order to assure minimal adverse environmental effects while achieving customer expectations.

Attached you will find your numbered certificate and wallet card. Please let me know if there are any errors in the certificate or card, or in the grading of your exam. If we can be of further assistance, please do not hesitate to contact Dr. Trenholm at 352/392-1831x374 or via email: lett@usf.edu.

David Lucadano
10020 Living Word Ct
New Port Richey, FL 34654

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

David Lucadano

GV4001-1 FLORIDA GV4001

Certificate # Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM





The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano

C00200

The Title of

FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 12/31/2024
Certified Since: 11/7/2001

Marth Hackney, FNGLA-President

Merry Mott, FNGLA-Certification Director



Kevin Smith
FIRST NAME, LAST NAME

OF

Red Tree Landscape Systems
COMPANY

Having demonstrated an understanding of drainage principles and practices and through a satisfactory evaluation of presented material is hereby certified as a

PROFESSIONAL DRAINAGE CONTRACTOR

Issued on: 6/11/2022
MM/DD/YYYY



VALID FOR TWO YEARS FROM DATE OF ISSUANCE.

Michael Schreiber

MICHAEL SCHREIBER P.L.A., ASLA
STORMWATER PRODUCT MANAGER



Department of Environmental Protection

2600 Blair Stone Road, M.S. 3510
Tallahassee, Florida 32399-2400

UF IFAS
UNIVERSITY of FLORIDA

GI-BMP Trainee ID: **GV909406**
Certification date: **2/6/2019**

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. Your certificate of completion and wallet card are attached. If there are errors in the certificate, or if we can be of further assistance, please contact the GI-BMP Office of the Florida-Friendly Landscaping™ Program at gi.bmp@ifas.ufl.edu or (352) 273-4517.

Please note that this training certificate alone does not authorize you to apply fertilizer commercially after January 1, 2014. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

Apply online: <https://aesecomm.freshfromflorida.com>. The certificate number from this document is required to apply for Fertilizer Applicator Certification. For assistance contact: The Bureau of Entomology and Pest Control, (850) 617-7997

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor:
http://fyn.ifas.ufl.edu/professionals/instructor_program.html

Test Score: 95%

Kevin L. Smith
Southeast Dream Scapes LLC
6546 W Meadow St
Homosassa, FL 34446

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Kevin L. Smith

GV909406-1

GV909406

Certificate #

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM



GV909406-1
Certificate #

GV909406
Trainee ID #

Certificate of Training Best Management Practices Florida Green Industries

Kevin L. Smith

UF IFAS
UNIVERSITY of FLORIDA

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer

T. Wichman

Instructor

2/6/2019

Date of Class

DEP Program Administrator

Not valid without seal

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
RedTree Landscape Systems, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
5532 Auld Lane

6 City, state, and ZIP code
Holiday, FL 34690

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type. See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-					
--	--	--	---	--	--	---	--	--	--	--	--

or

Employer identification number

8	2	-	3	5	9	1	4	5	0
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶

Peter Lucadamo

Date ▶ September 16, 2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Client#: 2143013

569REDTRLAN

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/03/2022

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

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

PRODUCER McGriff Insurance Services 12485 28th Street N 3rd Floor St Petersburg, FL 33716 727-823-5551		CONTACT NAME: Denise Carpenter PHONE (A/C, No, Ext): 727-823-5551 FAX (A/C, No): 727-894-3339 E-MAIL ADDRESS: Denise.Carpenter@mcgriff.com															
INSURED Redtree Landscape Systems, LLC 5532 Auld Lane Holiday, FL 34690		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Greenwich Insurance Company</td> <td>22322</td> </tr> <tr> <td>INSURER B : RetailFirst Insurance Company</td> <td>10700</td> </tr> <tr> <td>INSURER C : Auto Owners Insurance</td> <td>18988</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Greenwich Insurance Company	22322	INSURER B : RetailFirst Insurance Company	10700	INSURER C : Auto Owners Insurance	18988	INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #																
INSURER A : Greenwich Insurance Company	22322																
INSURER B : RetailFirst Insurance Company	10700																
INSURER C : Auto Owners Insurance	18988																
INSURER D :																	
INSURER E :																	
INSURER F :																	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PD Ded:1,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		NPC100378902	04/01/2022	04/01/2023	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/>		52265505	04/01/2022	04/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		NEC-6006968-00	08/10/2022	04/01/2023	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000 Products Agg \$1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y N/A	520-56705	10/05/2022	10/05/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
A	Leased/Rented Equipment		NPC100378902 NPC100378902	04/01/2022 04/01/2022	04/01/2023 04/01/2023	\$75,000 Limit \$421,116 Limit \$2,500 Deductible

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

CERTIFICATE HOLDER

CANCELLATION

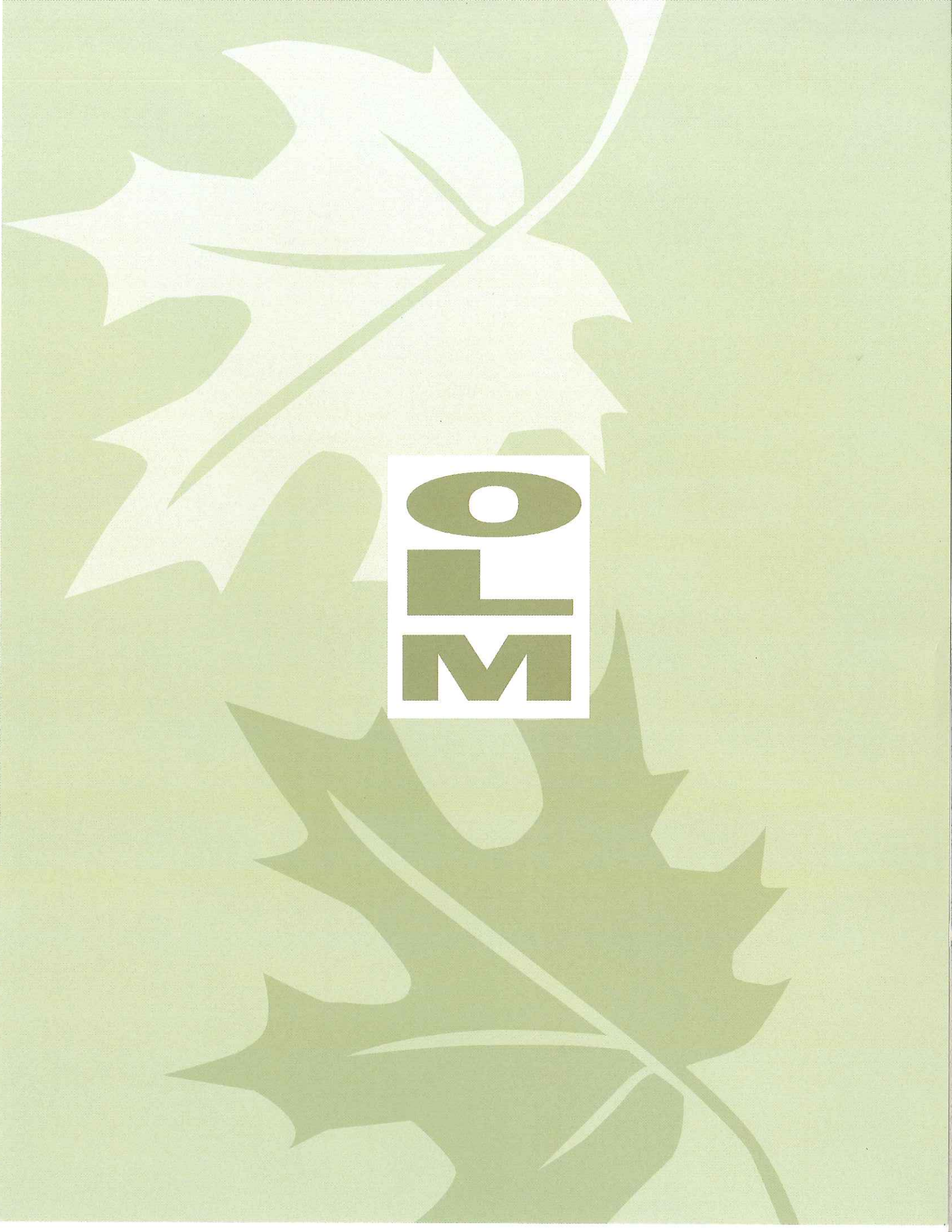
*Information Purposes Only

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

AUTHORIZED REPRESENTATIVE



© 1988-2015 ACORD CORPORATION. All rights reserved.

The background of the page is a light green color with a pattern of stylized, overlapping leaf shapes in various shades of green, creating a textured, organic feel.

**M
L
O**

Meadow Pointe III CDD Landscape Services RFP

BrightView 
Landscape Services



Prepared for:

**Meadow
Pointe
III CDD**

February 2023

February 2023

Darryl Adams | Rizzetta, Inc.
Meadow Pointe III CDD Board
Meadow Pointe III CDD
1500 Meadow Pointe Blvd.
Wesley Chapel, FL 33544



Darryl, and the Meadow Pointe III CDD Board,

Your landscape is a expression of your community that instills a sense of pride for residents, visitors and potential new homeowners. A well-maintained landscape makes an optimal first impression to homeowners, guests and future residents.

The enclosed proposal;

- Is based on our tours through the property with our North Branch Manager, Matthew Minnette, and our Account Manager Roy Harris.
- Will demonstrate how our experienced team will transition the community to a new landscape level, pro-actively communicate with you on a weekly basis, and achieve your landscape and irrigation goals throughout our service commitment.
- Highlights our North Branch Team resumes' and experience in the Pasco County market, where we've been for over 11 years and located only 12 miles and 23 minutes away.

Our model is to have a dedicated Account Manager to communicate to your on-site Maintenance Manager. In addition, we will also have a Production Manager on site, experienced in turf maintenance, as well as shrub bed and tree maintenance, on site with the teams daily. The Production Managers supervise the teams while on site and assures that your intended Scope of Work is followed precisely.

In addition, supplemental teams will be supporting the on-site team including the Spray Technicians, Irrigation Technicians, Arborists and Enhancement Specialists, should the board desire those additional services.

Most Sincerely,

Lloyd Radder, Senior Business Developer

Cell: 813 363-3400

Email: lloyd.radder@brightview.com

PROJECT MANUAL

FOR

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

**MEADOW POINTE III COMMUNITY
DEVELOPMENT DISTRICT**

February 2023

**MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT INVITATION
TO QUOTE**

FOR

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

Company Information

BrightView Landscape Services, Inc.

BrightView Landscapes, LLC.

BrightView Tree Care Services, Inc.

BrightView Puerto Rico, LLC.

BrightView Landscape Development, Inc.

Brief History: Established in 2015. (1949)

BrightView is the result of the **longest tenured landscape company** in the US. ValleyCrest Landscape Companies, merged with the largest landscape company in northern US, Brickman Group.

ValleyCrest Landscape Maintenance was formed in 1949 by owner Burton Sperber.

The Brickman Group Ltd., was formed in 1939 by owner Theodore W. Brickman Sr.

The combination, BrightView operates in 42 states nationwide with over 350 branches.

In 2015, The Brickman Group and ValleyCrest Landscape Companies brought together 140 years of experience and talent to form BrightView. B– for Brickman and V– for ValleyCrest, established in 1949. We united under a shared belief that taking care of our clients and our teams should always be at the heart of what we do. True to our name, we are rein-venting and innovating the industry — giving our clients a new and refreshing model for landscape service delivery and our team members a bright outlook for the future.

Your **Lutz North Branch Team** that will service your Pasco County community, have been at the same office since the early 2000s. Your Branch Manager and Account Manager both have ample industry experience and live in the area. They work together for the customer's benefit. The name and color on the trucks changed six years ago, but the belief that the customer comes first, hasn't changed.

We take pride in our efforts to strengthen our neighborhoods, care for the environment, and provide better opportunities for our people. **Our 22,000 empowered team members** bring excellent landscapes to life at more than **60,000 client properties nationwide**.

Is BrightView Too Big to Care About Us?

BrightView Landscape Services is the largest landscape provider in the United States

2021 Rank	Company	2020 Revenue	Headquarters	Employees
1	BrightView	\$2,346,000,000	Blue Bell, Pa.	21,000
2	TruGreen	\$1,400,000,000	Memphis, Tenn.	13,570
3	The Davey Tree Expert Company	\$1,287,552,000	Kent, Ohio	10,300
4	Yellowstone Landscape	\$358,000,000	Bunnell, Fla.	4,270
5	Bartlett Tree Experts	\$352,000,000	Stamford, Conn.	2,200
6	Gothic Landscape	\$230,000,000	Valencia, Calif.	2,000
7	Outworx Group	\$225,191,000	Westbury, N.Y.	1,700
8	Ruppert Landscape	\$213,165,000	Laytonsville, Md.	1,820
9	Weed Man	\$212,928,956	Orono, Ontario	3,559
10	LandCare	\$208,000,000	Frederick, Md.	3,600

The

Perception... "Our community will be just a number and will not receive the attention a local, smaller landscape provider will provide."

Percep-

"I have to call a 1-800 number to find someone to talk to."

The Reality... BrightView might be the largest landscape company in the Nation, but the reality is we employ all local team members who live in this community, shop in this community and worship in this community. Their kids go to school with your kids and we celebrate success locally.

Your specific Account Manager's cell and email will be provided before we start, contacting your community's specific Account Manager will be one call or one email away.

The best way to see us is with a phrase that I've used for many years, and that others have since copied;

BrightView is..."Big enough to Serve You, Small Enough to Know You".

The BrightView Tampa Bay Region consists of 5 local branches around the Tampa Bay Area:

Lutz, Brandon, Sun City, Tampa Airport and St Petersburg. Each Branch is set-up to run independent of each other, each branch employees a Branch Manager who has been empowered to conduct business based on what the local market requires and provide great customer service to all the Branch's Clients. We create each Branch to be self-supportive, but has the ability to call on the other Branches for assistance when something unforeseen happens. This gives our Tampa Bay Clients great solace to know the Branch Team that regularly services their Community has the ability to call on Team Members to be sure their expectations are met every week.

Local Branch Structure:

Each BrightView Branch has its own Branch Manager, and that Branch Manager oversees the entire branch and often attends PreBid meeting, Board Meetings, Client site walks, and is the final authority when it pertains to any decision affecting his or her Clients. They act as the Owner of their Branch. Your Branch Manager, Matthew Minnette, has over 20 years of experience and tenure in the industry.

To effectively meet all Clients expectations, we have designed our Branch Team to have an Account Manager for each Community we serve. The Account Manager is charged with Client Contact and Customer Service.

The Account Manager oversees our on-site teams. Your Account Manager will oversee properties in a small geographic territory. This allows him/her to be within minutes of your community every day of the week. We will provide your Account Manager's phone number and email. He or she will be your single-point-of-contact and is empowered to make any decisions pertaining to the Contract and it's Scope.

Serviced by a Local Branch Team, but supported by large Corporate backing.

- Today, the biggest challenge every Landscape Service Provider must overcome is LABOR. Landscape Maintenance biggest cost driver is manpower. As a larger service provider, we have a number of creative ways to secure landscape gardeners. The majority of the local Service Providers are at the demand of the Market and the available quality labor available. With over 400 Team Members in the Tampa Bay Market we can adjust our schedules to meet the needs of all our Clients expectations.
- With our National Equipment Relationships and the volume we purchase for our 130 Maintenance Branches around the Country BrightView will be placed at or near the front of the line for Equipment needs.
- All our employees MUST BE legal, background checked and E-Verified.
- One of the most unique items of having a corporate backing is that our BrightView Branch Managers do not have to be distracted by Payroll, Risk Management, Insurances and fleet needs. All these distractions are handled by corporate and our Managers can focus on Customer interaction and the quality of service at each property.

Weekly Plan On Property

In Addition to Scope of Work Provided



Weekly Service Plan and Staffing

Mow & Detail Team – (4 team members– 5 full days per week)

This team will move through the property to complete all mowing, edging and string trimming operations. If additional help is needed due to inclement weather or events, the next available day will be utilized to complete operations with additional teams as needed.

The team is also trained and specialize in pruning and detail services. This team's duties will include ornamental, shrub and tree care along with site policing and weed removal. Team members will progress through the entire community each month. They will be on site 5 full days each week.

Account Manager– Roy Harris

Owner of relationship. He is your **single point of contact** for the management team for all services. He will be responsible for scheduling and managing all operational activities, providing weekly reports to you, communication with leadership. Roy creates company mandated Quality Site Assessments or QSAs, for your Community on a bi-monthly basis (Examples Included). This will serve as a snapshot of the conditions on site and a management tool that helps both parties visually understand areas of concern or needs that can be tailored to be area specific.

Production Manager– Nicolas Perez

This team manager will be on site with team and is the right hand of the Account Manager. This manager will provide leadership and supervision to the field teams above, along with directing daily operational movement to cover specific work orders communicated to us by Meadow Pointe Management and our Account Manager.

Ancillary Services: Irrigation – 1 Tech 3-days / Bed Weed Control – 1 Tech 3-Days /Spray Tech – 1 Tech 5-Days

Number of techs – **One irrigation Tech and one spray tech**

Number of Supervisors – **One Account Manager and one PM / One detail crew leader /One mowing crew leader**

- There are several teams external to the Harbor Bay on-site team that will handle a portion of the work load specific to their expertise.
- Tree Care outside of ground clearance, palm pruning will be handled by **Tree Care Teams** as scheduled.
- Seasonal color bed and mulch installations will be handled by our **Enhancement Department**. Improvements to the landscape that involve light construction will be performed by Enhancement Department as well.
- Chemical applications for fertilization, insects, and specific weed control products will be handled by **Spray Technician** who use specialized equipment to move through the site in a more efficient manner.

Your Team's Profiles



Meet Your BrightView Team

Over the past 90+ years our Company has been a leading innovator in many of today's Best practices.

We have always provided a single point of contact to our Clients to streamline communication and to have accountability in service delivery.

We have developed a team to best service each Client and below you will see how each manager plays a role in successful client satisfaction:



Account Manager

Focus on Client

- Your primary phone call and contact
- Develop Relationship with Management and Board
- Proactively provide enhancement proposals
- Communicate client needs to Production Manager and Teams

Production Manager

Focus on Execution of the Work

- Manage teams to execute the work
- Develop, evaluate, and retain team members
- Safety, quality, and efficiency
- Reports to the Account Manager
- Communicates with Account Manager to understand client needs

Ancillary Managers

Focus on Ancillary Work

- Support and drive enhancement work on property
- Mulch or Annual Installation
- Community Enhancement Projects
- Palm Pruning, Street Tree clearance , Canopy thinning and lifting.

Meet Your BrightView Team



Roy Harris

Account Manager

Experience

- 17 years in the Florida Green Industry
- 17 Years at the Tampa North Branch

Certifications

- Certified State of Florida Green Industries Best Management Practice
- Florida Pest Application License
- Florida Certified landscape Technician
- **Cell: 813 994-2309**
- Roy.harris@brightview.com



Nicolas Perez

Production Manager

Experience

- 16 years in the Florida Green Industry
- 10 Years at the Tampa North Branch

Certifications

- Certified State of Florida Green Industries Best Management Practice
- Nicolas.perez@brightview.com
- **Cell: 813 994-2309**



Matthew Minnette

Branch Manager

Experience

- 5 years Landscape Maintenance, Design, Installation at BrightView

Certifications

- State of Florida Green Industries Best Management Practice
- **Cell: 813 994-2309**
- Matthew.minnette@brightview.com

Meet Your BrightView Account Manager and CST Leader



Roy Harris currently supervises landscape maintenance activities throughout Tampa Area. He has been in the landscape industry for 18 years and is well versed in managing crews and Production

My focus is to work on site . I will schedules regular site walks with you as needed to review what is happening in your landscape. My role included scheduling, hands-on training in the field and focuses on safety throughout the teams I manages

I am your Team Leader in the CST and will be your point of contact..



Roy Harris

Account Manager

Here are BrightView, we offer more than just mowing:

- Landscape Design and Maintenance
- Hardscapes
- Tree Care Services
- Irrigation
- ... And Much More

Education

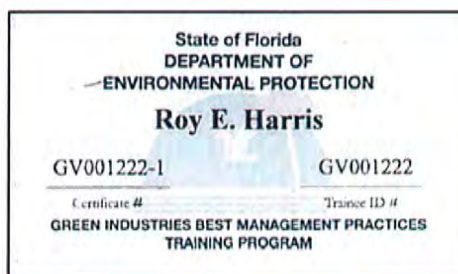
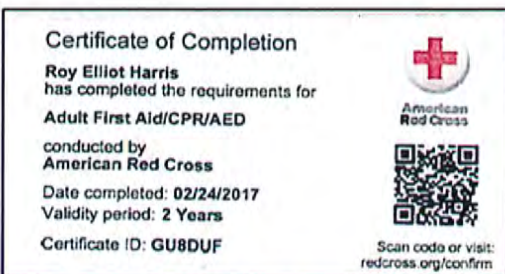
- Graduate of University of Florida in Gainesville with a degree in Criminal Justice where he played Defensive end for Steve Spurrier, drafted by the Falcons and Played 3 years in Atlanta and 2 years with Washington

Experience

- 18 years' experience in the green industry
- 13 year's employed with Brightview

Certifications

- State of Florida Green Industries Best Management Practice
- First Aid CPR/AED certified



Meet Your BrightView Branch Manager

Your Branch Manager will be Matthew Minnitte. Matthew currently manages landscape maintenance business throughout the Pasco County Area and is a key member of the West Florida Team. Over this time Matthew has gained a broad insight into how BrightView can best serve you as he has served in several positions throughout the green industry including Supervisor, Operations Manager, Account Manager.

My focus is to work with your Account Manager to see that all your goals are met in maintaining your property. I visit properties periodically to review how we are doing in meeting our promises and your expectations. I will review with your Account Manager frequently and discuss our progress in these goals.

Here are BrightView, we offer more than just mowing:

- Landscape Design and Maintenance
- Hardscapes
- Tree Care Services
- Irrigation
- ... And Much More



Matthew Minnitte

Branch Manager

Experience

- 5 years Landscape Maintenance, Design, Installation

Certifications

- State of Florida Green Industries Best Management Practice



Production Manager– Nicolas Perez

Jesus has been working in the landscape industry for over 35 years. Dennis currently supervises landscape maintenance Teams throughout Sun City and Apollo Beach area,. Jesus has been a key member of the BrightView Team for 10 years and is BMP Certified

Jesus' focus is to work on site regularly. His main responsibility is to work hand in hand with the teams and team leaders while on site and quality control.

He will also schedule maintenance tasks on a weekly basis to meet the needs of your community.



Experience

- 12 years' experience in the green industry
- 10 year's with BrightView

Certifications

- Certified State of Florida Green Industries Best Management Practice

Meet Your BrightView Irrigation Manager and CST Team Member

Melvin Beagle is overseeing all irrigation contractual responsibilities in the Pasco/Hillsborough area. Melvin has been a valuable BV Team since 2011 and has been in the industry for 15 years. He manages scheduling and provides hands-on irrigation training in the field. As a Branch Leader, Melvin focuses on driving the value of the irrigation system throughout the branch and his teams



Melvin Beagle
Irrigation Manager



Experience

- 15 years in the Florida Green Industry

Certifications

- Certified State of Florida Green Industries Best Management Practice
- Certified Irrigation Technician
- Basic Irrigation Concepts Training
- Trouble-shooting Concepts Training
- Hunter two-wire trouble-shooting Training
- Rain Bird two-wire trouble-shooting Training
- Basic Pump trouble-shooting Training
- Irrigation Auditing Training



Meet Your BrightView Enhancement Manager and CST Team Member



Jeff currently supervises landscape maintenance business throughout Tampa Area and has been a key member of the West Florida Team for 25 years. Over this time Jeff has been involved in maintenance, renovation, design, installation, irrigation management, and tree care on all of his properties

My focus is to work and spend time with Clients, walking properties and listening to their input on the landscape. I also prides myself spending time with my teams to help explain proper horticulture practices while conveying to them what clients are looking for. My qualities are quick learner and a good listener - so when it comes to dealing with the unique circumstances and needs of your property, I will be quick to adapt and provide you excellent service!



Jeff Blackburn

Enhancement Manager

Here are BrightView, we offer more than just mowing:

- Landscape Design and Maintenance
- Hardscapes
- Tree Care Services
- Irrigation
- ... And Much More

Education

- University of South Florida, Commercial Art

Experience

- 35 years in the Florida Green Industry

Certifications

- State of Florida Green Industries Best Management Practice

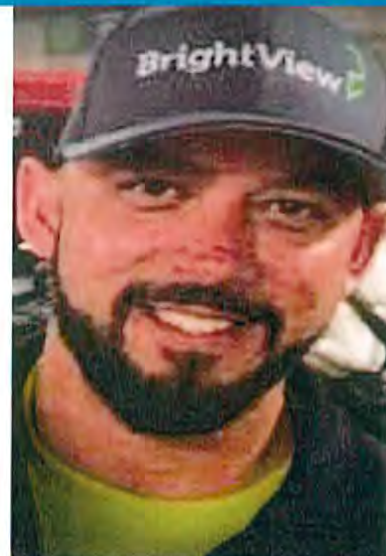


Meet Your BrightView Team

Tree Care Manager, Arborist

Justin Romero

Justin Romero represents the BrightView Tree Care Team as our staff ISA Certified arborist. He has been in the Arboriculture industry for over 25 years. Justin has performed in all spectrums of Arboriculture across the country as well as overseas in the British Virgin Islands and the West Indies. Justin has worked on and assisted with large scale consulting projects. He works with clients on tree care pruning and removal plans (3 and 5 year plans), tree care inventory and management plans, tree and plant health care diagnosis and treatment, Arborist reports and urban canopy management plans.



My goal is to provide clients with information and answers to all arbor care needs. I have overseen tree care management and development plans of over 12,000.00 trees for active community and homeowner associations. I have worked with many large commercial firms helping to develop tree preservation protocols while also helping to reduce tree mitigation costs. I am extremely passionate about this industry and approach each and every project with fervor.

Experience

- Paul Smith's—Forest Management / Forest Resources Management
- Over 25 years working within the Arboriculture industry

Certifications

- Tree Risk Assessment Qualified (TRAQ)
- ISA Certified Arborist FL-9753A
- Palm Management Certified
- Best Management Certified
- TCIA - Tree Care Industries of America CTSP - Certified Tree Care Safety Professional



SOUTHFORK III COMMUNITY DEVELOPMENT DISTRICT INVITATION

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES EVALUATION CRITERIA

Personnel

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Matthew Minnette	<u>5</u>	<u>Senior Branch Manager</u>	Manages All Clients & Crews
2. Roy Harris	<u>17</u>	<u>Account Manager</u>	Managed Specific Clients/Crews
3. Nicolas Perez	<u>16</u>	<u>Production Manager</u>	Manages Crews & Ops On Site
4. Mark McCormick	<u>3</u>	<u>VP, General Manager</u>	Manages West Florida Ops
5. Rikard Beaton	<u>8</u>	<u>West Florida Sales</u>	Manages West Florida Sales

Proposed Staffing Levels

Landscape Maintenance staff will include _____ laborers, _____ supervisors, and _____ technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists, or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Roy Harris	17	<u>Account Manager</u>	Manages All Client Interactions
2. Nicolas Perez	16	<u>Production Manager</u>	Manages Client & Crews on Site
3. Melvin Beagle	15	<u>Irrigation Manager</u>	Manages On Site Irrigation Issues
4. Jeff Blackburn	25	<u>Enhancement Manager</u> <u>Certified Arborist</u>	Plans & Prices all Site Improvements
5. Justin Romero		<u></u>	Manages Tree/Palm Care

Transition to BrightView and Weekly Communication



Seamless Transition to BrightView

Success depends on a seamless transition especially with a beautiful community like Meadow Pointe III. This transition sets the tone for the entire relationship and acts as a foundation for a successful partnership. An ideal transition is smooth, cost effective and transparent.

At our initial kick-off meeting, we will confirm communication protocols, review the contract and scope of work along with a timeline on completion of key site initiatives, review our safety protocols, introduce our QSA process, scheduling and discuss pre-approval thresholds on emergency spending.

1 WEEK BEFORE SERVICE START



- Tour entire site with BV Team that will be involved in project
- Assemble and prepare all required equipment
- Final update to Community Representative
- Monthly Rotational Maintenance Plan
- Schedule and implementation of comprehensive Fertilization Program
- Any additional findings or requests from the site
- Irrigation Manager Inspection.

1 MONTH AFTER SERVICE START



- Review progress on Horticulture Report
- Review progress on site Safety Inspection Report
- Provide full Irrigation Audit of community.
- Review with the Landscape Committee our designated areas of supervision and service, Communication with the Community
- **Provide the first QSA**

Meadow Pointe III Weekly Plan

Communication with your BrightView Manager

Your community will be assigned an Account Manager, Roy Harris.

Vince is the single-point-of-contact for the Property Management and Board Members. He oversees all services including irrigation technician, the mowing and detail team, the enhancement manager, and your spray technician. You will always know exactly who to call with issues.

As your Account Manager, Vince will send you weekly recap report, including:

- maintenance items completed for the week,
- upcoming maintenance items on schedule.

In addition to the weekly report, every month they will complete a Quality Site Assessment. This includes a thorough report with picture references of any issues currently on property, issues he foresees and recommendations for enhancement or improvement. Management is encouraged to accompany Joey on these assessments.

Weekly Plan

Your Account Manager will manage a designated team of team members to service Meadow Pointe III for specific days each week. The turf maintenance team will be the same team every week. The mow team will deliver a sense of pride to Meadow Pointe III, since this is now their community and reflects their efforts. The Shrub Bed/Tree team will also be a team that services the community each week, with the same crew to deliver the expectations for all the shrubs, trees and palms on site.

Your landscape Team includes a Production Manager that will be on property with the team weekly. If there is turnover or a new team member, the Production Manager will transition the new team member to the property. Any issues that team members see on property will be reported immediately to the manager on site. At the end of the day the Production Manager will evaluate the property before leaving.

In addition you will have a Irrigation Manager and Irrigation Technician visit the community each month. They will check every zone thoroughly and send a detailed irrigation report every month.

Pro-Active Communication

From Your BrightView Manager

Your contact person and your BrightView Manager will be one phone call, text, email away from each other at all times. Your Account Manager is provided with a company iPhone, complete with their company email. You will have your manager's cell phone and will be able to be in contact with him or her at any time. Your Account Manager will be your **SINGLE POINT OF CONTACT** for all your needs. You will not be directed to call any other manager. On top of this easy access, our Account Manager will also provide you with pro-active communication reports including...

Quality Site Assessment (QSA) Report (SAMPLE)

As part of our reporting plan you will receive quality site assessments (QSA's) on a routine basis. These inspections review turf quality, seasonal flowers, tree & shrub care, site quality and irrigation management. The assessments provide recommendations for property enhancements, note any maintenance items that need addressed and allow for additional reporting on property areas that may be outside of our scope work.

I have included an example of a Quality Site Assessment on the following pages.

- **Page 1 is the breakdown report.** With Focus Areas, Maintenance Areas that need to be addressed and any recommendations that the Board's should be aware of. ,
- **Subsequent Pages are pictures for each item** with a detailed explanation and possible solutions
- **Examples Follow this page...**

Quality Site Assessment

General Information

Property Name: Wyndham Grand, Clearwater Beach

Date: Friday, April 23, 2021

Next Inspection Date: Monday, August 23, 2021

Client Attendees:

Brightview Attendees: Paul Murphy, Paul Murphy

CUSTOMER FOCUS AREA:

Front Entrance
Pool Area

MAINTENANCE ITEMS:

- 1) Weeds and suckers throughout all beds on property. We will provide weed control to maintain and eliminate weeds to the best of our ability on a weekly service basis
- 2) Remove dead plants especially flowers in the front entrance area on a weekly basis
- 3) Remove Ligustrum suckers
- 4) Remove trash and debris throughout landscape on property every service
- 5) Manually maintain weeds in annual beds
- 6) Remove dead plant materials throughout all plants in pots to expose Mexican pebble quality
- 7) Prune palms & all landscape hedges and plants a minimum of 8 to 10 inches off of building to prevent access for pest
- 8) Remove dead plant material to provide better quality service and view for guest
- 9) Remove all trash throughout entire property
- 10) Repair replace and maintain all irrigation throughout entire property with monthly inspections followed by signed approved repairs
- 11) Provide proper detailing in order to have for visual of hotel signs parking signs and decals
- 12) Clear all city and county property especially electrical boxes from any and all plant debris that could provide extensive fines by the county
- 13) Enhance mulching in beds for better quality to cover up irrigation lines that could prevent damage & that are a tripping hazard
- 14) Remove and replace non-salvageable plants
- 15) Return Mexican pebble and all stone to its proper location that has been removed
- 16) Remove
- 17) Treat turf for weeds
- 18) To uncover lighting throughout entire property in landscape and for a quality and also guest safety
- 19) Maintain landscaping in the pots around the pool area by hand pruning
- 20) Maintaining trash in landscape pots around the pool

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

NOTES TO OWNER/CLIENT:

Quality Site Assessment

Maintenance Items

Weeds and crockers throughout all beds on property. We will provide weed control to maintain and eliminate weeds to the best of our ability on a weekly service basic



[1 / 20]

Maintenance Items

Remove dead plants especially flowers in the front entrance area on a weekly basic



[2 / 20]

Maintenance Items

Remove Ligustrum crockers



[3 / 20]

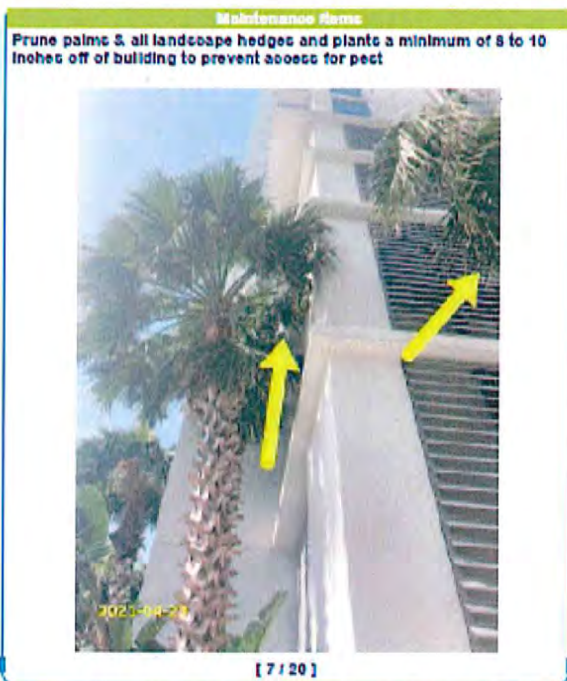
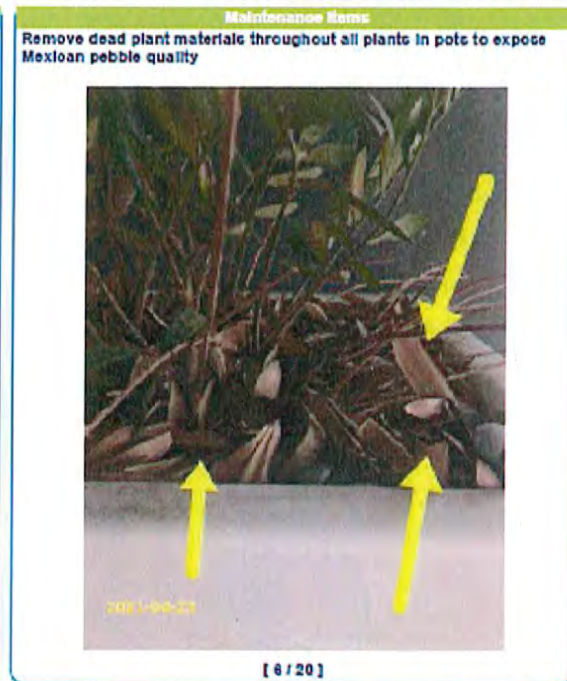
Maintenance Items

Remove trash and debris throughout landscape on property every service




[4 / 20]

Quality Site Assessment



Weekly Reports Provided

In addition to QSAs, we utilize a simple, yet effective reporting tool to communicate on weekly services. The report below will be used by our Account Manager during weekly site visits to recap the priorities back to you. It can be **emailed or copies left at a specified location on property every week.**

		<h3>Field Report</h3>	
Client Name: _____		Crew Leader: _____	
Property Name: _____		Client Fax: _____	
Date: _____		Manager: _____	
THE FOLLOWING SERVICES WERE PERFORMED:			
Operation	Complete	Ongoing	
POLICE SITE	<input type="checkbox"/>	<input type="checkbox"/>	
MOW	<input type="checkbox"/>	<input type="checkbox"/>	
BLOWING	<input type="checkbox"/>	<input type="checkbox"/>	
WEED BEDS	<input type="checkbox"/>	<input type="checkbox"/>	
EDGE BEDS	<input type="checkbox"/>	<input type="checkbox"/>	
EDGE HARD LINES	<input type="checkbox"/>	<input type="checkbox"/>	
SPOT PRUNE SHRUBS	<input type="checkbox"/>	<input type="checkbox"/>	
MAJOR PRUNE SHRUBS	<input type="checkbox"/>	<input type="checkbox"/>	
PRUNE GROUND COVERS	<input type="checkbox"/>	<input type="checkbox"/>	
PRUNE TREES	<input type="checkbox"/>	<input type="checkbox"/>	
FLOWER CARE	<input type="checkbox"/>	<input type="checkbox"/>	
SPRAY INSECTICIDE	<input type="checkbox"/>	<input type="checkbox"/>	
SPRAY HERBICIDE	<input type="checkbox"/>	<input type="checkbox"/>	
Comments: _____			

Client Signature: _____		Date: _____	

References in Area

Lucaya Lake HOA, Spring Lake CDD

Property Address: Riverview, FL.

Customer Since: 2018



Waterleaf CDD

Property Address: Riverview, FL.

Customer Since: 2015



Sereno CDD

Property Address: Wimauma, FL.

Customer Since: 2015



Ready & Trained Landscapers



A Safe Community is Our Priority

Safety is our top priority at BrightView. We are committed to keeping our people safe every day across our business. As an organization committed to constant improvement, we actively work to continue developing a best-in-class Safety Management System that results in zero injuries to our team members. We take pride in conducting our business operations in a manner that helps to ensure the safety and well-being of our team members, customers, and the properties in which we operate.

We believe in the following principles:

Safety is our top priority

Appropriate PPE must be worn

Follow-up, report, and learn from incidents

Everyone is responsible for each other

Training is the first step to safe behavior

You are the key to making a difference



We begin all new jobs with a safety inspection.

This identifies any job site hazards, roadway hazards and the safest place to operate from onsite.

Trucks are always equipped with cones that are placed around the truck and trailer at all times. We also demonstrate this commitment to safety through a continuing program of education and training, accident prevention, reporting, investigation and analysis, and the development of positive attitudes about safety and awareness about safety by all employees.

The following can be provided upon request:

- Safety Manual
- OSHA Compliance Manual
- Right to Know Program
- Safety Rules and Regulations
- HAZCOM Policy
- Safety Compliance Checklists
- Team Member Equipment Safety Training Program
- Weekly Safety Talks

E-Verified Employees

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

Our participation in this web-based process, currently the best means available to electronically confirm employment eligibility, makes certain that individuals we hire and are working on our client's sites are authorized to work in the United States.

E-Verify is only part of BrightView's robust employment verification program. Our enterprise-wide practice also covers regular training of our staff and semi-annual auditing to maintain compliance with all US Labor and Immigration laws.



Meadow Pointe III CDD Landscape Service Program



Turf Management Program

Narrative Description of BRIGHTVIEW's Turf Maintenance Approach

Meadow Pointe III CDD Community Staffing

It is our goal to find as much efficiency as possible to pass along to our clients without sacrificing any of the quality our clients have come to expect and demand.

The turf management Account Manager heading the team directly responsible for the Meadow Pointe III CDD Community's turf maintenance. Roy Harris will be the Account Manager interacting with the Community regularly.

Working with Roy, the expert team members we will employ will support your turf maintenance scope of work. Along with our efforts to be the most efficient and horticulturally correct choice for the turf management environment within the Community, this team is on call and available to visit your property and support any issues that may surface outside our routine service. They are also very involved in setting the programs that will separate our team from the others in our industry.

Your mowing team is designed to perform all the mowing, edging, and blowing functions associated with the grass cutting task. Nicolas Perez, your Production Manager, will manage the Gardener Team to accomplish the required mowing schedule. The team will service your community four days per week, Monday through Thursday. We have found this to be most optimal for the property. On this schedule, we have enough manpower to perform all turf mowing, edging, and blowing in the community. We utilize Friday (and Saturday if necessary) as backup for rain days. This always gives us a backup plan for inclement weather yet insuring that all services are finished weekly. This same team will service your property every cutting. This not only creates the sense of pride associated with the community as well as it creates a comfort with the equipment and procedures. It also provides accountability for their work, as well as providing a comfort level for the Board and the Community as a whole.

Daily, Nicolas will check in daily to address any pressing needs. Monthly, Roy and Nicolas will provide a calendar of services. This will allow Meadow Pointe III residents to prepare for blanket chemical services and fertilizer applications. We will also support the onsite team with additional staff to assist when tasks are required on a larger scale. Roy and Nicolas will offer assistance on major any specialized tasks. This will also be a part of your monthly schedule.

To further support the on-site turf team, we will have an irrigation tech whose job is to insure your site stays beautiful and lush. All the Irrigation support tasks will coordinate through Roy for continuity and timing. The Irrigation Techs will systematically check and adjust the entire Irrigation system using a remote to turn on and off each zone, thus reducing the time spent adjusting each zone

An Agronomic Technician will be scheduled to perform all the chemical needs from spot treatment through large scale applications. This tech will also be responsible for both continued turf and bed weed treatments throughout the year. The consistent rain we experience throughout the Summer months germinates weed seeds quickly. Our goal to keep weeds in check with pre-emergent treatments and continued post treatments as the weeds pop up.

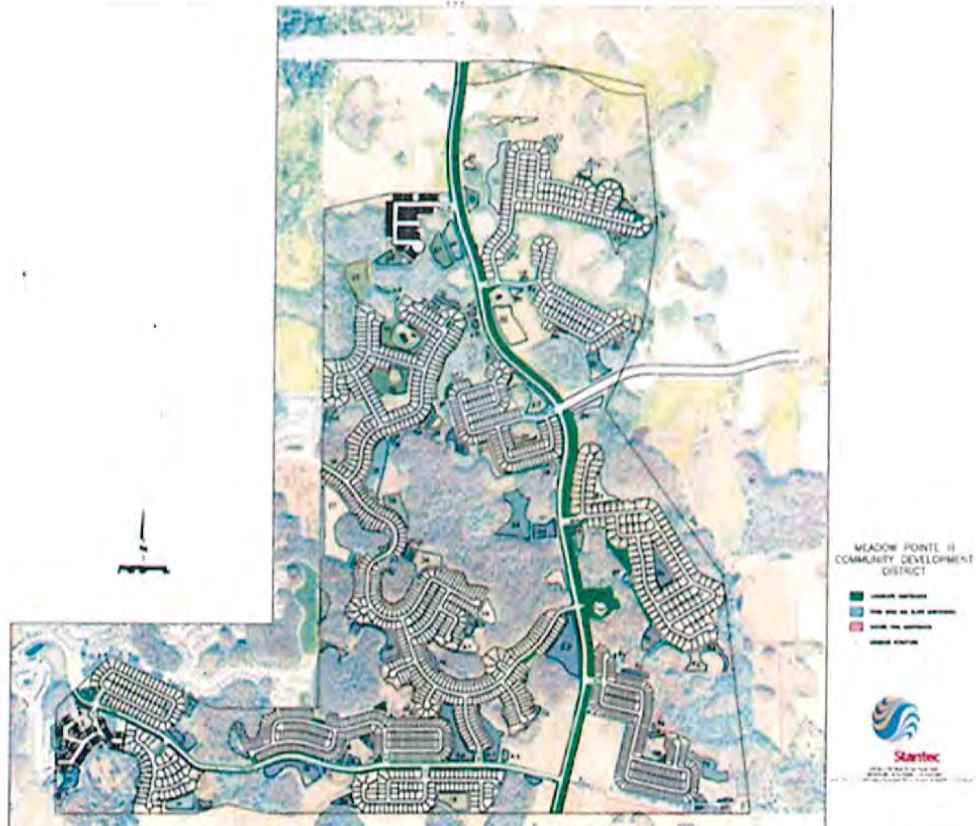
Continued...

Turf Management Program



Mowing Service

We will deploy a specific mowing team each week to perform all the mowing, edging, string trimming, and blowing. This will be the same Team each week.



Your community

has been mapped and the teams will follow that mapping progression through the property . We will adjust the weekly mow schedule if we encounter rain, an emergency or a schedule adjustment based around a special event.

We will maintain a weekly schedule for **all turf** areas in the growing season and a bi-weekly schedule in the slow growing months.

- Hand mowers to be used in areas where large, heavy equipment may damage turf or other property. Patterns will be changed frequently to prevent ruts accumulating in turf.
- All mowers are equipped with mulching decks. Grass clippings will be dispersed at each mowing, to eliminate unsightly build-up of grass clippings that may appear after each mowing.
- All debris will be blown off sidewalks, driveways, streets and parking lots during that same service day.

Mowing Services Attention to Detail

Edging Equipment Procedure

Hard edging (Sidewalks and Curbing) will be performed by BrightView on a weekly basis and well as soft edging of bed areas and tree wells. Borders of plant beds are to be maintained with a distinct edge that separates the bed from adjoining grass. No chemicals shall be used for edging of the beds.

This will keep neat and well-groomed appearance at all times. All generated debris from the edging process will be blown off to create a clean swept look appearance.



Trimming

Mowing services will be performed to the intended sod line of the turf. The small strip left around the pond perimeter will be serviced with a weed-eater to provide a neat and well-groomed appearance at all times. This will be performed in conjunction with each scheduled mowing.

All tree trunks will have an edged turf perimeter around them to protect them from unnecessary weed-eater damage



Debris Removal

Each mowing operator is properly trained in order to not run over trash and or debris. Each mowing operator is equipped with trash pickers for the safety of our employees.



Shrub and Plant Care Program

Pruning Schedule

Their duties will include ornamental, shrub and tree care along with site policing and weed removal.

Your Team will proceed through entire community each month. All areas that require pruning will be done one time completely in every month. This will guarantee we maintain all shrub and ground cover beds a minimum of once per month and will minimize the variance of "long and short" shrub pruning every month. High frequented areas will be touched every week.

We will map the community into four sections. Each week of the month your team will prune and detail one section. This schedule will be updated monthly and a copy will be provided to you for final approval every month.

Several preventative functions are scheduled seasonally. Please note below a general quarterly plan that will become site specific upon further evaluation. During our initial site review we will diagnose any shrubs that cause safety issues for pedestrians on sidewalks and shrubs blocking traffic signs or monument signs.

Winter- Cut back shrubs needing severe thinning, limb up trees.

Spring- Apply pre/post emergent weed prevention chemically to all areas, and fertilize. Hard cutbacks for selective plants.

Summer- Regular inspections to address plant growth, weeds, and overall plant health, fertilize.

Fall- Fertilize at proper rates, monitor irrigation cut backs, and apply pre-emergent weed control for winter weed.

Debris Cleanup

Your Pruning Team will remove all debris generated in the Shrub and Ground Cover functions from the site daily and police common areas for litter and fallen debris upon each service visit

Bed Weed Control

A Spray Technicians will progress through entire community every month.



Shrub and Plant Care Program

Narrative Description of BRIGHTVIEW's Bed Detail Approach

Meadow Pointe III CDD Community Staffing

It is our goal to find as much efficiency as possible to pass along to our clients without sacrificing any of the quality our clients have come to expect and demand.

Roy Harris will also be the Bed Detail Account Manager interacting with the Community regularly, being directly responsible for the Meadow Pointe III CDD Community's turf maintenance.

The expert team members employed to support your bed detail maintenance scope of work, will be efficient and horticulturally experienced for the bed detail management environment within Meadow Pointe III. This team is on call and available to visit your property and support any and all issues that may surface outside our routine service. They are also very involved in setting the programs that will separate our team from the others in our industry.

We have designed this team to perform all the shrub bed pruning functions associated with the shrub beds maintenance tasks. Nicolas Perez, the Production Manager, will manage the Gardener Team to accomplish the required bed detail schedule. The team will service your community four days per week, Monday through Thursday, just like the mow team. We have found this to be most optimal for the property. On this schedule, we have enough crews to perform all bed detail maintenance in the community. We utilize Friday (and Saturday if necessary) as backup for rain days. As is the scheduled work for our turf maintenance team, the bed detail team separately will maintain all the community shrub beds. The four-day schedule also gives us a backup plan for inclement weather yet insuring that all services are finished weekly. This same team will service your property every service. This not only creates the sense of pride associated with the community as well as it creates a comfort with the equipment and procedures. It also provides accountability for their work, as well as providing a comfort level for the Board and the Community as a whole.

Our on-site lead person, Nicolas will check in regularly to address any pressing needs. Monthly, Roy and Nicolas will provide a calendar of services. This will allow Meadow Pointe residents to prepare for blanket chemical services and fertilizer applications. We will also support the onsite team with additional staff to assist when tasks are required on a larger scale. Roy and Nicolas will offer assistance on major any specialized tasks. This will also be a part of your monthly schedule.

The dedicated irrigation Tech will insure your site stays beautiful and lush. All the Irrigation support tasks will coordinate through Roy for continuity and timing. The Irrigation Tech will systematically check and adjust the entire Irrigation system using a remote to turn on and off each zone, thus reducing the time spent adjusting each zone

An Agronomic Technician will perform all the chemical needs from spot treatment through large scale applications. This tech will be responsible for the shrub weed treatments throughout the year. The consistent rain we experience throughout the Summer months germinates weed seeds quickly. Our goal to keep weeds in check with pre-emergent treatments and continued post treatments as the weeds pop up.

Continued...

Palm Management Program

All Tree and Palm pruning will first be surveyed and directed by our State Certified Arborist.

Palm Pruning will be accomplished using a combination of Trained Arbor Techs and a support Ground Team removing debris. These team members, as recommended by the University of Florida's edis/ifas/ufl, will subscribe to the best practice program as stated below.

Some diseases are known to be spread by pruning with infested tools. Tools used to prune infected palms will be covered with a residue containing fungal material. If this tool is then used to prune living leaves on a healthy palm, the fungus will be transferred in the process. When pruning these palms, BrightView will soak all tool and blades in a disinfectant solution for 5 minutes before using them on another palm. Our ground crew oversees this operation and changes out each blade as required. The same operation is required with our chain saw blades and all hand pruners.

We feel this Plan has provided the expert staff required to perform the work while maintaining the cost throughout the contract. We will ask for your support and input prior to decisions that will affect your community. Our goal is to create a complete set of separate, but unified maintenance teams including the on-site representative, the Meadow Pointe III CDD Board members and our BrightView teams.

Irrigation Management Program

Your Irrigation Technician is part of your BrightView Service Team and works hand in hand with your Account Manager and service branch.

Water Management is much more than just sprinkler repairs. Upon award, BrightView will perform a thorough audit of the entire irrigation system listing items needing repair or replacement. Including items that would improve the irrigation system.

After confirming that all heads are working properly, we will need to understand which zones water which plants, and whether they are growing in full sun or shade. It is also important to monitor the soil conditions and daily weather conditions.

Every Irrigation clock will be checked thoroughly once per month by the full time Irrigation Technician.

A report will be provided to the management team. Any irrigation heads or damaged will be repaired immediately. Any other problems will be reported immediately to management.

- Monthly irrigation checks assure that every zone is fully operational, and coverage is adequate to keep a healthy and lush landscape.
- Water management is the key to a successful landscape management program.
- The best preventative maintenance program is one that consistently checks the system, keeps it up and running properly, and repairs issues in timely manner.



Emergency Storm Response

We will help you be ready for whatever hurricane season throws your way! With help from our local teams we can provide recommendations on structural pruning to developing a post storm clean up action plan tailored to your property. Thanks to our large footprint within Florida we're able to bring in outside help if necessary to get you cleaned up quickly in the event of large storms.

Safety before and after a storm is our primary focus. Immediately following a storm our teams will ensure:

- Vehicle access is cleared, allowing emergency personnel access.
- Debris that may pose immediate risk is cleared.
- Plant material that may have a chance of surviving is replanted.
- Hazardous damaged limbs that remain in trees are trimmed or removed.
- Tree limbs, root balls, or large wood debris remaining on the ground is chipped and removed.
- Final restoration of any remaining damages or losses resulting from the storm is performed



Emergency Storm Response Letter

Dear Valued Customer,

Hurricane season is upon us once again. With any luck, all preparations will have been made for storms that don't materialize this season. Please consider the following suggestions with respect to your landscape:

The learning experiences from prior year's hurricanes taught us how vulnerable communications can be during and after severe storms. Even cellular systems were taxed by immense traffic making it difficult to communicate damage assessments and needed response approval. Avoid a delay in response to the needs of your property by acknowledging pre-approval authorization with your BrightView representative now. Further, exchange and update phone numbers to be used during emergency response situations with your BV representative as well.

Communicate any special needs to your BV representative that may be required by your insurance carrier to document damages and corrective actions resulting from storm related damages. As a matter of protocol, BV will photo document some representative damage and will journal manpower, equipment, and brief description of work provided.

In the event of a hurricane or severe storm event, be aware that BrightView does have a response action plan to address the landscape needs of our customers. We are preparing now to effectively respond to the landscape damages left behind by a potential hurricane. In the event of a hurricane, we will initially canvas every property that BrightView provides landscape or tree care services to and then will dispatch to customer authorized/ approved clean-up sites based on the following priorities:

PRE-APPROVAL ITEMS ----- VALID FOR 2 WEEKS POST EVENT

Priority One- Clearing vehicle access to allow emergency personnel ability to service needs and access to your property (typically begins within 72 hours after a storm passes)

Priority Two- Clearing debris from structural dwellings that may pose immediate risk or danger

ITEMS REQUIRING ADDITIONAL AUTHORIZATION POST EVENT

Priority Three- Re-planting plant material that may have a chance of surviving if root-balls can be planted and watered soon (requires additional authorization). Plants that within our professional opinion can be salvaged and re-staked safely will be. Trees and/or plants that could create a liability will be removed.

Priority Four- Trim and remove hazardous damaged limbs that still remain in trees versus on the ground (requires additional authorization)

Emergency Storm Response

As a company, we will be prepared to import additional BrightView resources from outside of Florida if needed to help expedite clean-up response efforts. Once the priorities detailed above have been met, we would address chipping and removing tree limbs left on the ground from initial clearing efforts as well as removal of root balls and large wood remaining on properties. The final phase would include restoration of damages or losses resulting from the storm and associated clean-up. We would anticipate a return to expected maintenance operations the following week for all but the most severely debris impacted properties. These prices will be enforced for a two week period unless extended by mutual agreement. Following this time frame any proposal will be site specific and delivered to you by the Account Manager. Payment terms for all invoices are Net 30 days.

We encourage you to be as prepared as you can to help assure a timely and effective response should luck elude us and we once again face damaging storms.

Have Peace Of Mind With Pre-Authorized Storm Clean-Up.

Your BrightView team has an action plan that proactively addresses your needs in an emergency situation. With pre-authorized clean-up, we're

on the ground canvassing your property to assess damage as soon as the storm has passed, and quickly dispatch the appropriate landscape and tree care services teams to address your needs, prioritizing safety first:

- Vehicle access is cleared, allowing emergency personnel access.

- Debris from structural dwellings that may pose immediate risk is cleared.

- Plant material that may have a chance of surviving is replanted.

- Tree limbs, rootballs, or large wood debris remaining on the ground is chipped and removed.

- Final restoration of any remaining damages or losses resulting from the storm is performed.

To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties. If you would like to pre-approve BrightView to perform clean-up operations as detailed above, sign where indicated. Our emergency rates are also listed for your review. Dump expenses range based on the material, size and weight.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/23/2022

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

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

PRODUCER Aon Risk Services Central, Inc. Philadelphia PA Office 100 North 18th Street 15th Floor Philadelphia PA 19103 USA	CONTACT NAME: _____	
	PHONE (A/C No. Ext.): (866) 283-7122	FAX (A/C No.): (800) 363-0105
E-MAIL ADDRESS: _____		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED BrightView Landscapes, LLC 980 Jolly Road Suite 300 Blue Bell PA 19422 USA	INSURER A: ACE American Insurance Company 22667	
	INSURER B: American Guarantee & Liability Ins Co 26247	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

Holder Identifier:


COVERAGES **CERTIFICATE NUMBER:** 570095477626 **REVISION NUMBER:**

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

FORM ITR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBJECT MATTER	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER: _____			XSLG47515197 STAR applies per policy terms & conditions	10/01/2022	10/01/2023	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$2,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS - COMP/PROP AGG \$5,000,000
A	<input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			ZSA H1071333A	10/01/2022	10/01/2023	COMBINED SINGLE LIMIT (Per accident) \$5,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS MADE DED RETENTION			AUC508596818	10/01/2022	10/01/2023	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY EXCLUSIONS / LIMITS / EXCLUSIONS OF EXCLUSIONS EXCLUDED? (Mandatory in PA) Free, discrete under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WLAC50687302 WC - AOS SCPC50687405 WC - WT	10/01/2022	10/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$2,000,000 E.L. DISEASE-EA EMPLOYEE \$2,000,000 E.L. DISEASE-POLICY LIMIT \$2,000,000

Certificate No : 570095477626

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

CERTIFICATE HOLDER BrightView Landscapes, LLC 980 Jolly Road Suite 300 Blue Bell PA 19422 USA	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--



BrightView Holdings, Inc.
Consolidated Balance Sheets
(In millions, except par value and share data)

	September 30, 2021	September 30, 2020
Assets		
Current assets:		
Cash and cash equivalents	\$ 123.7	\$ 157.1
Accounts receivable, net	378.9	319.2
Unbilled revenue	111.2	94.6
Other current assets	97.0	62.2
Total current assets	710.8	633.1
Property and equipment, net	264.4	251.5
Intangible assets, net	197.6	221.3
Goodwill	1,950.8	1,859.3
Operating lease assets	69.5	58.8
Other assets	44.5	47.0
Total assets	<u>\$ 3,237.6</u>	<u>\$ 3,071.0</u>
Liabilities and stockholders' equity		
Current liabilities:		
Accounts payable	\$ 144.4	\$ 116.8
Current portion of long-term debt	10.4	12.3
Deferred revenue	48.2	57.1
Current portion of self-insurance reserves	50.2	48.4
Accrued expenses and other current liabilities	220.9	197.2
Current portion of operating lease liabilities	22.0	18.3
Total current liabilities	496.1	450.1
Long-term debt, net	1,130.6	1,127.5
Deferred tax liabilities	70.8	38.9
Self-insurance reserves	104.5	102.7
Long-term operating lease liabilities	54.2	47.5
Other liabilities	38.7	32.8
Total liabilities	1,894.9	1,799.5
Stockholders' equity:		
Preferred stock, \$0.01 par value; 50,000,000 shares authorized; no shares issued or outstanding as of September 30, 2021 and September 30, 2020	—	—
Common stock, \$0.01 par value; 500,000,000 shares authorized; 105,200,000 and 104,900,000 shares issued and outstanding as of September 30, 2021 and September 30, 2020, respectively	1.1	1.0
Treasury stock, at cost; 287,000 and 91,000 shares as of September 30, 2021 and September 30, 2020, respectively	(4.4)	(2.5)
Additional paid-in-capital	1,489.1	1,467.8
Accumulated deficit	(141.6)	(187.9)
Accumulated other comprehensive loss	(1.5)	(6.9)
Total stockholders' equity	1,342.7	1,271.5
Total liabilities and stockholders' equity	<u>\$ 3,237.6</u>	<u>\$ 3,071.0</u>

	Fiscal Year Ended		
	September 30, 2021	September 30, 2020	September 30, 2019
Net service revenues	\$ 2,553.6	\$ 2,346.0	\$ 2,404.6
Cost of services provided	1,902.8	1,750.7	1,766.4
Gross profit	650.8	595.3	638.2
Selling, general and administrative expense	508.0	527.4	452.2
Amortization expense	52.3	55.8	56.3
Income from operations	90.5	12.1	129.7
Other income	2.7	1.3	—
Interest expense	42.3	64.6	72.5
Income (loss) before income taxes	50.9	(51.2)	57.2
Income tax expense (benefit)	4.6	(9.6)	12.8
Net income (loss)	\$ 46.3	\$ (41.6)	\$ 44.4
Income (loss) per share:			
Basic and Diluted	\$ 0.44	\$ (0.40)	\$ 0.43

Available Equipment

Route Trucks

- (10) Ford F150 ½ Ton Pick Ups
- (12) Ford F250 ¾ Ton Pick Ups
- (6) Ford F550 –Trucks

Spray Trucks

- (1) Ford F250 Spray Truck 200 Gallon
- (1) Ford 450 RC Spray Truck with 2 skid mounted sprayers -300 gallons
- (4) 50 gallon Sprayer Skid Mount
- (5) Ride on z-sprayers
- (2) Toro ride on boom sprayers
- (1) Vortex spreader ornamental fertilizer

Irrigation Truck

- (4) Ford F250 SC XL
- (2) E-150

Dump Body Trucks

- (3) Ford F450 Trucks
- (3) Isuzu Dump Trucks

Trailers

- (12) Custom Built Equipment Trailer
- (2) Weld Rite 16' Batwing Trailer
- (1) 10' Flatbed
- (1) Ray side 16'x6'
- (1) Weld Rite 16'x6'
- (9) 20' Enclosed Trailer



Mower Equipment

- (8) 48" Walk behind mowers
- (15) 52" Stand on mower
- (2) 11' Batwing Mowers
- (30) 61" Riding Mowers



Field Equipment (400 units)

- Gas articulating shears
- Hand shears
- Straight shears
- Back pack sprayers
- Fertilizer spreaders
- Hand spreaders
- Walk behind spreaders
- Riding fertilizer spreaders



Large Equipment

- (2) Nifty Aerial Lift
- (3) Bandit 1590 Brush Chipper
- (1) Skid Steer Loaders
- (2) Aerial Lift Trucks

Utility Vehicle

- (6) John Deere

Pricing Maintenance Services

Maintenance Services		
Please see separate price pages provided,		
Following this Page.		

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
MEADOW POINTE III CDD
 Wesley Chapel, FL

This Summary Bid Form totals the Itemized Bid Forms for Categories A, B, C and D. The combined annual sum of all four categories is defined as the "Total Bid Price"

A. Landscape Maintenance Total	\$ 278,764.00
B. Seasonal Color/Perennial Maintenance Total	\$ 2,600.00
C. Seasonal Plant Installation Total	\$ 7,875.00
D. Mulch Total	\$ 30,800.00
1ST YEAR TOTAL BID PRICE	\$ 320,029.00
2ND YEAR TOTAL BID PRICE	\$ 336,030.50
3RD YEAR TOTAL BID PRICE	\$ 352,832.00

Contractor Name BrightView Landscape Services, Inc.

Contractor Address 26642 Wild Fern Circle, Lutz, FL 33559

Contractor Signature Lloyd Radder

Title Senior Business Developer

Telephone Number 813 363-3400

Date 2.14.23

MEADOW POINTE III CDD

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement and run concurrently thereof for an initial period of three (3) years.

ADDENDA

We acknowledge receipt of the following Addenda, which are included in our proposal.

ADDENDUM # N/A	DATED:
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our proposal.

UNIT PRICE # N/A	DATED:
UNIT PRICE #	DATED:

**MEADOW POINTE III CDD
CATEGORY A**

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

FUNCTION	FREQUENCY (PER YEAR)
Mow – St. Augustine/Bermuda/Zoysia	44
Edge (Bedlines)	44
Edge (Hardlines)	44
Monofilament Trim	44
Mow - Bahia	35
Edge (Bedlines)	35
Edge (Hardline)	35
Monofilament Trim	35
Turf Fertilization	6
Turf Insect/Disease Control	52
Turf Weed Control	52
Shrub/Groundcover Trim	12
Shrub Fertilization	2
Groundcover Fertilization	2
Shrub/Groundcover Insect/Disease Control	52
Bed Weed Control	52
Tree Pruning	12
Tree Fertilization	2
Palm Pruning	4
Palm Fertilization	4
Tree Insect/Disease Control	52
Debris Disposal	52
Irrigation Management	52

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL \$ 278,764.00

MEADOW POINTE III CDD

MEADOW POINTE III CDD
CATEGORY B

SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM

SEASONAL COLOR MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	52
Pruning	12
Insect/Disease Control	52
Fertilization	12

Seasonal Color Maintenance Subtotal

\$ 1,600.00

PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	32
Cut Back	2
Insect/Disease	52
Fertilization	2
Mulching	1

Perennial Maintenance Subtotal

\$ 1,000.00

CATEGORY B.

**1ST YEAR SEASONAL COLOR/PERENNIAL
 MAINTENANCE TOTAL**

\$ 2,600.00

MEADOW POINTE III CDD

CATEGORY C

SEASONAL COLOR INSTALLATION ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
1,750	Summer Annuals	4"	\$2.25	\$3,937.25
1,750	Fall Annuals	4"	\$2.25	\$3,937.25

**CATEGORY C. 1ST YEAR SEASONAL COLOR
INSTALLATION TOTAL \$ 7,875.00**

NOTE 1: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 2: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 3: Specific colors and varieties shall be mutually agreed upon prior to installation.

NOTE 4: Contractor is responsible for estimating and confirming the quantity of flowers based on the spacing shown below:

- b. Distance away from curbs, turflines, etc.
 - Summer Annuals 10"
 - Fall Annuals 8"

- b. On Center (o.c.) Spacings
 - Summer Annuals 10"
 - Fall Annuals 8"

MEADOW POINTE III CDD

CATEGORY D

MULCH ITEMIZED BID FORM

MATERIAL and FUNCTION	CUBIC YARDS	UNIT PRICE	TOTAL PRICE
Medium Pine Bark Nugget Mulch (First Mulching)	550	\$50.00	\$27,500.00
Trenching (First Trenching)		\$ 6.00	\$ 3,300.00

Contractor is responsible for measuring and confirming the quantity of mulch application(s) per year.

CATEGORY D. 1ST YEAR MULCH TOTAL \$ 30,800.00

MEADOW POINTE III CDD

SUPPLEMENTAL PRICING FORM

1. Pine Bark Nugget Mulch - (cost/yard, spread on site)	\$ 56.00
2. Additional Labor with truck and hand tools (cost/man hour)	\$ 75.00
3. Additional labor with truck and small power equipment (i.e., edger, blower, etc.) (cost/man hour)	\$ 75.00
4. Additional labor with truck and light power equipment (i.e., 36" and 52" walk mower) (cost/man hour)	\$ 85.00
5. Additional labor with truck and heavy power equipment (i.e., hustler, tractor, bush hog) (cost/man hour)	\$ 85.00
6. Watering with Hydroseeder including operator (cost/man hour)	\$ 150.00
7. St. Augustine sod laid, site ready (cost/square foot)	\$ 2.70
8. Cost per hour – General Labor	\$ 45.00
9. Cost per hour – Irrigation Service Technician	\$ 110.00
10. Tree Saver/OTC Palm Injection (per palm/per event)	\$ 55.00
11. Cost per additional street tree. Refer to tree pruning specifications. ❖ Crepe Myrtle ❖ Oak ❖ Ligustrum	1. \$45.00 2. \$55.00 3. \$55.00

The prices above shall be commensurate with the contract term.



Submitted by:

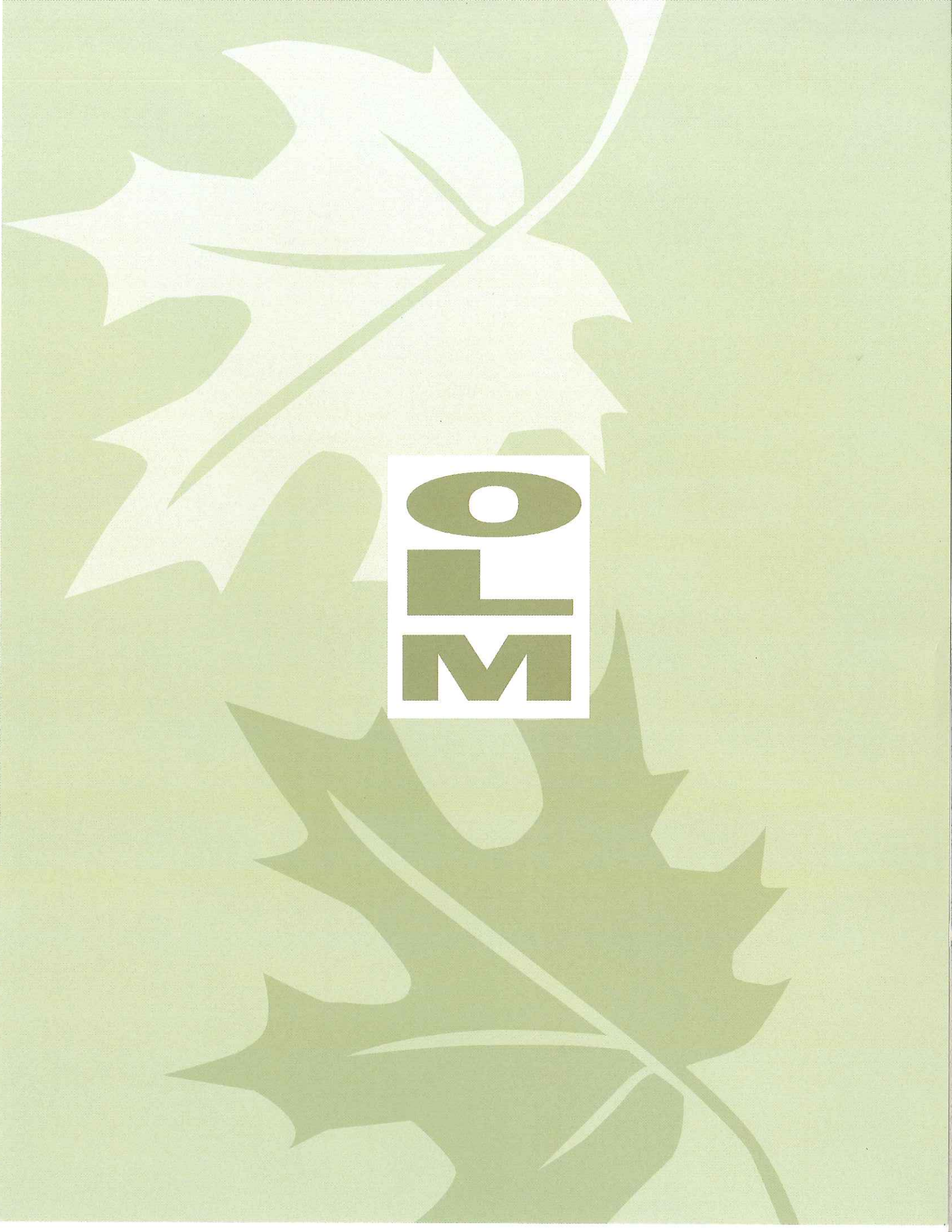
Lloyd Radder

813 363-3400

lloyd.radder@brightview.com

BrightView 
Landscape Services

www.brightview.com

The background of the page is a light green color with a pattern of stylized, overlapping leaf shapes in various shades of green, creating a textured, organic feel.

**M
L
O**

Landscape Maintenance Services Proposal

Prepared For

Meadow Pointe III CDD

February 2023



YELLOWSTONE
LANDSCAPE

Your Investment



YELLOWSTONE
LANDSCAPE

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
MEADOW POINTE III CDD
Wesley Chapel, FL

This Summary Bid Form totals the Itemized Bid Forms for Categories A, B, C and D. The combined annual sum of all four categories is defined as the "Total Bid Price"

A. Landscape Maintenance Total	\$ 269,476.00
B. Seasonal Color/Perennial Maintenance Total	\$ 11,228.00
C. Seasonal Plant Installation Total	\$ 6,728.00
D. Mulch Total	\$ 35,280.00
1ST YEAR TOTAL BID PRICE	\$ 322,712.00
2ND YEAR TOTAL BID PRICE	\$ 322,712.00
3RD YEAR TOTAL BID PRICE	\$ 322,712.00

Contractor Name Yellowstone Landscape

Contractor Address 30319 Commerce Dr. San Antonio FL 33576

Contractor Signature 

Title Business Development Manager

Telephone Number 813-223-6999

Date 2-9-2023

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement and run concurrently thereof for an initial period of three (3) years.

ADDENDA

We acknowledge receipt of the following Addenda, which are included in our proposal.

ADDENDUM # 1	DATED: 2-3-2023
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

MEADOW POINTE III CDD

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

FUNCTION	FREQUENCY (PER YEAR)
Mow – St. Augustine/Bermuda/Zoysia	44
Edge (Bedlines)	44
Edge (Hardlines)	44
Monofilament Trim	44
Mow - Bahia	35
Edge (Bedlines)	35
Edge (Hardline)	35
Monofilament Trim	35
Turf Fertilization	6
Turf Insect/Disease Control	52
Turf Weed Control	52
Shrub/Groundcover Trim	12
Shrub Fertilization	2
Groundcover Fertilization	2
Shrub/Groundcover Insect/Disease Control	52
Bed Weed Control	52
Tree Pruning	12
Tree Fertilization	2
Palm Pruning	4
Palm Fertilization	4
Tree Insect/Disease Control	52
Debris Disposal	52
Irrigation Management	52

**CATEGORY A. 1ST YEAR LANDSCAPE
MAINTENANCE TOTAL**

\$ 269,476.00

MEADOW POINTE III CDD

CATEGORY B

**SEASONAL COLOR/PERENNIAL MAINTENANCE
ITEMIZED BID FORM**

SEASONAL COLOR MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	52
Pruning	12
Insect/Disease Control	52
Fertilization	12

Seasonal Color Maintenance Subtotal **\$ 5,614.00**

PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	32
Cut Back	2
Insect/Disease	52
Fertilization	2
Mulching	1

Perennial Maintenance Subtotal **\$ 5,614.00**

**CATEGORY B. 1ST YEAR SEASONAL COLOR/PERENNIAL
MAINTENANCE TOTAL \$ 11,228.00**

MEADOW POINTE III CDD

CATEGORY C

SEASONAL COLOR INSTALLATION ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
1682	Summer Annuals	4"	\$2.00	\$3,364.00
1682	Fall Annuals	4"	\$2.00	\$3,364.00

**CATEGORY C. 1ST YEAR SEASONAL COLOR
INSTALLATION TOTAL** **\$ 6,728.00**

NOTE 1: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 2: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 3: Specific colors and varieties shall be mutually agreed upon prior to installation.

NOTE 4: Contractor is responsible for estimating and confirming the quantity of flowers based on the spacing shown below:

- b. Distance away from curbs, turflines, etc.
 - Summer Annuals 10"
 - Fall Annuals 8"

- b. On Center (o.c.) Spacings
 - Summer Annuals 10"
 - Fall Annuals 8"

MEADOW POINTE III CDD

CATEGORY D

MULCH ITEMIZED BID FORM

MATERIAL and FUNCTION	CUBIC YARDS	UNIT PRICE	TOTAL PRICE
Medium Pine Bark Nugget Mulch (First Mulching)	630	\$56.00	\$35,280.00
Trenching (First Trenching)	----	----	Included

Contractor is responsible for measuring and confirming the quantity of mulch application(s) per year.

CATEGORY D. 1ST YEAR MULCH TOTAL \$ 35,280.00

MEADOW POINTE III CDD
SUPPLEMENTAL PRICING FORM

1. Pine Bark Nugget Mulch - (cost/yard, spread on site)	\$ 56.00
2. Additional Labor with truck and hand tools (cost/man hour)	\$ 55.00
3. Additional labor with truck and small power equipment (i.e., edger, blower, etc.) (cost/man hour)	\$ 55.00
4. Additional labor with truck and light power equipment (i.e., 36" and 52" walk mower) (cost/man hour)	\$ 60.00
5. Additional labor with truck and heavy power equipment (i.e., hustler, tractor, bush hog) (cost/man hour)	\$ 65.00
6. Watering with Hydroseeder including operator (cost/man hour)	\$ 200.00
7. St. Augustine sod laid, site ready (cost/square foot)	\$ 1.30
8. Cost per hour – General Labor	\$ 55.00
9. Cost per hour – Irrigation Service Technician	\$ 95.00
10. Tree Saver/OTC Palm Injection (per palm/per event)	\$ 45.00
11. Cost per additional street tree. Refer to tree pruning specifications.	\$35.00

The prices above shall be commensurate with the contract term.

**EXHIBIT “G”
EVALUATION CRITERIA**

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES
EVALUATION CRITERIA:

NAME OF COMPANY: Yellowstone Landscape

1. Personnel

(20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name Years Exp.

- | | | |
|----|----------------------|------------|
| 1. | <u>Brian Mahar</u> | <u>17+</u> |
| 2. | <u>Kevin Oliva</u> | <u>23+</u> |
| 3. | <u>Josiah Ball</u> | <u>17+</u> |
| 4. | <u>Aaron Frazier</u> | <u>20+</u> |
| 5. | <u>Pedro Ponce</u> | <u>19+</u> |

Position/Certifications Please See Attached

Duties and Responsibilities Please See Attached

Proposed Staffing Levels

Landscape Maintenance staff will include; 12 laborers, 3 Supervisors, and 3 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc)

Name Years Exp.

- | | | |
|----|-----------------------|------------|
| 1. | <u>Carlos Garcia</u> | <u>7+</u> |
| 2. | <u>Dana Pallechia</u> | <u>16+</u> |
| 3. | <u>Miguel Mendez</u> | <u>15+</u> |
| 4. | <u>Joe Malone</u> | <u>19+</u> |

Position/Certifications Foreman Irrigation Tech Foreman

Fert/Chem Tech

Duties and Responsibilities Oversee Crews, Oversee Irrigation, Oversee Fertilization

2. Experience (20 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc)

1. Project Name/Location: Park Place CDD

Contact: Contact Phone: Angie Grunwald 813-873-7300

Project Type/Description: CDD

Dollar Amount of Contract: 218,000

Your Company's Detailed Scope of Services for Project: Full Service Landscape Maintenance

Duration of Contract: START DATE: February 2019 END DATE: Current

2. Project Name/Location: K-Bar Ranch II CDD

Contact: Contact Phone: Betty Valenti 813-393-1314

Project Type/Description: CDD

Dollar Amount of Contract: 450,000

Your Company's Detailed Scope of Services for Project: Full Service Landscape Maintenance

Duration of Contract: START DATE: April 2018 END DATE: Current

3. Project Name/Location: Verandahs CDD

Contact: Contact Phone: Lynn Hayes

Project Type/Description: Dollar Amount of Contract: CDD

Your Company's Detailed Scope of Services for Project: Full Service Landscape Maintenance

Duration of Contract: START DATE: July 2014 END DATE: Current

4. Project Name/Location: Magnolia Park CDD

Contact: Contact Phone: Christopher Cleveland 321-263-0132 x.729

Project Type/Description: CDD

Dollar Amount of Contract: 180,000

Your Company's Detailed Scope of Services for Project: Full Service Landscape Maintenance

Duration of Contract: START DATE: June 2008 END DATE: Current

5. Project Name/Location: Longleaf CDD

Contact: Contact Phone: Heather Dilley

Project Type/Description: CDD

Dollar Amount of Contract: 251,000

Your Company's Detailed Scope of Services for Project: Full Service Landscape Maintenance

Duration of Contract: START DATE: July 2016 END DATE: Present

3. Understanding Scope of RFP (15 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (25 Points Possible) (____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). $(210,000/265,000) \times 25 = 19.81$, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). $(210,000/425,000) \times 25 = 12.35$, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6. Proposer's Total Score (100 Points Possible) (____ Points Awarded)

EXHIBIT “H”
CONTRACTOR EMERGENCY (aka HURRICANE) RESPONSE PLAN

Contractor is to provide a written narrative, description of process including timeline and cost information to assist the CDD in any needed recovery efforts from a Hurricane or large scale storm event.



2023 Hurricane Plan

Yellowstone would like to inform you of our emergency Hurricane response plans for this year.

- **PRE-HURRICANE PREP**

- Several days before a hurricane is scheduled to hit our area, Yellowstone Landscape will make sure we have the proper equipment and supplies in inventory.
 - Chainsaws (chains, oil, fuel, PPE buckets)
 - Generators
 - Fuel (all trucks filled and onsite fueling tanks full)
 - Debris storage area emptied / cleaned
 - Tree stakes / Tree Straps / Binding materials
 - Place large machinery rentals on hold
 - Place dumpster rentals on hold
 - Small items / tools
- Reach out to other Yellowstone branches and establish a plan for support in the case of a major hurricane.
- Establish a plan of contact in the case that cell service is not available.
- Map out areas where debris can be piled until it can be hauled off site if necessary. This will also help expedite clearing of roadways.
- Shut down irrigation pump stations.

- **POST HURRICANE PLAN**

- **PHASE 1 - ASSESSMENT**
 - As soon as it is safe to be out on the road, we will dispatch assessment team to determine high priority areas and an initial plan of attack based on assessment. It is our goal to have your community back in order within

48 hours or sooner. Any debris blocking ingress and egress will be addressed immediately during this assessment time.

○ **PHASE 2 – INGRESS / EGRESS CLEAN-UP**

- Once the assessment of the property is complete, a crew will immediately be dispatched to your property. During this period of clean up, Yellowstone will trade Hurricane clean up services for the regularly scheduled maintenance services of the property. (If we encounter a low-grade hurricane, typically we are able to change out services with no additional charges) Once the dedicated onsite crew is able to resume their normal daily maintenance services, a fee structure will then take effect for any additional clean up.

Any additional help needed from the branch or surrounding branches will be on call based on severity of storm.

(Branches in Palm Beach, Port St Lucie, Orlando, Daytona, Bradenton, Bunnell, Jacksonville). The primarily focus will be on clearing roadways and eliminating any dangerous situations. At this point, only the necessary debris will be removed and/or taken to pre-approved on-site staging areas. The main goal here is to allow access to the property.

○ **PHASE 3 – CLEAN-UP / DEBRIS REMOVAL**

- Phase 3 will focus on the continued clean-up of the common area property. Yellowstone will begin removing the debris and begin staking any trees during this phase of the clean-up. This phase will take the longest and will culminate with the removal of stumps, repairs to irrigation systems and dealing with any final aesthetic issues. A dedicated Hurricane Clean-up crew (size will be based on severity of storm) will be utilized onsite when normal maintenance crew resumes their contractual duties.

Management & Supervisor Personnel



YELLOWSTONE
LANDSCAPE

Principal Officers



Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the South and Southwest United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.



Tim Portland has served as *Chief Executive Officer* of Yellowstone Landscape since 2012. Prior to joining Yellowstone, Mr. Portland was the CEO of United Subcontractors, one of largest installers of insulation and other building products in the country. Over his ten year career at Scotts Miracle-Gro, he led several lines of Scotts' businesses. For five years before joining Scotts, Mr. Portland was a management consultant with McKinsey and Company. He has an MBA from the University of Virginia's Darden Business School, and an undergraduate degree from Dartmouth College.



Elise Johnson has been Yellowstone Landscape's *Vice President of Human Resources* since joining the company in 2010. She earned her bachelor's degree from Dickinson College, before completing a Master's Program at Rutgers, The State University of New Jersey. Before joining Yellowstone, Ms. Johnson held similar positions at investment firms in New York and New Jersey. As Vice President of Human Resources, Ms. Johnson and her staff's responsibilities include recruiting, employee retention, training, and compliance.

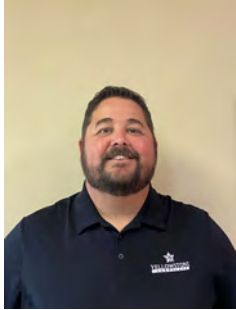


James Herth is Yellowstone Landscape's *Vice President of Business Development*, a position he accepted in 2014, after joining the company in 2011 as Branch Manager in the Jacksonville branch location. Mr. Herth is responsible for the growth and development of the company, overseeing the Business Development team. A twenty-year industry veteran, Mr. Herth is a licensed Arborist and holds a bachelor's degree from Siena Heights University.

Local Leadership Team



Your local Yellowstone Landscape Tampa service team is dedicated to serving all your landscape needs. We're proud to care for properties across the area. Here is a brief summary of the experience that selected members of our local leadership team bring to your property.



Brian Mahar, *Branch Manager*: 17 years' experience in Landscape Maintenance. I hold numerous certificates in fertilization and pesticides, including my BMP License. Prior to Yellowstone landscape I performed residential fertilization & pest control. Servicing and managing over two hundred properties. I have been with Yellowstone for 11 years and I enjoy providing landscape solutions and education to our clients.



Josiah Ball, *Irrigation Manager*: 17 years' experience in the Environmental and Landscaping Industry with the last 8 years focused on Irrigation. Previously managing irrigation for more than 200 properties in Austin, Texas, I transferred to the Tampa Branch of Yellowstone Landscape and have been with Yellowstone Landscape for 7 years. I enjoy taking pride in our properties and managing a great team of Irrigation Technicians to maintain a high level of turf and plant health for our properties.



Kevin Oliva, *Horticulture Manager*: 23 years' experience in Horticulture. Began in 1995 with responsibilities for outside lawn and ornamental applications, and inside GHP services. I received my state CPCO license in 2004, and served as operations manager with another local firm before joining Yellowstone Landscape in 2007. I develop and head our Tampa branch's horticulture department and volunteer as a landscape advisory committee member for the Hillsborough County UF-IFAS Extension center. My licenses include: Fl. State CPCO license, State BMP license, Urban fertilizer ID, OSHA Hazardous materials operation/level II certificate. I enjoy working outside, and I take pride in working within the horticulture field at Yellowstone.



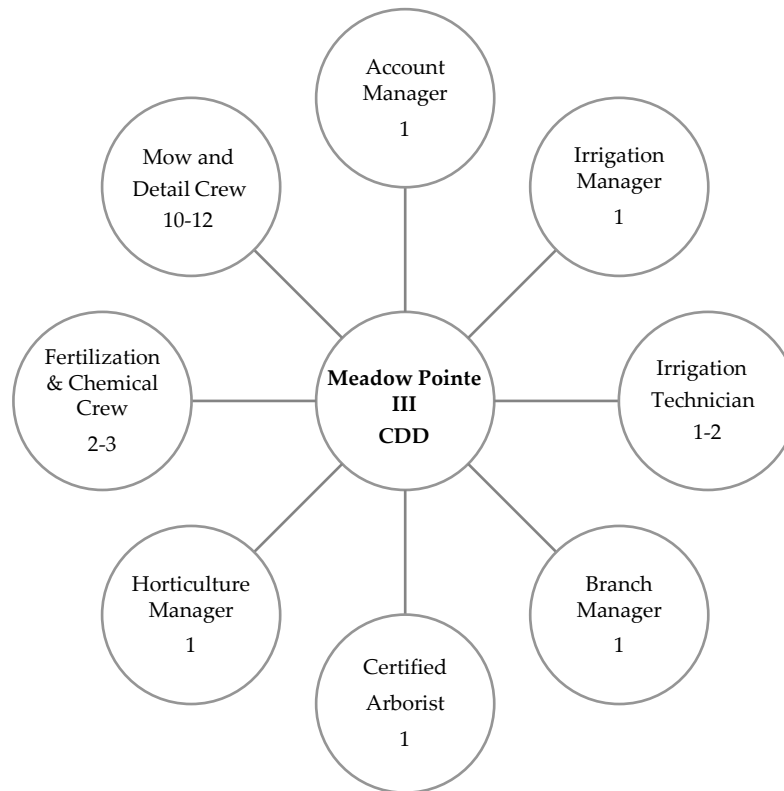
Aaron Frazier, *Account Manager*: Two decades of experience in the landscape industry serving all Central Florida. Duties include applying fertilizers, maintaining landscape design features, removing weeds/dead plant material and overseeing repairs as needed. FNGLA Certified, OSHA Certified, US Air Force Veteran. I joined the Yellowstone Landscape Family for growth and additional experience in the landscape industry. The culture and professional growth of this company is exactly what I have been looking for in my career and I am very proud to serve in my role as an Account Manager.

Proposed Staffing



YELLOWSTONE
LANDSCAPE

Staffing Summary



Account Manager:

The Account Manager represents the vital link between Yellowstone Landscape and your property. In that capacity, he arranges, schedules and directs daily delivery of services in accordance with the performance specifications for your property. The primary responsibilities outlined below are carried out in a manner that will assure peak efficiency and the delivery of high-quality products and services. The Account Manager reports directly to the Branch Manager and works closely with support service managers (Fertilization & Spray, Irrigation) in fulfillment of his regular duties.

Responsible for:

- ✓ Planning, Scheduling and Implementation of Field Operations Activities
- ✓ Client Relations and Service
- ✓ Budgeting and Cost Tracking
- ✓ Quality Control
- ✓ Safety
- ✓ Training
- ✓ Employee Evaluation and Development
- ✓ Sustainable Practices



Staffing Summary

Mow and Detail Crew:

The Mow and Detail Crew consists of a team of experienced landscape and maintenance professionals. Their focus will be on maintaining the property with our commercial equipment in accordance with the specifications of the contract. They will fulfill all of the obligations set forth and directed by the Account Manager. The mow and detail crew will be on site to meet those obligations each week.

Irrigation Technician:

The Irrigation Technician oversees all irrigation practices including timers, valves, sprayers and piping. Once per month (unless otherwise noted in the contract specifications), the Irrigation Technician will walk through each zone and assure all irrigation functions work properly. Small adjustments will be made in order to assure water conservation and proper watering techniques. Any major irrigation problems will be expressed and appropriated according to the process defined by Account Manager.

State Licensed Pesticide Contractor:

This contractor will treat each building with EPA approved pesticides in accordance with best management practices and will be over-seen/managed through our assigned Account Manager.

Certified Arborist:

We have a certified arborist on staff that will be utilized for special tree needs from large take downs to pruning, fertilization, and pest/disease control.

Branch Manager Oversight:

The Branch Manager is responsible for Yellowstone Landscape's landscape installation and management operations and personnel within the area. The primary responsibilities outlined below are carried out in accordance with the strategic plan and in a manner that will assure peak efficiency and the delivery of high-quality products and services. The Branch Manager reports directly to the Regional Vice President, and works closely with Business Development Department, Purchasing Agents, other Division Managers, and Office Management in fulfillment of his/her regular duties.

Responsible for:

- ✓ Planning, Scheduling and Implementation of Field Operations
- ✓ All Landscape Management Practices
- ✓ All Landscape Construction Practices
- ✓ Client Relations and Service
- ✓ Quality Control
- ✓ Safety
- ✓ Training

Experience, References & Financial Capacity



YELLOWSTONE
LANDSCAPE

Reference Listing



YELLOWSTONE
LANDSCAPE

Project Name **Park Place CDD**
Contact Information **Angie Grunwald**
813.873.7300
\$218,000
February 2019 to Present

Project Name **K-Bar Ranch II CDD**
Contact Information **Betty Valenti**
813.393.1314
\$450,000
April 2018 to Present

Project Name **Verandahs CDD**
Contact Information **Lynn Hayes**
813.994.1001
\$110,000
July 2014 to Present

Project Name **Magnolia Park CDD**
Contact Information **Christopher Cleveland**
321.263.0132 x. 729
\$180,000
June 2008 to Present

Project Name **Longleaf CDD**
Contact Information **Heather Dilley**
813.873.7300
\$251,000
July 2016 to Present

Statement of Corporate Stability



Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established over a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services, snow removal services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 6000 clients from 58 local branch operations facilities in 14 states across the United States. In 2019 Yellowstone's growth reached a level that made us the largest, privately-owned landscape service company in North America.

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose operating budgets or financial statements, however, we can confirm that our firm's annual revenue exceeded \$539,000,000 in 2022. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. We maintain an open line of credit of \$50 million, with bonding capacity up to \$40 million.

As a part of the investment portfolio of Harvest Partners, a private equity firm based in New York, New York, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

Bank Reference Information:

Kyle Blummer
Antares Capital, LP
Chicago, IL 60661
P: 312-638-4042

Insurance



YELLOWSTONE
LANDSCAPE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/1/2023

4/12/2022

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

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

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE (A/C, No. Ext):		FAX (A/C, No):	
	E-MAIL ADDRESS:			
INSURER(S) AFFORDING COVERAGE			NAIC #	
INSURER A: Safety National Casualty Corporation			15105	
INSURED 1472881 Yellowstone Landscape, Inc. and all Subsidiaries See Attached List 3235 N State Street P.O. Box 849 Bunnell FL 32110	INSURER B: ACE Property & Casualty Insurance Co			20699
	INSURER C:			
	INSURER D:			
	INSURER E:			
	INSURER F:			

COVERAGES Main NI COI's **CERTIFICATE NUMBER:** 18415711 **REVISION NUMBER:** XXXXXXXX

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pesticide&Herbicide <input checked="" type="checkbox"/> SIR: \$250,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	N	N	GL6676218	4/1/2022	4/1/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	CA6676217	4/1/2022	4/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	N	N	XOOG72569647	4/1/2022	4/1/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	LDS4066360	4/1/2022	4/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

CERTIFICATE HOLDER

18415711
Evidence of Coverage

CANCELLATION See Attachments

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

AUTHORIZED REPRESENTATIVE

© 1988-2016 ACORD CORPORATION. All rights reserved.

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Yellowstone Landscape - Southeast LLC		
	2 Business name/disregarded entity name, if different from above dba Yellowstone Landscape		
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____		
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>		
	5 Address (number, street, and apt. or suite no.) See instructions. 3235 N. State Street, PO BOX 849	Requester's name and address (optional)	
	6 City, state, and ZIP code Bunnell, FL 32110		
	7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

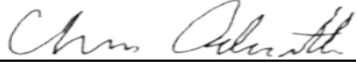
Social security number	
[] [] [] - [] [] - [] [] [] [] [] []	
or	
Employer identification number	
2 0 - 2 9 9 3 5 0 3	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ 	Date ▶ 01/05/2023
------------------	--	--------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

About Us



YELLOWSTONE
LANDSCAPE

Trusted by Clients Across the Country



Yellowstone Landscape serves our clients from local branch locations across the South, Southwest, and Midwest United States.

Our talented Landscape Professionals are experts in their local areas, delivering excellence in commercial landscape maintenance, installations and enhancements, tree care, and snow & ice services.

These local operating teams are supported by the collective strength of a national leader in commercial landscaping services.

And we empower our local leadership to make decisions in the best interest of our clients and their properties. No excuses, no calling headquarters for approval, no corporate red tape. Just do what's right.

Working safely. Providing great service to our clients. Taking pride in our work. Building lasting partnerships with our clients.

That's how we've become the trusted commercial landscaping partner of choice to our valued clients across the country.

Building Lasting Partnerships



Yellowstone Landscape has developed a reputation for creating and maintaining award-winning landscape environments for some of the country's most recognized brands.

But the work is only part of the reason that clients choose to partner with us.

Because of our proactive approach, flexible scheduling to accommodate special events, and a relentless focus on communication, our clients choose to continue their partnerships with us, year after year.

Our focus on building lasting relationships with the clients we serve, has led to many partnerships that have been established and grown over time. In fact many of these partnerships now span more than a decade of successful service. We believe that our

high-quality landscapes, coupled with superior customer service are why clients look to us for all their landscape needs.

Yellowstone clients know that effectively managing their property's landscape is a lifetime commitment that requires careful coordination of services. That's why our approach to managing your property's landscape investment includes regular maintenance services, paired with detailed fertilization and pest management plans, to keep your property looking its best, while preserving the long-term health of your landscape.

Yellowstone Landscape is honored to serve each of our clients' properties and we look forward to continuing our tradition of award-winning service as we build new relationships with clients across the United States.

Proud to Serve Tampa



Excellence in Commercial Landscaping for Your Tampa Area Properties

Yellowstone Landscape is proud to serve Tampa's commercial landscaping needs from our local branch location. With **more than 100 local employees**, we're one of the leading commercial landscape service firms in Tampa and the surrounding areas.

We offer landscape design, landscape installation, and landscape maintenance services

to some of the area's most beautiful homeowner associations, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail centers.

Our service teams are ready to provide you with Tampa's most professional and responsive commercial landscaping services, always tailored to your needs and expectations.

Services for Homeowner Associations



Our comprehensive landscape services for Homeowner Associations are designed to **create beautiful and healthy environments** and enhance the quality of life your residents experience in their community.

Professional Landscape Maintenance of your entryways, common areas, streetscapes, and amenity areas is essential for **creating the right image for your community** and protecting the value of your residents' investments in their homes.

Caring for your community's landscape is likely to be among the largest expenses in your association's annual budget. With the help of the

right landscape service partner, your community will see the value of their investment with every service visit and enjoy all the benefits a well maintained landscape can bring.

Key benefits of a professionally maintained landscape include:

- An Average Increase of 12% in the Value of Your Residents' Homes
- Creating a Sense of Pride in the Community
- Extended Lifespan of Your Community's Landscape Materials and Feature Areas
- Demonstrating Visible Results for Your Residents' Investment in Professional Property Management Services

Landscape Maintenance



YELLOWSTONE
LANDSCAPE



Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to look its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into your **Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, **when you need it**.

Irrigation Installation & Management



There is **nothing more essential to the success of your landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems**. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources**. Once installed, we always adhere

to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system**.

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

Tree Care Services



Your trees add beauty and value to your property. In the case of mature trees, they are an **absolutely irreplaceable asset**. Keep them healthy and protect your property with regular evaluations and treatments.

Yellowstone Landscape is a full service tree care company, specializing in Plant Health Care and Pruning in accordance with the highest industry standards. Our Tree Care teams are led by **certified Arborists**, educated and trained in all aspects of Arboriculture.

We're dedicated to improving and protecting your trees and shrubs, utilizing the latest innovations in tree care science.

Our Tree Care services include:

- Pruning
- Cabling & Bracing
- Lightning Protection
- Fertilization
- Disease & Pest Management
- Tree Removal
- Tree Planting
- Stump Grinding
- Root Management

Landscape Design



YELLOWSTONE
LANDSCAPE



You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

Our Designers are specially trained, creative professionals. They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground.

The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create **photo renderings** so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, we offer Landscape Design as a complimentary service to current Landscape Maintenance clients when we install your landscape enhancement.

Seasonal Color Installations



If you want to make a big impact and create dramatic curb appeal for your community or commercial property, there is no better way than a professionally designed seasonal color display.

Our landscape designers and color bed installation experts will “bring the wow” to your entrances and feature areas with stunning seasonal color displays using only the highest quality, locally sourced plant materials.

Your color bed installations begin with a custom design proposal tailored to your preferences, incorporating seasonally appropriate flowers. We begin with bed preparation, the most critical part of the installation process, removing the

previous rotation’s plants and groundcover materials, bedline trenching, tilling of the soil and adding high quality fertilizers as needed.

We recommend installations with tighter spacing to create more vibrant color and instant impact. As conditions warrant, we can provide hand-watering and additional fertilization of seasonal flowers to promote healthy growth and prolong bloom times.

Regular maintenance of your seasonal color installation during service visits includes removal of withering plants and monitoring of the soil quality and checking that the plants’ watering requirements are being met.

Industry Recognition



Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in the professional landscape industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

- Rockstar BMX Park; Houston, Texas; 2020
- Old Palm; Palm Beach Gardens, Florida; 2019
- The Peninsula; Charlotte, North Carolina; 2019
- Emory Johns Creek Hospital; Atlanta, GA; 2019
- Del Webb Lake Oconee; Greensboro, Georgia; 2018
- Mesa Del Sol; Albuquerque, New Mexico; 2018
- Hermann Park; Houston, Texas; 2017
- Walton Riverwood; Atlanta, Georgia; 2017
- Swan and Dolphin Resort; Orlando, Florida; 2016
- Cane Island Amenity Village; Houston, Texas; 2016

- Tradition; Port St Lucie, Florida; 2015
- Rob Fleming Park; The Woodlands, Texas; 2014
- AAA Headquarters; Orlando, Florida; 2013
- Technology Park Atlanta; Atlanta, Georgia; 2013
- Boeing 787 Facility; Charleston, South Carolina; 2012
- Waldorf Astoria Resort; Orlando, Florida; 2012
- Grand Haven; Palm Coast, Florida; 2011
- Fleming Island Plantation; Jacksonville, Florida; 2010
- Hammock Beach Resort; Palm Coast, Florida; 2008
- Reunion Resort & Club; Orlando, Florida; 2007

Committed to Safety



Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a safe, healthy work environment, kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to behave professionally and remain alert to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times

Our Fleet Vehicles and Equipment



Yellowstone Landscape takes great pride in the maintenance our fleet vehicles and the specialized service equipment and tools we use. Our branch locations employ dedicated mechanics, experienced in working with the equipment we use. Their sole responsibility to keep our fleet and equipment in good working order, many times working overnight to keep equipment in service during the day.

We know how important it is that our service teams have the tools they need to get their jobs done. That's why we strive to keep all our vehicles and equipment in good repair, appearance, and in sanitary clean condition at all times.

All vehicles are appropriately registered and insured, clearly marked with our company identification, regularly inspected for safety and cleanliness, and only operated by licensed, approved drivers.

Our Company Owned Fleet Vehicle and Equipment Listing Includes:

- Over 800 Trucks, Vans and Utility Vehicles
- Wide Area Mowing Tractors
- Tree Care Trucks with Trailer Chippers
- Assorted Heavy Duty Caterpillar Equipment
- Motorized Work Carts
- Open Bed and Enclosed Trailers
- Motorized Edgers and Trimmers

Environmental Stewardship



As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination of targeted management tools rather than broad blanket applications to create an environment free from pests and disease.

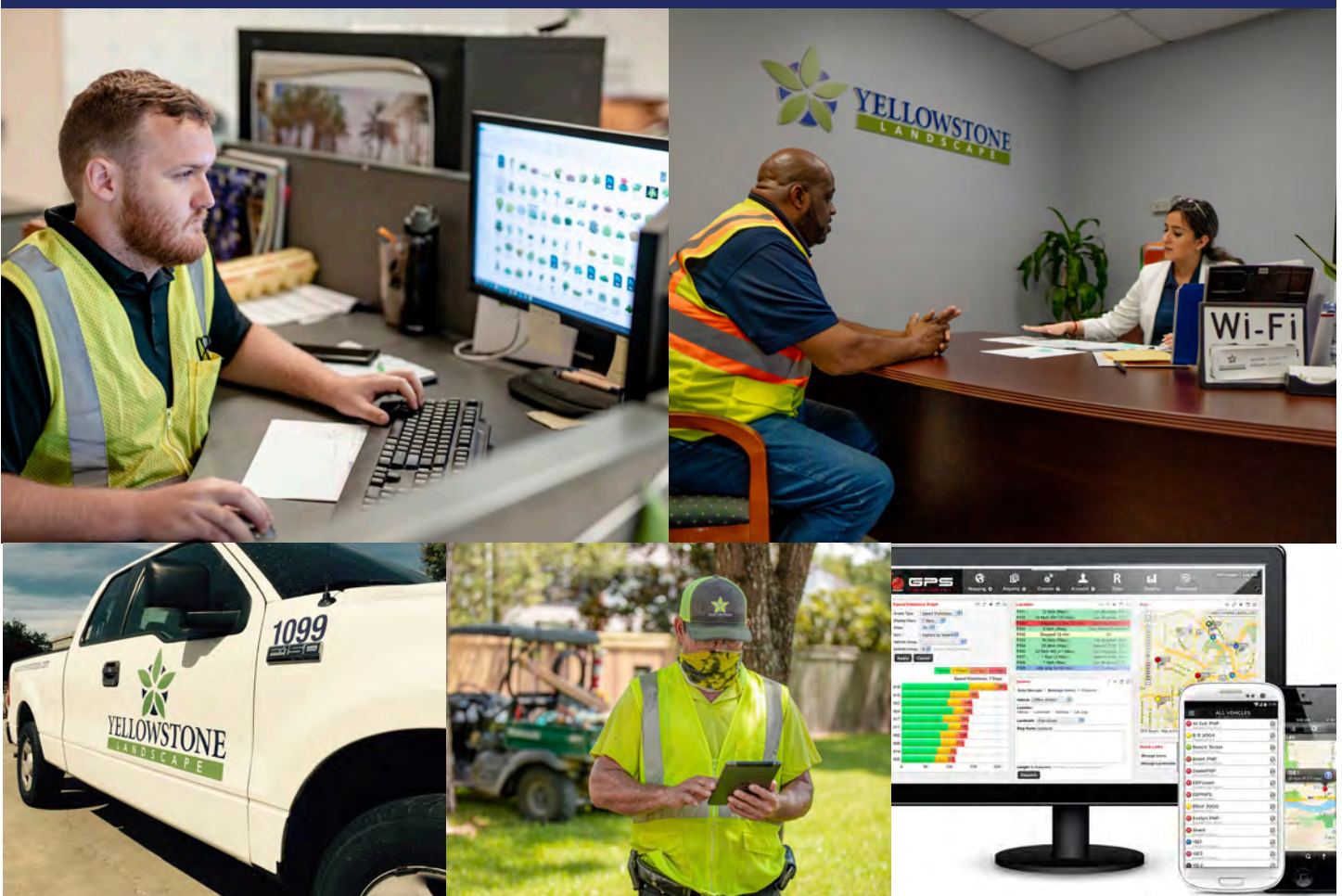
Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation

and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment. Our firm's EFI equipment purchases over the past 6 years have dramatically reduced greenhouse gas emissions over previously used carbuerated models.

Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

Our Technology at Work for You



Technology in the landscape industry is rapidly evolving. Yellowstone Landscape is taking advantage of this innovation to improve our communication, tracking, and billing systems, allowing us to offer more efficient service visits and faster response times for our clients.

Over a decade ago, we began issuing smart phones to all our field service supervisors and technical specialists, but as new products have come to market, Yellowstone has continued to improve our technological capabilities.

All Yellowstone Landscape fleet vehicles are equipped with GPS tracking devices, enabling us to see where our vehicles are at any given time,

and how long our service crews spend at each property. GPS tracking also enables our Safety teams to make sure our drivers are obeying speed limits and traffic laws.

In addition to field level improvements, Yellowstone continues to lead the industry with real time reporting on costs and labor utilization, enabling us to produce monthly service billings at greater than 99% accuracy. We even integrate with most major accounting systems, to help you automate your procurement system's payment processes.

We will remain technological leaders in our industry and as technology improves, so will we.

Licenses & Certifications



YELLOWSTONE
LANDSCAPE



State of



Florida

Department of Agriculture and Consumer Services
Bureau of Entomology and Pest Control

CERTIFIED PEST CONTROL OPERATOR

Number: JF124606

KEVIN PAUL OLIVA

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn & Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.



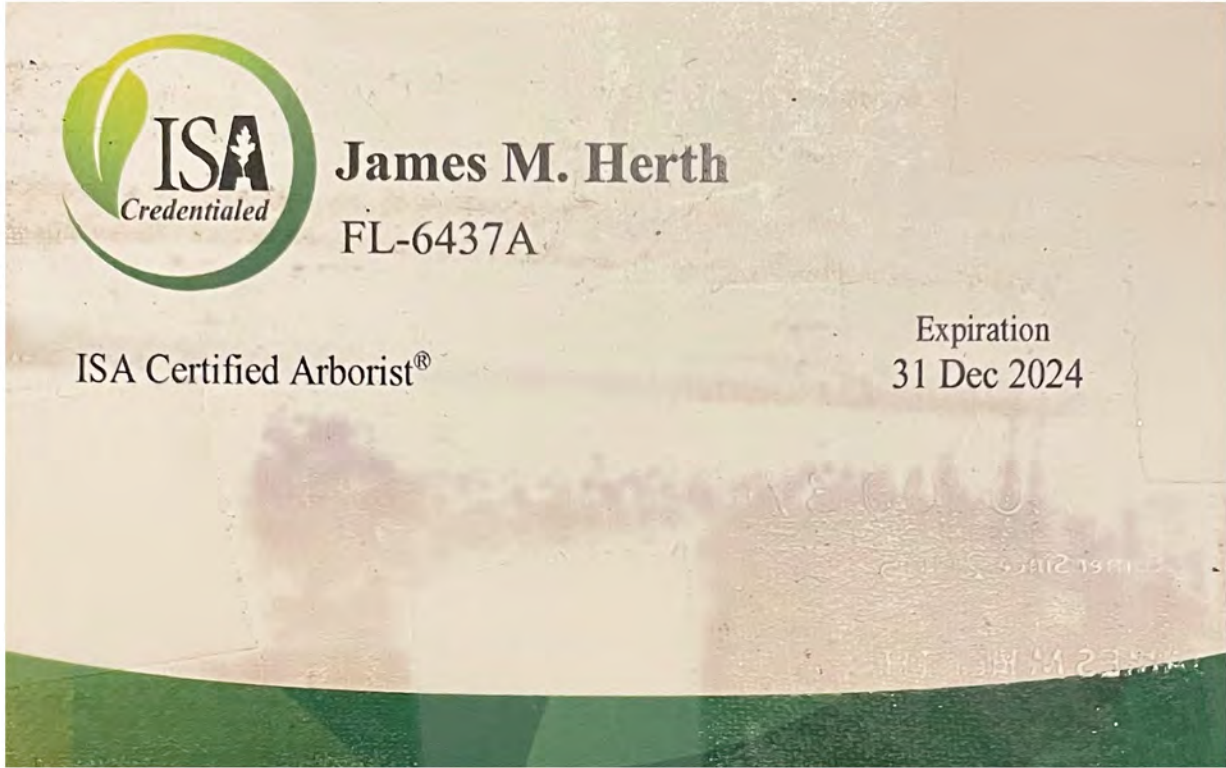
Charles H. Bronson

Charles H. Bronson
Commissioner of Agriculture

In Testimony Whereof, Witness this signature at Tallahassee, Florida on April 7, 2004

[Signature]
Chief Bureau of Entomology and Pest Control

Licenses & Certifications



Our People. Your Partner.



YELLOWSTONE
LANDSCAPE



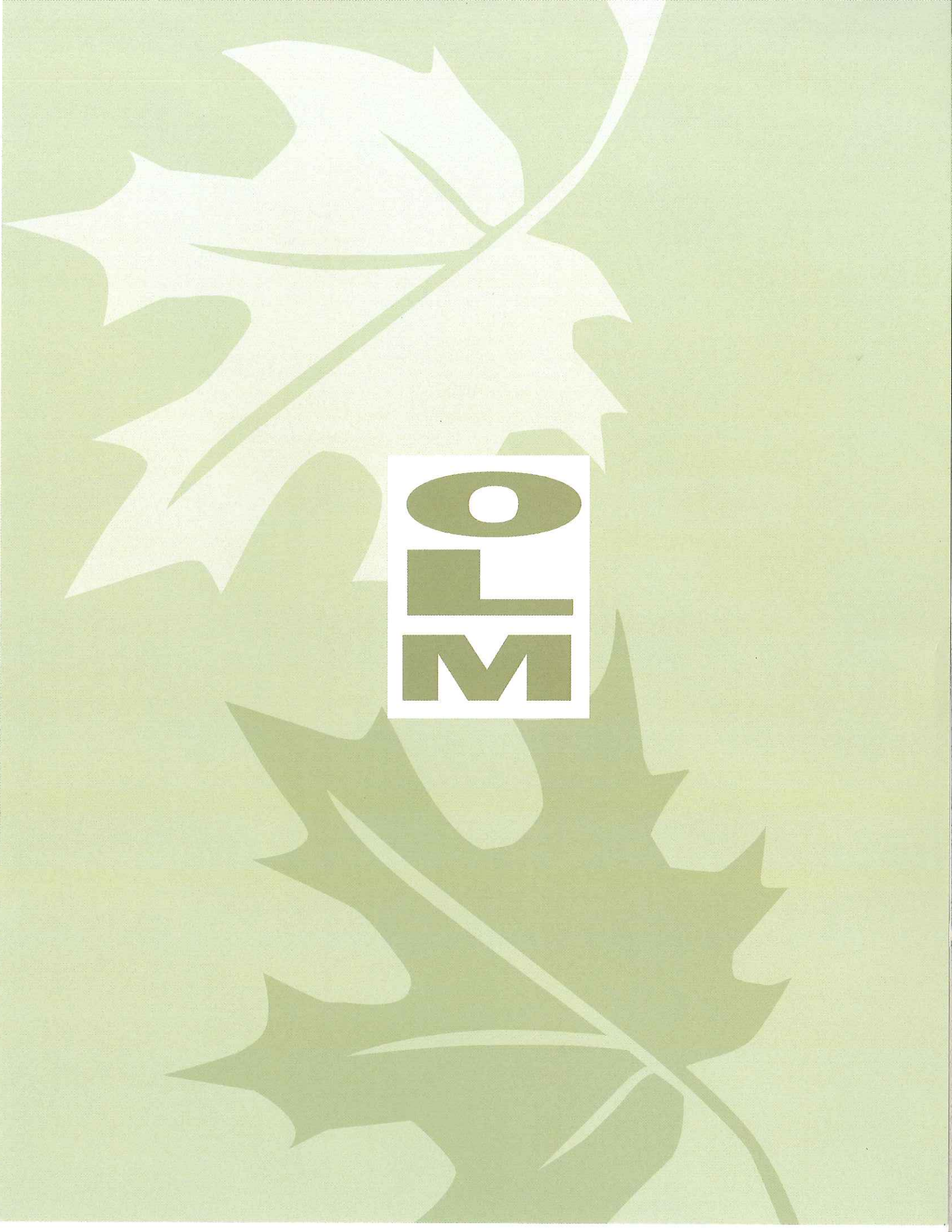
At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 3800 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

We're proud of our people. We want you to be proud of your landscape service partner.

The background of the page is a light green color with a pattern of stylized, overlapping leaf shapes in various shades of green, creating a textured, organic feel.

**M
L
O**

MEADOW POINTE III
COMMUNITY DEVELOPMENT
DISTRICT

EXTERIOR LANDSCAPE MAINTENANCE
SPECIFICATIONS & CONTRACT

EXTERIOR LANDSCAPE MAINTENANCE
SPECIFICATIONS & CONTRACT

MEADOW POINTE III COMMUNITY
DEVELOPMENT DISTRICT

Owner:

MEADOW POINTE III COMMUNITY DEVELOPMENT
DISTRICT

OLM, INC.
ORNAMENTAL LANDSCAPE MANAGEMENT
KENNESAW, GA

© Copyright 1988, 1992, 1993, 1994, 2001, 2008 Thomas V. Medlock
Kennesaw, GA

All Rights Reserved
No part of this book
may be reproduced in any
form or by any means
without permission in
writing from the publisher.

BID PACKAGE

EXTERIOR LANDSCAPE MAINTENANCE

TABLE OF CONTENTS

Request for Proposal

1.1	Introduction.....	I-1
1.2	Service Agreement.....	I-1
1.3	Bidder Instructions.....	I-1
1.4	Proposal Preparation.....	I-1
1.5	Proposal Delivery.....	I-2
1.6	Opening Proposals.....	I-2
1.7	Interpretation and Addenda.....	I-2
1.8	Examination of Site.....	I-2
1.9	Insurability and Bondability.....	I-3
1.10	Proposal Duration.....	I-3
1.11	Pricing Instructions.....	I-3
1.12	Substitution.....	I-3
1.13	Price Guarantee.....	I-3
1.14	Contractor Resume.....	I-3
1.15	Signature and Legibility.....	I-3
1.16	Inspection of Contractors Facilities.....	I-4
1.17	Material Quantities.....	I-4
1.18	Maintenance Personnel Uniforms.....	I-4
1.19	Maintenance Personnel Behavior.....	I-4
1.20	Safety.....	I-4

BID PACKAGE
TABLE OF CONTENTS
Page 2

Exterior Landscape Maintenance Service Agreement

Article One – Statement of IntentII-1
Article Two – Scope of Work.....II-1
Article Three – Warranties, Liabilities, Indemnities and InsuranceII-1
Article Four – Payment.....II-4
Article Five – Termination.....II-5
Article Six – Scheduling.....II-5
Article Seven – Additional Work Request.....II-6
Article Eight – Landscape Maintenance Inspections.....II-6
Article Nine – Compliance with Laws.....II-7
Article Ten – MiscellaneousII-7
Article Eleven – SignaturesII-10
Exhibit “A”: Service Description and Specifications
 I. St. Augustine Turf Maintenance III-1
 II. Shrub and Groundcover Maintenance III-2
 III. Tree Maintenance..... III-3
 IV. Seasonal Color/Perennial Maintenance and Installation..... III-5
 V. Mulching for Tree and Shrub Beds..... III-6
 VI. General Site Maintenance III-7
 VII. Leaf Removal..... III-7
 VIII. Natural Area Maintenance III-8
 IX. Plant Material Disposal..... III-8
 X. Irrigation System..... III-8
 XI. Landscape Maintenance Specification Sheet..... III-10
Exhibit “B”: Summary and Itemized Bid Forms
 Summary Bid Form..... IV-1
 Category A: Landscape Maintenance Itemized Bid Form..... IV-3
 Category B: Seasonal Color/Perennial Maintenance Itemized Bid Form IV-4
 Category C: Seasonal Color Installation Itemized Bid Form IV-5
 Category D: Mulch Itemized Bid Form IV-6
 Supplemental Pricing IV-7
Exhibit “C”: Landscape Maintenance Inspection Gradesheet IV-8
Exhibit “D”: Weekly Maintenance Worksheet..... IV-9
Exhibit “E”: Maintenance Map..... IV-10
Exhibit “F”: Irrigation Controllers..... IV-11
Exhibit “G”: Evaluation Criteria..... IV-13
Exhibit “H”: Contractor Emergency Response Plan IV-16

REQUEST FOR PROPOSAL

EXTERIOR LANDSCAPE MAINTENANCE

1.1 Introduction

This request for Proposal ("RFP") is issued by Meadow Pointe III Community Development District ("Owner"), to solicit competitive proposals for Exterior Landscape Maintenance of Meadow Pointe III CDD in Wesley Chapel, FL. The RFP includes complete bidder's instructions, a detailed scope of work, proposal bid forms and the Exterior Landscape Maintenance Service Agreement ("Service Agreement").

1.2 Service Agreement Term

Owner and the selected Landscape Maintenance Contractor ("Contractor") will execute a Service Agreement for an initial term of three (3) years. At the end of the initial term, the Service Agreement shall automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party.

1.3 Bidder Instructions

Sealed proposals are invited for all work as defined, suggested, or implied in the attached Service Agreement, entitled "Meadow Pointe III CDD Exterior Landscape Maintenance Service Agreement", in Wesley Chapel, FL, prepared by OLM, Inc., 975 Cobb Place Blvd., Suite 304, Kennesaw, GA 30144, as well as any addenda issued to Bidders prior to the submission of proposals.

This RFP does not guarantee that a Service Agreement will be awarded. The Owner reserves the exclusive right to reject any or all proposals, in whole or in part, that it deems to be in the best interest of the Owner, and to waive any formalities or technicalities in any proposal received. The Owner reserves the right to request modification of any or all proposals.

Owner does not represent that it intends to accept the lowest price bid; award will be made to the most Advantageous Bid or Proposal as further described in the District's Rules of Procedure. The Owner reserves the right to award by items, groups of items, or total bid.

Proposals may be held by the Owner for a period not to exceed 90 days from the date of submittal for the purposes of reviewing the proposals and investigating the qualifications of the Bidders, prior to executing the Service Agreement.

1.4 Proposal Preparation

This RFP includes a complete set of Bid Forms (see Exhibit "B" of the Service Agreement) which are for the convenience of the Bidders and are to be filled out and executed completely.

Failure to supply any requested information may result in disqualification. The Owner reserves the right to request additional information if clarification is needed. **Any questions regarding the bid specifications shall be sent to OLM, in writing, no later than 5 days prior to the bid due date.**

1.5 Proposal Delivery

One (1) electronic copy sent via e-mail and seven (7) hard copies of the Proposal Bid Forms shall be delivered to the District Manager, c/o Darryl Adams, District Manager, at the address listed below, no later than **1:30pm EDT on February 17, 2023** (the “Proposal Delivery Date”), at which time all Proposals shall be publicly opened. A complete set of the Proposal Bid Forms shall also be sent to OLM via email no later than 2:00 pm to Paul Woods at pwoods@olminc.com & knewton@olminc.com.

Please submit bids to:

**MEADOW POINTE III CDD
CLUBHOUSE
1500 Meadow Pointe Blvd.
Wesley Chapel, FL 33544**

All completed Proposal Bid Forms and addenda shall be submitted in a sealed opaque box/envelope/package which states on the outside: **"SEALED PROPOSAL FOR THE EXTERIOR LANDSCAPE MAINTENANCE OF MEADOW POINTE III CDD."** Proposals communicated by Bidders orally will be rejected. No Proposals will be accepted after the above state time. Submission extensions will not be allowed unless expressly stated in writing by the District Manager.

1.6 Opening Proposals

All proposals received prior to the scheduled opening time will be securely kept until the time and date stated above for opening the proposals at which time all proposals will be publicly opened.

1.7 Interpretation and Addenda

No oral interpretations will be made to any Bidder as to the meaning of the Service Description and Specifications (see Service Agreement – Exhibit “A”). Interpretations, if made, will be written in the form of an addendum and sent to all Bidders on the bid list.

1.8 Examination of the Site

Each Bidder is assumed to have visited the site and thoroughly familiarized itself with all conditions pertinent to the work in total as is indicated in the Service Description and Specifications (see Service Agreement – Exhibit “A”).

Questions regarding clarification of the RFP, Service Agreement or any other part of the specifications and Service Agreement shall be submitted to the Owner no later than 5 days prior to the deadline for receipt of bids by the Owner.

No additional compensation nor relief from any obligations of the Service Agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, any obstructions, drainage conditions and the actual grades.

1.9 Insurability and Bondability

Each Bidder shall supply with its proposal, evidence of insurability and/or bondability commensurate with the requirements specified in the Service Agreement (see Article Three – Warranties, Liabilities, Indemnities, Insurance).

1.10 Proposal Duration

The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the Proposal Delivery Date (see Section 1.5, Proposal Delivery). During this time, all provisions of the Proposal must be in effect, including prices.

1.11 Pricing Instructions

Bidders shall submit their price information on the "Summary Bid Form" and the "Itemized Bid Forms" (see Service Agreement – Exhibit “B”) with all blank spaces completed. Bidders shall also sign the Summary Bid Form and complete the bidder name and address information. Each line item price identified on all Itemized Bid Forms (see Service Agreement – Exhibit “B”) shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit.

1.12 Substitutions

Bidders will not be allowed to make any substitution(s) in materials, quantities or frequencies during the bid process. Bidders shall complete the Summary Bid Form and Itemized Bid Forms (see Service Agreement – Exhibit “B”) using the quantities identified.

1.13 Price Guarantee

Contractor agrees that its pricing to the Owner shall not increase throughout the term of this Service Agreement.

1.14 Contractor Resume

Each Bidder shall submit with its proposal a complete resume of experience and qualifications. The information shall include at least the following: years the Bidder's company has been in business, customer references for comparable jobs, their completed size and approximate dollar value. Biographies of key staff, marketing materials and a project narrative to enable the Owner to understand Bidder abilities should be included. The Owner intends to utilize a standardized review criteria to enable their deliberations. See Attachment Exhibit “G”. The Bidder will complete the blank portions of Exhibit G and submit with proposal.

1.15 Signature and Legibility

The name, address and signature of the Bidder and the price information shall be clearly and legibly written on the Summary Bid Forms and Itemized Bid Forms (see Service Agreement - Exhibit “B”) and Bidder's Proposal shall be signed by a person legally authorized to bind the Bidder to a contract only on submitted hard copies.

1.16 Inspection of Contractor's Facilities

Owner may, upon selecting a Contractor for this work, within 10 days send his representative(s) to visit the Contractor's facilities before executing a Service Agreement.

1.17 Material Quantities

It is the Contractor's responsibility to confirm all material quantities.

1.18 Maintenance Personnel Uniforms

All laborers and foremen of the Contractor shall perform all work on the premises in a uniform to be designed by the Contractor. The Contractor shall have a reasonable time within which to obtain uniforms for new employees. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire are permitted.

1.19 Maintenance Personnel Behavior

No smoking in or around the building(s) will be permitted. Rudeness or discourteous acts by Contractor employees towards tenants, guest, management, etc will not be tolerated. No Contractor solicitation of any kind is permitted on property. Contractor may be asked to park in designated areas.

1.20 Safety

Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under the Service Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work under the Service Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

1.21 Notice of Award and Protests

Notice of the award, including rejection of some or all bids, shall be provided in writing to all proposers by email, United States Mail, or by overnight delivery service.

Any firm or person who is affected adversely by the Meadow Pointe III Community Development District decision to award an agreement shall file with the Owner a written notice of protest within seventy-two (72) hours after receipt of the notice of the Owner's decision. A complete copy of the Owner's Rules of Procedures is available for review at the office of the District Manager.

EXTERIOR LANDSCAPE MAINTENANCE SERVICE AGREEMENT

This Service Agreement is made and entered into this 16th day of February, 2023, by and between Meadow Pointe III Community Development District ("Owner") located at 1500 Meadow Pointe Blvd., Wesley Chapel, FL 33544 and Fieldstone Landscape Services ("Contractor") located at 4801 122nd Avenue North Clearwater, FL 33762 being collectively referred to as the "Parties". Owner's property to be maintained by Contractor is located in Wesley Chapel, FL.

ARTICLE ONE – STATEMENT OF INTENT

Contractor is hereby made aware that both the Owner and the Landscape Maintenance Consultants, OLM, INC., ("Consultant") anticipate that the landscape maintenance at this site shall be of the very highest quality. All work to be performed within the scope of these specifications shall be strictly managed, executed, and performed by experienced personnel.

ARTICLE TWO – SCOPE OF WORK

The landscape maintenance services (as described in Exhibit "A" the "Service Description and Specifications") will be performed by the Contractor in the areas shown in the Maintenance Map attached hereto as Exhibit "E". These specifications include the complete care and guarantee, as defined within these specifications, of all planted trees, plants, groundcovers, and lawn areas within the Maintenance Map.

Contractor shall provide all materials, equipment, and labor required and/or inferred to perform all tasks identified to the specifications and frequencies described in Exhibit "A".

Owner reserves the right to modify the scope of work, i.e., the quantity or type of materials used, the frequency of performance, etc.

ARTICLE THREE – WARRANTIES, LIABILITIES, INDEMNITIES, and INSURANCE

3.1 Warranties

Contractor warrants that work performed and all goods delivered under this Service Agreement, shall be free from any defects in workmanship and material, and shall conform strictly to these specifications. Contractor further warrants that all work shall be performed using Contractor's best efforts and shall be in conformance with industry standards for workmanship.

Contractor shall replace, at Contractor's expense, all plant material which, in the opinion of the Consultant and/or Owner, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the work specified herein.

By executing this Service Agreement, Contractor represents that he has examined carefully all of the contract documents acquainted with the premises where the work is to be performed and all conditions relevant to the work and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the work. Contractor acknowledges that the contract documents are sufficient for the proper and complete execution of the work.

3.2 **Liabilities**

It is the responsibility of the Contractor to notify the Owner in writing of any conditions beyond the control of the Contractor or scope of work of these specifications which may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to the following:

- a. Vandalism and/or other abuse of the property, which results in damage to the plant material.
- b. Areas of the site that continually hold water.
- c. Areas of the site that are consistently too dry.

Contractor shall list any such items on the Weekly Maintenance Worksheet (Service Agreement – Exhibit “D”) along with recommend solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for the repair of such items.

3.3 **Indemnification and Safety**

Contractor shall indemnify and hold Owner harmless, its directors, officers, employees, and agents from any and all claims, suits, actions, liabilities, and costs of any kind, including attorney's fees, for personal injury or death or damage to real property or tangible personal property arising from the acts or omissions of the Contractor, its agents, employees, or subcontractors, without limitation, notwithstanding the monetary limits set forth in Section 3.4 below.

Contractor agrees to indemnify and hold Owner harmless from claims for injuries or damages from the negligent or willful actions of Contractor's employees, agents, contractors or representatives.

Contractor and Owner agree to indemnify and hold harmless Consultant, its directors, officers, employees and agents from any and all claims, suits, actions, liabilities, and costs of any kind, including attorney's fees, for personal injury or death or damage to real property or tangible personal property arising out of Contractor or Owner's failure to identify or resolve a safety issue.

Contractor waives the right to file a mechanic's lien and will indemnify Owner and any lessee against all claims or liens filed by Contractor or its subcontractors or material suppliers. Indemnity shall include costs and attorney's fees.

Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Service Agreement. Contractor shall comply with all applicable OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work under this Service Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

3.4 **Insurance**

Prior to Contractor's performance of any work under this Service Agreement, Contractor shall obtain and maintain in force for the term of this Service Agreement the following insurance coverages, at its own expense. Certificates of Insurance must name the Owner and Consultant as additional insureds and must evidence the following coverages in at least the following limits:

Worker's Compensation and Employer's Liability for all employees working on the property with minimum limits of \$100,000 each occurrence, \$500,000 total policy, \$100,000 per employee.

Comprehensive General Liability, including Contractual and Completed Operations: \$1,000,000 per occurrence and a general aggregate amount of \$2,000,000. Owner and Consultant shall be named as additional insureds under General Liability.

Automobile Public Liability Insurance: Bodily Injury with limits of at least \$250,000 per person and \$500,000 for each accident and Property Damage of least \$100,000 for each accident with medical pay coverage of \$10,000 regardless of fault, covering all owned, non-owned and hired vehicles.

Umbrella or Excess Liability Insurance: \$1,000,000 per occurrence.

Contractor shall furnish satisfactory evidence of the required insurance to Owner prior to the execution of the Service Agreement. Contractor agrees that no policy may be canceled or materially altered without first giving Owner 30 days' written notice. All subcontractors or partners of Contractor must comply with the same insurance coverage requirements.

Contractor is responsible for the proper instruction for all safety measures for their personnel. Contractor is responsible for insuring that all personnel applying restricted material(s) maintain valid licenses for such work and insuring that all chemicals, restricted or otherwise, are applied in accordance with manufacturer's recommendations, industry standards, local, state and federal codes.

ARTICLE FOUR – PAYMENT

Payments by Owner to Contractor for work performed shall be based on the dollar amounts described in Categories A and B from the Summary Bid Form attached hereto as Exhibit “B”, which comprise the Base Payment amount that is to be paid monthly and as described in paragraphs 4.2 and 4.3.

Category A - Landscape Maintenance Total	\$ 294,365.00
Category B - Seasonal Color/Perennial Maintenance Total	\$ 0.00 <small>Included w/ Landscape Maintenance Price</small>
Category C - Seasonal Plant Installation Total	\$ 9,000.00
Category D - Mulch Total	\$ 43,750.00
1ST YEAR TOTAL CONTRACT PRICE	\$ 357,115.00

- 4.1 Payment for Landscape Maintenance (Category A) and Seasonal Color/Perennial Maintenance (Category B), from the Summary Bid Form, will be based on 12 equal monthly payments.
- 4.2 Contractor shall submit to the Owner an invoice based upon the unit price schedule for Categories A and B from the Summary Bid Form (Exhibit “B”) and a detailed statement of all services rendered to the Owner by the Contractor in the preceding month. Within 30 days of receipt of said invoice and statement, the Owner shall remit to the Contractor seventy-five percent (75%) of the "Base Payment", or \$18,397.81, hereinafter referred to as the "Base Payment Fixed Amount".
- 4.3 In addition to the Base Payment Fixed Amount of Categories A and B from the Summary Bid Form, the Contractor may also be entitled to receive a monthly *Performance Payment*TM of twenty-five percent (25%), or \$ 6,132.60, hereinafter referred to as the *Performance Payment*TM. The amount of a *Performance Payment*TM, if any, shall be determined as follows: The Consultant, the Owner and the Contractor shall conduct an inspection of the work performed by the Contractor once per month, and the Consultant shall prepare a Landscape Maintenance Inspection Grade Sheet (see Service Agreement – Exhibit “C”) based on each inspection. Based upon the *Performance Payment*TM percentage (described in Article 8.4 "Grade Evaluation/Scoring") for a month, the Contractor may be entitled to a *Performance Payment*TM for said month based on a score of 87% and above.
- 4.4 Any *Performance Payment*TM due for a month shall be paid concurrent with the Base Payment Fixed Amount for said month. The Consultant will be responsible for scheduling the monthly inspections. The Consultant must be given at least 14 days' notice to reschedule. All inspections will proceed as scheduled with or without the attendance of the Contractor.
- 4.5 *Performance Payment*TM is void unless Consultant performs the Monthly Landscape Maintenance Inspection. If Consultant does not perform the monthly landscape maintenance inspection the Contractor receives full compensation for that month.
- 4.6 Payment for Seasonal Color/Perennial Installation and Mulching, Categories C and D from the Summary Bid Forms, will be invoiced as the work is completed and approved by Consultant and/or Owner.

ARTICLE FIVE – TERMINATION

- 5.1 Owner may terminate the Service Agreement with 30 days’ written notice with or without cause. Termination notice must be sent to and received by the Contractor by Certified Mail. The 30-day notice shall commence on the day of actual receipt of said written notice by Contractor.
- 5.2 Contractor may terminate the Service Agreement with 60 days’ written notice with or without cause. Termination notice must be sent to and received by the Owner by Certified Mail. The 60-day notice shall commence on the day of actual receipt of said written notice by Owner.
- 5.3 The table below is to be used in determining the actual dollar amounts owed to either the Owner or Contractor in the event the Service Agreement is terminated before the end of a twelve-month period (assuming a leveled billing system). The percentages apply only to Categories A and B from the Summary Bid Form (Exhibit “B”) and are representative of the dollar amount of the actual work performed.

To determine this dollar amount, add each month's percentage between the Service Agreement start date and termination date. Multiply this percentage by the A and B total to determine the amount of actual work done. The difference between this total, compared to the amount actually paid [1/12 x (A+B)], is the amount owed to either the Owner or the Contractor.

Mth	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
%	5	6	7	10	10	10	10	10	10	10	7	5

Example:

Category A plus Category B from the Summary Bid Form is \$12,000.00. The Service Agreement start date is January 1. The termination date is July 31. The total of the percentages = 58%. 58% x \$12,000 = \$6,960.00, which represents the actual work done. The actual amount paid was \$1,000.00/month x 7 months = \$7,000.00. Because the actual amount of work done is less than the actual amount paid, the Contractor owes the Owner \$40.00.

ARTICLE SIX – SCHEDULING

6.1 Timing

Scheduling of maintenance visits will be determined by the Owner. The Owner shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled.

Owner may at any time request alterations to the general maintenance service provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials or labor.

ARTICLE SEVEN – BILLING/ADDITIONAL WORK REQUEST

7.1 Billing

It is the Contractor's responsibility to inspect and manage the need for the specified items and frequency of the specified items in the Itemized Bid Form in Exhibit “B”. It is also the responsibility of the Contractor to notify the Consultant/Owner (see Article 4.2) of items performed to ensure they do not exceed the frequencies specified on the Category A and B (Maintenance Itemized Bid Forms – Exhibit “B”).

Labor unit prices, including a per supervised man-hour cost and a per labor hour cost, shall be provided for any proposed Contractor work outside the Service Agreement scope that the Owner requests. Any such work must be approved in writing by the Owner before it is begun by the Contractor.

When any extra work is performed and the Owner deems such work entitles compensation beyond the monthly price of maintenance, the Contractor will complete an additional work request showing:

- a. The number of workmen, their title, and the number of man-hours required to perform the work.
- b. A brief description of the nature of the work, a list of materials used, along with an estimate of total cost to complete work.
- c. All possible associated future costs, i.e., mulch, additional irrigation heads.

ARTICLE EIGHT – LANDSCAPE MAINTENANCE INSPECTIONS

8.1 Weekly Inspections

Contractor is responsible for a weekly inspection of the entire property and for the performance of all items required and referred to in these specifications.

8.2 Weekly Maintenance Worksheet

Contractor is also responsible for notifying the Owner and the Consultant through the Weekly Maintenance Worksheet (Exhibit “D”) of any problems. This worksheet must be sent to District Manager and Consultant on a weekly basis. These forms are very important in protecting both the Owner and Contractor when discrepancies occur. The Contractor may use its own formatted worksheet form upon approval of the Owner and/or Consultant. Any items not called to the attention of the Owner and Consultant that result in any damage to the property will become the liability of the Contractor.

8.3 Monthly Landscape Maintenance Inspection

Owner and Consultant will perform a monthly site inspection with the Contractor. At that time, the Consultant will compile a list of landscape related items that should be performed before the next site inspection. Consultant will be responsible for scheduling the monthly inspections. Consultant must have no less than a 14-day notice if there is a need to reschedule. All scheduled inspections will proceed with or without the attendance of the Contractor.

8.4 **Grade Evaluation/Scoring**

Consultant will be responsible for the graded evaluation of the property. The final grade evaluation will be determined by the timely and quality execution of the Contractor's landscape maintenance functions. The Contractor's monthly *Performance Payment*TM will be determined by the final score, based on the form labeled Sample Landscape Maintenance Inspection Grade sheet (Exhibit "C"). The minimum passing score on the Landscape Maintenance Gradesheet is 87%. Each item listed on the Inspection Form has a specific amount of points from which deductions may be made for the improper execution of each landscape-related task. Items are not scored if the work is being performed to industry standards.

ARTICLE NINE – COMPLIANCE WITH LAWS

Contractor shall, at its own expense, obtain all necessary permits and licenses required by any federal, state, county or local codes, laws, ordinances and regulations. Contractor will comply with all applicable state, federal, county and local laws, orders and judicial decisions, including, but not limited to matters regarding occupational health and safety.

ARTICLE TEN – MISCELLANEOUS

This Service Agreement, together with all Exhibits, shall supersede any and all agreements, both oral and written, between the Parties with respect to the rendering of services by the Contractor for the Owner.

The invalidity in whole or in part of any provision of this Service Agreement shall not affect the validity of any other provision.

The rights and remedies of the Parties shall be cumulative and in addition to any other rights and remedies provided by law or equity. A waiver of a breach of any provision hereof shall not constitute a waiver of any other breach. This Service Agreement shall be governed and construed in accordance with the laws of the State of Florida with venue in Pasco County, Florida.

No subsequent agreement concerning the service provided shall be effective unless made in writing and executed by authorized representatives of the Parties.

Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Service Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor

is placed on the convicted vendor list, the Contractor shall immediately notify the Owner whereupon this Service Agreement may be terminated by the Owner.

Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Service 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 shall immediately notify the Owner whereupon this Service Agreement may be terminated by the Owner.

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

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 SERVICE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 5844 Old Pasco Rd, Suite 100, Wesley Chapel, Florida 33544.

It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Service Agreement. As an independent contractor, nothing in this Service Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and Owner. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, Owner without the prior written approval of Owner. 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 Owner.

Notices shall be in writing, effective upon receipt, if mailed, emailed, or faxed to:

Owner: Company Name Meadow Pointe III Community Development District
 Street Address 1500 Meadow Pointe Blvd
 City, State Wesley Chapel, FL 33544
 ATTN.: Darryl Adams , DM, Rizzetta & Co
 Tel.: 813-533-2950
 E-Mail: darryla@rizzetta.com

Contractor: Company Name Fieldstone Landscape Services, LLC
 Street Address 4801 122nd Avenue North
 City, State Clearwater, FL 33762
 ATTN.: Bobby Williamson
 Tel.: 727-822-7866
 E-Mail: bwilliamson@fieldstonels.com

The Exhibits and Schedules attached to this Service Agreement and made a part hereof are:

Exhibit "A"	Service Description and Specifications
Exhibit "B"	Summary and Itemized Bid Forms
Exhibit "C"	Landscape Maintenance Inspection Gradesheet
Exhibit "D"	Weekly Maintenance Worksheet
Exhibit "E"	Maintenance Map
Exhibit "F"	Irrigation Controllers
Exhibit "G"	Evaluation Criteria
Exhibit "H"	Contractor Emergency Response Plan

Any subcontractor utilized by Contractor shall be total responsibility of Contractor. All terms and conditions of this Service Agreement imposing responsibilities and obligations on Contractor shall apply to any and all subcontractors as if they were the responsible contractor.

In the event suit is brought or an attorney is retained by either Party to enforce the terms of this Service Agreement, the prevailing Party shall be entitled to recover, in addition to any other remedy to which that Party may be entitled, reimbursement for reasonable attorney's fees.

The terms and provisions of this Service Agreement that by their sense and context are intended to survive the performance thereof by the Parties shall survive the completion of performance and termination of this Service Agreement.

This Service Agreement shall not be assigned by the Contractor without prior written consent of the Owner.

ARTICLE ELEVEN – SIGNATURES

Having carefully examined this Service Agreement, as well as the premises and the conditions affecting the work outlined herein, the undersigned Contractor agrees to furnish all services, equipment, labor and materials called for in said documents. The initial term of this Service Agreement shall begin on April 1, 2023 and expire on March 31, 2026. At the end of the initial term, this Service Agreement shall 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 provision above.

The parties hereto signing this Service Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Service Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Service Agreement as of the day and year first written above.

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
(Owner)

By: _____

Name: _____

Title: _____

Date: _____

COMPANY NAME
(Contractor)

By: Bobby Williamson

Name: Bobby Williamson

Title: Vice President

Date: 02/16/2023

EXHIBIT “A”**SERVICE DESCRIPTION AND SPECIFICATIONS**

The indications for Line Items after each specification correspond to the Landscape Maintenance Itemized Bid Form and Seasonal Plant Maintenance Itemized Bid Form – Exhibit “B” and are to be performed to the frequencies specified.

I. TURF MAINTENANCE**A. St. Augustine Mowing**

Turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one third of the grass blade is to be removed when cutting. Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds. Turf mowing is expected weekly during the growing season and biweekly during the period of dormancy. *(Line Item: Mow)*

B. Bahia/Bermuda/Zoysia Mowing

Turf shall be cut to an appropriate height to provide clean and professionally maintained appearance. Heights of cuts of two (2) to five (5) inches may vary seasonally and per published best practices. Turf mowing is expected weekly during the growing season and biweekly during the period of dormancy. *(Line Item: Mow)*

C. Edging

Contractor shall be responsible for edging all curbs, walkways and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable.

Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. *(Line Item: Edge Bedlines/Edge Hardlines)*

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf.

Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy turf. *(Line Item: Turf Fertilization)*

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of Fire Ants throughout maintained areas.

Mounds are to be removed and soil leveled to previous grade after Fire Ants have been killed. *(Line Item: Insect/Disease Control)*

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall schedule irrigation events to achieve optimal soil moisture and favorable growing conditions with compliance to local ordinance. Contractor shall be responsible for damage to items that were not reported to the Owner in writing and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. *(Line Item: Irrigation Management)*

G. Turf Weed Control

Contractor shall maintain all turf in such a way as to control and strive to eliminate weeds. The program will include pre-emergent, post emergent, and mechanical weed control methods. *(Line Item: Turf Weed Control)*

H. Monofilament Trim

After each mowing operation, the Contractor shall use a weed eater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. *(Line Item: Monofilament Trim)*

II. SHRUB AND GROUNDCOVER MAINTENANCE

A. Pruning

All shrubs shall be pruned using a combination of hand pruning and mechanical shears to remove dead and/or damaged wood to allow for natural development of plant material, and to create the effect intended by the Consultant and Owner. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries. Pruning should conform to published industry standards.

Deep hand pruning and/or structure pruning should be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, promote interior growth, and an aesthetically pleasing appearance. Removal of up to 50% of the height and foliage of plants or greater depending on the age and size of plant material, shall take place during these pruning. *(Line Item: Shrubs or Groundcover Trim)*

B. Ornamental Grass Pruning

All Ornamental grasses shall be pruned to an approximate 12 to 18-inch height removing previous year's growth and drying and declining foliage. This pruning shall take place once plants begin to "shatter" or fall apart, approximately January. All pruning debris shall be removed from the site. *(Line Item: Shrub/Groundcover Pruning)*

C. Groundcover Pruning

Groundcover shall be pruned as needed to maintain separation away from base of trees, shrub masses, and hardscapes. All pruning debris shall be removed from the site. *(Line Item: Shrub/Groundcover Pruning)*

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. *(Line Item: Shrub Fertilization)*

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. *(Line Item: Insect/Disease Control)*

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the Owner in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for the watering of any shrub or groundcover areas unless plant material is under warranty. *(Line Item: Irrigation Management)*

G. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas should be maintained to control and strive to eliminate weeds. *(Line Item: Bed Weed Control)*

III. TREE MAINTENANCE**A. Pruning**

Contractor shall be responsible for maintaining all trees such that no branches/limbs will overhang on sidewalks and parking areas lower than 10 feet from the ground. Lower branching on all trees shall be pruned as needed, to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet, excluding palm trees. Trees located in natural area shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance.

Contractor will be responsible for pruning all ornamental trees such. Pruning will include the shaping of all heads, removal of conflicting branches and removal of interior sucker growth.

Street tree pruning will also include tree well edging and weed control per above referenced standards. *(Line Item: Tree Pruning)*

Palm Pruning. All palms shall be pruned and shaped as required, removing dead fronds and spent seedpods. Palms should not be severely pruned. All palms should be pruned at a 90-degree angle with no "carrot topping." Palms are to be thoroughly detailed with all fronds trimmed to lateral position and removal of all seedheads. When pruning, all pruning equipment shall be sterilized prior to the pruning of each tree. Spikes are never to be used when climbing trees. Contractor shall not be responsible for pruning palms over 50 feet in overall height. *(Line Item: Palm Pruning)*

B. Fertilization

Contractor shall be responsible for fertilizing all planted trees that have a caliper of eight (8) inches or less. Contractor is required to notify Owner and make recommendations, in writing, of all other trees that may need supplemental fertilization. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. *(Line Item: Tree Fertilization)*

Palms are to be fertilized as called for using fertilizers especially formulated for Palms. *(Line Item: Palm Fertilization)*

C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems for all planted trees that have a caliper of eight (8) inches or less. Treatment applies to planted trees that still are staked or guyed and planted trees that have a caliper of 8 inches or less. *(Line Item: Insect/Disease Control)*

D. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees that were not reported to the Owner in writing and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any trees unless plant material is under warranty. *(Line Item: Irrigation Management)*

E. Staking

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Contractor. However, trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing for review and approval. *(Line Item: Tree Pruning)*

IV. SEASONAL COLOR/PERENNIAL MAINTENANCE/INSTALLATION

A. Bed Preparation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for existing pots and annual bed areas based on plant spacing as specified.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a Grade A quality seasonal color display. Contractor shall be responsible for taking general and micronutrient tests of annual bed areas. The Owner and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by report. Beds shall be tilled to a depth of 14 inches with all amendments thoroughly mixed. Fertilizers should be raked into the top six (6) inches or soil mix. pH adjustment should be made during each seasonal rotation.

Bed areas shall be formed to create a moderate crown which "faces up" toward the direction of the greatest foot or automobile traffic. Remove rocks and debris, and trench all sides of bed which face curb or turf at a depth of three (3) inches before final mulching.

B. Seasonal Color Plant Replacement

Contractor shall be responsible for replacing any annuals that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the Owner and Consultant.

C. Mulching

Bed areas shall have one quarter (1/4) inch of finely ground mulch at all times, not allowing bare soil areas to be visible.

D. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned as specified to avoid plants becoming leggy or unsightly and to maintain a consistent uniform mass. (*Line Item: Deadheading and Pruning*)

E. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. (*Line Item: Fertilization*)

F. Insect and Disease Control

Contractor shall be responsible for weekly inspections of annual bed areas and treatment of any insect or disease related problems. (*Line Item: Insect/Disease Control*)

G. Watering

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the Owner in writing and will be responsible for replacement of these items.

Contractor shall not be responsible for manual watering of plant material unless plant material has not yet established. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established. (*Line Item: Watering*)

H. Perennial Maintenance

All perennial beds are to be serviced on a weekly basis. The removal of all spent blooms, flower stalks, and declining foliage shall be performed weekly or as needed. A one-time (fall or late winter) cut back and mulching of all foliage shall also be included in the cost. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included. All Daylilies and Liriope shall be cut back (either manually or mechanically) in the early spring. (*Line Item: Seasonal Color/Perennial Maintenance*)

V. MULCHING FOR TREE AND SHRUB BED AREAS**A. Medium Pine Bark Nugget Mulch**

Contractor will be responsible for pricing complete application(s) of medium pine bark nugget mulch that will occur at the Managing Agent's discretion. Mulch is to be spread at a depth of one and one half (1-1/2) inches such that none of the old or previously laid mulch is visible. Contractor is responsible for accurate measurement of all bed areas and tree circles as part of the bid process. Contractor is responsible for spot mulching of any bare soil areas that have resulted due to underestimation of mulch or landscape maintenance performance i.e., mower damage around bedlines, treewells, etc. (*Line Item: Mulch*)

B. Trenching

Bedline edges shall be trenched and beveled at a depth of three (3) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All beds bordered by turf shall be defined by creating a one-inch beveled trench with smooth, symmetrical, parallel bedlines. A three-inch (3") deep trench is not required along turf bedlines. All treewells located in turf areas should have root balls raked smooth, removing all old water rings or excessive soil, etc., making all treewells as uniform in size and shape as possible. Treewell root ball rings within turf areas are to be made uniform in diameter to be consistent with similar varieties within that location. All trenching soil including mulch and debris shall be disposed of offsite and is not to be redeposited back into bed areas. (*Line Item: Trenching*)

VI. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

As a part of each weekly maintenance visit, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. A complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will also be performed. This will encompass complete removal of weeds at curbs, sidewalks, parking lot surfaces, roadways, and pavers, and other trash that has settled in these areas. Parking lot areas will be kept clean within 15 feet of curbs and planted areas. *(Line Item: Debris Disposal)*

B. Weed Control

All parking lot areas, curb and gutters, driveways, parkways, storage and loading dock areas shall be maintained to control and strive to eliminate weeds. *(Line Item: Bed Weed Control)*

C. Disposal of Debris

All debris shall be disposed of off site. *(Line Item: Debris Disposal)*

D. Severe Weather Cleanup

In the event of a natural disaster, such as a hurricane or tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If Owner elects, they may request that the Contractor utilize dedicated man hours for the purpose of severe weather clean up. The Contractor will provide at contract commencement a list of labor, equipment prices to achieve site egress post storm event, cut-stack services and itemized billing for any storm clean-up.

E. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions. *(Line Item: Debris Disposal)*

VII. LEAF REMOVAL

A. Leaf Collection

Contractor shall be responsible for weekly removal of leaf buildup in turf, straw, and bed areas. All leaves and debris must be collected and removed off site during weekly service visits. *(Line Item: Debris Disposal)*

B. Disposal of Debris

All debris shall be disposed of off site. *(Line Item: Debris Disposal)*

VIII. NATURAL AREA MAINTENANCE

All areas along wooded natural areas should be kept free of limbs, debris and weeds. Overgrowth extending into, over up to fifteen feet or onto formally landscaped areas is not permitted.

The District has marked with wooden posts certain areas to assure the contractor maintains wood lines behind these areas. Any unmarked wood line boundaries shall be maintained, as needed, so there is a five (5'-0") foot buffer between mowed turf and natural growth. Periodic rough-cut mower (i.e. bush hog type) or brush blades may be used to maintain this buffer. Any overhang up to fifteen (15'-0") vertical is to be pruned as needed. Natural leaf drop will not have to be removed unless it creates decline in adjacent turf condition.

These areas can also be used for leaf deposit if Owner's written permission is obtained.

Any dead tree removal is not the responsibility of the Contractor under this provision.
(*Line Item: Debris Disposal*)

IX. PLANT MATERIAL DISPOSAL

A. Removal

Dead plant material, not requiring general tree surgeon practices for removal shall be removed and disposed of immediately by the Contractor. (*Line Item: Debris Disposal*)

B. Replacement

Contractor shall contact and advise the Owner, in writing, of possible replacements. Plant replacement necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

X. IRRIGATION SYSTEM

A. Irrigation Inspection and Management

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of the Service Agreement and as needed. Contractor shall be required within first 30 days of Commencement of the Service Agreement and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner. Owner shall be responsible for all costs associated with making irrigation systems completely operational prior to Contractor assuming responsibility as described throughout Section X. Irrigation System. The Contractor shall provide a price schedule of irrigation parts to be provided as a part of the scope of work in a "cost-plus" basis. Repairs are billable on a time and materials basis.

Contractor agrees to program, monitor, adjust and manage all automatic entire irrigation systems for all areas as to proper frequency, duration, and operation of supplemental watering on a daily basis. At all times the system shall be functioning properly and conforming to all related codes and regulations. Adjustments include but are not limited to flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment.

Contractor agrees to be responsible for monitoring all systems within the described premises and correct for coverage, adjustment, clogging of lines and removal of obstacles, including plant materials and turf, which obstruct the spray. Contractor shall be responsible for checking and adjusting all controllers to assure proper operation.

Contractor will provide a written monthly summary report of inspections, schedules, repairs or vandalism. (*Line Item: Irrigation Management*).

XI. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATION SHEET

- A.** All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The specifications are intended to be consistent with current label instructions. In the event the specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be made available to the Owner on request. Spray placards are to be placed and visible prior to spray applications.
- B.** Contractor will be responsible for applying chemicals and fertilizers. Contractor is totally responsible for furnishing the Owner with healthy, vigorous plant material throughout the term of the contract.
- C.** Chemical forms may vary with weather conditions.
- D.** Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.
- E.** Contractor will be responsible for taking general and micronutrient tests of turf and shrub bed areas. The Owner and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by the report within 45 days of the execution of the contract. Periodically, the Contractor may utilize soil testing to identify localized areas of chronic nutrient deficiencies.
- F.** Contractor will be responsible for making any extra visits necessary during the year to correct any problems which may occur during the duration of the contract.
- G.** Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.
- H.** Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
MEADOW POINTE III CDD
Wesley Chapel, FL

This Summary Bid Form totals the Itemized Bid Forms for Categories A, B, C and D. The combined annual sum of all four categories is defined as the "Total Bid Price"

A. Landscape Maintenance Total	\$294,365.00
B. Seasonal Color/Perennial Maintenance Total	\$0.00 Included w/ Landscape Maintenance
C. Seasonal Plant Installation Total	\$ 9,000.00
D. Mulch Total	\$43,750.00
1ST YEAR TOTAL BID PRICE	\$ 347,115.00
2ND YEAR TOTAL BID PRICE	\$ 347,115.00
3RD YEAR TOTAL BID PRICE	\$ 357,115.00

Contractor Name Fieldstone Landscape Services, LLC

Contractor Address 4801 122nd Avenue North, Clearwater, FL 33762

Contractor Signature *Bobby Williamson*

Title Vice President

Telephone Number 727-822-7866

Date 02/16/2023

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement and run concurrently thereof for an initial period of three (3) years.

ADDENDA

We acknowledge receipt of the following Addenda, which are included in our proposal.

ADDENDUM #	DATED:
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

MEADOW POINTE III CDD

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

FUNCTION	FREQUENCY (PER YEAR)
Mow – St. Augustine/Bermuda/Zoysia	44
Edge (Bedlines)	44
Edge (Hardlines)	44
Monofilament Trim	44
Mow - Bahia	35
Edge (Bedlines)	35
Edge (Hardline)	35
Monofilament Trim	35
Turf Fertilization	6
Turf Insect/Disease Control	52
Turf Weed Control	52
Shrub/Groundcover Trim	12
Shrub Fertilization	2
Groundcover Fertilization	2
Shrub/Groundcover Insect/Disease Control	52
Bed Weed Control	52
Tree Pruning	12
Tree Fertilization	2
Palm Pruning	4
Palm Fertilization	4
Tree Insect/Disease Control	52
Debris Disposal	52
Irrigation Management	52

Landscape Maintenance: \$231,368.00 Irrigation Management: \$11,150.00 Fertilization & Pest Control: \$37,250.00 Hardwood & Palm Pruning: \$15,000.00

CATEGORY A.

**1ST YEAR LANDSCAPE
MAINTENANCE TOTAL**

\$ 294,365.00

MEADOW POINTE III CDD

CATEGORY B

**SEASONAL COLOR/PERENNIAL MAINTENANCE
ITEMIZED BID FORM**

SEASONAL COLOR MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	52
Pruning	12
Insect/Disease Control	52
Fertilization	12

Seasonal Color Maintenance Subtotal

\$ 0.00

Included w/
Landscape Maintenance
Price

PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	32
Cut Back	2
Insect/Disease	52
Fertilization	2
Mulching	1

Perennial Maintenance Subtotal

\$ 0.00

Included w/
Landscape Maintenance
Price

**CATEGORY B. 1ST YEAR SEASONAL COLOR/PERENNIAL
MAINTENANCE TOTAL**

\$ 0.00

MEADOW POINTE III CDD

CATEGORY C

SEASONAL COLOR INSTALLATION ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
1,800	Summer Annuals	4"	\$2.50	\$4,500.00
1,800	Fall Annuals	4"	\$2.50	\$4,500.00

**CATEGORY C. 1ST YEAR SEASONAL COLOR
INSTALLATION TOTAL** **\$ 9,000.00**

NOTE 1: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 2: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 3: Specific colors and varieties shall be mutually agreed upon prior to installation.

NOTE 4: Contractor is responsible for estimating and confirming the quantity of flowers based on the spacing shown below:

- b. Distance away from curbs, turflines, etc.
 - Summer Annuals 10"
 - Fall Annuals 8"

- b. On Center (o.c.) Spacings
 - Summer Annuals 10"
 - Fall Annuals 8"

MEADOW POINTE III CDD

CATEGORY D

MULCH ITEMIZED BID FORM

MATERIAL and FUNCTION	CUBIC YARDS	UNIT PRICE	TOTAL PRICE
Medium Pine Bark Nugget Mulch (First Mulching)	625	\$70.00	\$43,750.00
Trenching (First Trenching)			Included in Mulch Install Price

Contractor is responsible for measuring and confirming the quantity of mulch application(s) per year.

CATEGORY D. 1ST YEAR MULCH TOTAL \$ 43,750.00

MEADOW POINTE III CDD
SUPPLEMENTAL PRICING FORM

1. Pine Bark Nugget Mulch - (cost/yard, spread on site)	\$ 70.00
2. Additional Labor with truck and hand tools (cost/man hour)	\$ 45.00
3. Additional labor with truck and small power equipment (i.e., edger, blower, etc.) (cost/man hour)	\$50.00
4. Additional labor with truck and light power equipment (i.e., 36" and 52" walk mower) (cost/man hour)	\$55.00
5. Additional labor with truck and heavy power equipment (i.e., hustler, tractor, bush hog) (cost/man hour)	\$70.00
6. Watering with Hydroseeder including operator (cost/man hour)	\$150.00
7. St. Augustine sod laid, site ready (cost/square foot)	\$1.50
8. Cost per hour – General Labor	\$45.00
9. Cost per hour – Irrigation Service Technician	\$75.00
10. Tree Saver/OTC Palm Injection (per palm/per event)	\$ 55.00
11. Cost per additional street tree. Refer to tree pruning specifications.	\$500.00

The prices above shall be commensurate with the contract term.

EXHIBIT "C"

SAMPLE MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADE SHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date _____ Score: _____ *Performance Payment*TM % _____

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

EXHIBIT "D"
WEEKLY MAINTENANCE WORKSHEET

- 1) Date of maintenance visit: _____
- 2) Supervisor: _____
- 3) Watering man-hours: _____
- 4) Listing of problems and locations:
 - a) Insect and plants: _____

 - b) Disease and plants: _____

 - c) Nutrient problems and plants _____

 - d) Dry plants: _____

 - e) Wet plants: _____

 - f) Amount of mulch applied: _____
 - g) Amount of mulch needed or applied over designated amount: _____
 - h) Dead plants removed: _____

 - i) Tree service work needed: _____

 - j) Irrigation damage and repairs: _____

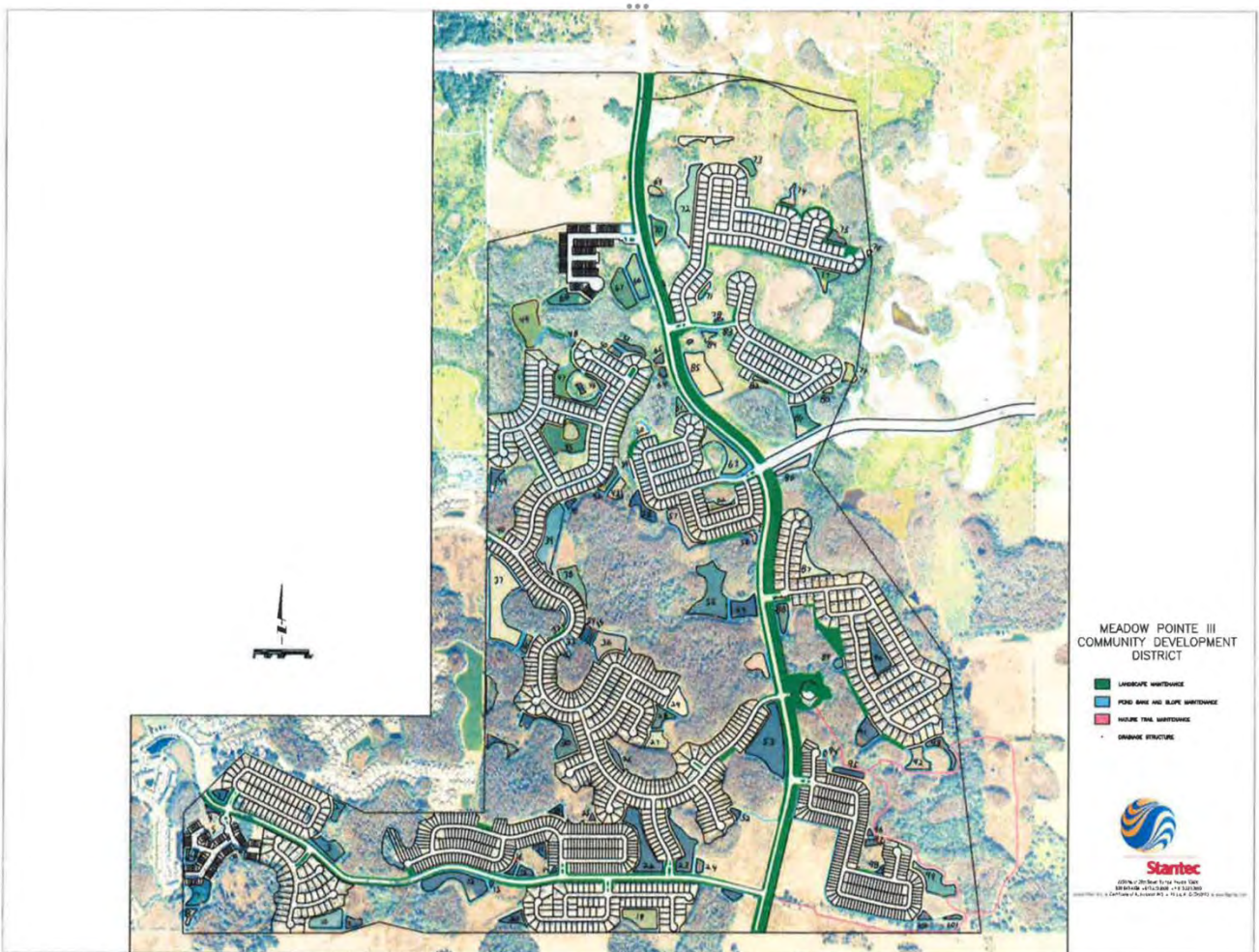
- 5) Extra work performed:
 - a) Number of men: _____
 - b) Their title(s): _____
 - c) Hours per man: _____
 - d) Description of work performed: _____

General Notes:

Please list any items the Owner and/or Consultant needs to know of any extra work that is to be performed outside of the grounds maintenance contract scope. Also, give an estimate of time to perform the work: _____

EXHIBIT "E" MAINTENANCE MAP

BOUNDARY DESCRIPTIONS OF AREAS TO BE MAINTAINED INCLUDING PASCO COUNTY
FOLIO NUMBERS



IRRIGATION CONTROLLERS



EXHIBIT "F" continued

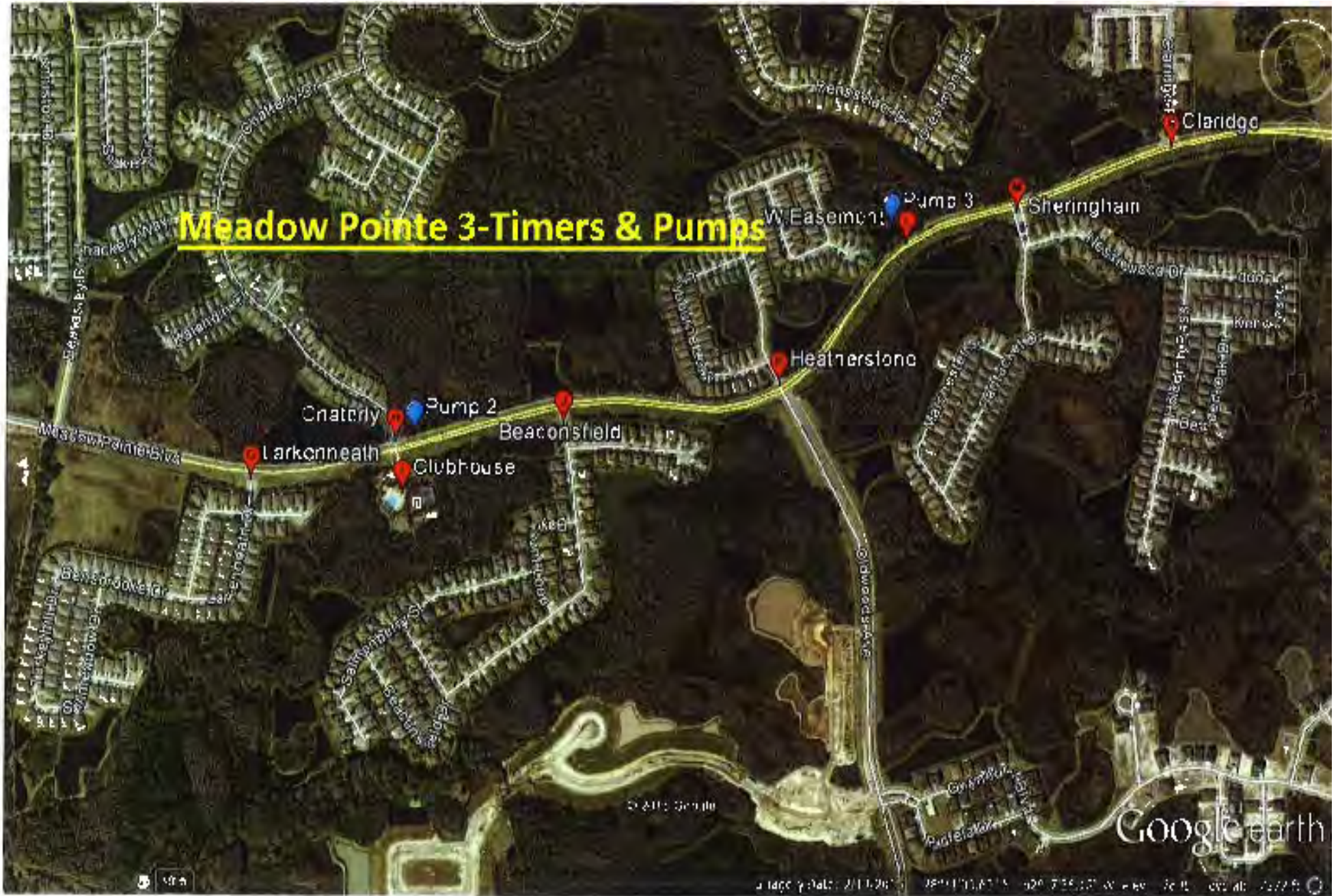


EXHIBIT "G"
EVALUATION CRITERIA

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES
EVALUATION CRITERIA:

NAME OF COMPANY: Fieldstone Landscape Services, LLC
Additional Documents/Information added to the end of Contract

1. Personnel

(20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name Years Exp.

- 1. Bobby Williamson; Vice President - (18) years
- 2. Jonathan Maceria; Maintenance Director - (12) years
- 3. Sean Akers; Irrigation Director - (25) years
- 4. Robert Tabone; Horticulture Director - (30) years
- 5. Justin Parker; Construction Director - (20) years

Position/Certifications Florida Pest Control License, Dept. of Agriculture Pest Control License, _____

Landscape Architect, Certified Landscape Maintenance Technician, BPM Certified

Duties and Responsibilities Lead and Direct the day-to-day operations for Fieldstone Divisions _____

Proposed Staffing Levels

Landscape Maintenance staff will include; _____ laborers, _____ Supervisors, and _____ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc)

Name Years Exp.

- 1. Sean Akers; Irrigation Director _____
- 2. Robert Tabone; Horticulture Director _____
- 3. _____
- 4. _____

- Grounds & Pond Maintenance: (8) crew members (2) Foremen
- Plant & Shrub Maintenance: (5) crew members (1) Foreman
- Bed Weed Maintenance: (2) crew members (1) Foreman
- Irrigation Maintenance: (2) Irrigation Technicians
- Fertilization & Pest Control: (1) Horticulture Technician

Position/Certifications Florida Pest Control License, Dept. of Agriculture Pest Control License, BPM _____

Duties and Responsibilities Lead and Direct the day-to-day operations of Horticulture & Irrigation Divisions _____

2. Experience (20 Points Possible) (_____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc)

1. Project Name/Location: Esplanade at Starkey Ranch Homeowners Association - Odessa, FL

Contact: Contact Phone: Kimberly Krieg; Property Manager 352-509-6460

Project Type/Description: Maintenance Free Single Family Community w/ Common Grounds & (530) Homes

Dollar Amount of Contract: \$738,200.00

Your Company's Detailed Scope of Services for Project: Landscape Maintenance, Irrigation Maintenance, Horticulture

Duration of Contract: START DATE: 09/01/2022 END DATE: Active

2. Project Name/Location: Cheval West CDD - Lutz, FL

Contact: Contact Phone: Shelly Bramm; Property Manager 813-220-9311

Project Type/Description: Single Family Community w/ Common Grounds, Roadways, & Amenity Center

Dollar Amount of Contract: \$170,300.00

Your Company's Detailed Scope of Services for Project: Landscape Maintenance, Irrigation Maintenance, Horticulture

Duration of Contract: START DATE: 05/01/2018 END DATE: Active

3. Project Name/Location: Carrollwood Village Homeowners Association; Phase II & III - Tampa, FL

Contact: Contact Phone: Dawn Archambault; Property Manager 813-767-8738

Project Type/Description: Dollar Amount of Contract: \$499,000.00

Your Company's Detailed Scope of Services for Project: Landscape Maintenance, Irrigation Maintenance, Horticulture

Duration of Contract: START DATE: 01/01/2018 END DATE: Active

4. Project Name/Location: Advance Disposal - Clearwater, FL

Contact: Contact Phone: Scott Hanus; Facilities Director 727-572-7675

Project Type/Description: Pinellas County Dump and Processing Stations

Dollar Amount of Contract: \$801,802.00

Your Company's Detailed Scope of Services for Project: Landscape Maintenance, Bush Hog Services, Roadway Liter Removal, Horticulture

Duration of Contract: START DATE: 08/01/2019 END DATE: Active

5. Project Name/Location: Raymond James Financial Corporate Campus - Saint Petersburg, FL

Contact: Contact Phone: Jim Bennett; Facilities Director 727-567-4065

Project Type/Description: Corporate Campus w/ Multiple High Rise Buildings

Dollar Amount of Contract: \$224,138.00

Your Company's Detailed Scope of Services for Project: Daily Porter Service, Landscape Maintenance, Irrigation Maintenance, Horticulture

Duration of Contract: START DATE: 12/01/2019 END DATE: Active

3. Understanding Scope of RFP (15 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (25 Points Possible) (____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). $(210,000/265,000) \times 25 = 19.81$, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). $(210,000/425,000) \times 25 = 12.35$, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6. Proposer's Total Score (100 Points Possible) (____ Points Awarded)

EXHIBIT “H”
CONTRACTOR EMERGENCY (aka HURRICANE) RESPONSE PLAN

Contractor is to provide a written narrative, description of process including timeline and cost information to assist the CDD in any needed recovery efforts from a Hurricane or large scale storm event.

Fieldstone Emergency Storm Cleanup Process Document Attached



FIELDSTONE

Fieldstone Landscape Services General Information

Applicable State and Federal License

1. GI-BMP
2. Florida Dept. of Agriculture Pest Control License Number: JF270010
3. CPCO License
4. Commercial Fertilizer Applicator License

Locations

1. 4801 122nd Avenue North, Clearwater, FL 33762
2. 14807 North 12th Street, Lutz, FL 33549

Key Personnel

1. Chris Eastman - President
2. Bobby Williamson - Vice President
3. Shane Wumkes - Sales & Development Director
4. Jonathan Maceria - Maintenance Director
5. Sean Akers - Irrigation Director
6. Robert Tabone - Horticulture Director
7. Justin Parker - Enhancement Director
8. Devon Santiago - Tree Care Director
9. Debra Grover - Accounting Director

Proposed Fieldstone Landscape Teams

The following Teams will be responsible for Completing Scope of Work

- Landscape Maintenance Services (Mowing/Trimming/Bed Weed Maintenance)
 - Grounds: (2) 5-person Teams
 - Detail: (1) 6-person Team
 - Bed Weeds: (1) 2-person Team
- Irrigation
 - Inspections/Repairs: (2) Irrigation Technicians
- Horticulture
 - Fertilization & Pest Control Services: (1) Horticulture Technician
- Subcontractors
 - Fieldstone Landscape Services uses no Subcontractors. All services are completed in-house.



FIELDSTONE

Fieldstone Landscape Services General Information

References:

Esplanade Starkey Ranch HOA

Location: Odessa, FL
Contact: April Hueter
Email: ahueter@evergreen-lm.com
Scope: Complete Landscape Management Contract
Contract Amount: \$738,200.00

Carrollwood Village HOA - Phase II & III

Location: Tampa, FL
Contact: Dawn Archambault
Email: TheVillage@greenacre.com
Scope: Complete Landscape Management Contract
Contract Amount: \$499,000.00

Cheval West CDD

Location: Lutz, FL
Contact: Shelly Bramm
Email: sbramm@greenacre.com
Scope: Complete Landscape Management Contract
Contract Amount: \$170,300.00



FIELDSTONE

Equipment Schedule

Quantity	Description
8	Scags 61-inch
2	Scags 36-inch
8	Exmark 30-inch pushmower
1	Exmark 36-inch walk-behind
2	Exmark 52-inch stander
2	Exmark 48-inch zero-turn rider
2	Exmark 60-inch zero-turn rider
21	Exmark 52-inch walk-behind
1	TORO 52-inch stander
1	Grasshopper 329 60-inch rider
2	Hustler 52-inch stand-behind
1	Hustler 60 inch zero-turn rider X2
1	Hustler 60 inch zero-turn rider
3	Hustler 72 inch zero-turn X2
4	Hustler 104-inch rider
2	Hustler 60-inch stand-behind
1	Hustler 60-inch stand-behind X9
4	Z-Spray
1	Billy Goat LG Blower
1	California Mower Trim Mower
1	HINO Grapple truck
1	Bandit SG 40 Stump Grinder
1	TZX-730 Lift - 83'
1	Cast 23 Loader

Quantity	Description
1	Ford E350
4	Ford F-150
5	Ford Maverick
1	Ford F350
12	Chevy Silverado
3	Chevy 3500
4	Chevy 4500
1	Chevy Tahoe
1	Chevy NPR
1	Chevy TRAX
1	GMC Yukon
5	Dodge PROMASTER
5	Isuzu NPR
4	SPRC
4	Spartan Enclosed Cargo Trailer
2	Spartan Cargo Trailer
4	SPRC Cargo Trailer
3	Down 2 Earth Trailer
7	COVE Trailer
1	BIG TEX
1	HINO PAC MAC





FIELDSTONE

Hurricane season is here, and Fieldstone is hoping for the best, but preparing for the worst. In the unfortunate case of disaster, we have procedures in place to ensure our teams can aid you in a timely fashion. Providing the best possible service available is of the utmost importance to us, consequently, Fieldstone is primed with an action plan to respond quickly and efficiently to all damages.

Once we are dispatched to your location, at our pre-approved emergency rate, our prioritizing strategy will facilitate the property's functionality and will keep costs to a minimum. Please review the list below to provide some guidance in allocating resources on your property.

- Priority 1: Clearing vehicle access to allow any emergency personnel
- Priority 2: Trim and remove remaining hazardous damaged limbs
- Priority 3: Clearing debris from structural dwellings that may cause a dangerous situation
- Priority 4: Re-planting material that may have a chance of survival

We will address the removal of material after the safety priorities on the property have been satisfied. We are committed to providing your property the best and most efficient service that is possible in these circumstances. Once the safety concerns and emergency clean-up processes are completed, we will then commence our regular maintenance.

Fieldstone advises all our clients to be as prepared as possible to ensure a timely and effective process through a difficult time.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/16/2020

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

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

PRODUCER Wallace Welch & Willingham, Inc. 300 1st Ave. So., 5th Floor Saint Petersburg FL 33701	CONTACT NAME: PHONE (A/C No. Ext): 727-522-7777		FAX (A/C, No): 727-521-2902
	E-MAIL ADDRESS: certificates@w3ins.com		
INSURED Fieldstone Landscape Services LLC 4801 122nd Ave N Clearwater FL 33762	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : XL Insurance America, Inc		24554
	INSURER B : Greenwich Insurance Company		22322
	INSURER C :		
	INSURER D :		
	INSURER E :		

COVERAGES

CERTIFICATE NUMBER: 836239261

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NGL100212301	11/14/2020	11/14/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			NBA100212401	11/14/2020	11/14/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			NEC600595301	11/14/2020	11/14/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER**CANCELLATION**

Informational Purposed Only

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

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

Florida Department of Agriculture and Consumer Services



CERTIFICATE OF STOCK DEALER REGISTRATION

Section 581.131, F.S. and Rule 5B-2.002, F.A.C

1911 S.W. 34th St. P.O. Box 147100, Gainesville, FL 32614-7100 (352) 395-4700

NICOLE "NIKKI" FRIED
COMMISSIONER

ISSUED TO:

FIELDSTONE LANDSCAPE SERVICES, LLC
FIELDSTONE LANDSCAPE SERVICES, LLC
4801 122ND AVE N
CLEARWATER, FL 33762-4422

THIS CERTIFICATE EXPIRES: 02/22/2023

FEE PAID: \$25.00

REGISTRATION NO.: 48001826-86744

DATE ISSUED: 01/28/2022

THIS IS TO CERTIFY that the person or business firm listed hereon has been issued this Stock Dealer's Certificate after having filed with the Division of Plant Industry a signed application giving the source of nursery stock to be sold and has agreed to deal only in nursery stock that has been inspected by a duly authorized inspector of the Division of Plant Industry and accompanied by valid certificate tags and otherwise moved in conformity with the rules and regulations of the Division of Plant Industry.

The mission of the Florida Nursery, Growers & Landscape Association is to promote
and protect the interests of Florida's nursery and landscape industry.

Fieldstone Landscape Services LLC

is a member of the

Florida Nursery, Grower & Landscape Association

through 6/30/2023



Ben Bolusky, Executive Vice President



Member since 2/17/2010

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

Year 2021



U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>6</u>	<u>0</u>	<u>6</u>
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>45</u>	<u>186</u>
(K)	(L)

Injury and Illness Types

Total number of... (M)	
(1) Injury	<u>12</u>
(2) Skin Disorder	<u>0</u>
(3) Respiratory Condition	<u>0</u>
(4) Poisoning	<u>0</u>
(5) Hearing Loss	<u>0</u>
(6) All Other Illnesses	<u>0</u>

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Fieldstone Landscape Services, LLC

Street 4801 122nd Ave N

City Clearwater State Florida Zip 33762

Industry description (e.g., Manufacture of motor truck trailers)
Lawn Maintenance, Tree Trimming, Landscape

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
5 6 1 7 3 0

Employment information

Annual average number of employees 205

Total hours worked by all employees last year 230070

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature]
Company executive

727-822-7866
Phone

President
Title

01/27/2022
Date

State of



Florida

Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF270010

CHRISTOPHER SEAN EASTMAN

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

*in conformity with an Act of the Legislature of the State of Florida regulating the
practice of Pest Control and imposing penalties for violations.*



*In Testimony Whereof, Witness this
signature at Tallahassee, Florida on March 27, 2018*

Sarah R. Oglesby

Chief, Bureau of Licensing and Enforcement

Adam H. Putnam

Adam H. Putnam
Commissioner of Agriculture

State of



Florida

Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF250513

ROBERT TABONE

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.



Adam H. Putnam
Commissioner of Agriculture

*In Testimony Whereof, Witness this
signature at Tallahassee, Florida on September 16, 2016*

Chief, Bureau of Licensing and Enforcement

Detail Information[Close](#)[Print](#)

Name:	License:
FIELDSTONE LANDSCAPE SERVICES LLC	JB334733

Original Issue Date:	Issue Date:	Expiration Date:	Status
1/17/2023	1/18/2023	1/31/2024	Normal

License Categories:

Pest Control Company

Address

4801 122ND AVENUE NORTH
CLEARWATER, FL 33762

Phone

727-822-7866

Company Employees

Please click a name to view the details.

Name	License Num
EASTMAN, CHRISTOPHER SEAN	JE174692
EASTMAN, CHRISTOPHER SEAN	JF270010
GRIECO, ANTHONY THOMAS	JE166531
HOSKINSON, RICHARD	JE303131
HOSKINSON, RICHARD	LF303582
WALKER, SHAWN JOSEPH	JE239218
WALKER, SHAWN JOSEPH	LF265685

Employee Count 7

Detail Information

Close

Print

Name:	License:
FIELDSTONE LANDSCAPE SERVICES LLC	JB293786

Original Issue Date:	Issue Date:	Expiration Date:	Status
1/24/2020	2/15/2023	1/31/2024	Normal

License Categories:

Pest Control Company

Address

14807 N 12TH STREET
LUTZ, FL 33549

Phone

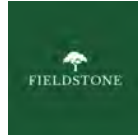
727-822-7866

Company Employees

Please click a name to view the details.

Name	License Num
DENNARD, TONY DEMETRICUS	JE304942
GARRETSON, TIMMOTHY WILLIAM	JE336019
GOMEZ, LUIS A	JE232467
HERNANDEZ, RUBEN CARLOS	JE306313
KOONCE, NATHANIEL LEE	JE336021
LOPEZ, LUIS MIGUEL	JE336017
MACEIRA, JOHANNES ALBERTO	JE322671
MYRICK, LAURIER RICHARD	JE258997
REYES, RICARDO R	JE277369
TABONE, ROBERT	JE52727
TABONE, ROBERT	JF250513
TABONE, ROBERT	LF184018
WILLIAMS, RONALD EUGENE	JE195559

Employee Count 13



powered by SmartLink Network®

Water club clock #1

Date: Dec 10, 2022 9:48 am
Inspector: LaPoma Thomas

Site	
Name	Water Club Snell Isle
Address	1325 Snell Isle Boulevard Northeast
City	St. Petersburg
ST	Florida
Zip	33704

Controller	
Name	Controller A
Location	
Model	
Modules	8
SLW	SLW20 Pool pump area
Controller ID	74736

Water Days as of Dec 10, 2022	
Program A	Mon , Wed , Sat
Program B	
Program C	
Program D	

Notes
Hunter I-core

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	South entrance exit side	Pass										
2	Parking garage #101 thru #105	Pass							3			
3	Front right quadrant	Pass										
4	Front right quad by sidewalk	Pass										
5	Center courtyard - entry side (n) entrance	Pass										
6	Exit side (n) entrance	Pass										
7	Left quad center side	Pass							1			
8	Left quad front	Pass										
9	Left quad far fenceline	Pass							1			
10	Left quad back parking	Pass										
11	Beds along parking garage	Pass										
12	South parking area	Pass							2			
13	Pool- inside and outside wall	Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
14	Marina south end	Pass										
15	Marina	Pass										
16	Marina- north end	Pass							1			
17		Pass										

Zone #2 - 12-10-22 9:55 am CST



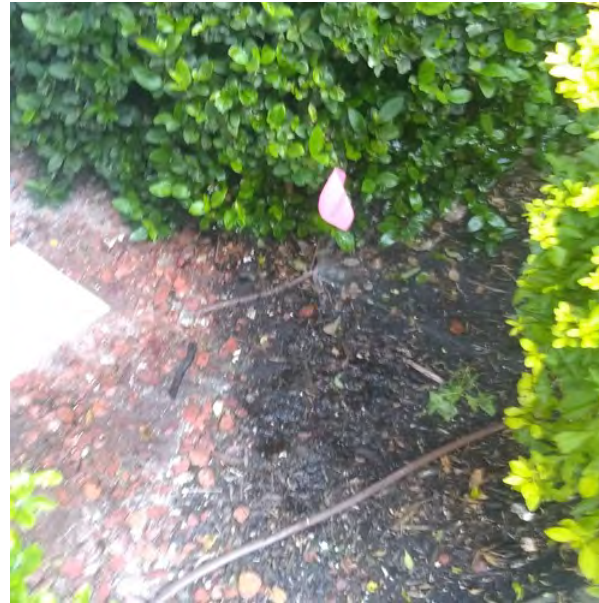
Zone #2 - 12-10-22 9:55 am CST



Zone #7 - 12-10-22 9:56 am CST



Zone #9 - 12-10-22 9:56 am CST



Zone #12 - 12-10-22 11:17 am CST





Name : Bobby Williamson
Email: bwilliamson@fieldstonels.com
Phone: 813-416-0354
Company : Fieldstone Landscape Services

Account : Bayshore Regency
Title : Site Visit 12/21/22
Created : 12/21/22, 7:27 PM
Modified : 12/21/22, 7:36 PM
Issue Total : 13

(1)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:30 PM
Division : Maintenance
Description : Trim Jasmine around front pond

(2)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:30 PM
Division : Maintenance
Description : Detail



Name : Bobby Williamson Account : Bayshore Regency
Email: bwilliamson@fieldstonels.com Title : Site Visit 12/21/22
Phone: 813-416-0354 Created : 12/21/22, 7:27 PM
Company : Fieldstone Landscape Services Modified : 12/21/22, 7:36 PM
Issue Total : 13

(3)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:30 PM
Division : Maintenance
Description : Weed Control

(4)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:31 PM
Division : Maintenance
Description : Detail
Remove Oak Tree Suckers



Name : Bobby Williamson Account : Bayshore Regency
Email: bwilliamson@fieldstonels.com Title : Site Visit 12/21/22
Phone: 813-416-0354 Created : 12/21/22, 7:27 PM
Company : Fieldstone Landscape Services Modified : 12/21/22, 7:36 PM
Issue Total : 13

(5)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:32 PM
Division : Maintenance
Description : Detail all Ligustrums

(6)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:32 PM
Division : RFP
Description : Mulch throughout property



Name : Bobby Williamson
Email: bwilliamson@fieldstonels.com
Phone: 813-416-0354
Company : Fieldstone Landscape Services

Account : Bayshore Regency
Title : Site Visit 12/21/22
Created : 12/21/22, 7:27 PM
Modified : 12/21/22, 7:36 PM
Issue Total : 13

(7)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:33 PM
Division : RFP
Description : Remove existing and install rock
Exit only sign to Bayshore 120x2

(8)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:34 PM
Division : Maintenance
Description : Prune / tighten up Wedelia



Name : Bobby Williamson Account : Bayshore Regency
Email: bwilliamson@fieldstonels.com Title : Site Visit 12/21/22
Phone: 813-416-0354 Created : 12/21/22, 7:27 PM
Company : Fieldstone Landscape Services Modified : 12/21/22, 7:36 PM
Issue Total : 13

(9)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:34 PM
Division : Maintenance
Description : Tighten up Fig

(10)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:35 PM
Division : Maintenance
Description : Aggressive prune



Name : Bobby Williamson
Email: bwilliamson@fieldstonels.com
Phone: 813-416-0354
Company : Fieldstone Landscape Services

Account : Bayshore Regency
Title : Site Visit 12/21/22
Created : 12/21/22, 7:27 PM
Modified : 12/21/22, 7:36 PM
Issue Total : 13

(11)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:35 PM
Division : Maintenance
Description : Upper level weed control

(12)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:35 PM
Division : RFP
Description : Install matching tree in empty planter



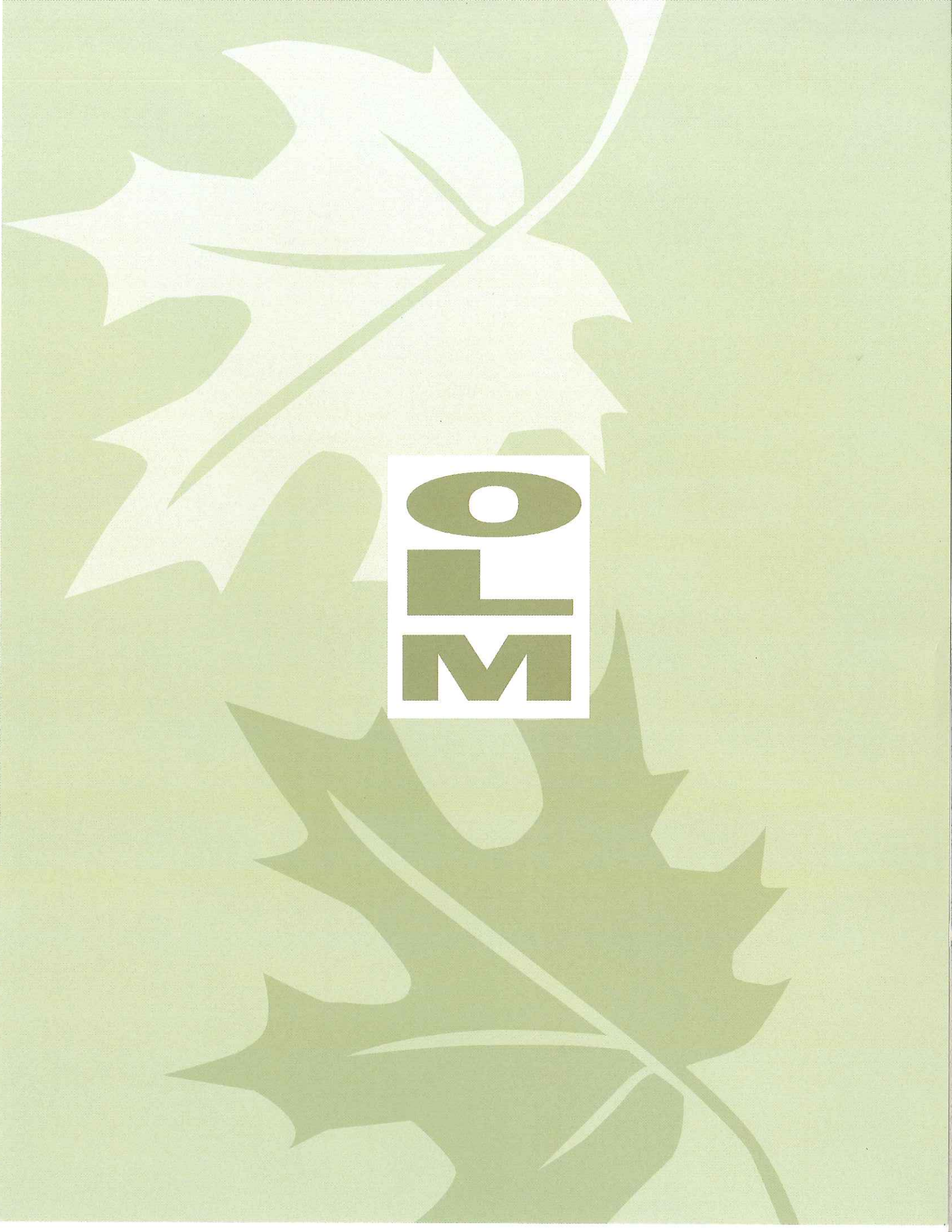
Name : Bobby Williamson
Email: bwilliamson@fieldstonels.com
Phone: 813-416-0354
Company : Fieldstone Landscape Services

Account : Bayshore Regency
Title : Site Visit 12/21/22
Created : 12/21/22, 7:27 PM
Modified : 12/21/22, 7:36 PM
Issue Total : 13

(13)



Created : 12/21/22, 7:29 PM
Modified : 12/21/22, 7:36 PM
Division : RFP
Description : Install new matching tree

The background of the page is a light green color with a pattern of stylized, overlapping leaf shapes in various shades of green, creating a textured, organic feel.

**M
L
O**

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
MEADOW POINTE III CDD
Wesley Chapel, FL

This Summary Bid Form totals the Itemized Bid Forms for Categories A, B, C and D. The combined annual sum of all four categories is defined as the "Total Bid Price"

A. Landscape Maintenance Total	\$323,265.00
B. Seasonal Color/Perennial Maintenance Total	\$2,560.00
C. Seasonal Plant Installation Total	\$16,000.00
D. Mulch Total	\$33,060.00
1ST YEAR TOTAL BID PRICE	\$374,885.00
2ND YEAR TOTAL BID PRICE	\$374,885.00
3RD YEAR TOTAL BID PRICE	\$386,132.00

Contractor Name Landscape Maintenance Professionals, Inc.

Contractor Address PO BOX 267 Seffner, FL 33583

Contractor Signature *Scott A. [Signature]*

Title Vice President/General Manager

Telephone Number (813) 757-6500

Date February 16, 2023

Brenda L. Mojica



WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement and run concurrently thereof for an initial period of three (3) years.

ADDENDA

We acknowledge receipt of the following Addenda, which are included in our proposal.

ADDENDUM # 1	DATED: Feb 3, 2023
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

MEADOW POINTE III CDD

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

FUNCTION	FREQUENCY (PER YEAR)
Mow – St. Augustine/Bermuda/Zoysia	44
Edge (Bedlines)	44
Edge (Hardlines)	44
Monofilament Trim	44
Mow - Bahia	35
Edge (Bedlines)	35
Edge (Hardline)	35
Monofilament Trim	35
Turf Fertilization	6
Turf Insect/Disease Control	52
Turf Weed Control	52
Shrub/Groundcover Trim	12
Shrub Fertilization	2
Groundcover Fertilization	2
Shrub/Groundcover Insect/Disease Control	52
Bed Weed Control	52
Tree Pruning	12
Tree Fertilization	2
Palm Pruning	4
Palm Fertilization	4
Tree Insect/Disease Control	52
Debris Disposal	52
Irrigation Management	52

**CATEGORY A. 1ST YEAR LANDSCAPE
MAINTENANCE TOTAL**

\$ 323,165.00

MEADOW POINTE III CDD

CATEGORY B

**SEASONAL COLOR/PERENNIAL MAINTENANCE
ITEMIZED BID FORM**

SEASONAL COLOR MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	52
Pruning	12
Insect/Disease Control	52
Fertilization	12

Seasonal Color Maintenance Subtotal

\$ 1,280.00

PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	32
Cut Back	2
Insect/Disease	52
Fertilization	2
Mulching	1

Perennial Maintenance Subtotal

\$ 1,280.00

CATEGORY B.

**1ST YEAR SEASONAL COLOR/PERENNIAL
MAINTENANCE TOTAL**

\$ 2,560.00

MEADOW POINTE III CDD

CATEGORY D

MULCH ITEMIZED BID FORM

MATERIAL and FUNCTION	CUBIC YARDS	UNIT PRICE	TOTAL PRICE
Medium Pine Bark Nugget Mulch (First Mulching)	570	\$53.00	\$30,210.00
Trenching (First Trenching)		\$5.00	\$2,850.00

Contractor is responsible for measuring and confirming the quantity of mulch application(s) per year.

CATEGORY D. 1ST YEAR MULCH TOTAL \$ 33,060.00

MEADOW POINTE III CDD
SUPPLEMENTAL PRICING FORM

1. Pine Bark Nugget Mulch - (cost/yard, spread on site)	\$58.00
2. Additional Labor with truck and hand tools (cost/man hour)	\$35.00
3. Additional labor with truck and small power equipment (i.e., edger, blower, etc.) (cost/man hour)	\$35.00
4. Additional labor with truck and light power equipment (i.e., 36" and 52" walk mower) (cost/man hour)	\$35.00
5. Additional labor with truck and heavy power equipment (i.e., hustler, tractor, bush hog) (cost/man hour)	\$100.00
6. Watering with Hydroseeder including operator (cost/man hour)	\$150.00
7. St. Augustine sod laid, site ready (cost/square foot)	\$1.25
8. Cost per hour – General Labor	\$35.00
9. Cost per hour – Irrigation Service Technician	\$65.00
10. Tree Saver/OTC Palm Injection (per palm/per event)	\$30.00 per injection
11. Cost per additional street tree. Refer to tree pruning specifications.	\$50.00 Per Tree Per Event

The prices above shall be commensurate with the contract term.

EXHIBIT "G"
EVALUATION CRITERIA

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES
EVALUATION CRITERIA:

NAME OF COMPANY: Landscape Maintenance Professionals, Inc.

1. Personnel

(20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name Years Exp.

- 1. Michael Newsome/ Branch Manager with 20 years experience in the Greens Industry
- 2. Samuel Martel/Irrigation Manager with over 30 years experience in the Greens Industry
- 3. Tyree Brown/Arbor Care Manager, with ISA Certifications and over 30 years experience in the Greens Industry
- 4. Steve Small/Enhancement and Construction Manager with over 25 years experience in the Greens Industry
- 5. Alex Figueroa/Fertilizer and Pest Control Manager/ Certified Pest Control Operator and 15 years Greens Industry experience
- 6. Anthony Vega/Account Manager/ BMP Certified Operator with 8 years Greens Industry experience

Position/Certifications _____

Duties and Responsibilities _____

Proposed Staffing Levels

Landscape Maintenance staff will include; 5 laborers, 2 Supervisors, and 5-6 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc)

Name Years Exp.

- 1. Tyree Brown ISA Certified Arborist/FNGLA Certified Horticulture Professional over 30 years Greens Industry experience
- 2. Alex Figueroa/ Florida Certified Pest Control Operator with over 15 years Greens Experience
- 3. Joey Bond/ Turf and Pesticide Specialist with over 15 years Greens Industry
- 4. Michael Newsome /FNGLA Certified Horticulture Professional with over 20 years Greens Industry Experience
- 5. Leonard Simmons/ Turf and Pesticide Specialist

Position/Certifications _____

Duties and Responsibilities _____

2. Experience (20 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc)

1. **Project Name/Location: Heritage Isles Community Development District**

Contact/Contact Phone: Rich Unger// (813) 299-5539

Project Type/Description: Comprehensive Landscape And Irrigation System Maintenance

Dollar Amount of Contract: \$166,550.00

Your Company's Detailed Scope of Services for Project: Mowing, edging (hard and soft), line trimming, debris clean-up. Trimming of shrubs, trees and palms. Pest control and fertilization of all plant material. Installation of mulch and flowers. Monitoring, maintenance and repair of irrigation system.

Duration of Contract: START DATE: May 2009

END DATE: Current Contract

2. **Project Name/Location: Estancia At Wiregrass Community Development District**

Contact/Contact Phone: Mark Buffano//(813) 494-0370

Project Type/Description: Comprehensive Landscape And Irrigation System Maintenance

Dollar Amount of Contract: \$619,200.00

Your Company's Detailed Scope of Services for Project: Mowing, edging (hard and soft), line trimming, debris clean-up. Trimming of shrubs, trees and palms. Pest control and fertilization of all plant material. Installation of mulch and flowers. Monitoring, maintenance and repair of irrigation system.

Duration of Contract: START DATE: April 2022

END DATE: Current Contract

3. **Project Name/Location: Cory Lakes Community Development District**

Contact/ Contact Phone: John Hall//(813) 994-4673

Project Type/Description: Comprehensive Landscape And Irrigation System Maintenance

Dollar Amount of Contract: \$343,165.00

Your Company's Detailed Scope of Services for Project: Mowing, edging (hard and soft), line trimming, debris clean-up. Trimming of shrubs, trees and palms. Pest control and fertilization of all plant material. Installation of mulch and flowers. Monitoring, maintenance and repair of irrigation system.

Duration of Contract: START DATE: December 2019

END DATE: Current Contract

4. **Project Name/Location: Hunters On The Green Community Association**

Contact/Contact Phone:

Project Type/Description: Comprehensive Landscape And Irrigation System Maintenance

Dollar Amount of Contract: \$277,755.00

Your Company's Detailed Scope of Services for Project: Mowing, edging (hard and soft), line trimming, debris clean-up. Trimming of shrubs, trees and palms. Pest control and fertilization of all plant material. Installation of mulch and flowers. Monitoring, maintenance and repair of irrigation system.

Duration of Contract: START DATE: March 2022

END DATE: Current Contract

5. **Project Name/Location: Watergrass II Community Development District**

Contact/Contact Phone: Craig Weber/(813) 994-2277

Project Type/Description: Comprehensive Landscape And Irrigation System Maintenance

Dollar Amount of Contract: \$518,581.00

Your Company's Detailed Scope of Services for Project: Mowing, edging (hard and soft), line trimming, debris clean-up, Trimming of shrubs, trees and palms. Pest control and fertilization of all plant material. Installation of mulch and flowers. Monitoring, maintenance and repair of irrigation system.

Duration of Contract: START DATE: February 2021

END DATE: Current Contract

3. Understanding Scope of RFP (15 Points Possible) (_____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Financial Capacity (5 Points Possible) (_____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as "Compiled" Financial Statements current to within twelve (12) months.

5. Price (25 Points Possible) (_____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 4 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). $(210,000/265,000) \times 25 = 19.81$, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). $(210,000/425,000) \times 25 = 12.35$, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (_____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.
Proposer's Total Score (100 Points Possible) (_____ Points Awarded)

EXHIBIT "H"
CONTRACTOR EMERGENCY (aka HURRICANE) RESPONSE PLAN

Contractor is to provide a written narrative, description of process including timeline and cost information to assist the CDD in any needed recovery efforts from a Hurricane or large scale storm event.

PASCO BRANCH- EMERGENCY PLAN - 2023

LMP Business Resiliency Plan

The LMP Business Resiliency Plan provides our clients and internal departments with a contingency and backup resource structure to ensure continuity of critical business operations. Proactive reaction to emergency events including but not limited to hurricane, terrorist, storm & flood, will be in place to keep your operation intact.

Plan

In reaction to any event deemed as critical in nature, LMP will adjust resources and/or work at client properties in a timely and efficient manner to reduce or eliminate impacts to your business operations. This includes but is not limited to the following events:

Hurricane
Named Storm
Flood
Fire
Tree Falls & Safety Hazards

Production

Reduce standard Production Schedule to minimal needs during event and focus on proactive recovery of specific event.

Do not add new enhancement or new installation work.
Delay existing enhancement or new installation work.
Delay regularly scheduled maintenance.

Recovery Outline - Resources will be aligned and dispatched upon the all clear from the local authorities.

- 1) Clear Roadways and doorways by cutting and stacking downed tree limbs etc. near roadside
- 2) Clear landscape areas of debris, downed storm fall and stack near roadside
- 3) Remove initial stacked roadside material
- 4) Focus turns to cleanup from buildings out to property boundaries until recovered.

Local Emergency Call List

- | | |
|--|--------------|
| 1) Michael Newsome, Branch Manager | 813-436-6299 |
| 2) Felix LaPorte, Account Manager | 813-326-5739 |
| 3) Jose Planas, Account Manager | 813-394-9238 |
| 4) Alex Figueroa, Fert/Pest Manager | 813-426-6051 |
| 5) Scott Carlson, Vice-President/General Manager | 813-784-7990 |

TIME AND MATERIALS PRICING HOURLY RATES - Pricing will be as follows:

- a. General Laborer - \$45.00 - 630am to 630pm
- b. General Laborer After Hours/Holiday Rate - \$75.00 (3 hour minimum) - 631pm to 629am
- c. Supervisor & Truck - \$55.00
- d. Supervisor & Truck - After Hours/Holiday Rate - \$90.00 (3 hour minimum)
- e. Irrigation Technician - \$65.00
- f. Irrigation Helper - \$55.00
- g. Irrigation After Hours/Holiday Rate - \$120.00 (3 hour minimum)
- h. Bucket Truck w/ Operator - \$200.00
- i. Grapple Truck w/ Operator - \$200.00

Landscape Maintenance Professionals, Incorporated

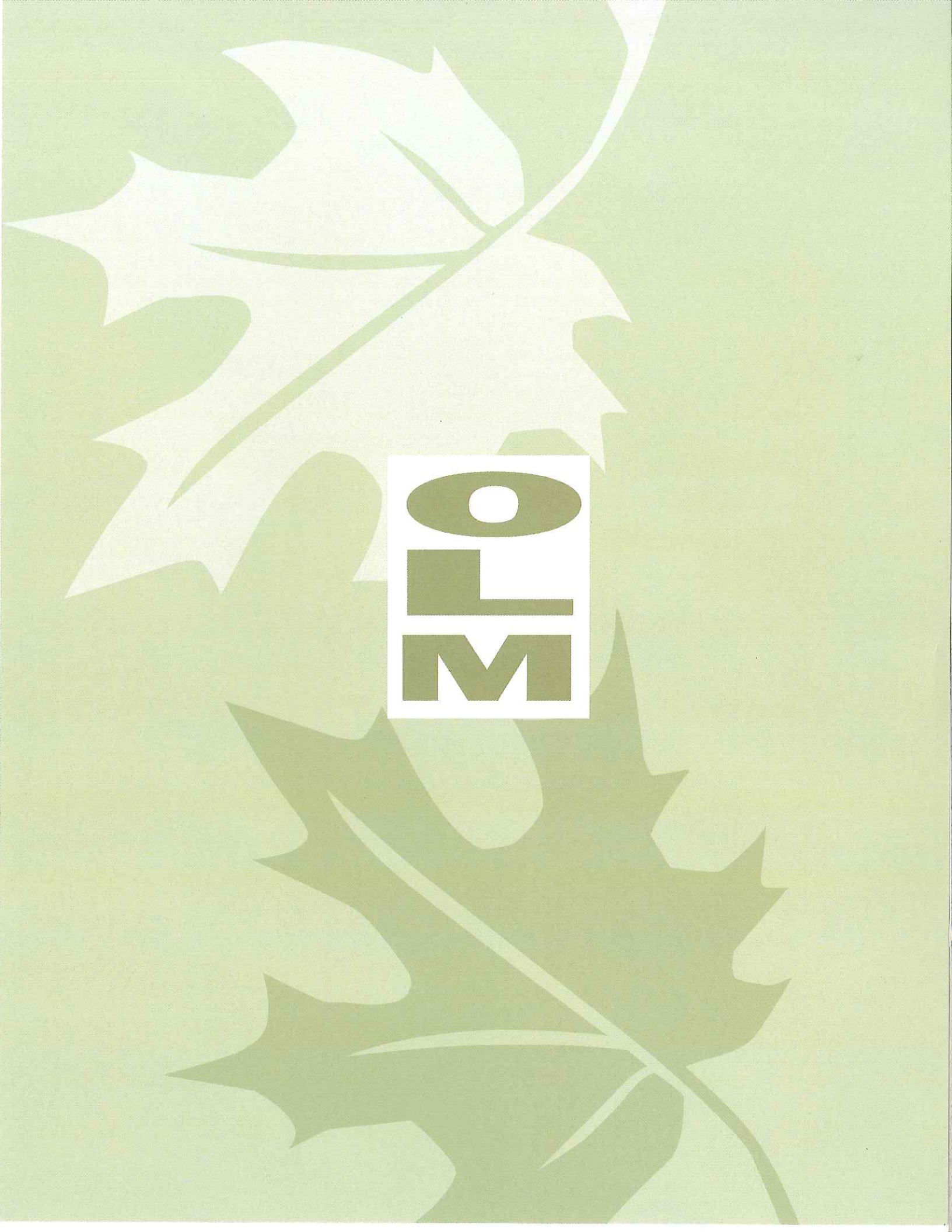
01/30/23

Profit & Loss

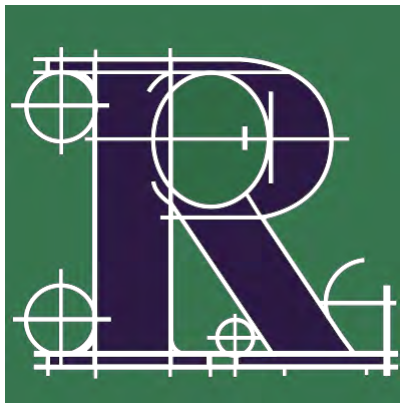
Accrual Basis

January 2022 through December 2022

	Jan - Dec 22	TOTAL
Ordinary Income/Expense		
Income		
7000 · Landscape Revenue	17,591,532.28	47,385,441.00
7020 · Subcontractor Services	1,762,037.22	4,186,731.03
7300 · Discounts & Allowances	-15,403.30	-53,774.04
Total Income	19,338,166.20	51,518,397.99
Cost of Goods Sold		
7700 · COGS		
7750 · Subcontractor Costs	1,585,237.24	3,482,482.11
7800 · Labor	8,559,085.53	23,053,875.24
7830 · Material Related	1,769,818.38	5,322,482.72
7860 · Equipment & Vehicle Related	2,157,608.27	4,775,909.45
7890 · Travel Related	5,960.38	14,496.00
7930 · Sales tax paid	187,011.16	520,933.00
7931 · Fuel Surcharge Costs	7,795.01	7,795.01
7990 · Customer Attonement	9,361.18	37,976.74
Total 7700 · COGS	14,281,877.15	37,215,950.27
Total COGS	14,281,877.15	37,215,950.27
Gross Profit	5,056,289.05	14,302,447.72
Expense		
66000 · Payroll Expenses		
8000 · Admin - Labor	2,935,126.11	8,163,996.41
8100 · Admin - Building	314,758.29	1,221,672.87
8200 · Admin - Other Operating Expense	386,036.98	899,805.63
8260 · Auto Expenses	470,870.46	1,215,301.79
8300 · Admin - Marketing	39,833.41	99,620.87
8400 · Admin - Management Related	86,361.70	355,565.47
8500 · Admin - Human Resources	29,435.04	83,065.20
8600 · Branch Operating Expenses	12,764.79	202,119.86
8950 · Depreciation	366,853.34	956,047.45
9510 · Interest Expense	44,956.00	247,626.27
Total Expense	4,686,996.12	13,444,821.82
Net Ordinary Income	369,292.93	857,625.90
Other Income/Expense		
Other Income		
9000 · Other Income/(Expense)	25,762.54	1,808,741.93
Total Other Income	25,762.54	1,808,741.93
Net Other Income	25,762.54	1,808,741.93
Net Income	395,055.47	2,666,367.83

The background of the page is a light green color with a pattern of stylized, overlapping leaf shapes in various shades of green, creating a textured, organic feel.

**M
L
O**



ATLANTA + CHARLESTON + DESTIN + NASHVILLE + SAVANNAH + TAMPA

PROPOSAL FOR PARTNERSHIP

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
EXTERIOR LANDSCAPE MAINTENANCE



UNMATCHED IN THE INDUSTRY

February 16th, 2023

RE: Meadow Pointe III Community Development District – Landscape Maintenance and Irrigation Services

As landscape service provider for the Meadow Pointe III CDD, Russell Landscape's primary objective will be to enhance the experience of all those who experience the District through sound economical delivery of landscape management services and to ensure all residents, guests, and employees return home safely each day. We are well versed in working on similar high profile and expansive sites, clear of the level of expectation, and capable of delivering it. Working in concert with Meadow Pointe III CDD and Rizzetta & Company to manage and enhance the grounds through a systematic phased approach will be a principle focus for Russell Landscape. We are prepared to deliver a general outline of our plan and would welcome a chance to present.

Clear communication will be key in the day to day management and continual improvement of the District's landscapes. Our dedicated account manager will conduct evaluations of the property before and after service, noting any unique landscape maintenance items for completion over the next service as well as any issues with structures, safety, lighting, parking, or anything of note the District should be aware of. Any issues will be communicated to district management as needed. These evaluations will be key in driving the quality and continual improvement of the District's grounds as well as addressing concerns in a timely manner.

As one of the largest commercial landscape companies in the southeast, we have a vast amount of support available beyond the crews dedicated to the management of the Meadow Pointe III CDD grounds. In the unusual event of severe storm, surprise events, or other unknown need, our staff of over 600 will always be available to get across whatever finish line presents itself. With all the daily challenges the management of the district presents, you can feel confident Russell Landscape will assume ownership your grounds as our own. We would be honored to be your partner.

Truly,

A handwritten signature in cursive script, appearing to read "Teddy Russell".

Teddy Russell

CEO

Russell Landscape

COMPANY HISTORY

Founded in 1987 by Dr. W.E. "Bill" Russell, Russell Landscape is a family owned and managed commercial landscape company. Based in Sugar Hill, Georgia, it has grown to be one of the largest landscape firms in the southeast. Russell Landscape offers a complete scope of diverse landscape services catering to master planned communities, municipalities, community improvement & development districts, commercial buildings, retail centers, schools, homeowners associations, and townhome and condominium communities. These services include landscape design and installation, hardscapes, irrigation, maintenance, chemical, and technical services. Russell Landscape has received numerous awards from the Urban Agriculture Council, for projects both installed and maintained. The company has consistently been listed in the Business Chronicle's best commercial landscape contractors for more than 20 years and is also listed in the Top 50 landscape contractors in the country. Russell Landscape has been fortunate enough to provide maintenance and installation services to numerous master planned communities, corporate campuses and high profile sites throughout the southeast including the Federation of King's Point Associations, the SanDestin Owner's Association, the Cumberland Community Improvement District, The City of Atlanta, the University of South Florida, Kennesaw State University, and the Hilton Sandestin Beach Golf Resort & Spa, just to name a few.

Russell Landscape produced approximately 60 million dollars in annual landscape revenues in 2022 while providing landscape services to over 1,000 properties. At Russell, we take pride in our work and are committed to providing our customers the highest level of professional, personalized services, available in the industry. Our goal is to create a memorable and impactful environment for all users while ensuring minimal disturbance to users and distraction to our customers. Russell Landscape's vast support system is populated with highly educated and trained landscape professionals specializing in each facet of our business. The company's local branch is located in Ruskin, FL and in the event additional support is needed, the Savannah, Destin, Ft. Walton, and 4 Atlanta branches are available at a moment's notice. We take great pride in the people that represent our company and the approximately 600 Russell Landscape employees have the full support of one of the southeast's largest locally owned landscape contractors. The company, its ownership, and team of employees have always strived to be good stewards to the community and the environment. Each year Russell Landscape donates a great deal of time and resources to raise funds for different sectors of the community. The company is also highly focused on issues relating to clean water, conservation, and the protection of our environment. We are involved with the U.S. Green Building Council, Urban Agriculture Council, various Water Councils, and the Clean and Beautiful Campaigns. Our ownership and executive team believe these initiatives and affiliations help create a specific company culture in which every employee strives toward the same goal, which translates to delivery of the highest level of service available in the industry.

ABOUT OUR TEAM

Hugh Cooper is the Chief Operating Officer for Russell Landscape and has been a leader in the landscape industry for 25 years. He holds a Bachelor of Science in Landscape Architecture and a minor in Horticulture from the University of Georgia. He is a member of the Georgia Turfgrass Association, the Urban Agriculture Council, and the Georgia Community Association Institute. Hugh has spent his entire career managing ornamental landscape in the southeast and is a wealth of knowledge that will ensure no pest, disease, or fertility issues go untreated. Hugh will be integrally involved with the service and management of the Meadow Pointe III CDD and is available via e-mail at hughc@RussellLandscape.com or cell phone at 678-537-1155.

Brandon Thomas has been our company Vice President of Operations since 2007 and has been a part of the Russell team since 2000. He holds a Bachelor of Science in Landscape Horticulture Degree from Auburn University, Class of 1999. He has over 20 years of experience in the landscape industry and is a Certified Landscape Professional. He is also a member of the Turfgrass Association, the Urban Agriculture Council, and the Community Association Institute. Brandon will oversee the service and management of the Meadow Pointe III CDD at the company leadership level and will be available via e-mail at brandont@RussellLandscape.com or cell phone at 770-391-8068.

Will Dutton, general manager over our central Florida operations and will be overseeing the day to day management of the Meadow Pointe III CDD. Will's first position held with Russell Landscape was as a laborer on one of our maintenance trucks, but with 30 years of experience under his belt in the commercial landscape maintenance field, he was quickly promoted through the ranks to the management position he holds today. His experience includes horticulture services, landscape installation, floriculture services, irrigation management, and commercial maintenance. Keeping the client's expectations at the center of his focus while always delivering a quality product has endeared him to his customers and entrenched him a true leader to his crews and peers. Will can be reached via email at WilliamD@RussellLandscape.com or cell phone at 407-399-8602.

Greg Pittman – Branch Manager, Horticulture Services Manager, and Irrigation Manager, will be handling the day to day management of the Meadow Pointe III irrigation systems, horticulture services, and management of Meadow Pointe III. Greg is an invaluable resource and team member at Russell Landscape, with over 11 years' experience as an Agronomist, 5 years of experience in commercial landscape, and has been with Russell Landscape for 2 years, for a total of 17 years in the industry. Greg continues to put a great deal of effort into continually educating himself on the constantly evolving technology and products in the related fields. This dedication and experience have earned the respect of his peers and superiors and shaped him into the strong leader and customer service expert he is today. Greg can be reached via email at GregP@RussellLandscape.com or cell phone at 470-642-8316.

Marcos Rosales, Senior Account Manager in our Tampa branch, will be handling the day to day management of Meadow Pointe III CDD. Marcos has over 15 years of landscape experience, including 4 years with Russell Landscape, and is FNGLA certified, Florida Department of Agriculture and Consumer Services certified, and has a degree in Best Management Practice from the University of Florida. His experience with installation, irrigation, and irrigation services gives him a strong foundation to support his team and customer base. Marcos can be reached via email at MarcosR@RussellLandscape.com or cell phone at 813-610-4996.

Matt Doster is our Director of Landscape Construction and will handle the design, management, and implementation of any large-scale enhancements the District elects to undergo. Matt has an extensive background in landscape construction in the southeast spanning the last 20 years. He joined the Russell Landscape team in 2016 and is now our resident expert in all areas of construction including planting, hardscapes, irrigation, low voltage lighting, and just about any challenge we have run across. He's been involved in many recent high-profile jobs including the Southall Farms, the Zoo Atlanta elephant enclosure, the Cherokee Country Club renovation, and Six Flags & Riverside & I-20 interchanges just to name a few. Matt can be reached via email at MattD@RussellLandscape.com or cell phone at 678-618-0023.

OPERATIONAL PLAN:

Russell Landscape is well equipped to help and excited about the prospect of becoming a long term partner of the Meadow Pointe III CDD. Immersing ourselves and our operation in the day to day activity, community, and culture, will be a joy.

After carefully measuring all landscape areas that comprise the included scope for the Meadow Pointe III CDD, Russell Landscape has determined the specific number of man hours required to maintain each individual area as well as all areas as whole. Each area was measured to determine the specific turf type and square footage, linear footage of edging, seasonal pruning and leaf removal time as well as mulch and seasonal color square footage.

Russell Landscape will utilize a 6-person maintenance crew to manage the grounds of the Meadow Pointe III CDD. We plan to operate in 4, 10 hour days, however, should additional service be required, additional crews will be available on Fridays and weekends to address any additional requests or complete any weekly service visit items that were not completed during the regular service visits. The crew will have a complete set of all necessary maintenance equipment; large mowers, push mowers, metal blade edgers, string trimmers, blowers, and backpack sprayers, as well various hand tools such as any necessary pruning equipment, shovels, tarps, rakes, brooms, etc.

All turf, tree, shrub and groundcover fertilization and pesticide applications shall be performed by the dedicated Russell Landscape horticultural services department whose only focus is plant health. These applications will be applied using our logoed spray vehicles and personnel applying both liquid and granular products at the proper rates per material label and under EPA guidelines and restrictions. Russell Landscape currently has 6 employees possessing licenses with the state of Florida to apply pesticides, as well as the necessary licenses from the state to apply as a company.

All Russell Landscape service teams mentioned above will be under the direct supervision of an Account Manager. He will serve as the main point of contact as well as be responsible for the coordination of all activities of Russell Landscape employees managing the landscape for Meadow Pointe III CDD. The Account Manager will in turn report to his Branch Manager and our Chief Operating Officer. Any installation or renovation efforts will be handled by our Vice President of Construction and his group. This team of individuals will work seamlessly to ensure all quality expectations are being met and exceeded. Biographies are above.

TRANSITION PLAN:

First 30 Days:

- ❖ Conduct inspection of service location with the Meadow Pointe III CDD team. Provide typed results of inspection with items to address within the first 30 days by Russell's operational team. Ensure all have a clear understanding of the primary concerns and expectations to ensure site improvement from day one.
- ❖ Russell's irrigation team will conduct a complete evaluation of any existing irrigation systems, checking irrigation heads, valves, controllers, and settings. Check to ensure each controller has automatic rain sensors and zone separation. Note irrigation issues such as broken heads, electrical issues, broken lateral lines or main lines. Provide the Meadow Pointe III CDD team a detailed irrigation inspection report. Detailed irrigation mapping of the system showing main line shut offs, types of heads, zone coverage, and recommendations to improve/reduce water usage can be provided at an additional fee after system functionality has been restored.
- ❖ Obtain soil samples of turf from multiple areas for base line reading of pH and soil needs. Depending on soil test results update our recommended turf program for the coming year. Address any broad leaf weeds and grassy weeds in the turf and establish chemical plan for common areas based on existing stand of turf grass.
- ❖ Inspect planting beds, review mulching schedule, and address bare areas in the planting beds. Establish defined bed lines using bed line trencher and shovels incorporating all natural areas and bare spots due to tree cover or other natural cause. Identify/address unsightly plants-and make recommendations, remove dying or dead plants and develop a replacement plan for the Meadow Pointe III CDD if desired.
- ❖ Seasonal color team to inspect all seasonal color beds, treat insect infested or diseased plants, apply fertilizer, and touch up with fresh mulch. Schedule a meeting with Meadow Pointe III CDD's team to discuss spring color designs and goals for the future.
- ❖ International Society of Arboriculture (ISA) Certified Arborist to conduct a tree inspection, note pruning requirements, insect disease or fertility issues, and make recommendations to address any safety issues. Insure we have building clearance and security lights are not being obstructed by tree limbs.
- ❖ Begin building Integrated Pest Management (IPM) program
- ❖ Provide Meadow Pointe III CDD's leadership with our 24/7 contact information, including cell phone numbers and email addresses for contacting our managers in the event of an emergency.
- ❖ Take pictures of sites to document existing conditions and to demonstrate improvements moving forward.

First 60 days:

- ❖ Conduct our 2nd inspection with the Meadow Pointe III CDD team to review prior month's results and insure all items have been addressed. Provide a written report and grade the property from an overall impression to determine focus for next 30 days.
- ❖ Make recommendations with cost estimates for enhancements to Meadow Pointe III CDD's team for budgeting purposes specifically looking for security issues and visual improvement. Intent is to ensure the overall safety and curb appeal of the community with an agreed plan for execution with the Meadow Pointe III CDD team.
- ❖ Follow up with our seasonal color designs for next scheduled color install. Seasonal color team to have completed several inspections and treatments by this point. Evaluate progress and make necessary changes in protocol to get results expected.
- ❖ Evaluate turf quality and plant health, related to fertility, insect and disease and overall plant vigor. Make necessary changes to plant healthcare program of Integrated Pest Management (IPM) strategy to maximize plant and turf vigor.
- ❖ Continue to evaluate irrigation systems operational performance. Provide recommendations to adjust systems operations based on input from maintenance team.

First 90 days:

- ❖ Conduct our 3rd inspection with the Meadow Pointe III CDD team, review previous property inspection to insure all items have been addressed. Provide property inspection report and grade the property assessment.
- ❖ Monitor success of IPM system and modify as needed to insure plant and turf vigor
- ❖ Seasonal color team to identify any beds in need of rework prior to next change out so we capture as part of the planting for next season.

REFERENCES:

Federation of Kings Point

Full service landscape management of 19 neighborhood associations including 1,400+ homes
1904 Clubhouse Dr, Sun City Center, FL 33573
Service Time: 2018 - Present

Jack Davidson – Federation Board President

256-341-8613

Jack0511@msn.com

Bill Bussen – Southampton 2 Association President

630-306-4298

bbussen3@yahoo.com

Hamilton Mill Community Association

Master planned community association with 27 managed subdivisions and 2200 homes
Service Time: 2010 - Present

1669 Hamilton Mill Pkwy, Dacula, GA 30019

Maureen Murphy, Onsite Association Manager

maureen@shabenandassociates.com

678-546-3737

“I have greatly enjoyed working with Russell Landscape at my community. Our Account Manager is always quick to respond to any request. He is also very good at bringing solutions to issues that we may have, sometimes even before I am aware that there is a concern. I am constantly hearing what a beautiful community Hamilton Mill is and I know that is because of the time and pride that the Account Manager and his crew put into their work.”

Sandestin Owner's Association – Letter from end of year one of service

Approximately 2400 acres of managed landscape area

185 Grand Boulevard, Sandestin, FL 32550

Rusty Decker, Landscape Committee Chair

850-424-5955



185 Grand Blvd.
PO Box 6868 Sandestin, FL 32550
www.sandestinowners.com

November 16, 2012

Russell Landscape Group, Inc.
Attn: Mr. Lee Padgett

Re: Performance Review

Dear Lee,

On behalf of the SOA Landscaping Committee and the Board of Directors, I would like to share our opinion of where we are with Russell Landscaping as we draw to a close of our first year of working together.

Given the less than ideal condition in which the property was transferred into your care, the most unusual winter, and the abnormally wet summer, all of us feel that we're off to a tremendous start. The property hasn't looked this good in several years.

While we are pleased to have achieved the savings that hiring Russell promised, I believe the biggest benefit that you have brought to the SOA is your solution based method of doing business. It has been a refreshing change to have fellow members remark about how nice the resort looks, instead of complaining about the landscaping.

We all look forward to the next four years – keep up the good work.

Please feel free to share these comments with everyone at Russell Landscape, as well as any business prospects you care to.

Sincerely,

A handwritten signature in black ink that reads "Rusty Decker".

Rusty Decker
SOA Board Member
Landscape Committee Chairman

Communications: 850.424.5955
Customer Service: 850.424.5950
ARB Administrator: 850.424.5930
Accounting: 850.424.5940
Security: 850.424.5933

Communications Fax: 850.424.5963
Customer Service Fax: 850.424.5963
ARB Fax: 850.424.5965
Accounting Fax: 850.424.5964
Security Fax: 850.424.5963

Sandestin Owner's Association – Letter from end of 2018 year of service

Approximately 2400 acres of managed landscape area

185 Grand Boulevard, Sandestin, FL 32550
Kyle Ray, Director of Property Services
850-424-5955



185 Grand Blvd.
PO Box 6868 Sandestin, FL 32550
T. 850.424.5960 | F. 850.424.5963
www.sandestinowners.com
January 3, 2018

Russell Landscape Group, Inc.
Attn: Mr. Teddy Russell

Re: New Year

Dear Teddy,

The end of 2017 marked the sixth year of Russell Landscaping working in Sandestin. I wanted to let you know that in my twenty plus years with Sandestin, your company has been the most pleasurable to do business with. Russell Landscaping has given us top notch service at a very competitive price.

As you know, we have had much experience with nationwide landscaping firms and I have found that the family run nature of Russell Landscaping has been a most positive change. Your managers are all good at what they do and all show a positive attitude towards their work. I believe that speaks volumes to the type of culture you have in your business.

I also wanted to express my thanks for all the help that Russell Landscaping provided to us during this year's busy hurricane season. Our brushes with several of the tropical systems left quite a mess for your crews. Each time we got grazed, your guys came in like gangbusters and had everything cleaned up in rapid fashion. They also provided much appreciated assistance during our trouble with salt water getting into our irrigation ponds.

You have a great company and a great team; please keep up the good work.

Best regards,

A handwritten signature in black ink that reads "Kyle Ray".

Kyle Ray
Director of Property Services

EQUIPMENT LIST:

The following equipment and tools are available for utilization in the management of the Meadow Pointe III CDD grounds:

- eXmark 96 inch riding mowers
- eXmark 60 inch walk-behind mowers
- eXmark 48 inch walk-behind mowers
- eXmark 21 inch push mowers
- Stihl backpack blowers
- Stihl backpack sprayers
- Stihl weed-eaters
- Stihl stick edgers
- Stihl hedge trimmers
- Stihl gas shears
- Stihl pole chainsaws
- Stihl 21" chainsaws
- Honda pressure washer
- Ventrac aerator
- Little Wonder street blower
- Isuzu 1-ton trucks with 600 gallon spray rigs
- Isuzu 1-ton equipment trucks
- Bed-trenching machine
- Assorted hand tools, shovels, rakes, ladders, etc.

SAFETY

Russell Landscape has a moral and business obligation to provide a safe work environment for its employees, subcontractors, and the public. It is therefore, the company's policy to abide by the Occupational Safety and Health Standards and to initiate and maintain appropriate practices that promote safety in the work environment.

All of our employees and subcontractors are required to attend a weekly safety program. All employees and Subcontractors are also given a company Safety Manual as well as Company Safety Rules upon hire, for their review and signature. These items include, but are not limited to:

- Safety Acknowledgement Form
- Highway Right of Way Safety Training
- Construction Jobsite Safety Rules
- Substance Abuse Policy
- Hazard Communication/ MSDS
- Regular Safety Training
- Fire Extinguisher Safety
- Fall Protection Safety
- Lawn Maintenance Safety
- Emergency Planning
- Ladder Safety
- Housekeeping/ Clean-up
- Electrical Safety
- Excavation and Trenching Safety
- Crane and Rigging Safety
- Vehicle Safety
- Accident Reporting

In addition, all employees are required to wear official Russell Landscape work shirts, khaki work pants, hard toe boots, yellow reflective logoed safety vests, and all appropriate PPE (Personal Protective Equipment) as determined by job specifics.

HIRING AND TRAINING PROCEDURES

A. Hiring and Training Procedures

a. New Hire Procedure

Once a potential candidate has expressed interest in working for Russell Landscape an application is completed and submitted to our Human Resources Manager and an interview is scheduled with the appropriate Branch or Account Manager. After an interview has been conducted and a job offer is extended and accepted, a Russell landscape hire packet is completed by the employee. This packet includes the following:

- i. All required state and federal tax documentation
- ii. I-9 employment eligibility paperwork and documentation
- iii. Drug screening consent
- iv. Background check consent
- v. Personal Protection Equipment Contract
- vi. Russell Landscape Safety Contract

b. Team Member Training

Russell Landscape prides itself on having the most qualified and well trained staff of professional men and women in the industry. All Russell Landscape employees are required to complete a series of training programs at different milestones of their tenure starting from the very first day of employment and continuing throughout their careers with Russell.

Initial Training:

New employees are teamed with experienced Training Crew Leaders for their first 30 days of employment, regardless of their previous experience. During this initial period, newly hired individuals will be evaluated and taught the skillsets necessary to deliver Russell quality service. This includes but is not limited to:

- i. Proper use of safety equipment
- ii. Handling and usage of stick equipment such as edgers and weed eaters
- iii. Handling and usage of mowing equipment
- iv. Handling and usage of blowers
- v. Handling, storage and use of common herbicides and pesticides
- vi. Plant and turf identification
- vii. Proper pruning technique for the most common plant species

Once a newly hired team member has demonstrated proficiency in these areas he or she is then assigned to a permanent crew.

Ongoing Training:

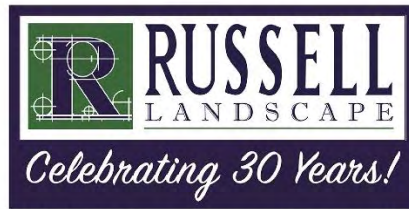
All team members are required to participate in ongoing training programs that focus on particular areas of landscape maintenance such as but not limited to:

- i. Advanced pruning techniques
- ii. Turf, shrub and plant disease and stress identification
- iii. Advanced pesticide, herbicide, and fungicide use
- iv. First-aid and CPR

On Site Training:

Every property is different, and all Russell employees understand the importance of personalized service. Prior to any crew commencing service on any property of any kind, a thorough walk of the property is performed with the Crew Leader and the Account manager where all areas of special interest or special instructions are identified. The first 30 days of service on all new properties are governed by a specific set of guidelines pertaining to maintenance, irrigation, herbicide, pesticide, and fertilizer applications. Account Managers, Property Managers and Crew Leaders will be in very close contact to ensure that all obligations and expectations are met and exceeded.

MAINTENANCE PERSONNEL UNIFORMS



Official Maintenance Crew Uniform



Name Tag





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/29/2022

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

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

PRODUCER Yates, LLC 2800 Century Parkway NE Suite 300 Atlanta GA 30345	CONTACT NAME: PHONE (AG. No. Ext): 404-633-4321 FAX (AG. No.): 404-633-1312 E-MAIL: certs@yatesins.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Russell Landscape Florida, LLC 1002 East Shell Point Rd Ruskin FL 33570	INSURER A: Old Republic Insurance Company NAIC # 24147	
	INSURER B: Nautilus Insurance Company 17370	
	INSURER C: Amerisure Insurance Company 19488	
	INSURER D: Amerisure Mutual Insurance Company 23396	
	INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 47293106 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDITIONAL RISK	SUBRISK	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:			CPP21180010101	7/1/2022	7/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000 \$
C	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CA 21180000101	7/1/2022	7/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CU 211800020102	7/1/2022	7/1/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	MWG31401322	7/1/2022	7/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OFFER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Pollution/Professional Liability Installation/Builders Risk			CPP202453615 IM 21192690101	7/1/2022 7/1/2022	7/1/2023 7/1/2023	\$1,000,000 Occ Ded \$1,000 \$2,000,000 Agg 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Subject to policy terms, conditions, forms and exclusions, the insurance coverage afforded by the policies above include the following when required by written contract for the certificate holder and/or entities listed below: Blanket Additional Insured in regards to General Liability for ongoing and completed operations, Leased/Rented Equipment, Owner, Lessor or Manager of Premises, Automobile Liability and Umbrella Liability; Blanket Primary & Noncontributory in regards to General Liability, Automobile Liability and Umbrella Liability; Blanket Waiver of Subrogation in regards to General Liability, Automobile Liability, Workers Compensation and Umbrella Liability. Per Project Aggregate and Per Location Aggregate applies to the General Liability.

FORMS:
See Attached...

CERTIFICATE HOLDER **For Information Only**	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

© 1988-2015 ACORD CORPORATION. All rights reserved.

AGENCY CUSTOMER ID: RUSSCO01-C

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Yates, LLC		NAMED INSURED Russell Landscape Florida, LLC 1002 East Shell Point Rd Ruskin FL 33570	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

CG7048 10/15 - Contractor's Blanket Additional Insured Endorsement - Form A
CG7049 04/17 - Contractors General Liability Extension Endorsement
CA7115 11/09 - Advantage Commercial Automobile Broad Form Endorsement
CA7165 09/11 - Designated Insured-Primary Non-Contributory Coverage When Required by Insured Contract or Cert
CUDS7102 04/14 - Schedule of Underlying Insurance
CU7467 11/07 - Blanket Additional Insured - Primary/Non-Contributory Coverage
CU2403 09/00 - Waiver Of Transfer Of Rights Of Recovery Against Others To Us
WC000313 04/84 - Waiver of Our Right to Recover from Others Endorsement

Form W-9
 (Rev. October 2018)
 Department of the Treasury
 Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Russell Landscape Florida, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC
 C Corporation
 S Corporation
 Partnership
 Trust/estate
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ **P**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
 Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
PO Box 63104

6 City, state, and ZIP code
Charlotte, NC 28263-3104

7 List account number(s) here (optional)

Print or type. See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
 _____ - _____ - _____

or
 Employer identification number
 4 5 - 3 6 9 3 5 2 7

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ *Lead P. B...* Date ▶ **01-04-2023**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1098-C (cancelled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.





Department of Environmental Protection

2600 Blair Stone Road, M.S. 3570
Tallahassee, Florida 32399-2400



GI-BMP Trainee ID: **GV915774**
Certification date: **2/3/2021**

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. Your certificate of completion and wallet card are attached. If there are errors in the certificate, or if we can be of further assistance, please contact the GI-BMP Office of the UF/IFAS Florida-Friendly LandscapingTM Program at gi.bmp@ifas.ufl.edu or (352) 273-4517.

Please note that this training certificate alone does not authorize you to apply fertilizer commercially. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

Apply online: <https://aesecomm.freshfromflorida.com>. The certificate number from this document is required to apply for Fertilizer Applicator Certification. For assistance contact: The Bureau of Licensing and Enforcement, (850) 617-7997

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor:
http://fl.ifas.ufl.edu/professionals/instructor_program.html

Test Score: 85%

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

William Henry Dutton III

William Henry Dutton III

GV915774-1

Certificate #

GV915774

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM





FNGLA Certificate of Completion

for

William Dutton

For Completion of

FCHP Practice Test Central Florida

Completed: 2/12/2021

A handwritten signature in black ink, appearing to read 'Nancy Holt'.

FNGLA Director of Industry Certifications

State of Florida

Department of State

I certify from the records of this office that RUSSELL LANDSCAPE FLORIDA, LLC is a limited liability company organized under the laws of the State of Florida, filed on October 27, 2011, effective October 27, 2011.

The document number of this limited liability company is L11000122917.

I further certify that said limited liability company has paid all fees due this office through December 31, 2021, that its most recent annual report was filed on January 18, 2021, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eighteenth day of January,
2021*



Samuel R. Bee
Secretary of State

Tracking Number: 0928938889CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Detail Information

Close

Print

Name: RUSSELL LANDSCAPE FLORIDA LLC License: JB289109

Original Issue Date:	Issue Date:	Expiration Date:	Status
8/19/2019	8/30/2022	8/31/2023	Normal

License Categories: Pest Control Company

Address

1002 EAST SHELL POINT RD
RUSKIN, FL 33570

Phone

770-490-6085

Company Employees

Please click a name to view the details.

Name	License Num
ALVAREZ,STEPHEN RAY	JE289162
AMEZQUITA ROSA I	JE267236
BELL,ANSEL Y	JE315139
DABBS-STUTZ,ADRIENNE LEA	JE100358
DABBS-STUTZ,ADRIENNE LEA	JF120626
DUTTON,WILLIAM HENRY	JE289164
PITTMAN,GREG SEAN	JE181268
PITTMAN,GREG SEAN	JF231582
ROSALES,MARCUS	JE302786
ROSALES,MARIA D	JE267241
ROSALES,OSCAR	JE189434
ROSALES,PASCUAL	JE293501
SEGOVIANO,SOFIA	JE293502

Employee Count 13

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
August 30, 2022	JE289164	August 31, 2023

THE ID CARD HOLDER NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: August 31, 2023

AT

RUSSELL LANDSCAPE FLORIDA LLC
RUSKIN, FL 33570

WILLIAM HENRY DUTTON **Regular**
RUSSELL LANDSCAPE FLORIDA LLC
4300 WOODWARD WAY
SUGAR HILL, GA 30518

nicole fried
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
May 25, 2022	JF231582	June 1, 2023

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: June 1, 2023

Lawn and Ornamental

GREG SEAN PITTMAN
14105 INDIGO RIDGE LANE
LITHIA, FL 33547

nicole fried
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

GREG SEAN PITTMAN
CERTIFIED PEST CONTROL OPERATOR

JF231582

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING **June 1, 2023**

nicole fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

EXHIBIT "G"
EVALUATION CRITERIA

MEADOW POINTE III COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE SERVICES
EVALUATION CRITERIA:

NAME OF COMPANY: Russell Landscape

1. Personnel

(20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name Years Exp.

- 1. Will Dutton - General Manager - 30 years
- 2. Greg Pittman - Branch Manager - 17 years
- 3. Marcos Rosales - Senior Account Manager - 15 years
- 4. Hugh Cooper - COO - 30 years
- 5. Matt Doster - VP of Construction - 20 years

Position/Certifications General Manager, Branch Manager, Account Manager, COO, VP of Construction CPO, FNGLA, Florida Department of Agriculture and Consumer Services certification, FL Green BMP, TCC
Duties and Responsibilities Responsible for management of all branch operations including maintenance, irrigation, floriculture, horticulture, and construction. See attached bid package for more info.

Proposed Staffing Levels

Landscape Maintenance staff will include; 6 laborers, 1 Supervisors, and 2 Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc)

Name Years Exp.

- | | |
|--|---|
| 1. <u>Armando Hernandez - Crew Leader - 10 years</u> | <u>Francisco Rosales - Laborer - 20 years</u> |
| 2. <u>Robert Garcia - First Labor - 7 years</u> | <u>Domingo Ortiz - Laborer - 16 years</u> |
| 3. <u>Luis Rivera - Laborer - 8 years</u> | <u>Eric Vanhorn - Horticultural Technician - 12 years</u> |
| 4. <u>Marcus Edwards - Laborer - 5 years</u> | <u>Orlando Santiago - Irrigation Technician - 4 years</u> |

Position/Certifications Listed above

Duties and Responsibilities Listed above

2. Experience (20 Points Possible) (_____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc)

1. Project Name/Location: Federation of Kings Point - Sun City, Florida

Contact: Contact Phone: Jack Davidson - 256-341-8613

Project Type/Description: Full service landscape management of 19 neighborhood associations including 1,400+ homes

Dollar Amount of Contract: \$1,000,000

Your Company's Detailed Scope of Services for Project: Maintenance, horticultural, irrigation, and floricultural services

Duration of Contract: START DATE: 2019

END DATE: Current

2. Project Name/Location: Sandestin Owners Association

Contact: Contact Phone: Kyle Ray

Project Type/Description: Master planned community with approximately 2400 acres of managed landscape area

Dollar Amount of Contract: \$900,000

Your Company's Detailed Scope of Services for Project: Maintenance, horticultural, irrigation, and floricultural services

Duration of Contract: START DATE: 2012

END DATE: Current

3. Project Name/Location: Hamilton Mill Community Association

Contact: Contact Phone: Maureen Murphy - 678-546-3737

Project Type/Description: Dollar Amount of Contract: Master planned community with 27 managed subdivisions. \$500K

Your Company's Detailed Scope of Services for Project: Maintenance, horticultural, irrigation, and floricultural services

Duration of Contract: START DATE: 2010

END DATE: Current

4. Project Name/Location: Cumberland Community Improvement District

Contact: Contact Phone: Kyethea Clark - 770-859-2324

Project Type/Description: Approximately 45 acres of managed landscape interchanges and right of ways.

Dollar Amount of Contract: \$650,000

Your Company's Detailed Scope of Services for Project: Maintenance, horticultural, and floricultural services.

Duration of Contract: START DATE: 2012 – 2020 & 2022 END DATE: Current

5. Project Name/Location: Gwinnett Place Community Improvement District

Contact: Contact Phone: Joe Allen - 678-924-8171

Project Type/Description: Approximately 30 acres of managed landscape interchanges and right of ways.

Dollar Amount of Contract: \$400,000

Your Company's Detailed Scope of Services for Project: Maintenance, horticultural, and floricultural services.

Duration of Contract: START DATE: 2006

END DATE: Current

EXHIBIT "B"

SUMMARY BID FORM


Exterior Landscape Maintenance
MEADOW POINTE III CDD
Wesley Chapel, FL

This Summary Bid Form totals the Itemized Bid Forms for Categories A, B, C and D. The combined annual sum of all four categories is defined as the "Total Bid Price"

A. Landscape Maintenance Total	\$ 611,940.00
B. Seasonal Color/Perennial Maintenance Total	\$ 8,952.00
C. Seasonal Plant Installation Total	\$ 13,932.00
D. Mulch Total	\$ 31,250.00
1ST YEAR TOTAL BID PRICE	\$ 666,074.00
2ND YEAR TOTAL BID PRICE	\$ 686,700.00
3RD YEAR TOTAL BID PRICE	\$ 707,940.00

Contractor Name Russell Landscape

Contractor Address 1002 E Shell Point Rd, Ruskin, FL 33570

Contractor Signature 

Title CEO

Telephone Number 404-520-7903

Date 2/15/23

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement and run concurrently thereof for an initial period of three (3) years.

ADDENDA

We acknowledge receipt of the following Addenda, which are included in our proposal.

ADDENDUM # 1	DATED: 2/13/23
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

MEADOW POINTE III CDD

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

FUNCTION	FREQUENCY (PER YEAR)
Mow – St. Augustine/Bermuda/Zoysia	44
Edge (Bedlines)	44
Edge (Hardlines)	44
Monofilament Trim	44
Mow - Bahia	35
Edge (Bedlines)	35
Edge (Hardline)	35
Monofilament Trim	35
Turf Fertilization	6
Turf Insect/Disease Control	52
Turf Weed Control	52
Shrub/Groundcover Trim	12
Shrub Fertilization	2
Groundcover Fertilization	2
Shrub/Groundcover Insect/Disease Control	52
Bed Weed Control	52
Tree Pruning	12
Tree Fertilization	2
Palm Pruning	4
Palm Fertilization	4
Tree Insect/Disease Control	52
Debris Disposal	52
Irrigation Management	52

**CATEGORY A. 1ST YEAR LANDSCAPE
MAINTENANCE TOTAL**

\$ 611,940.00

MEADOW POINTE III CDD

CATEGORY B

**SEASONAL COLOR/PERENNIAL MAINTENANCE
ITEMIZED BID FORM**

SEASONAL COLOR MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	52
Pruning	12
Insect/Disease Control	52
Fertilization	12

Seasonal Color Maintenance Subtotal \$ 8,952.00

PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading	32
Cut Back	2
Insect/Disease	52
Fertilization	2
Mulching	1

Perennial Maintenance Subtotal \$ Included

**CATEGORY B. 1ST YEAR SEASONAL COLOR/PERENNIAL
MAINTENANCE TOTAL \$ 8,952.00**

MEADOW POINTE III CDD

CATEGORY C

SEASONAL COLOR INSTALLATION ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
1,548	Summer Annuals	4"	\$4.50	\$6,966.00
1,548	Fall Annuals	4"	\$4.50	\$6,966.00

**CATEGORY C. 1ST YEAR SEASONAL COLOR
INSTALLATION TOTAL** **\$ 13,932.00**

NOTE 1: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.

NOTE 2: All prices should include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.

NOTE 3: Specific colors and varieties shall be mutually agreed upon prior to installation.

NOTE 4: Contractor is responsible for estimating and confirming the quantity of flowers based on the spacing shown below:

- b. Distance away from curbs, turflines, etc.
 - Summer Annuals 10"
 - Fall Annuals 8"

- b. On Center (o.c.) Spacings
 - Summer Annuals 10"
 - Fall Annuals 8"

MEADOW POINTE III CDD

CATEGORY D

MULCH ITEMIZED BID FORM

MATERIAL and FUNCTION	CUBIC YARDS	UNIT PRICE	TOTAL PRICE
Medium Pine Bark Nugget Mulch (First Mulching)	500	\$60.00/CY	\$30,000.00
Trenching (First Trenching)	500	\$2.50/CY	\$1,250.00

Contractor is responsible for measuring and confirming the quantity of mulch application(s) per year.

CATEGORY D. 1ST YEAR MULCH TOTAL \$ 31,250.00

MEADOW POINTE III CDD
SUPPLEMENTAL PRICING FORM

1. Pine Bark Nugget Mulch - (cost/yard, spread on site)	\$ 65.00
2. Additional Labor with truck and hand tools (cost/man hour)	\$ 65.00
3. Additional labor with truck and small power equipment (i.e., edger, blower, etc.) (cost/man hour)	\$ 65.00
4. Additional labor with truck and light power equipment (i.e., 36" and 52" walk mower) (cost/man hour)	\$ 65.00
5. Additional labor with truck and heavy power equipment (i.e., hustler, tractor, bush hog) (cost/man hour)	\$ 125.00
6. Watering with Hydroseeder including operator (cost/man hour)	\$ 125.00
7. St. Augustine sod laid, site ready (cost/square foot)	\$ 1.75
8. Cost per hour – General Labor	\$ 65.00
9. Cost per hour – Irrigation Service Technician	\$ 180.00 (2 Person team)
10. Tree Saver/OTC Palm Injection (per palm/per event)	\$ 75.00
11. Cost per additional street tree. Refer to tree pruning specifications.	\$65.00

The prices above shall be commensurate with the contract term.



RUSSELL LANDSCAPE PRE-APPROVAL FOR SEVERE STORM CLEAN-UP

This agreement is entered between Russell Landscape "Provider" and _____, "Customer" for the purpose of the removal of debris created by severe weather such as a Hurricane or Tornado.

- Remove and dispose of debris as a result of a severe storm event. Large limbs and debris will be moved from roads and sidewalks out of pedestrian and vehicle pathways for later pick up.
- Entry and exit points to the property will be first priority unless directed otherwise.
- Trees or limbs that are leaning against or close to a structure or utility are considered high risk will require the assistance of a licensed and insured Arborist.
- Provider will be on call 24 hours per day during severe weather clean-up. Including holidays, weekends and any time contractor office might be closed. Rates will be 50% more during Holidays and Weekends. Work cannot be completed during State of County mandated curfew hours.

To perform the above stated services, Provider shall be compensated by Customer as follows:

- \$250.00 per hour for skid steer/ loader. includes operator.
- \$650.00 per 40 cubic yard container.
- \$65.00 per hour per general labor.
- If additional out of state labor and equipment is required and approved by the customer. Lodging and travel cost will be agreed upon before beginning work.

Note: Russell Landscape is not responsible for damage done to the property due to the dangerous nature of the work being performed. We do not guarantee property will be without travel risk before, during or after our visit. The undersigned agrees to hold Russell Landscape harmless from claims made by a third party for removal of storm debris. i.e. If large equipment is needed to remove trees in a turf area, we cannot be held accountable for bed or turf damage.

NAME AND CAPACITY
Property OWNER OR CONTRACTING REPRESENTATIVE

DATE

NAME AND CAPACITY
CONTRACTOR; RUSSELL LANDSCAPE, LLC

DATE

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 19, 2023, at 6:30pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

**District
Manager's
Report**

March 15

2023

M
E
A
D
O
W

P
O
I
N
T
E

I
I
I

District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>1/31/2023</u>
General Fund Cash & Investment Balance:	\$2,612,742
Reserve Fund Cash & Investment Balance:	\$1,442,337
Debt Service Fund Investment Balance:	<u>\$1,232,869</u>
Total Cash and Investment Balances:	\$5,287,948
General Fund Expense Variance: \$7,625	Under Budget



Rizzetta & Company

Meadow Pointe III Community Development District

**Financial Statements
(Unaudited)**

January 31, 2023

Prepared by: Rizzetta & Company, Inc.

meadowpointe3.org
rizzetta.com

Meadow Pointe III Community Development District

Balance Sheet
As of 01/31/2023
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,706,422	302,348	834,306	2,843,076	0	0
Investments	906,320	1,139,989	398,563	2,444,872	0	0
Accounts Receivable	134,118	0	53,937	188,055	0	0
Refundable Deposits	26,712	0	0	26,712	0	0
Due From Other	14,765	0	0	14,765	0	0
Fixed Assets	0	0	0	0	11,045,871	0
Amount Available in Debt Service	0	0	0	0	0	1,286,806
Amount To Be Provided Debt Service	0	0	0	0	0	7,081,194
Total Assets	2,788,337	1,442,337	1,286,806	5,517,480	11,045,871	8,368,000
Liabilities						
Accounts Payable	263,369	0	0	263,369	0	0
Accrued Expenses	39,047	0	0	39,047	0	0
Other Current Liabilities	289	0	0	289	0	0
Due To Other	0	13,569	0	13,569	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	8,368,000
Deposits Payable	800	0	0	800	0	0
Total Liabilities	303,505	13,569	0	317,074	0	8,368,000
Fund Equity & Other Credits						
Beginning Fund Balance	1,226,344	1,121,838	541,285	2,889,466	0	0
Investment In General Fixed Assets						
Investment In General Fixed Assets	0	0	0	0	11,045,871	0
Total Investment In General Fixed Assets	0	0	0	0	11,045,871	0
Net Change in Fund Balance	1,258,488	306,930	745,521	2,310,940	0	0
Total Fund Equity & Other Credits	2,484,832	1,428,768	1,286,806	5,200,406	11,045,871	0
Total Liabilities & Fund Equity	2,788,337	1,442,337	1,286,806	5,517,480	11,045,871	8,368,000

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,625	(3,625)
Special Assessments				
Tax Roll	1,897,985	1,897,985	1,906,366	(8,381)
Other Misc. Revenues				
Room Rentals	0	0	1,822	(1,822)
Vending Machine Revenue	200	67	0	67
Key/Access/Transponder Revenue	0	0	888	(888)
Cell Tower Lease	28,262	9,420	11,304	(1,884)
Remotes	2,000	667	2,075	(1,408)
Non-Resident Annual Fees	0	0	70	(70)
Total Revenues	1,928,447	1,908,139	1,926,150	(18,011)
Expenditures				
Legislative				
Supervisor Fees	13,000	4,333	4,000	333
Total Legislative	13,000	4,333	4,000	333
Financial & Administrative				
Administrative Services	5,974	1,992	1,991	0
District Management	33,475	11,158	11,158	0
District Engineer	20,000	6,667	5,031	1,636
Disclosure Report	2,000	2,000	0	2,000
Trustees Fees	11,000	11,000	4,956	6,044
Assessment Roll	5,150	5,150	5,150	0
Financial & Revenue Collections	5,150	1,716	1,717	0
Tax Collector/Property Appraiser Fees	150	0	3,991	(3,991)
Accounting Services	21,630	7,210	7,210	0
Auditing Services	3,400	0	0	0
Arbitrage Rebate Calculation	1,950	650	0	650
Public Officials Liability Insurance	3,907	3,907	3,500	407
Legal Advertising	1,000	334	428	(95)
Miscellaneous Mailings	1,800	600	0	600
Bank Fees	569	189	312	(122)
Dues, Licenses & Fees	450	150	262	(112)
Website Hosting, Maintenance, Backup & Email	6,500	2,167	3,878	(1,712)
Total Financial & Administrative	124,105	54,890	49,584	5,305
Legal Counsel				

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	01/31/2023	01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
District Counsel	28,000	9,333	12,240	(2,906)
Total Legal Counsel	28,000	9,333	12,240	(2,906)
Law Enforcement				
Off Duty Deputy	119,000	39,667	39,855	(189)
Total Law Enforcement	119,000	39,667	39,855	(189)
Electric Utility Services				
Utility Services	28,000	9,334	14,058	(4,724)
Utility - Street Lights	105,000	35,000	49,531	(14,531)
Total Electric Utility Services	133,000	44,334	63,589	(19,255)
Garbage/Solid Waste Control Services				
Garbage - Residential	301,665	100,555	100,659	(104)
Solid Waste Assessment	2,075	691	1,337	(645)
Garbage - Recreation Facility	905	302	332	(31)
Total Garbage/Solid Waste Control Services	304,645	101,548	102,328	(780)
Water-Sewer Combination Services				
Utility - Recreation Facilities	6,500	2,167	2,803	(636)
Total Water-Sewer Combination Services	6,500	2,167	2,803	(636)
Stormwater Control				
Aquatic Maintenance	66,480	22,160	22,843	(683)
Mitigation Area Monitoring & Maintenance	3,600	1,200	0	1,200
Stormwater Assessments	3,912	3,912	0	3,912
Aquatic Plant Replacement	3,750	1,250	9,520	(8,270)
Stormwater System Maintenance	7,000	2,333	0	2,333
Total Stormwater Control	84,742	30,855	32,363	(1,508)
Other Physical Environment				
Street Light Deposit Bond	760	253	0	254
Property Insurance	11,216	3,739	11,033	(7,295)
General Liability Insurance	6,962	6,962	6,216	746
Flood Insurance	3,576	1,192	1,953	(761)
Entry & Walls Maintenance & Repair	5,000	1,667	0	1,667
Landscape Maintenance	284,677	94,892	94,274	618
Irrigation Maintenance & Repair	13,237	4,412	240	4,173
Well Maintenance	3,000	1,000	0	1,000
Tree Trimming Services	13,434	4,478	4,679	(201)
Landscape Replacement Plants, Shrubs, Trees	20,000	6,667	30,079	(23,412)
Landscape Inspection Services	9,000	3,000	3,000	0
Landscape - Annuals/Flowers	18,000	6,000	8,789	(2,789)
Holiday Decorations	17,550	17,550	18,276	(726)

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Landscape - Mulch	31,500	10,500	0	10,500
Lift Station Maintenance	5,000	1,667	345	1,321
Landscape - Pest Control	2,000	666	0	667
Wildlife Management Services	4,000	1,334	0	1,334
Miscellaneous Expense	8,835	2,945	13,242	(10,298)
Total Other Physical Environment	457,747	168,924	192,126	(23,202)
Road & Street Facilities				
Gate Phone	11,300	3,766	3,614	152
Gate Maintenance & Repair	35,000	11,667	4,259	7,409
Sidewalk Maintenance & Repair	11,500	3,833	650	3,183
Parking Lot Repair & Maintenance	2,500	834	0	833
Street Sign Repair & Replacement	4,000	1,333	980	354
Roadway Repair & Maintenance	5,000	1,667	0	1,666
Total Road & Street Facilities	69,300	23,100	9,503	13,597
Parks & Recreation				
Management Contract	389,569	129,856	110,179	19,678
Employee - Reimbursements	2,000	667	105	562
Pest Control	750	250	240	10
Facility A/C & Heating Maintenance & Repair	1,500	500	193	307
Playground Equipment & Maintenance	1,500	500	3,250	(2,750)
Vehicle Maintenance	3,000	1,000	1,401	(402)
Clubhouse Maintenance & Repair	10,000	3,333	6,393	(3,059)
Pool/Water Park/Fountain Maintenance	24,000	8,000	10,386	(2,386)
Computer Support, Maintenance & Repair	1,000	334	489	(156)
Security System Monitoring Services & Maintenance	18,000	6,000	1,565	4,435
Pool Repair & Maintenance	15,000	5,000	0	5,000
Operating Supplies	19,600	6,533	8,622	(2,088)
Tennis/Athletic Court/Park Maintenance & Supplies	5,000	1,667	8,950	(7,284)
Cable & Internet	2,500	833	191	643
Dog Waste Station Supplies & Maintenance	1,900	633	0	633
Fitness Equipment Maintenance & Repair	10,000	3,334	190	3,144
Total Parks & Recreation	505,319	168,440	152,154	16,287
Special Events				
Special Events	15,000	5,000	7,117	(2,118)
Total Special Events	15,000	5,000	7,117	(2,118)
Contingency				
Capital Outlay	68,089	22,696	0	22,697

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Contingency	68,089	22,696	0	22,697
Total Expenditures	1,928,447	675,287	667,662	7,625
Total Excess of Revenues Over(Under) Expenditures	0	1,232,852	1,258,488	(25,636)
Fund Balance, Beginning of Period	0	0	1,226,344	(1,226,344)
Total Fund Balance, End of Period	0	1,232,852	2,484,832	(1,251,980)

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,583	(4,583)
Special Assessments				
Tax Roll	302,348	302,348	302,348	0
Total Revenues	<u>302,348</u>	<u>302,348</u>	<u>306,931</u>	<u>(4,583)</u>
Expenditures				
Contingency				
Capital Reserve - Asset Replacement	184,787	184,787	0	184,787
Capital Reserve - Road	117,561	117,561	0	117,561
Total Contingency	<u>302,348</u>	<u>302,348</u>	<u>0</u>	<u>302,348</u>
Total Expenditures	<u>302,348</u>	<u>302,348</u>	<u>0</u>	<u>302,348</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>306,931</u>	<u>(306,931)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,121,837</u>	<u>(1,121,837)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,428,768</u>	<u>(1,428,768)</u>

720 Debt Service Fund S2013 & S2015 **Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,650	(2,650)
Special Assessments				
Tax Roll	587,460	587,460	589,699	(2,239)
Total Revenues	587,460	587,460	592,349	(4,889)
Expenditures				
Debt Service				
Interest	242,460	242,460	116,449	126,011
Principal	345,000	345,000	0	345,000
Total Debt Service	587,460	587,460	116,449	471,011
Total Expenditures	587,460	587,460	116,449	471,011
Total Excess of Revenues Over(Under) Expenditures	0	0	475,900	(475,900)
Fund Balance, Beginning of Period	0	0	482,266	(482,266)
Total Fund Balance, End of Period	0	0	958,166	(958,166)

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	407	(407)
Special Assessments				
Tax Roll	297,410	297,410	298,544	(1,134)
Total Revenues	<u>297,410</u>	<u>297,410</u>	<u>298,951</u>	<u>(1,541)</u>
Expenditures				
Debt Service				
Interest	56,410	56,410	29,330	27,080
Principal	241,000	241,000	0	241,000
Total Debt Service	<u>297,410</u>	<u>297,410</u>	<u>29,330</u>	<u>268,080</u>
Total Expenditures	<u>297,410</u>	<u>297,410</u>	<u>29,330</u>	<u>268,080</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>269,621</u>	<u>(269,621)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>59,018</u>	<u>(59,018)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>328,639</u>	<u>(328,639)</u>

Meadow Pointe III CDD
Investment Summary
January 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2023</u>
The Bank of Tampa	Money Market Account	\$ 5,096
The Bank of Tampa ICS Program:		
First Western Trust Bank	Money Market Account	248,644
First-Citizens Bank & Trust Company	Money Market Account	50,236
Manufacturers Bank	Money Market Account	21
NexBank	Money Market Account	112
Pinnacle Bank	Money Market Account	248,660
United Bank	Money Market Account	105,137
Western Alliance Bank	Money Market Account	248,414
	Total General Fund Investments	\$ 906,320
The Bank of Tampa ICS Program:		
Assett Replacement Reserve		
Amalgamated Bank	Money Market Account	\$ 248,622
First Guaranty Bank	Money Market Account	248,660
First Western Trust Bank	Money Market Account	16
First-Citizens Bank & Trust Company	Money Market Account	1,922
Manufacturers Bank	Money Market Account	68
Merchants Bank of Indiana	Money Market Account	248,660
NexBank	Money Market Account	5
The Citizens Bank	Money Market Account	1
The Huntington National Bank	Money Market Account	5,886
United Bank	Money Market Account	143,300
Western Alliance Bank	Money Market Account	21
	Subtotal	897,161
Road Reserve		
Manufacturers Bank	Money Market Account	50
NexBank	Money Market Account	38
The Citizens Bank	Money Market Account	27
The Huntington National Bank	Money Market Account	242,713
	Subtotal	242,828
	Total Reserve Fund Investments	\$ 1,139,989
US Bank Series 2013 Revenue	First American Treasury Obligation Fund Class Z	\$ 1,317
US Bank Series 2013 Reserve	First American Treasury Obligation Fund Class Z	175,501
US Bank Series 2013 Prepayment	First American Treasury Obligation Fund Class Z	42,705
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	36,173
US Bank Series 2021 Revenue	First American Treasury Obligation Fund Class Y	30,096
	Total Debt Service Fund Investments	\$ 398,563

**Meadow Pointe III Community Development District
Summary A/R Ledger
From 1/1/2023 to 1/31/2023**

Fund ID	Fund Name	Customer name	Document num-ber	Date created	Balance Due	AR Account	
720, 2670							
720-001	720 General Fund	Pasco County Tax Collector	AR00000568	10/01/2022	134,118.55	12110	
Sum for 720, 2670					134,118.55		
	720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00000568	10/01/2022	22,183.26	12110
	720-200	720 Debt Service Fund S2013 & S2015	Pasco County Tax Collector	AR00000568	10/01/2022	13,624.74	12110
Sum for 720, 2797					35,808.00		
720, 2798							
	720-202	720 Debt Service Fund S2021	Pasco County Tax Collector	AR00000568	10/01/2022	18,128.32	12110
Sum for 720, 2798					18,128.32		
Sum for 720					188,054.87		
Sum Total					188,054.87		

See Notes to Unaudited Financial Statements

**Meadow Pointe III Community Development District
Summary A/P Ledger
From 01/1/2023 to 01/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
720, 2670					
720 General Fund	01/27/2023	Cintas Corporation	1903691207	Cleaning Supplies 01/23	100.00
720 General Fund	01/26/2023	Cintas Corporation	4144723411	Cleaning Supplies 01/23	547.16
720 General Fund	01/19/2023	DCSI, Inc.	30412	Service Call 02/23	324.00
720 General Fund	01/10/2023	DCSI, Inc.	30316	Service Call 01/23	154.00
720 General Fund	01/09/2023	Fitness Logic, Inc.	111012	Quarterly General Maintenance 01/23	95.00
720 General Fund	01/04/2023	Frontier Florida, LLC	Phone Summary 239-188-0915-091913 -5	Phone Summary 01/04/23-02/03/23	641.29
720 General Fund	01/01/2023	Home Depot Credit Services	6035322532003880 01/23	Supplies 12/22	176.73
720 General Fund	01/01/2023	Lowes	9900 321527 6 01/23	Clubhouse Supplies 01/23	110.09
720 General Fund	01/27/2023	Meadow Pointe III CDD	012723	Transfer BOT MMA to Truist Operating Account 01/23	244,904.00
720 General Fund	01/25/2023	OLM, Inc.	40725	Monthly Landscape Inspection 01/23	750.00
720 General Fund	01/01/2023	Parkhurst Outdoor Lighting LLC	082422 Final Payment	50% Payment for Christmas Lighting 08/22	8,425.00
720 General Fund	01/31/2023	Romaner Graphics	21516	Replace & Straighten Stop Sign 01/23	220.00
720 General Fund	01/31/2023	Skyway Supply, Inc.	57580	Office Supplies 01/23	113.85
720 General Fund	11/01/2022	Spunky Spirits, LLC	Spunky Spirits 12/11/2022	Alcohol Delivery Services 12/11/2022	356.56
720 General Fund	01/27/2023	Stantec Consulting Services, Inc.	2041251	Engineering Services 02/23	766.50
720 General Fund	01/01/2023	Straley Robin Vericker	22668	General Legal Services 12/19/22 - 01/05/23	1,987.50
720 General Fund	01/04/2023	Suncoast Pool Service, Inc.	8990	Pool Maintenance 01/23	560.00
720 General Fund	01/25/2023	Times Publishing Company	0000268681	Legal Advertising 01/23	292.00
720 General Fund	01/31/2023	Withlacoochee River Electric Cooperative, Inc.	1353910 01/23 AUTO PAY	Street Lights 01/23	1,585.99
720 General Fund	01/06/2023	Withlacoochee River Electric Cooperative, Inc.	Electric Summary 01/23 AUTOPAY	Electric Summary 01/06/23 - 02/03/23	670.13
720 General Fund	01/31/2023	Yellowstone Landscape	TM 484415	Plant Installation 01/23	589.00
Sum for 720, 2670					263,368.80
Sum for 720					263,368.80
Sum Total					263,368.80

Meadow Pointe III Community Development District
Notes to Unaudited Financial Statements
January 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 01/31/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 8

Meadow Pointe III Community Development District

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

Operations and Maintenance Expenditures January 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$181,521.46**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	100173	17452420 6/11	Quarterly Security Monitoring 01/01/23-03/31/23	\$ 216.33
All Florida Mechanical Services, Inc	100185	i21801	Qrtyl Preventative Maintenance 12/22	\$ 193.12
Cintas Corporation	100186	4141847294	Cleaning Supplies 12/22	\$ 313.66
Cintas Corporation	100194	4143342702	Cleaning Supplies 01/23	\$ 265.76
DCSI, Inc.	100199	30307	Service Call 01/23	\$ 125.00
DCSI, Inc.	100199	30315	Gate Repair 01/23	\$ 624.00
Fast Signs of Wesley Chapel	100206	2160-6383	Yard Signs 12/22	\$ 330.56
Florida Department of Revenue	ACH	Sales Tax 12.22 AUTOPAY	Sales Tax 12/22	\$ 461.76
Frontier Florida, LLC	ACH	Phone Summary 12/22 - 720	239-188-0915-091913-5 Phone Summary 12/22	\$ 280.42
Glen Richard Aleo	100174	GA122122	Board of Supervisors 12/21/2022	\$ 200.00
Glen Richard Aleo	100200	GA011823	Board of Supervisors Meeting 01/18/23	\$ 200.00
John A. Johnson	100175	JJ122122	Board of Supervisors Meeting 12/21/2022	\$ 200.00

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
John A. Johnson	100201	JJ011823	Board of Supervisors Meeting 01/18/23	\$ 200.00
Michael J Hall	100176	MH122122	Board of Supervisors Meeting 12/21/2022	\$ 200.00
Michael J Hall	100202	MH011823	Board of Supervisors Meeting 01/18/23	\$ 200.00
Michael Torres	100177	MT122122	Board of Supervisors Meeting 12/21/2022	\$ 200.00
Michael Torres	100203	MT011823	Board of Supervisors Meeting 01/18/23	\$ 200.00
Paul Carlucci	100179	PC122122	Board of Supervisors Meeting 12/21/2022	\$ 200.00
Paul Carlucci	100204	PC011823	Board of Supervisors Meeting 01/18/23	\$ 200.00
Meadow Pointe III Debit Card	MP0123	MP0123	Meadow Pointe III Credit Card 01/23	\$ 2,457.99
Mr. Electric of Land O' Lakes	100178	33003475	Service Call 12/22	\$ 1,844.89
OLM, Inc.	100195	40660	Monthly Landscape Inspection 12/22	\$ 750.00
Outsmart Pest Management, Inc.	100187	35992	Monthly Pest Control 01/23	\$ 60.00
Pasco County Sheriff's Office	100196	AR001809	JAN23 #4	\$ 9,963.75
Pasco County Tax Collector	100208	34-26-20-0000-00100-0020 01.23	Annual Tax Bill 01/2023	\$ 3,990.80
Rizzetta & Company, Inc.	100172	INV0000074724	District Management Services 01/23	\$ 5,619.08
Rizzetta & Company, Inc.	100193	INV0000074759	Personnel Reimbursement 12/22	\$ 13,381.91
Rizzetta & Company, Inc.	100205	74923	Amenity Management & Personnel Reimbursement 01/23	\$ 15,202.81

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100207	INV0000075240	Personnel Reimbursement 01/23	\$ 13,425.53
Skyway Supply, Inc.	100180	57018	Dog Bags - 4 Cases 12/22	\$ 249.90
Solitude Lake Management, LLC	100188	PSI-39163	Lake & Pond Management Services 01/23	\$ 5,710.77
Southern Automated Access Services, LLC	100181	12172	Gate Phone 813-482-2049 12/22	\$ 43.95
Southern Automated Access Services, LLC	100181	12177	Gate Phone 813-435-0748 12/22	\$ 43.95
Southern Automated Access Services, LLC	100189	12234	Gate Phone/CAPXL Cloud - Heatherstone 01/23	\$ 124.50
Southern Automated Access Services, LLC	100189	12235	Gate Phone/CAPXL Cloud - Ammanford 01/23	\$ 124.50
Southern Automated Access Services, LLC	100189	12236	Gate Phone/CAPXL Cloud - Wrencrest 01/23	\$ 124.50
Southern Automated Access Services, LLC	100189	12251	Gate Repair - Sheringham 01/23	\$ 744.00
Southern Automated Access Services, LLC	100209	12277	Gate Repair Wrencrest 01/23	\$ 105.00
Southern Automated Access Services, LLC	100209	12278	Gate Repair Heatherstone 01/23	\$ 105.00
Southern Automated Access Services, LLC	100209	12294.00	Gate Phone 813 482 2049 01/23	\$ 43.95
Southern Automated Access Services, LLC	100209	12299	Gate Phone 813-435-0748 01/23	\$ 43.95

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spectrum	ACH	8337 13 062 0042426 01/23 AUTOPAY	1500 Meadow Pointe Blvd 01/23	\$ 47.77
Spunky Spirits, LLC	100192	Spunky Spirits 12/11/2022B	Bartending Services 12/11/2022	\$ 727.91
Stantec Consulting Services, Inc.	100210	2030109	Engineering Services 01/23	\$ 1,976.00
Straley Robin Vericker	100190	22549	General Legal Services 11/16/22-12/14/22	\$ 2,035.00
Suncoast Pool Service, Inc.	100191	8941	Monthly Pool Service 01/23	\$ 1,500.00
TECO	ACH	311000030198.55	Summary Bill 12/22	\$ 10,825.18
U.S. Water Services Corporation	100197	SI63558	Monthly Lift Inspection 01/23	\$ 86.21
Waste Connections of Florida	ACH	1330042W426	Waste Disposal Services 01/23	\$ 79.01
Waste Connections of Florida	ACH	6512350W425	Waste Disposal - All Sites 11/22	\$ 25,138.75
Welch Tennis Courts, Inc.	100198	69968	Tennis Nets 01/23	\$ 431.61
Withlacoochee River Electric Cooperative, Inc.	ACH	1353910 12/22 AUTO PAY	Street Lights 12/22	\$ 1,583.63
Withlacoochee River Electric Cooperative, Inc.	ACH	Electric Summary 12/22 AUTOPAY	Electric Summary 12/06/22-01/06/23	\$ 843.95

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	100182	TM 473346	Sod Replacement 12/22	\$ 1,583.57
Yellowstone Landscape	100182	TM 473348	Sod Replacement 12/22	\$ 1,343.57
Yellowstone Landscape	100182	TM 473376	Landscape Maintenance 01/23	\$ 24,272.25
Yellowstone Landscape	100183	TM 473347	Sod Replacement 12/22	\$ 1,343.57
Yellowstone Landscape	100183	TM 473349	Sod Replacement 12/22	\$ 1,343.57
Yellowstone Landscape	100184	TM 471420	Tree Replacement 12/22	\$ 20,000.00
Yellowstone Landscape	100184	TM 472065	Tree Replacement 12/22	\$ 3,620.00
Yellowstone Landscape	100184	TM 472066	Tree Replacement 12/22	\$ 2,680.00
Yellowstone Landscape	100184	TM 472067	Sod Replacement 12/22	\$ <u>1,088.57</u>
Report Total				\$ <u>181,521.46</u>

Your account number: **17452420** Security provided for: Meadow Pointe Iii Cdd

RECEIVED
JAN 17 2023



Invoice date:
Jan 13, 2023

BY:

Your total due is:

\$216.33 Past Due

Your Bill at-a-glance

Previous Balance	\$216.33
Payments and Adjustments	\$0.00
Current Charges	\$0.00
Taxes and Fees	\$0.00

Upon Receipt \$216.33

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

Message from ADT

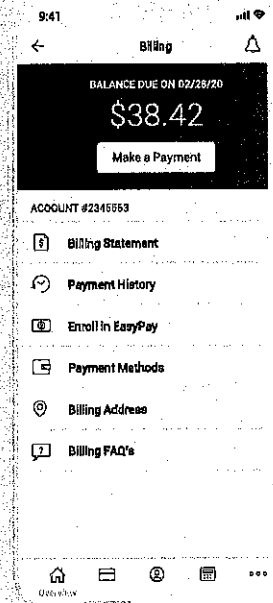
Hi. Looks like you have a past due balance of \$216.33. Please make a payment soon.

Pay your bill easily online at MyADT.com or on the MyADT mobile app.

We recommend you test your alarm service monthly.

Pay your bill on-the-go with MyADT mobile app

1. Download the app from ADT.com/apps to your mobile
2. Sign in to the MyADT app using your username and password
3. Pay your bill



www.ADT.com/apps



ADT
3190 S Vaughn Way
Aurora, CO 80014

6230 0020 NO RP 13 01132023 NNNNNNNY 01 008067 0024

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



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

Account Number	17452420
Due Date	Past Due
Amount Due	\$216.33

Amount Enclosed \$ _____

Please send payment to:

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



000174524200000000000000000000001122300000000000000216335

Your account number: Security provided for:
▷ 17452420 Meadow Pointe Iii Cdd

📍 Is your billing information incorrect? You can change it on [MyADT.com](https://myadtdotcom.com) or in the MyADT mobile app.

Your Account Activity

Previous Balance	\$216.33
Payments and Adjustments	\$0.00
Total Due over 30 days Past Due	\$216.33

* Taxable charges

← Any balance left from previous billing periods

← All payments and adjustments received from you during billing period

💬 Have questions? Chat with us through MyADT mobile app.

📱 Pay your bill online at MyADT.com or download MyADT mobile app.



Protect yourself against FRAUD

- 1 ADT representatives and ADT Authorized Dealers will always carry proper, company-issued identification.
- 2 If their ID is not visible, be cautious and ask to see it. If they're with us, they'll gladly show you.
- 3 When in doubt, verify their credentials. Visit ADT.com/verify for ADT representatives, or ADT.com/dealer for ADT Authorized Dealers.
- 4 If they refuse to give you their ID, or you are still unsure, call ADT at 800.ADT.ASAP (800.238.2727).

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment and you will not receive your check back from your financial institution.

©2022 ADT LLC dba ADT Security Services. All rights reserved. ADT, the ADT logo, 800.ADT.ASAP and the product/service names listed in this document are marks and/or registered marks. Unauthorized use is strictly prohibited. License information available at www.adt.com or by calling 800.ADT.ASAP. CA ACC07155, 974443; PPO17232; FL EF0001121; LA F1639, F1640, F1643, F1654, F1655; MA 172C; NC Licensed by the Alarm Systems Licensing Board of the State of North Carolina 7535P2, 7561P2, 7562P10, 7563P7, 7565P1, 7566P9; NY 12000305615; PA 090797. The ADT Security Corporation dba ADT Patrol, 21171 S. Western Ave. Torrance, CA 90501, 561-989-7919, Lic. No. PPO 120268. **MS 15019511**



Hello, Your Payment Is Past Due.

Dear Valued Customer,

Sometimes it seems like there aren't enough hours in the day to even accomplish the little things. With that in mind, we completely understand why your payment to ADT might have been overlooked last month - or perhaps sent to us late. **We want to remind you that your payment of \$216.33 is now past due.**



It's easy to get your account up to speed. You can make a payment by:



Visit **www.MyADT.com**.
Look for the Express Pay button
and sign up for EasyPay.



Use **MyADT App**.
Download the mobile app today.



Make a payment by calling
877.545.0495.

If you have questions about your bill or service, **please call us at 877.545.0495** so we can resolve any issues. We are available **Monday through Friday from 8 a.m. - 9 p.m. ET**. It is our privilege to be your security provider and continue to help you protect what matters most.

Sign up for EasyPay

Over 4.5 million ADT customers use the convenience of EasyPay every month. Sign up at www.MyADT.com for free, keep your account up to date, and access other features. We look forward to serving you.

Sincerely,

Your ADT Customer Care Team

CUSTOMER INFORMATION

Account #:	17452420
Due Date:	January 13, 2023
Amount Due:	\$216.33
Days Overdue:	30

Important Information

BALANCE OF CONTRACT CHARGES: If you are under contract at the time of your service cancellation, ADT will charge you for the balance of your contract in accordance with your contract.

COLLECTION AGENCY PLACEMENT: ADT will place the final balance due with a collection agency which will contact you for payment.

CREDIT BUREAU REPORTING: ADT may report the status of your past due balances to the different credit bureaus.

CORRECT ADDRESS FOR PAYMENTS: If you choose to mail in a check, it is preferred that you use the payment coupon and return envelope included with your bill. Otherwise, please send the check to the address below and make sure to include your ADT customer account number from your bill.

ADT SECURITY SERVICES
P.O. BOX 371878
PITTSBURGH, PA 15250-7878

If you have signed up for paperless bills or if you have signed up for the ADT EasyPay Service, you will automatically receive email notifications when ADT issues your bill. These notifications will be sent to Your Email Address. Additionally, ADT will deliver all other written notices it provides to you about your ADT Contract or your Account to Your Email Address including, without limitation, payment reminders, default notices, late payment notices and termination notices. If you have signed up for any of these services, you may not "opt-out" of receiving these email communications, unless you discontinue your ADT EasyPay service. To ensure you receive future ADT communication, please add ADT@safehome.com to your address book.

©2020 ADT LLC dba ADT Security Services. All rights reserved. ADT, the ADT logo, 800.ADT.ASAP and the product/service names listed in this document are marks and/or registered marks. Unauthorized use is strictly prohibited. License information available at www.ADT.com or by calling 800.ADT.ASAP. CA ACO7155, 974443; PPO17232; FL EF0001121; LA F1639, F1640, F1643, F1654, F1655; **MA** 172C; **NC** Licensed by the Alarm Systems Licensing Board of the State of North Carolina 7535P2, 7561P2, 7562P10, 7563P7, 7565P1, 7566P9; **NY** 12000305615; **PA** 090797.

MS 15019511

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



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

License #CMC1249737



Bill to
Meadow Pointe III
1500 Meadow Pointe Blvd.
Wesley Chapel, FL 33543

Ship to
Meadow Pointe III
1500 Meadow Pointe Blvd.
Wesley Chapel, FL 33543

Work Order #: 22634

Transaction Date: 12/19/2022

Terms: Net 30

Invoice #: i21801

Customer PO #: Dec PM

Item	Description	Quantity	Price	Amount
Quarterly PM	December 2022 Quarterly Preventative Maintenance	1	\$193.12	\$193.12
Notes to Customer	12/16/22 Sean - Performed preventative maintenance on both split systems. Cleaned and sanitized both evaporators, Cleaned and sanitized drain pans. Flushed and treated drain lines and tested air handlers. Cleaned and tested condensers and checked wire connections.	1	\$0.00	\$0.00

Subtotal: \$193.12
Tax: \$0.00
Total: \$193.12
Balance Due: \$193.12

Acceptance

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

01/04/23

INVOICE

SHIP TO: MEADOW POINTE CDD
 1500 MEADOW POINTE BLVD
 WESLEY CHAPEL, FL 33543-6876

INVOICE # 4141847294
INVOICE DATE 12/29/2022
SERVICE TICKET # 4141847294

BILL TO: MEADOW POINT III CDD
 5844 OLD PASCO RD STE 100
 WESLEY CHAPEL, FL 33544

SOLD TO # 13490312
PAYER # 13504425
PAYMENT TERMS NET 10 EOM
SORT # 00740006625
CINTAS ROUTE 79 / DAY 4 / STOP 003

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2650	WET MOP LARGE-	02	F	1	6.727	6.73	N
	X6116	MM AIR FRESHENER SVC	04	D	5	28.939	144.70	N
	X6123	MM AIR FRESHENER RFL-	04	D	5	0.000	0.00	N
	X6680	DISP URINAL MAT SVC	02	D	0	6.475	0.00	N
	X6922	WOOD WET MOP HANDLE-	02	F	1	0.000	0.00	N
	X7464	DISP URINAL MAT RFL-	02	F	2	0.000	0.00	N
	X84435	4X6 BLACK MAT	04	F	2	26.381	52.76	N
	X84450	4X6 BROWN MAT	04	F	3	27.981	83.94	N
	X9016	MM AIR FRESHENER DSP-	02	D	0	0.000	0.00	N
	X9024	CENTERPULL TOWEL DISPENSER-	02	F	6	1.072	6.43	N
	X9025	CENTERPULL TOWEL REFILL-	02	D	0	18.836	0.00	N
	X9110	JRT TOILET TISSUE REFILL-	02	D	0	10.459	0.00	N
	X9210	URINAL SCREEN SVC	02	D	0	8.779	0.00	N
	X9215	URINAL SCREEN RFL-	02	F	2	0.000	0.00	N
		SUBTOTAL					294.56	
		SERVICE CHARGE					19.10	N
		SUBTOTAL					313.66	
		TAX					0.00	
		TOTAL USD					313.66	
								12/29/22

Signature :

HILDA SERRATO Invoice Total Pymt on Acct
 313.66 0.00
 Sold To: 0013490912 SO#: 4141847294 12/29/2022 12:57 PM





REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
 WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514
 CINTAS FAX # 813-626-8852
 PAYMENT INQUIRY 813-644-8365

INVOICE

SHIP TO: MEADOW POINTE CDD
 1500 MEADOW POINTE BLVD
 WESLEY CHAPEL, FL 33543-6876

INVOICE # 4143342702
 INVOICE DATE 01/12/2023

BILL TO: MEADOW POINT III CDD
 5844 OLD PASCO RD STE 100
 WESLEY CHAPEL, FL 33544

SOLD TO # 13490312
 PAYER # 13504425
 PAYMENT TERMS NET 10 EOM
 SORT # 00740006625
 CINTAS ROUTE 79 / DAY 4 / STOP 00

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X2650	WET MOP LARGE--	02	F	1	6.727	6.73	N
	X6680	DISP URINAL MAT SUC	02	D	2	6.475	12.95	N
	X6922	WOOD NET MOP HANDLE--	02	F	1	0.000	0.00	N
	X7464	DISP URINAL MAT RFL--	02	F	2	0.000	0.00	N
	X9016	MW AIR FRESHENER DSP--	02	D	5	0.000	0.00	N
	X9024	CENTERPULL TOWEL DISPENSER--	02	F	6	1.072	6.43	N
	X9025	CENTERPULL TOWEL REFILL--	02	D	8	18.836	150.69	N
	X9110	JRT TOILET TISSUE REFILL--	02	D	5	10.459	52.30	N
	X9210	URINAL SCREEN SUC	02	D	2	8.779	17.56	N
	X9215	URINAL SCREEN RFL--	02	F	2	0.000	0.00	N
	X9440	BOX ALL PURPOSE WIPER--	04	D	0	8.590	0.00	N
		SUBTOTAL					246.66	
		SERVICE CHARGE					19.10	N
		SUBTOTAL					265.76	
		TAX					(0.00)	
		TOTAL USD					265.76	

01/12/23

Jan. 11/2

(missed rate last week)

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____



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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30307	01/16/2023	\$125.00	01/31/2023	Net 15	

P.O. NUMBER
10449

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/28/2022	<p>Access/ Gate:Service Reason for call: Check entrance controller - not accepting new data from access software - can't add or delete residents phone numbers or entrance codes.</p> <p>Tech notes: 1. Pulled controller data, entered new resident and sent data. Controller chip not accepting new data - called tech support and ran through test. Tech support said memory chip is bad and needs replacing. Memory chip is on order.</p>	1	125.00	125.00

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

BALANCE DUE

\$125.00

01/16/23



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

Invoice

BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30315	01/16/2023	\$624.00	01/31/2023	Net 15	

P.O. NUMBER
10455

SALES REP
Tech: DC

ACCT#/LOT/BLK
Claridge Place

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/10/2023	Access/ Gate:Service Reason for call: Replace gate controller memory chip. Tech notes: 1. Pulled old memory chip & installed new chip - sent data to controller with test entry - system OK. 2. Sent data from office to bring controller up to date with new entries of residents - OK.	1	125.00	125.00
01/10/2023	Access/ Gate:Parts 1830-402 Doorking 1835 controller memory size 3000	1	499.00	499.00

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

BALANCE DUE

\$624.00

01/16/23

https://www.fastsigns.com/2160-new-tampa-wesley-ch

Completed Date: 12/7/2022
Payment Terms: Cash Customer
Payment Due Date: 12/7/2022

Created Date: 12/2/2022

DESCRIPTION: QTY 15 / 24 W x 18 H / DS / Yard Signs with stakes

Bill To: Meadow Pointe III
1500 Meadow Pointe Blvd
Wesley Chapel, FL 33543
US

Pickup At: FASTSIGNS of Wesley Chapel
19651 Bruce B Downs Blvd
Ste C1
Tampa, FL 33647
US

Ordered By: Justin Lawrence
Email: mpiiiclub@tampabay.rr.com
Work Phone: (813) 383-6676

Salesperson: Derek Mills

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	QTY 15 / 24" W x 18" H / DS / Yard Signs with stakes	15	\$20.50	\$307.50	\$307.50
1.1	Coroplast 4 mil - sub / graphic				
1.2	Wire Stake - H Stake				

FINE PRINT...PLEASE READ CAREFULLY: We appreciate the opportunity to provide you with outstanding signage products and service. Acceptance of this FASTSIGNS of Wesley Chapel (FSWC) invoice in any way, whether verbal, by email, by active participation or with monetary deposit, constitutes all of the following: the creation of this invoice as a purchase contract for exactly, and only, the custom signage products and services described and contained herein; and that this contract can only be cancelled in writing (not by email) received within 2 business days of invoice creation date; and that purchaser agrees to forfeit all deposit money paid regardless of work level begun or completed at the sole reasonable discretion of FSWC; and that any verbal discussions regarding details and/or changes to this contract do not apply to altering this contract; and that during the sales process, FSWC is not responsible for any implied or conveyed customer expectations that are not specifically covered in writing, in advance of signage production; and that the purchaser is responsible to carefully review signage proofs and purchaser's approval will constitute final sign production - POST-PRODUCTION changes or remake of signage will require additional payment; and that any PRE-PRODUCTION email discussion regarding details and/or changes to this contract, without direct FSWC response and acknowledgment of those changes, are not valid and do not apply to altering this contract; and that purchaser agrees to pay the invoice in full upon receipt of FINAL/COMPLETION invoice; and that past-due invoices will be subject to finance charges to the extent permitted by Florida law; and that the company takes full responsibility for the invoice listed listed contact buyer as having the authority to represent the said company listed on this purchase contract. Thank you.

Subtotal:	\$307.50
Taxable Amount:	\$307.50
Taxes:	\$23.06
Grand Total:	\$330.56
Amount Paid:	\$0.00
BALANCE DUE:	\$330.56

01/03/23

Florida Sales and Use Tax Return
Reporting Period

DR-15EZ
R. 01/20

Certificate Number: 61-8015577967-4

Surtax Rate: .0100

DEC 2022

HD/PM DATE:

□□ / □□ / □□

MEADOW POINTE III COMMUNITY
1500 MEADOW POINTE BLVD
WESLEY CHAPEL FL 33543-6876

Location/Mailing Address Changes:

New Location Address: _____

Telephone Number: () _____

New Mailing Address: _____



FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Amount Due From Line 9
On Reverse Side

□□□,461.76

Due: JAN 01 2023
Late After: JAN 20 2023

0500 0 20221231 0001003043 1 4000001557 7967 3

	DOLLARS				CENTS
1. Gross Sales <i>(Do not include tax)</i>	□	□	□	6,596	25
2. Exempt Sales <i>(Include these in Gross Sales, Line 1)</i>	□	□	□		
3. Taxable Sales/Purchases <i>(Include Internet/Out-of-State Purchases)</i>	□	□	□	6,596	25
4. Total Tax Due <i>(Include Discretionary Sales Surtax from Line 3)</i>	□	□	□	461	76
5. Less Lawful Deductions	□	□	□		
6. Less DOR Credit Memo	□	□	□		
7. Net Tax Due	□	□	□	461	76
8. Less Collection Allowance or Plus Penalty and Interest	□	□	□		
9. Amount Due With Return <i>(Enter this amount on front)</i>	□	□	□	461	76

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer: Fran Carroll Date: 1/18/23 Telephone #: 813-944-1001
Signature of Preparer: _____ Date: _____ Telephone #: _____

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX: □□□,□□□.□□□
B. Total Discretionary Sales Surtax Due: □□□,65.96

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.



FRONTIER

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

6790 0007 NO RP 04 01042023 NNNNNNNN 01 000017

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







Your Monthly Invoice

Account Summary

New Charges Due Date	1/30/23
Billing Date	1/04/23
Account Number	239-188-0915-091913-5
PIN	██████
Previous Balance	280.42
Payments Received Thru 1/04/23	.00
Balance Forward	280.42
New Charges	360.87
Total Amount Due	\$641.29

01/11/23



INTRODUCING
SECURE
PRO

Get peace of mind with anti-virus protection that defends against spyware, ransomware and malware on 35 devices. Included with new Frontier Fiber.

business.frontier.com/secure

WAYS
TO PAY
YOUR
BILL



frontier.com/signupforautopay



frontier.com/pay



800-801-6652

PAYMENT STUB

Total Amount Due	\$641.29
New Charges Due Date	1/30/23
Account Number	239-188-0915-091913-5
Amount Enclosed	\$ _____

To change your billing address, call 1 800 921 8102

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



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

6790 0007 NO RP 04 01042023 NNNNNNNN 01 000017

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

12500023918809150919130000000000000000641295



Date of Bill
Account Number

1/04/23
239-188-0915-091913-5

GO PAPERLESS

Paper-free billing is free and accessible anytime, anywhere.

frontier.com/gopaperless

Printed bill available for \$299/mo. Fee does not apply to NY, PA and select customers. For details, visit frontier.com/billingfaq

For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.





Date of Bill
Account Number

1/04/23
239-188-0915-091913-5

SUMMARY OF CHARGES BY ACCOUNT

Table with 2 columns: Account Number, Amount. Rows include 239/188-0915.0 (18.21), 813/907-0937.0 (57.11), 813/929-6738.0 (57.11), 813/973-0651.0 (57.11), 813/973-3584.0 (57.11), 813/973-8303.0 (57.11), 813/994-2108.0 (.00), 813/994-5419.0 (57.11).

TOTAL \$360.87

CURRENT BILLING SUMMARY

Local Service from 01/04/23 to 02/03/23

Table with 3 columns: Qty Description, Order Number, Charge. Rows include Basic Charges, Other Charges-Detailed Below (18.21), Total Basic Charges (18.21).

TOTAL 18.21

** ACCOUNT ACTIVITY **

Table with 4 columns: Qty Description, Order Number, Effective Dates, Amount. Rows include 1 Late Payment Fee (1/04, 18.21), Subtotal (18.21).

Subtotal 18.21

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$18.21 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.







Your Monthly Invoice

Account Summary

New Charges Due Date	1/30/23
Billing Date	1/04/23
Account Number	813-907-0937-122706-5
PIN	██████
New Charges	57.11
Amount Transferred to 239/188-0915	\$57.11
Total Amount Due	\$0.00



**INTRODUCING
SECURE
PRO**

Get peace of mind with anti-virus protection that defends against spyware, ransomware and malware on 35 devices. Included with new Frontier[®] Fiber.

business.frontier.com/secure

**WAYS
TO PAY
YOUR
BILL**



[frontier.com/
signupforautopay](https://frontier.com/signupforautopay)



frontier.com/pay



800-801-6652



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

6790 0007 NO RP 04 01042023 NNNNNNNN 01 000017

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

PAYMENT STUB

Total Amount Due	\$0.00
New Charges Due Date	1/30/23
Account Number	813-907-0937-122706-5
Amount Enclosed	\$ _____

To change your billing address, call 1 800 921 8102

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

989080813907093712270600000046740000000005



Date of Bill
Account Number

1/04/23
813-907-0937-122706-5

GO PAPERLESS

Paper-free billing is free and accessible anytime, anywhere.

frontier.com/gopaperless

Printed bill available for \$299/mo. Fee does not apply to NY, PA and select customers. For details, visit frontier.com/billingfaq

For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.





Date of Bill
Account Number

1/04/23
813-907-0937-122706-5

CURRENT BILLING SUMMARY

Local Service from 01/04/23 to 02/03/23

Qty Description 813/907-0937.0

Basic Charges

Table with columns: Description, Charge. Rows include Business Line - 2 Yr Term (32.95), Multi-Line Federal Subscriber Line Charge (8.40), Access Recovery Charge Multi-Line Business (3.58), Frontier Roadwork Recovery Surcharge (1.75), Federal USF Recovery Charge (3.91), FL State Communications Services Tax (2.49), Federal Excise Tax (1.40), County Communications Services Tax (1.23), FL State Gross Receipts Tax (.82), Pasco County 911 Surcharge (.40), FL Telecommunications Relay Service (.10), FL State Gross Receipts Tax (.08).

Total Basic Charges

TOTAL 57.11

CUSTOMER TALK

SUMMARY BILL PLEASE DO NOT PAY

We have partnered with WiMacTel to manage our directory assistance services. If you have any questions about the directory assistance service or billing, please use the following numbers: for your phone bill call 800-460-0756, and call 888-476-0881 for credit card billing.

Beginning January 1, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 28.9% to 32.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes







Your Monthly Invoice

Account Summary

New Charges Due Date	1/30/23
Billing Date	1/04/23
Account Number	813-929-6738-080405-5
PIN	██████
New Charges	57.11
Amount Transferred to 239/188-0915	\$57.11
Total Amount Due	\$0.00



**INTRODUCING
SECURE
PRO**

Get peace of mind with anti-virus protection that defends against spyware, ransomware and malware on 35 devices. Included with new Frontier[®] Fiber.

business.frontier.com/secure

**WAYS
TO PAY
YOUR
BILL**

 [frontier.com/
signupforautopay](https://frontier.com/signupforautopay)

 frontier.com/pay

 800-801-6652



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

6790 0007 NO RP 04 01042023 NNNNNNNN 01 000017

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

PAYMENT STUB

Total Amount Due	\$0.00
New Charges Due Date	1/30/23
Account Number	813-929-6738-080405-5
Amount Enclosed	\$ _____

To change your billing address, call 1 800 921 8102

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

503080813929673808040500000046740000000005



Date of Bill
Account Number

1/04/23
813-929-6738-080405-5

GO PAPERLESS

Paper-free billing is free and accessible anytime, anywhere.

frontier.com/gopaperless

Printed bill available for \$299/mo. Fee does not apply to NY, PA and select customers. For details, visit frontier.com/billingfaq

For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.





Date of Bill
Account Number

1/04/23
813-929-6738-080405-5

CURRENT BILLING SUMMARY

Local Service from 01/04/23 to 02/03/23
Qty Description 813/929-6738.0

Basic Charges

- Business Line - 2 Yr Term
Multi-Line Federal Subscriber Line Charge
Access Recovery Charge Multi-Line Business
Frontier Roadwork Recovery Surcharge
Federal USF Recovery Charge
FL State Communications Services Tax
Federal Excise Tax
County Communications Services Tax
FL State Gross Receipts Tax
Pasco County 911 Surcharge
FL Telecommunications Relay Service
FL State Gross Receipts Tax

Total Basic Charges

TOTAL 57.11

Charge

- 32.95
8.40
3.58
1.75
3.91
2.49
1.40
1.23
.82
.40
.10
.08
57.11

CUSTOMER TALK

SUMMARY BILL PLEASE DO NOT PAY

We have partnered with WiMacTel to manage our directory assistance services. If you have any questions about the directory assistance service or billing, please use the following numbers: for your phone bill call 800-460-0756, and call 888-476-0881 for credit card billing.

Beginning January 1, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 28.9% to 32.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes







Your Monthly Invoice

Account Summary

New Charges Due Date	1/30/23
Billing Date	1/04/23
Account Number	813-973-0651-072706-5
PIN	■
New Charges	57.11
Amount Transferred to 239/188-0915	\$57.11
Total Amount Due	\$0.00



**INTRODUCING
SECURE
PRO**

Get peace of mind with anti-virus protection that defends against spyware, ransomware and malware on 35 devices. Included with new Frontier® Fiber.

business.frontier.com/secure

**WAYS
TO PAY
YOUR
BILL**



[frontier.com/
signupforautopay](https://frontier.com/signupforautopay)



frontier.com/pay



800-801-6652



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

6790 0007 NO RP 04 01042023 NNNNNNNN 01 000017

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

PAYMENT STUB

Total Amount Due	\$0.00
New Charges Due Date	1/30/23
Account Number	813-973-0651-072706-5
Amount Enclosed	\$ _____

To change your billing address, call 1 800 921 8102

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

916000813973065107270600000046730000000005



Date of Bill
Account Number

1/04/23
813-973-0651-072706-5

GO PAPERLESS

Paper-free billing is free and accessible anytime, anywhere.

frontier.com/gopaperless

Printed bill available for \$299/mo. Fee does not apply to NY, PA and select customers. For details, visit frontier.com/billingfaq

For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.





Date of Bill
Account Number

1/04/23
813-973-0651-072706-5

CURRENT BILLING SUMMARY

Local Service from 01/04/23 to 02/03/23

Qty Description 813/973-0651.0

Basic Charges

Table with columns: Description, Charge. Rows include Business Line - 2 Yr Term (32.95), Multi-Line Federal Subscriber Line Charge (8.40), Access Recovery Charge Multi-Line Business (3.58), Frontier Roadwork Recovery Surcharge (1.75), Federal USF Recovery Charge (3.91), FL State Communications Services Tax (2.49), Federal Excise Tax (1.40), County Communications Services Tax (1.23), FL State Gross Receipts Tax (.82), Pasco County 911 Surcharge (.40), FL Telecommunications Relay Service (.10), FL State Gross Receipts Tax (.08).

Total Basic Charges

TOTAL 57.11

CUSTOMER TALK

SUMMARY BILL PLEASE DO NOT PAY

We have partnered with WiMacTel to manage our directory assistance services. If you have any questions about the directory assistance service or billing, please use the following numbers: for your phone bill call 800-460-0756, and call 888-476-0881 for credit card billing.

Beginning January 1, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 28.9% to 32.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes







Your Monthly Invoice

Account Summary

New Charges Due Date	1/30/23
Billing Date	1/04/23
Account Number	813-973-3584-120506-5
PIN	██████
New Charges	57.11
Amount Transferred to 239/188-0915	\$57.11
Total Amount Due	\$0.00



**INTRODUCING
SECURE
PRO**

Get peace of mind with anti-virus protection that defends against spyware, ransomware and malware on 35 devices. Included with new Frontier Fiber.

business.frontier.com/secure

**WAYS
TO PAY
YOUR
BILL**



[frontier.com/
signupforautopay](https://frontier.com/signupforautopay)



frontier.com/pay



800-801-6652



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

6790 0007 NO RP 04 01042023 NNNNNNNN 01 000017

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

PAYMENT STUB

Total Amount Due	\$0.00
New Charges Due Date	1/30/23
Account Number	813-973-3584-120506-5
Amount Enclosed	\$ _____

To change your billing address, call 1 800 921 8102

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

375080813973358412050600000046740000000005



Date of Bill
Account Number

1/04/23
813-973-3584-120506-5

GO PAPERLESS

Paper-free billing is free and accessible anytime, anywhere.

frontier.com/gopaperless

Printed bill available for \$299/mo. Fee does not apply to NY, PA and select customers. For details, visit frontier.com/billingfaq

For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA-BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.





Date of Bill
Account Number

1/04/23
813-973-3584-120506-5

CURRENT BILLING SUMMARY

Local Service from 01/04/23 to 02/03/23

Qty Description 813/973-3584.0

Basic Charges

- Business Line - 2 Yr Term
Multi-Line Federal Subscriber Line Charge
Access Recovery Charge Multi-Line Business
Frontier Roadwork Recovery Surcharge
Federal USF Recovery Charge
FL State Communications Services Tax
Federal Excise Tax
County Communications Services Tax
FL State Gross Receipts Tax
Pasco County 911 Surcharge
FL Telecommunications Relay Service
FL State Gross Receipts Tax

Total Basic Charges

TOTAL 57.11

Charge

- 32.95
8.40
3.58
1.75
3.91
2.49
1.40
1.23
.82
.40
.10
.08
57.11

CUSTOMER TALK

SUMMARY BILL PLEASE DO NOT PAY

We have partnered with WiMacTel to manage our directory assistance services. If you have any questions about the directory assistance service or billing, please use the following numbers: for your phone bill call 800-460-0756, and call 888-476-0881 for credit card billing.

Beginning January 1, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 28.9% to 32.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes







Your Monthly Invoice

Account Summary

New Charges Due Date	1/30/23
Billing Date	1/04/23
Account Number	813-973-8303-121905-5
PIN	██████
New Charges	57.11
Amount Transferred to 239/188-0915	\$57.11
Total Amount Due	\$0.00



INTRODUCING SECURE PRO

Get peace of mind with anti-virus protection that defends against spyware, ransomware and malware on 35 devices. Included with new Frontier[®] Fiber.

business.frontier.com/secure

WAYS TO PAY YOUR BILL



[frontier.com/
signupforautopay](https://frontier.com/signupforautopay)



frontier.com/pay



800-801-6652



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

6790 0007 NO RP 04 01042023 NNNNNNNN 01 000017

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

PAYMENT STUB

Total Amount Due	\$0.00
New Charges Due Date	1/30/23
Account Number	813-973-8303-121905-5
Amount Enclosed	\$ _____

To change your billing address, call 1 800 921 8102

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

860000813973830312190500000046730000000005



Date of Bill
Account Number

1/04/23
813-973-8303-121905-5

GO PAPERLESS

Paper-free billing is free and accessible anytime, anywhere.

frontier.com/gopaperless

Printed bill available for \$299/mo. Fee does not apply to NY, PA and select customers. For details, visit frontier.com/billingfaq

For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.





Date of Bill
Account Number

1/04/23
813-973-8303-121905-5

CURRENT BILLING SUMMARY

Local Service from 01/04/23 to 02/03/23

Qty Description 813/973-8303.0

Basic Charges

- Business Line - 2 Yr Term
Multi-Line Federal Subscriber Line Charge
Access Recovery Charge Multi-Line Business
Frontier Roadwork Recovery Surcharge
Federal USF Recovery Charge
FL State Communications Services Tax
Federal Excise Tax
County Communications Services Tax
FL State Gross Receipts Tax
Pasco County 911 Surcharge
FL Telecommunications Relay Service
FL State Gross Receipts Tax

Total Basic Charges

TOTAL 57.11

Charge

- 32.95
8.40
3.58
1.75
3.91
2.49
1.40
1.23
.82
.40
.10
.08
57.11

CUSTOMER TALK

SUMMARY BILL PLEASE DO NOT PAY

We have partnered with WiMacTel to manage our directory assistance services. If you have any questions about the directory assistance service or billing, please use the following numbers: for your phone bill call 800-460-0756, and call 888-476-0881 for credit card billing.

Beginning January 1, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 28.9% to 32.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes







Your Monthly Invoice

Account Summary

New Charges Due Date	1/30/23
Billing Date	1/04/23
Account Number	813-994-2108-021606-5
PIN	■■■■
New Charges	.00
Amount Transferred to 239/188-0915	\$.00
Total Amount Due	\$.00



INTRODUCING SECURE PRO

Get peace of mind with anti-virus protection that defends against spyware, ransomware and malware on 35 devices. Included with new Frontier Fiber.

business.frontier.com/secure

WAYS TO PAY YOUR BILL



frontier.com/signupforautopay



frontier.com/pay



800-801-6652



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

6790 0007 NO RP 04 01042023 NNNNNNNN 01 000017

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

PAYMENT STUB

Total Amount Due	\$.00
New Charges Due Date	1/30/23
Account Number	813-994-2108-021606-5
Amount Enclosed	\$ _____

To change your billing address, call 1 800 921 8102

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

714000813994210802160600000000000000000005



Date of Bill
Account Number

1/04/23
813-994-2108-021606-5

GO PAPERLESS

Paper-free billing is free and accessible anytime, anywhere.

frontier.com/gopaperless

Printed bill available for \$299/mo. Fee does not apply to NY, PA and select customers. For details, visit frontier.com/billingfaq

For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.





Date of Bill
Account Number

1/04/23
813-994-2108-021606-5

CURRENT BILLING SUMMARY

Local Service from 01/04/23 to 02/03/23

Qty	Description	813/994-2108.0	Charge
	TOTAL		.00

CUSTOMER TALK

SUMMARY BILL PLEASE DO NOT PAY







Your Monthly Invoice

Account Summary

New Charges Due Date	1/30/23
Billing Date	1/04/23
Account Number	813-994-5419-070804-5
PIN	██████
New Charges	57.11
Amount Transferred to 239/188-0915	\$57.11
Total Amount Due	\$0.00



INTRODUCING SECURE PRO

Get peace of mind with anti-virus protection that defends against spyware, ransomware and malware on 35 devices. Included with new Frontier[®] Fiber.

business.frontier.com/secure

WAYS TO PAY YOUR BILL



[frontier.com/
signupforautopay](https://frontier.com/signupforautopay)



frontier.com/pay



800-801-6652



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

6790 0007 NO RP 04 01042023 NNNNNNNN 01 000017

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

PAYMENT STUB

Total Amount Due	\$0.00
New Charges Due Date	1/30/23
Account Number	813-994-5419-070804-5
Amount Enclosed	\$ _____

To change your billing address, call 1 800 921 8102

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

181080813994541907080400000046740000000005



Date of Bill
Account Number

1/04/23
813-994-5419-070804-5

GO PAPERLESS

Paper-free billing is free and accessible anytime, anywhere.

frontier.com/gopaperless

Printed bill available for \$299/mo. Fee does not apply to NY, PA and select customers. For details, visit frontier.com/billingfaq

For help: Customer Service at frontier.com/helpcenter or chat at frontier.com/chat. Visually impaired/TTY customers, call 711. For languages other than English or Spanish, call 1-833-557-1929

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.





Date of Bill
Account Number

1/04/23
813-994-5419-070804-5

CURRENT BILLING SUMMARY

Local Service from 01/04/23 to 02/03/23

Qty Description 813/994-5419.0

Basic Charges

Table with 2 columns: Description, Charge. Rows include Business Line - 2 Yr Term (32.95), Multi-Line Federal Subscriber Line Charge (8.40), Access Recovery Charge Multi-Line Business (3.58), Frontier Roadwork Recovery Surcharge (1.75), Federal USF Recovery Charge (3.91), FL State Communications Services Tax (2.49), Federal Excise Tax (1.40), County Communications Services Tax (1.23), FL State Gross Receipts Tax (.82), Pasco County 911 Surcharge (.40), FL Telecommunications Relay Service (.10), FL State Gross Receipts Tax (.08).

Total Basic Charges

TOTAL 57.11

CUSTOMER TALK

SUMMARY BILL PLEASE DO NOT PAY

We have partnered with WiMacTel to manage our directory assistance services. If you have any questions about the directory assistance service or billing, please use the following numbers: for your phone bill call 800-460-0756, and call 888-476-0881 for credit card billing.

Beginning January 1, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 28.9% to 32.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes





Meadow Pointe III Regular Meeting

Meeting Date: December 21, 2022

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 p.m.
Meeting End Time:	9:15 p.m.
Total Meeting Time:	2 hrs 45 mins

Time Over (3) Hours:	
----------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: Darryl Adams

Meadow Pointe III Regular Meeting
Meeting Date: January 18, 2023

SUPERVISOR PAY REQUEST

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

(* Does not get paid)

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:30 pm
Meeting End Time:	8:06 pm
Total Meeting Time:	1.36

Time Over (3) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: Daryl Adams

Meadow Pointe III CDD Debit Card

Date	Vendor	Description	GL Code	Amount
12/01/22	Constant Contact	Monthly Subscription	57200-4738	(5.00)
12/07/22	Amazon	Christmas Event	57400-4775	(48.91)
12/07/22	Aliciarobe	Christmas Event	57400-4775	(275.00)
12/08/22	Amazon	Christmas Event	57400-4775	(206.13)
12/08/22	Walmart	Christmas Event	57400-4775	(252.07)
12/08/22	Publix	Christmas Event	57400-4775	(749.84)
12/12/22	Dunkin Donuts/Baskin Robbins	Christmas Event	57400-4775	(128.59)
12/12/22	Publix	Christmas Event	57400-4775	(51.94)
12/13/22	Lowes	Storage Shelving	57200-4738	(69.98)
12/19/22	Amazon	Office Supplies	57200-4738	(21.90)
12/20/22	Amazon	Office Supplies	57200-4738	(6.70)
12/22/22	Walmart	Clubhouse Lighting	57200-4738	(36.96)
12/30/22	MailChimp	Monthly Subscription	57200-4738	(23.00)
Total To Replenish				(1,876.02)

Darryl Adams

District Manager

1-3-22

Date

Manager

Payment Receipt for November 30, 2022

Thank you for your recent payment. Your payment receipt is found below.

Attention: Michael Rodriguez
Meadow Pointe III CDD
3434 Cowell Ave
Tampa, FL 33614
US
8133836676

User Name: mpiiiclub@tampabay.rr.com
Today's Date: November 30, 2022

Payment Date: November 30, 2022
Payment Method: VI (last 4 digits: 8729)

Amount: \$5.00

11/30/22

Manager

Details for Order #114-9229426-5545820

Print this page for your records.

Order Placed: December 5, 2022
Amazon.com order number: 114-9229426-5545820
Order Total: \$48.91

Not Yet Shipped

Items Ordered	Price
1 of: <i>1000 Tactical Yellow Raffle Tickets (8 Colors Available), Double Roll, 2" x 2" Ticket for Events, Entry, Class Reward, Fundraiser & Prizes</i> Sold by: Tactical (seller profile)	\$8.95
Condition: New	
4 of: <i>VKTEN 48 Pcs Christmas Party Favor Toy Assortment for Kids Party Favor, Birthday Party, School Classroom Rewards, Carnival Prizes, Pinata Fillers, Treasure Chest, Prize Box Toys, Goody Bag Fillers, Christmas Stocking Stuffers</i> Sold by: VKTEN (seller profile)	\$9.99
Condition: New	

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 7960

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Item(s) Subtotal: \$48.91
Shipping & Handling: \$0.00

Total before tax: \$48.91
Estimated tax to be collected: \$0.00

Grand Total: \$48.91

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

12/5/22

Manager

INVOICE

30548 Lanesborough Cir, Wesley Chapel, FL 33543, UNITED STATES
alicia.roberts329@hotmail.com

Invoice No#: 0003
Invoice Date: Dec 2, 2022
Due Date: Dec 2, 2022



PAID

\$0.00
AMOUNT DUE

BILL TO

Meadow Pointe III CDD
mpiiiclub@tampabay.rr.com
1500 Meadow Pointe Blvd, Wesley Chapel, FL 33543
mpiiiclub@tampabay.rr.com

SHIP TO

Meadow Pointe III CDD
mpiiiclub@tampabay.rr.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	XS (24") Balloony Christmas Trees Festive colors Green base Multi colored accents Traditional christmas colors	5	\$55.00	\$275.00

Subtotal \$275.00

TOTAL \$275.00 USD

Amount paid \$275.00

AMOUNT DUE \$0.00 USD

NOTES TO CUSTOMER

Thank you for your business!

12/6/22

Details for Order #114-9903190-4132236

Print this page for your records.

Order Placed: December 5, 2022

Amazon.com order number: 114-9903190-4132236

Order Total: \$206.13

Not Yet Shipped

Items Ordered

Price

8 of: GIFTEXPRESS 72 pack of 33" Mardi Gras Beads Necklace, Metallic Red Gold Green Beaded Necklace, Mardi Gras Throws, Party Beads Costume Necklaces \$17.99
Sold by: GiftExpress (seller profile) | Product question? Ask Seller

Condition: New

1 of: Duracell Optimum AA Batteries with Power Boost Ingredients, 18 Count Pack Double A Battery with Long-lasting Power, All-Purpose Alkaline AA Battery for Household and Office Devices \$16.24
Sold by: Amazon.com Services LLC

Condition: New

2 of: Bebarley Self-Stick ADA Braille Unisex Restroom Signs-Bathroom Signs with Double Sided 3M Tape for Office or Business Bathroom and Toilet Door or Wall Decor 9"X6" \$9.99
Sold by: Hamer Inc (seller profile)

Condition: New

1 of: 4-Trays Desktop File Organizer with Dividable Drawers, Paper Letter Tray with 2 Pen Holder, Mesh Office Supply Desk Organizer for Home Office \$25.99
Sold by: COSYAWN (seller profile)

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 7960

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Item(s) Subtotal: \$206.13

Shipping & Handling: \$0.00

Total before tax: \$206.13

Estimated tax to be collected: \$0.00

Grand Total: \$206.13

To view the status of your order, return to Order Summary.

12/5/22

Manager Publix

Shoppes of New Tampa
1920 County Road 581
Wesley Chapel, FL 33544
Store Manager: Mike Barton
813-994-4566



0006 C7M 074 132

RECALL TRANSACTION
TERMINAL: 107
TRANS-NO: 4130

BAKED GOODS	63.98	F
BAKED GOODS	61.98	F
PBX VEG WRAP PLT L	97.98	T F
GARDEN VEG PLTR L	69.98	T F
PB & FRUIT PLTR L	55.98	T F
Deli	119.98	F
Deli	279.96	F
TAX EXEMPT		

Order Total	749.84	
Grand Total	749.84	
Debit	Payment	749.84
Change	0.00	
TAX FORGIVEN	15.68	

Receipt ID: 0006 C7M 074 132

PRESTO!
Trace #: 073117
Reference #: 0333912176
Acct #: XXXXXXXXXXXX7960
Debit Purchase FROM CHECKING
Amount: \$749.84
Auth #: 031012

DEBIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer-PIN Verified

Your cashier was Asia

12/07/2022 18:38 S0006 R107 4132 C0295

Join the Publix family!
Apply today at apply.publix.jobs
We're an equal opportunity employer.

Publix Super Markets, Inc.

60 ENJOY VGC 25.00
CARD # 6058120032024816027

Give us feedback @ survey.walmart.com
Thank you! ID #: 7RHYZLYNV56

DARDEN 25 25.00
CARD # 6058120048583959040

BLOOMBRND 50 50.00
CARD # 6058120043566104946

Walmart

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

SIN 02740 UPH 003648 TEH 22 TRB 03084	
VNTYFAIR MAP 004200035503	5.78 0
FOAM CUPS 007874209708	4.98 0
FOAM CUPS 007874209708	4.98 0
RED CUP 007874233136	3.66 0
RED CUP 007874233136	3.66 0
WHITE MUG 076839549517	10.98 0
MODELBOUWL 081001564244	27.48 0
BUFFALO TOIE 009800971357 F	14.98 0
CUTLERY 007874215947	8.94 0
RED CUP 007874233136	3.66 0
DARDEN 25 079936652394	25.00 0
60 ENJOY VGC 0799366695170	0.00 0
60 ENJOY VGC 060538840688	25.00 0
BLOOMBRND 50 079936679677	50.00 0
7OCT PLT RED 001117990636	2.77 0
7OCT PLT RED 001117990636	2.77 0
7OCT PLT RED 001117990636	2.77 0
TWO PACK TO 072352867127	2.28 0
COKE CRATE 085689100683	23.48 0
BOBS WINTTUB 004142003929 F	5.48 0
ARTFUL PH 004421962048	6.98 0
PLASTIC PLT 007874212264	5.48 0
PLASTIC PLT 007874212264	5.48 0
PLASTIC PIT 007874212264	5.48 0
SUBTOTAL	252.07

VOIDED BANKCARD TRANSACTION
TERMINAL # SC010570

TRANSACTION NOT COMPLETE
12/07/22 17:51:42

TOTAL	252.07
DEBIT TEND	252.07
CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
252.07 TOTAL PURCHASE
ACCOUNT # **** * 7960 S
REF # 234100377182
NETWORK ID. 0076 APPR CODE 001942
TERMINAL # SC010570

12/07/22 17:52:05
EFT DEBIT PAY FROM PRIMARY
25.00 DEBIT LOAD
ACCOUNT # **** * 027
REF # 234122111782
NETWORK ID. 0057 APPR CODE 791614
TERMINAL # 80009909

12/07/22 17:52:27
***** Customer Copy *****
***** TAX EXEMPT STATUS *****
The state taxing authority has
notified Wal-Mart that its records
pertaining to your tax exemption are
incorrect or that your exemption will
soon expire. PROVIDE YOUR STATE TAX
EXEMPTION DOCUMENTATION TO CUSTOMER
SERVICE TO CONTINUE PURCHASING TAX
EXEMPT. If you cannot provide proof
of your state tax exemption, state
law requires Wal-Mart to charge tax
on your purchases after 00/00/0000
until proof is provided.

Additional information:
800-WAL-MART or
XDEPTU3@wal-mart.com.
ITEMS SOLD 24
Your Card has been activated. For
customer service, please call the
number on the back of your package or
card. Prepaid cards may not be
refundable. Please keep this receipt
with your records.

TCN 9856 6908 3179 1126 1999 2



Walmart

Manager

Dunkin' - Baskin-Robbins'
Store #: 332894
22722 State Road 54
Lutz, FL 33549
(813) 909-8434

rans Svcs

641 Bailey L.
12/11/2022 1:53 PM

Mobile Walk In
Hot Cof Hliday 17.89
Hot Orig Cof 43.78
Orig Hot Choc 65.67
\$128.59

total \$127.34
Rate 7% \$1.25
ent \$128.59
nge Due \$0.00

----- Check Closed -----
12/11/2022 1:53 PM

Thank You. Come Back Again.
for any issues or concerns.

Please email
customerservice@dunkinbrands.com
or call

800-447-0013
Additional Discounts Will Not Be
Applied to Promotional Offer

Claimed They Couldn't tax of

12/11/22

12/7/22

Manager

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

Walmart

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

STN 02740 OP# 000498 FEN 20 TR# 00706
LIGHT BULB 004316854483 18.48 0
LIGHT BULB 004316854483 18.48 0
SUBTOTAL 36.96
TOTAL 36.96
VISA TEND 36.96

US DEBIT ***** 7960 1 0
APPROVAL # 046539
REF # 235500578775
TRANS ID - 302355657286194
VALIDATION - 6359
PAYMENT SERVICE - E
AID A0000000980840
ARC 44048115C9412829
TERMINAL # SC011513

12/21/22 13:15:27

EFT DEBIT 36.96 TOTAL PURCHASE
CHANGE DUE 0.00
PAY FROM PRIMARY

US DEBIT ***** 7960 1 0

REF # 235500395115

WH DEBIT DECLINED - REASON 56

US DEBIT

AID A0000000980840

ARC FBDD10CD1745C876

TERMINAL # SC011513

12/21/22 13:14:53

ITEMS SOLD 2

IC# 9512 0457 1404 8936 4097

Walmart logo and QR code with text: Become a member Scan for free 30-day trial

12/21/22 13:15:39
CUSTOMER COPY

Manager

LOWE'S

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

- SALE -

SALES#: S1003H0F 1893485 TRANS#: 55876646 12-12-22

339946 18-INX36-IN 5-TIER BLK VE 69.98

SUBTOTAL: 69.98

TAX: 0.00

INVOICE 52139 TOTAL: 69.98

DEBIT: 69.98

DEBIT: XXXXXXXXXXXX7960 AMOUNT: 69.98 AUTHCD: 059886

CHIP REFID: 100352073309 12/12/22 15:23:25

*PIN Verified

TRACE: 00583619

PURCHASE CASH BACK TOTAL DEBIT

69.98 0.00 69.98

APL: US DEBIT TVR: 8080048000

AID: A0000000980840 TSI: 6800

STORE: 1003 TERMINAL: 52 12/12/22 15:24:06

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'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: CHRIS VASTILE

LOVE'S PRICE PROMISE

FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

* 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 *

* YOUR ID #521395 100333 465769 *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 1003 TERMINAL: 52 12/12/22 15:24:06

Publix

Shoppes of New Tampa
1920 County Road 581
Wesley Chapel, FL 33544
Store Manager: Mike Barton
813-994-4566



0006 CBM 106 482

COCA-COLA 23.97 T F
3 @ 7.99 -7.99 T F

Promotion
TE 8PK FRG PK 23.97 T F
3 @ 7.99 -7.99 T F

Promotion
A-COLA CLASSIC 23.97 T F
3 @ 7.99 -7.99 T F

Promotion
ICO TROPICAL 4.00 T F
2 FOR 4.00

KEMPT

Order Total 51.94
Grand Total 51.94
Payment 51.94
Change 0.00

AX FORGIVEN 3.64

Receipt Summary
Special Price Savings 23.97

Your Savings at Publix *
23.97 *

Receipt ID: 0006 CBM 105 482

PRESTO!
Trace #: 103422
Reference #: 0337045890

Acct #: XXXXXXXXXXXX7960
Debit Purchase FROM CHECKING
Amount: \$51.94
Auth #: 087297

T CARD PURCHASE
0000980840 US DEBIT
Payment Method: Chip Read
Issuer-PIN Verified

cashier was Rita

1/2022 16:42 S0006 R110 6482 C0266

Join the Publix family!
Apply today at apply.publix.jobs

Manager

Details for Order #114-9778318-0111405

Print this page for your records.

Order Placed: December 16, 2022
Amazon.com order number: 114-9778318-0111405
Order Total: \$21.90

Not Yet Shipped

Items Ordered

Price

1 of: *Wooden Wall Clock Silent Non-Ticking , Red Black Grey Irregular Geometric Grid Stripe Abstract Vintage Round Wall Clocks Decor for Home Kitchen Living Room Office, Battery Operated(12 Inch)*

\$21.90

Sold by: Subwest ([seller profile](#))

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

Amazon Day Delivery

Payment information

Payment Method:

Visa ending in 7960

Item(s) Subtotal: \$21.90
Shipping & Handling: \$0.00

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Total before tax: \$21.90
Estimated tax to be collected: \$0.00

Grand Total: \$21.90

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

12/16/22

Details for Order #114-3298586-3383425

Print this page for your records.

Order Placed: December 16, 2022
Amazon.com order number: 114-3298586-3383425
Order Total: \$6.70

Not Yet Shipped

Items Ordered

1 of: *Paper Mate InkJoy 300RT Retractable Ballpoint Pens, Medium Point (1.0mm), Black, 12 Count* **Price** \$6.70

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 7960

Billing address

Justin Lawrence
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876
United States

Item(s) Subtotal: \$6.70
Shipping & Handling: \$0.00

Total before tax: \$6.70
Estimated tax to be collected: \$0.00

Grand Total: \$6.70

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

12/16/22

Manager

Your order has been processed.

Order MC17374301

Processed on Dec 29, 2022 02:22 am New York.

Essentials plan

1,500 contacts

\$23.00

Paid via Visa ending in **8729** which expires **09/2025**

on December 29, 2022

\$23.00

Balance as of December 29, 2022

\$0.00

Discount

Save 10% off a monthly marketing plan for 1 month by enabling [two-factor authentication](#).

[Restrictions apply](#)

12/29/22

Meadow Pointe III CDD Debit Card

Date	Vendor	Description	GL Code	Amount
12/01/22	Florida Coast Equipment	Spark Plugs	57200-4738	(9.15)
12/01/22	Wawa	Truck/Power Washer Gas	57200-4660	(110.87)
12/09/22	Walmart	Clubhouse Supplies	57200-4738	(110.06)
12/09/22	Walmart	Truck/Power Washer Gas	57200-4660	(48.91)
12/16/22	Wawa	Truck/Power Washer Gas	57200-4660	(65.79)
12/16/22	Wawa	Truck/Power Washer Gas	57200-4660	(39.10)
12/20/22	Walmart	Clubhouse Supplies	57200-4738	(27.92)
12/29/22	Walmart	Clubhouse Supplies	57200-4738	(79.68)
12/29/22	Walmart	Truck/Power Washer Gas	57200-4660	(27.97)
12/29/22	Walmart	Truck/Power Washer Gas	57200-4660	(62.52)

Total To Replenish (581.97)

Darryl Adams

District Manager

1-25-23

Date



Florida Coast Equipment
 3827 Land O' Lakes Blvd
 Land O' Lakes, FL 34639
 Phone: (813) 995-2533



Remit To:
 Florida Coast Equipment
 346 Pike Rd Suite 7
 West Palm Beach, FL 33411

Ship To: IN STORE PICKUP

Maint.

Invoice To: MEADOW POINTE III
 1500 MEADOW PNT BL
 WESLEY CHAPEL FL 33543

Branch LAND O' LAKES			CNYYYY		
Date 12/01/22	Time 12:48:16 (O)	Page 01			
Account No MEADO017	Phone No 8133836676	Inv No P0977405			
Ship Via		Purchase Order			
Tax ID No					
		Salesperson 234			

PARTS INVOICE

ORDER#: 009321

Part#	Description	Bin	ORD	ISS	SHP	B/O	U	Price	Amount
BPMR7A	SPARK PLUG	AA01-22	1	1	1			9.15	9.15
	066499 1446							TOTAL CREDIT CARD	9.15

APPROVED
 Authorization Number:066499
 Account Number:#####1446
 Card Type:VISA
 Account Holder:DEJESUS PADILLA/FRANK
 APP:VISA DEBIT
 TSI:6800
 TID:0001
 AID:A0000000031010
 TVR:8080008000
 MID:####3607
 IAD:06011203A00000
 CEM:Chip
 CVM:Signature
 TRN:52ed4e21f8
 Transaction Type:SALE
 Entry Mode:Inserted

*(Spark Plug -
 for Backpack
 blower)*

12/1/22

X _____
 Ordered By

X _____
 MEADOW POINTE III
 Received By

CERTIFICATE UNDER AGRICULTURAL PRODUCING EXEMPTION
 The undersigned hereby certifies that all items, except as indicated hereon, are purchased for the use or consumption in connection with the production of horticultural or agricultural products as a business enterprise and agrees to reimburse the seller the sales tax is used or consumed otherwise. Illegal use of this certificate subjects persons to the penalties of the Sales Tax Act.
 TERMS NET 30 DAYS. FINANCE CHARGE is computed by a periodic rate of 2% per month which is an ANNUAL RATE of 24% on all balances over 30 days. All claims and returned goods must be accompanied by this bill. No parts returned after 10 days. No return on electrical or special order parts. A 20% restocking fee will apply to all returned goods. *By signing, I certify that I am authorized to use this Account, to sign this receipt, and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the Account.

Thank You For Your Business

Maint.
Gas Truck + PW

int. 57368
Gas Truck

Maint.

Give us feedback @ survey.walmart.com
Thank you! ID #: 7RHZ85YVNU67



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

ST# 02740	OP# 008412	TE# 16	TR# 04317
GV SUGAR CAN	007874243403	F	2.12 0
COFFEEMATE	005000030622	F	4.98 0
AQUAFINA	001200001311	F	
4 AT 1 FOR		6.98	27.92 0
LHS	001700020945		2.47 0
DIAL LHS LV	001700020933		2.47 0
DIAL LHS VH	001700020939		2.47 0
DIAL LHS SP	001700020953		2.47 0
DIAL LHS LE	001700020948		2.47 0
DIAL LHS 60	001700020929		2.47 0
COFFEEMATE	005000030622	F	4.98 0
GV SUGAR CAN	007874243403	F	2.12 0
CB 24CT CON	007447101894	F	16.92 0
DONUT SHP 48	009955515154	F	26.72 0
KLX US 6PK	003600054317		9.48 0

SUBTOTAL 110.06

TOTAL 110.06

VISA TEND 110.06

**** ** 1446 I 0

US DEBIT APPROVAL # 054475
 REF # 234300001891
 TRANS ID - 46234354952332H
 VALIDATION - 24J9
 PAYMENT SERVICE - E
 AID 0000000980840
 AAC 3A546015122E6801
 TERMINAL # SC010411

12/19/22

12/09/22 10:15:54
CHANGE DUE 0.00

ITEMS SOLD 17

TC# 7168 7874 6647 9804 9089 1



Become a member

Scan for free 30-day trial



12/09/22 10:16:05
CUSTOMER COPY

See bottom of receipt
for your chance to win
\$1000 ID#: 7RHZ85YVNU67

Walmart #2740
19910 BRUCE B DOWNS BLVD
TAMPA, FL 33647

Pump# 07 UNLEAD(11)	
Gallons	16.308
Price/Gal	\$2.999
Fuel Sale	\$48.91

US DEBIT	\$48.91
VS *****	1446 I
00	
Auth:	AA
Apprv1:	054837

AID #A0000000980840

12/09/22 09:48AM

TC#
7975 5779 9921 5370 2524

12/19/22

HOW WAS YOUR EXPERIENCE?

TELL US ABOUT YOUR VISIT

TODAY AND YOU COULD WIN
1 OF 5 \$1000 WALMART
GIFT CARDS OR 1 OF 750
\$100 WALMART GIFT CARDS.

DIGANOS ACERCA DE SU
VISITA A WALMART HOY Y
USTED PODRIA GANAR UNA
DE LAS 5 TARJETAS DE
REGALO DE WALMART DE
\$1000 O UNA DE LAS 750
TARJETAS DE REGALO DE
WALMART DE \$100.

WWW.SURVEY.WALMART.COM

Wawa #5226
27866 SR 56
Wesley Chapel FL 335

12/1/2022 1:22:27 PM
Term: XXXXXXXXX1004
Appr: 084747
Seq#: 029612
Product: Unleaded
Pump Gallons Price
16 33.812 \$3.279
Total Sale \$110.87
Capture

Visa
XXXXXXXXXXXX1446
Contactless

USD\$ 110.87

USA DEBIT
Mode: Issuer
AID: A0000000031010
TUR: 0000000000
IAD: XXXXXXXXXXXXXXX
TSI: 0000
ARC: 00
ARQC:
DB51073CE318600B

12/1/22

12/01/2022 13:15:23

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

YOUR OPINION MATTERS

Tell us about your
experience at
* MyWawaVisit.com *
Take our survey for
a chance to win
Free Hoagies for
a year (1 per week)
or Wawa swag basket
& \$25 gift card!?

Disponible
en Espanol

Survey Code: 1885802
Store Number: 05226

Please respond
within 5 days
NO PURCHASE
NECESSARY
See rules at website

Welcome to Wawa #5226

Phone:813-494-2329

27866 SR 56

Wesley Chapel, FL 33544

12/16/2022

1:03:24 PM

Register #100

Trx #

8916257

Customer Copy / Duplicated Receipt

Total: \$65.79

Qty

Term: XXXXXXXX1004

Appr: 072601

Seq#: 058881

Pay at Pump Sale

Pump #:10Unleaded

21.936 Gallons @ \$2.999/Gal \$65.79

Sub-Total: \$65.79

Tax: \$0.00

Total: \$65.79

Visa: \$65.79

Change: \$0.00

Capture

Visa

XXXXXXXXXXXX1446

Chip Read

USD\$ 65.79

US DEBIT

Mode: Issuer

AID: A0000000980840

TVR: 8000088000

IAD: XXXXXXXXXXXXXXX

TSI: 6800

ARC: 00

ARQC:

445AE3B6696E2B76

12/16/2022 13:02:43

PIN Bypassed

I agree to pay the above Total Amount according to Card Issuer Agreement.

YOUR OPINION MATTERS!
Tell us about your experience at www.MyWawaVisit.com
Take our survey for a chance to win Free Hoagies for a year (1 per week) or Wawa swag basket & \$25 gift card
Disponible en Espanol
Survey Code: 3916257

Truck Maint.

Welcome to Wawa #5226

Phone:813-494-2329

27866 SR 56

Wesley Chapel, FL 33544

12/16/2022

12:57:59 PM

Register #100

Trx #

8916238

Customer Copy / Duplicated Receipt

Total: \$39.10

Qty

Term: XXXXXXXX1004

Appr: 098175

Seq#: 058868

Pay at Pump Sale

Pump #:10Unleaded

13.037 Gallons @ \$2.999/Gal \$39.10

Sub-Total: \$39.10

Tax: \$0.00

Total: \$39.10

Visa: \$39.10

Change: \$0.00

Capture

Visa

XXXXXXXXXXXX1446

Chip Read

USD\$ 39.10

US DEBIT

Mode: Issuer

AID: A0000000980840

TVR: 8000088000

IAD: XXXXXXXXXXXXXXX

TSI: 6800

ARC: 00

ARQC:

201D9C2BF2D5A0CA

12/16/2022 12:57:39

PIN Bypassed

I agree to pay the above Total Amount according to Card Issuer Agreement.

YOUR OPINION MATTERS!
Tell us about your experience at www.MyWawaVisit.com
Take our survey for a chance to win Free Hoagies for a year (1 per week) or Wawa swag basket & \$25 gift card
Disponible en Espanol

Maint.

Feedback @ survey.walmart.com you! ID #:7RJ08BYNYQ0

Walmart

013-994-6543 Mgr:ARNETTA

19910 BRUCE B DOWNS BLVD

TAMPA FL 33647

740 OP# 000205 TEN 16 TR# 06480

NA 001200001311 F

AT 1 FOR 6.98 27.92 0

SUBTOTAL 27.92

TOTAL 27.92

VISA TEND 27.92

IT **** ** 1446 1 0

AL # 005818

235400249048

ID - 302354527520420

TIOM - LC8V

T SERVICE - E

00000980840

F554469DD18217

AL # SC010411

12/20/22 09:39:13

CHANGE DUE 0.00

ITEMS SOLD 4

C# 0440 9102 3684 4073 455

Barcode

almart QR code

me a member for free 30-day trial

12/20/22 09:39:25

CUSTOMER COPY

57553 miles

12/20/22

12/16/22

12/16/22

Maint.

Give us feedback @ survey.walmart.com
Thank you! ID #: 7RJ1BSYP06C



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

ST# 02740	OP# 005512	TE# 91	TR# 07917
AEROSOL	003700097806		7.54 0
AEROSOL	003700097806		7.54 0
COFFEEMATE	005000030622 F		4.98 0
COFFEEMATE	005000030622 F		4.98 0
DONUT SHP 48	009955515154 F		26.72 0
AQUAFINA	001200001311 F		6.98 0
AQUAFINA	001200001311 F		6.98 0
AQUAFINA	001200001311 F		6.98 0
AQUAFINA	001200001311 F		6.98 0

SUBTOTAL 79.68
TOTAL 79.68
DEBIT TEND 79.68
CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

79.68 TOTAL PURCHASE

US DEBIT **** * 1446 I 0

REF # 236300574425

NETWORK ID. 0076 APPR CODE 410429

US DEBIT

AID A0000000980840

AAC 426A27519B6E6A00

TERMINAL # SC010856

12/29/22 08:04:30

ITEMS SOLD 9

TC# 2726 9541 7213 9084 5912



Become a member

Scan for free 30-day trial



12/29/22 08:04:45
CUSTOMER COPY

Maint.

Gas / Truck

57,892

See bottom of receipt
for your chance to win
\$1000 ID#: 7RJ1BPYNRZ0

Wal*mart #2740
19910 BRUCE B DOWNS BLVD
TAMPA, FL 33647

Pump# 16 UNLEAD(11)
Gallons 9.024
Price/Gal \$3.099
Fuel Sale \$27.97

US DEBIT \$27.97
VS *****1446 I
00
Auth: AA
Apprvl: 070520

AID #A0000000980840

12/29/22 08:13AM

TC#
3534 3882 5040 3692 4366

HOW WAS YOUR EXPERIENCE?

TELL US ABOUT YOUR VISIT

TODAY AND YOU COULD WIN
1 OF 5 \$1000 WALMART
GIFT CARDS OR 1 OF 750
\$100 WALMART GIFT CARDS.

DIGANOS ACERCA DE SU
VISITA A WALMART HOY Y
USTED PODRIA GANAR UNA
DE LAS 5 TARJETAS DE
REGALO DE WALMART DE
\$1000 O UNA DE LAS 750
TARJETAS DE REGALO DE
WALMART DE \$100.

WWW.SURVEY.WALMART.COM

12/29/22

Maint.

Gas / PW

See bottom of receipt
for your chance to win
\$1000 ID#: 7RJ1BPYNRZB

Wal*mart #2740
19910 BRUCE B DOWNS BLVD
TAMPA, FL 33647

Pump# 16 UNLEAD(11)
Gallons 20.174
Price/Gal \$3.099
Fuel Sale \$62.52

US DEBIT \$62.52
VS *****1446 I
00
Auth: AA
Apprvl: 087117

AID #A0000000980840

12/29/22 08:17AM

TC#
4230 4537 2898 4401 9445

HOW WAS YOUR EXPERIENCE?

TELL US ABOUT YOUR VISIT

TODAY AND YOU COULD WIN
1 OF 5 \$1000 WALMART
GIFT CARDS OR 1 OF 750
\$100 WALMART GIFT CARDS.

DIGANOS ACERCA DE SU
VISITA A WALMART HOY Y
USTED PODRIA GANAR UNA
DE LAS 5 TARJETAS DE
REGALO DE WALMART DE
\$1000 O UNA DE LAS 750
TARJETAS DE REGALO DE
WALMART DE \$100.

WWW.SURVEY.WALMART.COM

12/29/22



Mr. Electric of Land O' Lakes
 3761 Correia Drive
 Zephyrhills, Florida 33542
 813-461-5100

Invoice 33003475
 Invoice Date 12/21/2022
 Completed Date 12/21/2022
 Technicians Seth
 Tony

Billing Address
 Meadow Pointe III CDD
 1500 Meadow Pointe Boulevard
 Wesley Chapel, FL 33543 USA

Customer PO
Job Address
 Meadow Pointe III CDD (Justin)
 1500 Meadow Pointe Boulevard
 Wesley Chapel, FL 33543 USA

Description of Work

REASON FOR CALL:

Replace bad ballast in conference room and replace bad lightbulbs for vaulted ceiling wall sconce lights over 14' high.

WORK PERFORMED:

Remove and replace bad ballast in 2x2 light fixture in conference room. Replaced with new ballast, all lights now operate normally.

Remove and replace all 14 light bulbs for vaulted ceiling wall sconce fixtures. Replaced with new customer supplied lightbulbs. Disposed of bad bulbs, remaining working bulbs left in matinee end storage room. All lights now operate normally.

Remove and replace 2 bad emergency egress lights in mens restroom and in fitness room. Replaced with new LED emergency lights with 10 year maintenance free batteries. Tested and verified operate as normal.

Remove and replace all 3 existing smoke detectors, existing smoke detectors were over 15years old, smoke detector replacement is due once every 10 years. Smoke detector locations are, one in maintenance room, one in kitchenette, and third in common area. Tested and operate normally. Replaced with new 10year maintenance free smoke detectors.

Removed and replaced broken floor outlet cover. Replaced with new low profile cover using existing outlet. Cover is flat to floor and secured.

Attached below are video all threes of before and after work completed.

Thank you for choosing Mr.Electric for your electrical needs.

Seth P.

View visual findings from this job here - <https://visionshare.xoi.io/?id=XA-5F2A-BD23C08B478041B8802E41E2BC01E153>
 Replace all 14 lightbulbs in clubhouse vaulted ceiling wall sconce lights over 14 foot high.

Remove and replace bad light bulb in common area of clubhouse. All light bulbs provided by customer.

Remove and replace bad ballast for 2x2 light in the conference room.

Installation of floor outlet coverplate. Existing floor outlet has no cover plate, have exposed outlet parts.

Remove and replace 2 bad emergency egress lights in mens room and gym room.

Remove and replace 2 bad smoke detectors, 1 in kitchenette, other is missing in the electrical room.

Task #	Description	Quantity	Your Price	Your Total
E1.0-050	Labor for install of 14 lightbulbs over 14' high, also lightbulb in common area.	1.00	\$463.12	\$463.12
BAL-T8-4 -2L	BALLAST, SUPPLY AND INSTALL BALLAST FOR 2 LAMP 4FT T-8 LIGHT (DOES NOT INCLUDE BULBS)	1.00	\$242.23	\$242.23
02-SMK-120	INCLUDES REPLACING 2 SMOKE DETECTORS--INCLUDES SMOKE DETECTORS, REMOVAL OF EXISTING DETECTORS, INSPECTION, AND INSTALLATION OF NEW WITH FULL INTER-OPERABILITY TEST. (DOES NOT INCLUDE CARBON DETECTOR, CIRCUIT, NEW WIRE, BOX, WIRELESS)	1.00	\$267.46	\$267.46
FIX-BUGEYE	INSTALL ONE EMERGENCY BUGEYE FIXTURE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * INSPECTION * ETC	2.00	\$251.54	\$503.08
E1.0-000	Parts and labor for floor box	1.00	\$369.00	\$369.00
			Sub-Total	\$1,844.89
			Tax	\$0.00

01/06/23

Total Due \$1,844.89

Balance Due \$1,844.89

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

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. **KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW.** I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independent owned and operated franchise. Amount to Authorize: \$1,844.89

Thank You

Darryl Montrell Adams

12/21/2022

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$1,844.89

Thank You



12/21/2022

TERMS AND CONDITIONS, It is agreed that Mr. Electric® is not responsible for the following: 1. Damage caused to the customer's property as a result of obtaining access to and exposing wiring and electrical systems. 2. Additional electrical work beyond that specifically mentioned in this estimate and proposal including, but not limited to, that which may be required because of pre-existing electrical code violations or additional work revealed to be necessary as a result of performing the specified work. 3. Any repairs, installation, removal or replacement of non-electrical items or activities including but not limited to: concrete, paving, asphalt, slabs, sidewalks, driveways, patios, pools, shrubbery, grass lawns, fences, plumbing and fixtures, painting, decorations, plastering, sheetrock and other wall coverings, glass, carpentry, millwork, cabinets, floors, carpeting, floor surfaces and preparation, roofing, flashing, sheet metal gutters, downspouts, brick, stonework, extension walls, steel and other framework. Customer accepts full responsibility for the prompt payment of all costs of this agreement even though customer may intend to obtain reimbursement from others such as landlords, tenants, insurance companies and tort feasers. This proposal and said specifications shall not be altered or modified except by written agreement between the parties hereto and verbal understandings and agreements with representatives shall not be binding unless set forth herein.

LIMITED SERVICE WARRANTY Mr. Electric warrants, to the extent stated herein, electrical service or repair furnished by it. The stated period of warranty commences upon installation or repair of wiring or electrical system. Purchaser understands that Mr. Electric's liability under this warranty is limited to repair, replacement, or refund of purchaser's money, and does not extend to property damage resulting from overload or misuse of electrical system which fails during the agreed upon warranty period. This warranty gives you specific legal rights. You may also have other rights, which vary from state to state.

NOTICE TO OWNER This contractor is registered to do business in the state in which this work is performed. (See registration number on the front side of this contract.) Where required, this contractor has posted with the State all necessary bonds or cash deposits for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This bond or cash deposit may not be sufficient to cover a claim which might arise from the work done under your contract. If any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor or subcontractor on your job, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with original "lien release" documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the licensing board in your state. Each State's requirements for terms and conditions may vary for service or installation work as it pertains to limited warranties, notice to owner regarding liens, etc. Inquire with your contractor for any state specific conditions

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUBSUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.



OLM, Inc.
PO Box 440725
Kennesaw, GA 30160
770 420-0900
mlimbaugh@olminc.com
www.olminc.com

BILL TO

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

INVOICE 40660

DATE 12/23/2022 TERMS Net 30

DUE DATE 02/10/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
12/21/2022	Inspection	monthly landscape inspection conducted at Meadow Pointe III CDD by Paul Woods	750.00

Please include invoice number on all payments.

TOTAL DUE

\$750.00

01/11/23



Outsmart Pest Management
 4814 Parkway Blvd
 Land O Lakes, FL 34639
 813-973-1814

Service Slip/Invoice

INVOICE: 35992
DATE: 1/6/2023
ORDER: 35992

Bill To: [1323]
 Meadow Point 3 C.D.D.
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33614-8390

Work Location: [1323] 813-383-6676
 Meadow Point 3 C.D.D.
 1500 Meadow Pointe Blvd
 Wesley Chapel, FL 33543-6876

Work Date	Time	Target Pest	Technician	Time In
1/6/2023	01:11 PM			
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/6/2023		

Service	Description	Price
---------	-------------	-------

MONTHLY PEST	Monthly Pest Control	\$60.00
--------------	----------------------	---------

Treated interior, exterior perimeter, entry points and soffits for Pest Control service
 Thank you for letting us serve you

SUBTOTAL	\$60.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$60.00
<hr/>	
PRIOR BAL	\$0.00
AMOUNT DUE	\$60.00

01/06/23

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

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

PLEASE PAY FROM THIS INVOICE

© Copyright 2018 WORRYWAVE - All Rights Reserved



Pasco Sheriff's Office

INVOICE

Customer Number: C00279
Invoice Number: AR001809
Invoice Date: 01/04/23
Terms: DUE UPON RECEIPT

To: MEADOW PT III
3434 COLWEL AVE
SUITE 200
TAMPA, FL 33614

Date	Description	Amount
01/04/23	JAN23 #4	9,963.75
Total Due		9,963.75

01/11/23

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00279
Invoice Number: AR001809
Invoice Date: 01/04/23
Total Amount Due \$ 9,963.75



Pasco Sheriff's Office
20101 Central Blvd.
Land O' Lakes, FL 34637

Total Payment \$ _____

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

Invoice

Date	Invoice #
1/1/2023	INV0000074724

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,802.50	\$1,802.50
Administrative Services	1.00	\$497.83	\$497.83
Financial & Revenue Collections	1.00	\$429.17	\$429.17
Management Services	1.00	\$2,789.58	\$2,789.58
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,619.08
		Total	\$5,619.08

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

Invoice

Date	Invoice #
12/23/2022	INV0000074759

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$13,381.91	\$13,381.91
Subtotal			\$13,381.91
Total			\$13,381.91

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

Invoice

Date	Invoice #
1/6/2023	INV0000074923

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,800.00	\$1,800.00
Personnel Reimbursement	1.00	\$13,402.81	\$13,402.81
Subtotal			\$15,202.81
Total			\$15,202.81

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

Invoice

Date	Invoice #
1/20/2023	INV0000075240

Bill To:

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$13,425.53	\$13,425.53
Subtotal			\$13,425.53
Total			\$13,425.53

Invoice

Date	Invoice Number
12/15/2022	57018

Bill To

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

Ship To

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

P.O. Number	Terms	Due Date	Rep	Ship Date	Via
Justin	Net 30	1/14/2023	BK	12/15/2022	
Quantity	Item Code	Description	Price Each	Amount	
2	SINGLE PULL DOG W...	HANGING Single Pull Dog Waste Bags. Case 4 boxes 800 ct (3200 total) 22lbs	124.95	249.90	
1	Shipping No Charge	SHIPPING: NO CHARGE! FedEx Package 1 Tracking #: 392249976380	0.00	0.00	
					12/19/2022
				Subtotal	\$249.90
				Total	\$249.90
				Payments/Credits	\$0.00
				Balance Due	\$249.90



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI-39163
 Invoice Date: 1/5/2023

Bill

To: Meadow Pointe III CDD
 C/O Rizzetta & Company
 3434 Colwell
 e
 Tampa, FL 33614

Ship

To: Meadow Pointe III CDD
 C/O Rizzetta & Company
 3434 Colwell
 Suite 200
 Tampa, FL 33614

Ship Via
 Ship Date 1/5/2023
 Due Date 2/4/2023
 Terms Net 30

Customer ID 8080
 P.O. Number
 P.O. Date 1/5/2023
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2023 - 1/31/2023 Meadow Pointe Iii Cdd-Lake-ALL		1	1	5,710.77	5,710.77
					01/05/23

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 5,710.77

Subtotal: 5,710.77
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 5,710.77



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/22/2022	12172

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Job Name	Terms
WHITLOCK	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 813 482 2049	43.95	12/18/2022	43.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$43.95
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$43.95

12/22/22



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/22/2022	12177

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Job Name	Terms
WRENCREST	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage Chatterly gate phone number 813-435-0748	43.95		43.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$43.95
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$43.95

12/22/22



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
1/2/2023	12234

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Job Name	Terms
HEATHERSTONE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JANUARY			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50
	This fee is for the monthly cellular wifi.	49.00		49.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$124.50
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	Payments/Credits	\$0.00
	Balance Due	\$124.50

01/02/23



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
1/2/2023	12235

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Job Name	Terms
AMMANFORD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JANUARY			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50
	This fee is for the monthly cellular wifi.	49.00		49.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$124.50
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$124.50

01/02/23



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
1/2/2023	12236

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Job Name	Terms
WRENCREST	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	JANUARY			
	This fee is for the CAPXL cloud.	53.00		53.00
	This fee is for the voice phone service.	22.50		22.50
	This fee is for the monthly cellular wifi.	49.00		49.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$124.50
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$124.50

01/02/23



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
1/2/2023	12251

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Job Name	Terms
SHERINGHAM	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	We are having issues with Sheringham/Nesslewood exit gate. Not sure what the issue is. Most likely electrical. Had my staff reset or attempt to trouble-shoot and reset the last couple days but it won't consistently operate properly.		12/29/2022	
2	Hourly Tech Charge	105.00		210.00
1	Elite A/C motor	534.00		534.00
	Determined the A/C motor is bad. Picked up a new motor and replaced same day. All performing properly at this time.			

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$744.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	Payments/Credits	\$0.00
	Balance Due	\$744.00

01/03/23



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
1/11/2023	12277

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Job Name	Terms
WRENCREST	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	<p>WRENCREST THACKERY Report:</p> <p>We currently have the exit gate manually locked open. We tried to reset it multiple times but the breaker is tripped or keeps tripping.</p> <p>Upon arrival observed the breaker was tripped. Reset breaker. Cycled gates continuously for an hour and was not able to duplicate the symptom. Checked electrical connections and didn't find any issues.. All performing properly at this time.</p> <p>I did notice the GFCI outlet on the wall seems to be faulty. It wouldn't trip when I pressed the test button. If this outlet is on the same circuit, that could be the issue. I recommend having that GFCI checked by an electrician.</p> <p>Hourly Tech Charge</p>	105.00	1/18/2023	105.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$105.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$105.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
1/11/2023	12278

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Job Name	Terms
HEATHERSTONE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that the inside curb panel LED was dim. Determined the main LED power terminal was not outputting enough current. Relocated the power source, LED's functioning properly at this time. Found the island side mounting plat at the gate was loose. One nut fallen onto the ground. Replaced the nut and tightened. All performing properly at this time. Hourly Tech Charge	105.00	1/19/2023	105.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$105.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	Payments/Credits	\$0.00
	Balance Due	\$105.00

01/19/23



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
1/23/2023	12294

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Job Name	Terms
WHITLOCK	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Phone number 813 482 2049	43.95	1/19/2023	43.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$43.95
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$43.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
1/23/2023	12299

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Job Name	Terms
WRENCREST	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage Chatterly gate phone number 813-435-0748	43.95		43.95

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$43.95
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$43.95

01/23/23



December 11, 2022
 Account Number: **8337 13 062 0042426**
 Security Code:
 Service At: 1500 MEADOW POINTE BLVD
 WESLEY CHAPEL FL 33543-6876

Auto Pay Notice

Have questions about your bill?
 Visit us at Spectrum.net/billing
 Or, call us at 1-855-70-SPECTRUM (1-855-707-7328)

Summary *Service from 12/11/22 through 01/10/23
 details on following pages*

Previous Balance	47.72
Payments Received -Thank You!	-47.72
Remaining Balance	\$0.00
Spectrum TV™	0.00
Spectrum Internet™	0.00
Spectrum Voice™	41.52
Other Charges	0.00
Taxes, Fees and Charges	6.20
Current Charges	\$47.72
<i>YOUR AUTO PAY WILL BE PROCESSED 12/28/22</i>	
Total Due by Auto Pay	\$47.72

NEWS AND INFORMATION

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

TIS THE SEASON TO SAVE ON MOBILE. Buy 1 unlimited mobile line for \$29.99/mo. and get one **FREE**. Includes unlimited talk, text & data with Nationwide 5G. No contracts, no added taxes or fees. Call 1-833-980-0122 or visit SpectrumMobile.com.

Planning a move this season? Spectrum makes it easy. We'll get your Spectrum services set up in your new home so you can get settled faster. Manage your account with the My Spectrum App and learn about self-install options to handle your move on your terms. Call 1-855-542-0934 or visit Spectrum.net/easymove.

Own a business? You qualify for the fastest internet speeds in the nation PLUS business-grade voice to boost productivity. Call 1-855-546-4209 today to learn more!

Download the latest version of the My Spectrum App from your device's app store. The My Spectrum App makes it easier than ever to manage your Spectrum services. A hassle-free experience with one convenient place for handling all your account needs.



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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8337 1300 NO RP 11 12122022 NNNNNNNN 01 993280

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

December 11, 2022

MEADOW POINT III CDD

Account Number: 8337 13 062 0042426
 Service At: 1500 MEADOW POINTE BLVD
 WESLEY CHAPEL FL 33543-6876

Total Due by Auto Pay **\$47.72**

SPECTRUM
 PO BOX 7186
 PASADENA CA 91109-7186

833713062004242600047720

Account Number: MEADOW POINT III CDD
 Security Code: 8337 13 062 0042426

Have questions about your bill?
 Visit us at [Spectrum.net/billing](https://spectrum.net/billing)
 Or, call us at 1-855-70-SPECTRUM (1-855-707-7328)

8337 1300 NO RP 11 12122022 NNNNNNNN 01 993280

Charge Details

Previous Balance		47.72
EFT Payment	11/28	-47.72
Remaining Balance		\$0.00

Payments received after 12/11/22 will appear on your next bill.

Service from 12/11/22 through 01/10/23

Spectrum TV™

HD Set-Top Box & Remote		9.99
Courtesy Discount		-9.99
HD Set-Top Box, Remote and Add'l Outlet Service		9.99
Courtesy Discount		-9.99
Basic TV		27.00
Courtesy Discount		-27.00
Standard TV		49.00
Courtesy Discount		-49.00
Digital Guide	Qty 2 @ \$5.00 Each	10.00
Courtesy Discount	Qty 2 @ \$5.00 Each	-10.00
		\$0.00

Spectrum TV™ Total \$0.00

Spectrum Internet™

Standard Internet		54.00
Courtesy Discount		-54.00
Spectrum Internet Standard		35.00
Courtesy Discount		-35.00
Home Networking		5.00
Courtesy Discount		-5.00
Internet Modem Lease		4.00
Courtesy Discount		-4.00
		\$0.00

Spectrum Internet™ Total \$0.00

Spectrum Voice™

Phone number (813) 383-6676	
Phone	41.52
	\$41.52

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

Spectrum Voice™ Total \$41.52

Other Charges

Broadcast TV Fee	21.00
Courtesy Discount	-21.00
Other Charges Total	\$0.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.71
Federal Universal Service Fund	2.84
State TRS Surcharge	0.10
E911 Fee	0.40
Communications Services Tax	2.15
Taxes, Fees and Charges Total	\$6.20

Current Charges \$47.72
Total Due by Auto Pay \$47.72

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Continued on the next page...

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

Visit [Spectrum.com/stores](https://spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://spectrum.net/support)



For questions or concerns, please call **1-855-707-7328**.



MEADOW POINT III CDDAccount Number: 8337 13 062 0042426
Security Code:**Have questions about your bill?**Visit us at [Spectrum.net/billing](https://spectrum.net/billing)

Or, call us at 1-855-70-SPECTRUM (1-855-707-7328)

8337 1300 NO RP 11 12122022 NNNNNNNN 01 993280

Programming Changes - For information on any upcoming programming changes, please consult the Legal Notices published in your local newspaper and on spectrum.net/programmingnotices.

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Terms and Conditions of Service, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Spectrum Security Center: Spectrum offers tools and solutions to keep you and your family safe when connected. Learn how to safeguard your information, detect scams and how to identify fraud alerts. Learn more at [Spectrum.net/SecurityCenter](https://spectrum.net/SecurityCenter).

Billing Practices - Spectrum mails monthly, itemized statements to customers for monthly services that are billed in advance. Customers agree to pay amounts due by the due date indicated on the statement, less any authorized credits. If your monthly statement is not paid by the due date, a late payment processing charge may be imposed. Nonpayment of any portion of any services on this statement could result in disconnection of all of your Spectrum services. Disconnection of Phone service may also result in the loss of your phone number.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Voice Provider - Spectrum Advanced Services, LLC

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call 1-855-707-7328 or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, call 1-877-276-7432 or email closedcaptioningissues@charter.com.



Account Number:
Security Code:

MEADOW POINT III CDD
8337 13 062 0042426
[Redacted]

Have questions about your bill?
Visit us at [Spectrum.net/billing](https://spectrum.net/billing)
Or, call us at 1-855-70-SPECTRUM (1-855-707-7328)
8337 1300 NO RP 11 12122022 NNNNNNNN 01 993280

Spectrum BUSINESS®



OWN A BUSINESS?

Spectrum Business provides the best value for your business.

Spectrum delivers
the **fastest internet
speeds** in the nation*

Verified by OOKLA

SPEEDTEST

Add Spectrum Business Internet and Voice
today, and get:

300 Mbps INTERNET

- Fast, consistent download speeds—even during peak hours*
- **FREE** modem, email addresses, and domain name
- **FREE** award-winning security suite software^a



BUSINESS VOICE

- Unlimited local & long distance calling
- 35+ advanced calling features
- Keep your existing phone number and equipment



NO CONTRACTS
Up to \$1,000
contract buyout



CALL 1-866-308-8891



VISIT spectrum.com/business

*Based on analysis by Ookla® of Speedtest Intelligence® data U.S. median download speeds for Q3 2022. Costa trade marks used under license and required WiFi permission.
†Internet offer subject to change. Quantifies new business customer's only. Must not have subscribed to applicable services within the last 90 days & have no outstanding obligations to Charter. †Based on 2022 FCC Measuring Broadband America Report. †Based on the most recent annual "Best Protection" AV-TEST awards, industry-leading advanced attack-detection capabilities confirmed by MITRE ATT&CK® evaluations, and 2020 Customers' Choice for Vulnerability Assessment. In Partner: Peer insights. †Contract Buyout offer is valid up to \$1,000 and does not apply to mobile service. Visit Business.Spectrum.com/contractbuyout for details. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo offers not available in all areas. Standard pricing applies after promo period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit Business.Spectrum.com/optout. ©2022 Charter Communications, Inc. RAP-2211-RA1

SPUNKY SPIRITS

Invoice

Date: December 11, 2022
Client: Meadow Point 111
Venue: Meadow Point 111 Clubhouse
Venue Address: 1500 Meadow Pointe Blvd, Wesley Chapel
Time of Service: 4pm - 8pm
Total Hours: 4
Guests: 100
Type of Event: Community Holiday Mixer

Contact Name: Justin Lawrence
Contact Phone: 813-383-6676
Contact Email: mpiiiclub@tampabay.rr.com

Spunky Package - Beer & Wine **\$325.00**

Includes: *\$2 million Liquor Liability Insurance
*Spunky Bartender for 4 Hours
*Primary Bar Set-ups
*Job Coordination

Staff

Bartender Gratuity..... 200.00
Staff/Party Pal Extras Subtotal..... **\$200.00**

Supplies & Additions

Ice..... 36.00
Plastic Cups..... 32.00
Shopping Fee 50.00
Service Fee (Pick-Up, Delivery, Loading, Etc) 84.91
Supplies & Additions Subtotal..... **\$202.91**

Total..... \$727.91

Payments..... \$0.00
Balance Due..... **\$727.91**

Bartender(s) will arrive approximately 2 hours prior to bar service time, depending on bar type.
Specialty mixers may incur an additional cost.
Contract and \$325.00 booking deposit required to secure the date.
\$75 is non-refundable. Deposit does count towards balance.

Payment is due 14 days prior to event.

Payment options are:

11/01/2022

Check, Cashier's Check, or Money Order

Make payable to SPUNKY SPIRITS and send to:
PO Box 757, Oldsmar, FL, 34677
Memo: "Name on client file, Date of Event, SW"

Zelle: Spunky Spirits LLC

Email: SpunkyFinance@gmail.com

Memo: "Name on client file, Date of Event, SW"

Credit Card: Authorization form sent via DocuSign (3% processing fee)

Invoice Number	2030109
Invoice Date	January 12, 2023
Purchase Order	215600241
Customer Number	83268
Project Number	215600241

Bill To

Meadow Pointe III CDD
 Accounts Payable
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614
 United States

Please Remit To

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

Project	Meadow Point III CDD-Gen Consultation		
	Project Manager	Stewart, Tonja L	For Period Ending
	Current Invoice Total (USD)	1,976.00	December 30, 2022

Prepare for and attend December CDD meeting; follow up regarding pavement maintenance and invasive vegetation

Top Task **2023** **2023 FY General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Stewart, Tonja L	9.50	208.00	1,976.00
Subtotal Professional Services	9.50		1,976.00

Top Task Subtotal	2023 FY General Consulting	1,976.00
-------------------	----------------------------	----------

Total Fees & Disbursements	1,976.00
INVOICE TOTAL (USD)	1,976.00

01/19/23

Due upon receipt or in accordance with terms of the contract

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Meadow Pointe III Community Development District

Rizzetta

5844 Old Pasco Road

Suite 100

Wesley Chapel, FL 33544

January 04, 2023

Client: 001009

Matter: 000001

Invoice #: 22549

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through December 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
11/16/2022	VKB	FINALIZE RFP PACKAGE FOR AMENITY MANAGEMENT SERVICES; DRAFT EMAIL RE: SAME; PREPARE FOR AND ATTEND BOARD MEETING.	4.9	\$1,347.50
11/18/2022	VKB	DRAFT DRIVEWAY APRON AND SIDEWALK IMPROVEMENT LICENSE AGREEMENT; DRAFT EMAIL RE: SAME.	0.9	\$247.50
11/28/2022	VKB	REVIEW AND REPLY TO EMAILS RE; STREET TREE PROJECT.	0.3	\$82.50
12/1/2022	VKB	REVIEW EMAIL FROM F. CARROLL; REVIEW FINANCIAL STATEMENTS.	0.2	\$55.00
12/7/2022	VKB	REVIEW AND REPLY TO EMAIL FROM S. GILLIS RE: ITEMS FOR TENTATIVE AGENDA.	0.2	\$55.00
12/14/2022	VKB	REVIEW AND REPLY TO EMAIL FROM S. GILLIS RE: DRAFT FINAL AGENDA; FINALIZE DRIVEWAY APRON AND SIDEWALK IMPROVEMENTS POLICY AND LICENSE AGREEMENTS; REVIEW EMAIL FROM F. CARROLL; REVIEW FINANCIAL STATEMENTS.	0.9	\$247.50
Total Professional Services			7.4	\$2,035.00

01/04/23

January 04, 2023
Client: 001009
Matter: 000001
Invoice #: 22549

Page: 2

Total Services	\$2,035.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,035.00
Previous Balance		\$1,961.00
PAY THIS AMOUNT		\$3,996.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22449	December 05, 2022	\$1,961.00	\$0.00	\$0.00	\$0.00	\$3,996.00
Total Remaining Balance Due						\$3,996.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,996.00	\$0.00	\$0.00	\$0.00

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
1/6/2023	8941

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

P.O. No.	Terms	Project
Jan 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,500.00	1,500.00

Thank you for your business.

Phone #
(727) 271-1395

Total \$1,500.00

01/07/23

TECO
P.O. Box 31318
Tampa FL 33631-3318

RECEIVED
JAN 17 2023

00000042 FTFCO501062922133900 00000 01 00000000 142 021

BY:



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

RECEIVED
JAN 17 2023

ACCOUNT INVOICE

tampaelectric.com | f t p g+ in

Statement Date: 01/06/23
Account: 311000030198

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



Current month's charges	\$10,825.18
Total amount due	\$10,825.18
Payment Due By:	01/23/23

Your Account Summary

Previous Amount Due	\$10,685.06
Payment(s) Received Since Last Statement	-\$10,685.06
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$10,825.18
Total Amount Due	\$10,825.18

DO NOT PAY. Your account will be drafted on 01/23/23

Things to do:

- ✓ Read new bill carefully
- ✓ Memorize or save account number
- ✓ Check out guide on last page
- ✓ Register at tecoaccount.com

00000042-0001009-Page 3 of 42

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



More options for you.

Visit tecoaccount.com to view and pay your bill, manage your information and more, 24/7 from any device.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000030198

Current month's charges	\$10,825.18
Total amount due	\$10,825.18
Payment Due By:	01/23/23

Amount Enclosed \$

700125002860 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/23/23

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

MAIL PAYMENT TO
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright ChoicesSM – The associated fees and charges for leased outdoor lighting services.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

For more information about your bill, please visit tampaelectric.com.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun SelectSM – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to GoSM – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap SystemsSM – Surge protection for your home or business sold separately as a non-energy charge.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Billed Individual Accounts



0000042-0001010-Page 5 of 42

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
MEADOW POINTE CDD	211014502689	MEADOW POINTE, PH 1U WESLEY CHAPEL, FL 33544-0000	\$428.90
MEADOW POINT III CDD	211014027679	WESLEY CHAPEL LKS PH2 UN 1B WESLEY CHAPEL, FL 33543-0000	\$428.90
MEADOW POINT III CDD	211014027422	MEADOW POINTE PARCEL PP QQ WESLEY CHAPEL, FL 33543-0000	\$630.73
MEADOW POINT III CDD	211014027190	MEADOW POINTE/BEARDSLEY WESLEY CHAPEL, FL 33543-0000	\$806.58
MEADOW POINT III CDD	211014026929	MANSFIELD/BEARDSLEY WESLEY CHAPEL, FL 33543-0000	\$285.07
MEADOW POINT III CDD	211014026697	MEADOW POINT PARCEL TT WESLEY CHAPEL, FL 33544-0000	\$479.36
MEADOW POINT III CDD	211014026457	MEADOW POINTE PARCEL VV WESLEY CHAPEL, FL 33544-0000	\$327.98
MEADOW POINT III CDD	211014026192	MEADOW POINTE P1 U 1E WESLEY CHAPEL, FL 33543-0000	\$454.13
MEADOW POINT III CDD	211014025996	MEADOW POINTE P-1 UID WESLEY CHAPEL, FL 33543-0000	\$454.13
MEADOW POINT III CDD	211014025715	MEADOW POINTE PARCEL EE WESLEY CHAPEL, FL 33543-0000	\$529.81
MEADOW POINT III CDD	211014025491	BEARDSLEY/WHITLOCK WESLEY CHAPEL, FL 33543-0000	\$394.65
MEADOW POINT III CDD	211014025285	WESLEY CHAPEL LAKES, PH 12A WESLEY CHAPEL, FL 33543-0000	\$277.53
MEADOW POINT III CDD	211014024973	WESLEY CHAPEL PHASE I C WESLEY CHAPEL, FL 33543-0000	\$353.20
MEADOW POINT III CDD	211014024759	WESLEY CHAPEL, PH 1 WESLEY CHAPEL, FL 33543-0000	\$479.36
MEADOW POINT III CDD	211014024478	BEARDSLEY DR FRM WHITLOCK WESLEY CHAPEL, FL 33543-0000	\$205.00
MEADOW POINT III CDD	211014024304	MEADOW POINT PARCEL FF WESLEY CHAPEL, FL 33543-0000	\$807.34
MEADOW POINT III CDD	211014024056	MEADOW POINTE PARCEL SS WESLEY CHAPEL, FL 33543-0000	\$504.59
MEADOW POINT III CDD	211014023785	MEADOW POINTE CLUBHOUSE WESLEY CHAPEL, FL 33543-0000	\$322.32
MEADOW POINT III CDD	211014023603	1226 HILLHURST DR ENT WESLEY CHAPEL, FL 33543-0000	\$51.29
MEADOW POINT III CDD	211014023348	MEADOW POINTE PAR UU WESLEY CHAPEL, FL 33543-0000	\$428.90
MEADOW POINT III CDD	211014022878	31551 CHATTERLY DR WESLEY CHAPEL, FL 33543-6807	\$47.02

Billed Individual Accounts continued

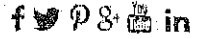
MEADOW POINT III CDD	211014022654	31534 HEATHERSTONE DR WESLEY CHAPEL, FL 33543-0000	\$56.80
MEADOW POINT III CDD	211014022449	1901 BEACONSFIELD DR WESLEY CHAPEL, FL 33543-0000	\$76.64
MEADOW POINT III CDD	211014022233	31751 LARKEN HEATH DR GATE WESLEY CHAPEL, FL 33543-0000	\$58.40
MEADOW POINT III CDD	211014022043	31302 ALCHESTER DR GATE WESLEY CHAPEL, FL 33543-0000	\$47.13
MEADOW POINT III CDD	211014021839	1549 MEADOW POINTE BL I WESLEY CHAPEL, FL 33543-0000	\$122.14
MEADOW POINT III CDD	211014021607	1500 MEADOW POINTE BLVD, B WESLEY CHAPEL, FL 33543-6876	\$774.15
MEADOW POINT III CDD	211014021375	1500 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-6876	\$25.60
MEADOW POINT III CDD	211014021102	1500 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-6876	\$73.94
MEADOW POINT III CDD	211014020864	1500 MEADOW POINTE BLVD WESLEY CHAPEL, FL 33543-6876	\$449.27
MEADOW POINT III CDD	211014020591	1236 AMMANFORD PL WESLEY CHAPEL, FL 33543-0000	\$60.11
MEADOW POINT III CDD	211014020351	1123 BROUGHTON PL WESLEY CHAPEL, FL 33543-0000	\$60.11
MEADOW POINT III CDD	211014020187	30730 BEARDSLEY DR WESLEY CHAPEL, FL 33543-0000	\$233.39
MEADOW POINT III CDD	211013949949	1122 THACKERY WAY, MP WESLEY CHAPEL, FL 33543-6835	\$42.61
MEADOW POINT III CDD	211013949733	31220 WHITLOCK DR, MP WESLEY CHAPEL, FL 33543-3945	\$48.10

00000002-00101010-Page 6 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014502689
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

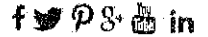
Lighting Energy Charge	272 kWh @ \$0.03102/kWh	\$8.44
Fixture & Maintenance Charge	17 Fixtures	\$146.20
Lighting Pole / Wire	17 Poles	\$259.76
Lighting Fuel Charge	272 kWh @ \$0.04060/kWh	\$11.04
Storm Protection Charge	272 kWh @ \$0.01028/kWh	\$2.80
Clean Energy Transition Mechanism	272 kWh @ \$0.00033/kWh	\$0.09
Florida Gross Receipt Tax		\$0.57
Lighting Charges		\$428.90
Current Month's Electric Charges		\$428.90

00000042-0001011-Page 7 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014027679
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	272 kWh @ \$0.03102/kWh	\$8.44
Fixture & Maintenance Charge	17 Fixtures	\$146.20
Lighting Pole / Wire	17 Poles	\$259.76
Lighting Fuel Charge	272 kWh @ \$0.04060/kWh	\$11.04
Storm Protection Charge	272 kWh @ \$0.01028/kWh	\$2.80
Clean Energy Transition Mechanism	272 kWh @ \$0.00033/kWh	\$0.09
Florida Gross Receipt Tax		\$0.57
Lighting Charges		\$428.90
Current Month's Electric Charges		\$428.90

0000042-0001011-Page 8 of 42



Account: 211014027422
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

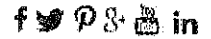
Lighting Energy Charge	400 kWh @ \$0.03102/kWh	\$12.41
Fixture & Maintenance Charge	25 Fixtures	\$215.00
Lighting Pole / Wire	25 Poles	\$382.00
Lighting Fuel Charge	400 kWh @ \$0.04060/kWh	\$16.24
Storm Protection Charge	400 kWh @ \$0.01028/kWh	\$4.11
Clean Energy Transition Mechanism	400 kWh @ \$0.00033/kWh	\$0.13
Florida Gross Receipt Tax		\$0.84
Lighting Charges		\$630.73
Current Month's Electric Charges		\$630.73

00000042-0001012-Page 9 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014027190
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1329 kWh @ \$0.03102/kWh	\$41.23
Fixture & Maintenance Charge	25 Fixtures	\$312.49
Lighting Pole / Wire	25 Poles	\$382.00
Lighting Fuel Charge	1329 kWh @ \$0.04060/kWh	\$53.96
Storm Protection Charge	1329 kWh @ \$0.01028/kWh	\$13.66
Clean Energy Transition Mechanism	1329 kWh @ \$0.00033/kWh	\$0.44
Florida Gross Receipt Tax		\$2.80
Lighting Charges		\$806.58
Current Month's Electric Charges		\$806.58

0000042-0001012-Page 10 of 42



Account: 211014026929
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

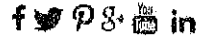
Lighting Energy Charge	306 kWh @ \$0.03102/kWh	\$9.49
Fixture & Maintenance Charge	6 Fixtures	\$75.90
Lighting Pole / Wire	6 Poles	\$183.36
Lighting Fuel Charge	306 kWh @ \$0.04060/kWh	\$12.42
Storm Protection Charge	306 kWh @ \$0.01028/kWh	\$3.15
Clean Energy Transition Mechanism	306 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.65
Lighting Charges		\$285.07
Current Month's Electric Charges		\$285.07

00000042-0001013-Page 11 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014026697
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	304 kWh @ \$0.03102/kWh	\$9.43
Fixture & Maintenance Charge	19 Fixtures	\$163.40
Lighting Pole / Wire	19 Poles	\$290.32
Lighting Fuel Charge	304 kWh @ \$0.04060/kWh	\$12.34
Storm Protection Charge	304 kWh @ \$0.01028/kWh	\$3.13
Clean Energy Transition Mechanism	304 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.64
Lighting Charges		\$479.36
Current Month's Electric Charges		\$479.36

06000042-0001013-Page 12 of 42



Account: 211014026457
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

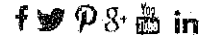
Lighting Energy Charge	208 kWh @ \$0.03102/kWh	\$6.45
Fixture & Maintenance Charge	13 Fixtures	\$111.80
Lighting Pole / Wire	13 Poles	\$198.64
Lighting Fuel Charge	208 kWh @ \$0.04060/kWh	\$8.44
Storm Protection Charge	208 kWh @ \$0.01028/kWh	\$2.14
Clean Energy Transition Mechanism	208 kWh @ \$0.00033/kWh	\$0.07
Florida Gross Receipt Tax		\$0.44
Lighting Charges		\$327.98
Current Month's Electric Charges		\$327.98

00000042-0001014-Page 13 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014026192
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

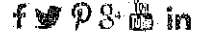
Lighting Energy Charge	288 kWh @ \$0.03102/kWh	\$8.93
Fixture & Maintenance Charge	18 Fixtures	\$154.80
Lighting Pole / Wire	18 Poles	\$275.04
Lighting Fuel Charge	288 kWh @ \$0.04060/kWh	\$11.69
Storm Protection Charge	288 kWh @ \$0.01028/kWh	\$2.96
Clean Energy Transition Mechanism	288 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.61
Lighting Charges		\$454.13
Current Month's Electric Charges		\$454.13

0000042-0001014-Page 14 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014025996
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

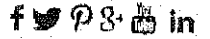
Table with 3 columns: Description, Quantity/Rate, and Amount. Includes items like Lighting Energy Charge, Fixture & Maintenance Charge, Lighting Pole / Wire, etc. Total Lighting Charges: \$454.13. Current Month's Electric Charges: \$454.13.

00000042-0001015-Page 15 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014025715
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

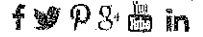
Lighting Energy Charge	336 kWh @ \$0.03102/kWh	\$10.42
Fixture & Maintenance Charge	21 Fixtures	\$180.60
Lighting Pole / Wire	21 Poles	\$320.88
Lighting Fuel Charge	336 kWh @ \$0.04060/kWh	\$13.64
Storm Protection Charge	336 kWh @ \$0.01028/kWh	\$3.45
Clean Energy Transition Mechanism	336 kWh @ \$0.00033/kWh	\$0.11
Florida Gross Receipt Tax		\$0.71
Lighting Charges		\$529.81
Current Month's Electric Charges		\$529.81

0000042-0001015-Page 16 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014025491
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

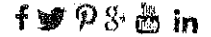
Lighting Energy Charge	1497 kWh @ \$0.03102/kWh	\$46.44
Fixture & Maintenance Charge	23 Fixtures	\$268.39
Lighting Fuel Charge	1497 kWh @ \$0.04060/kWh	\$60.78
Storm Protection Charge	1497 kWh @ \$0.01028/kWh	\$15.39
Clean Energy Transition Mechanism	1497 kWh @ \$0.00033/kWh	\$0.49
Florida Gross Receipt Tax		\$3.16
Lighting Charges		\$394.65
Current Month's Electric Charges		\$394.65

00000042-0001016-Page 17 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014025285
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

Service for: WESLEY CHAPEL LAKES, PH 12A, WESLEY CHAPEL, FL 33543-0000 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	176 kWh @ \$0.03102/kWh	\$5.46
Fixture & Maintenance Charge	11 Fixtures	\$94.60
Lighting Pole / Wire	11 Poles	\$168.08
Lighting Fuel Charge	176 kWh @ \$0.04060/kWh	\$7.15
Storm Protection Charge	176 kWh @ \$0.01028/kWh	\$1.81
Clean Energy Transition Mechanism	176 kWh @ \$0.00033/kWh	\$0.06
Florida Gross Receipt Tax		\$0.37
Lighting Charges		\$277.53
Current Month's Electric Charges		\$277.53

0000042-0001016-Page 18 of 42



Account: 211014024973
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	224 kWh @ \$0.03102/kWh	\$6.95
Fixture & Maintenance Charge	14 Fixtures	\$120.40
Lighting Pole / Wire	14 Poles	\$213.92
Lighting Fuel Charge	224 kWh @ \$0.04060/kWh	\$9.09
Storm Protection Charge	224 kWh @ \$0.01028/kWh	\$2.30
Clean Energy Transition Mechanism	224 kWh @ \$0.00033/kWh	\$0.07
Florida Gross Receipt Tax		\$0.47
Lighting Charges		\$353.20
Current Month's Electric Charges		\$353.20

00000042-0001017-Page 19 of 42



ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g+](#) [in](#)

Account: 211014024759
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	304 kWh @ \$0.03102/kWh	\$9.43
Fixture & Maintenance Charge	19 Fixtures	\$163.40
Lighting Pole / Wire	19 Poles	\$290.32
Lighting Fuel Charge	304 kWh @ \$0.04060/kWh	\$12.34
Storm Protection Charge	304 kWh @ \$0.01028/kWh	\$3.13
Clean Energy Transition Mechanism	304 kWh @ \$0.00033/kWh	\$0.10
Florida Gross Receipt Tax		\$0.64
Lighting Charges		\$479.36
Current Month's Electric Charges		\$479.36

00000042-0001017-Page 20 of 42



Account: 211014024478
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

Service for: BEARDSLEY DR FRM WHITLOCK, WESLEY CHAPEL, FL 33543-0000 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 32 days

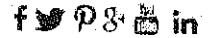
Lighting Energy Charge	720 kWh @ \$0.03102/kWh	\$22.33
Fixture & Maintenance Charge	12 Fixtures	\$144.28
Lighting Fuel Charge	720 kWh @ \$0.04060/kWh	\$29.23
Storm Protection Charge	720 kWh @ \$0.01028/kWh	\$7.40
Clean Energy Transition Mechanism	720 kWh @ \$0.00033/kWh	\$0.24
Florida Gross Receipt Tax		\$1.52
Lighting Charges		\$205.00
Current Month's Electric Charges		\$205.00

0000042-0001018-Page 21 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014024304
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	512 kWh @ \$0.03102/kWh	\$15.88
Fixture & Maintenance Charge	32 Fixtures	\$275.20
Lighting Pole / Wire	32 Poles	\$488.96
Lighting Fuel Charge	512 kWh @ \$0.04060/kWh	\$20.79
Storm Protection Charge	512 kWh @ \$0.01028/kWh	\$5.26
Clean Energy Transition Mechanism	512 kWh @ \$0.00033/kWh	\$0.17
Florida Gross Receipt Tax		\$1.08

Lighting Charges

\$807.34

Current Month's Electric Charges

\$807.34

0000042-0001018-Page 22 of 42



Account: 211014024056
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

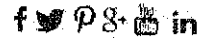
Lighting Energy Charge	320 kWh @ \$0.03102/kWh	\$9.93
Fixture & Maintenance Charge	20 Fixtures	\$172.00
Lighting Pole / Wire	20 Poles	\$305.60
Lighting Fuel Charge	320 kWh @ \$0.04060/kWh	\$12.99
Storm Protection Charge	320 kWh @ \$0.01028/kWh	\$3.29
Clean Energy Transition Mechanism	320 kWh @ \$0.00033/kWh	\$0.11
Florida Gross Receipt Tax		\$0.67
Lighting Charges		\$504.59
Current Month's Electric Charges		\$504.59

00000042-0001019-Page 23 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014023785
Statement Date: 01/03/23

Details of Charges – Service from 11/19/22 to 12/20/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	510 kWh @ \$0.03102/kWh	\$15.82
Fixture & Maintenance Charge	10 Fixtures	\$126.50
Lighting Pole / Wire	10 Poles	\$152.80
Lighting Fuel Charge	510 kWh @ \$0.04060/kWh	\$20.71
Storm Protection Charge	510 kWh @ \$0.01028/kWh	\$5.24
Clean Energy Transition Mechanism	510 kWh @ \$0.00033/kWh	\$0.17
Florida Gross Receipt Tax		\$1.08

Lighting Charges

\$322.32

Current Month's Electric Charges

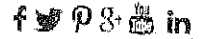
\$322.32

00000042-00010115-Page 24 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014023603
Statement Date: 01/03/23



Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000097945	12/13/22	10,739	10,521		218 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000			\$24.00		
Energy Charge		218 kWh @ \$0.07089/kWh			\$15.45		
Fuel Charge		218 kWh @ \$0.04126/kWh			\$8.99		
Storm Protection Charge		218 kWh @ \$0.00315/kWh			\$0.69		
Clean Energy Transition Mechanism		218 kWh @ \$0.00402/kWh			\$0.88		
Florida Gross Receipt Tax					\$1.28		
Electric Service Cost					\$51.29		
Current Month's Electric Charges					\$51.29		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

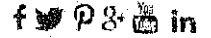
Month	Usage (kWh)
DEC 2022	7
NOV	7
OCT	7
SEP	7
AUG	6
JUL	6
JUN	7
MAY	7
APR	7
MAR	7
FEB	7
JAN 2021	9
DEC 2021	9

00000042-0001020-Page 25 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014023348
Statement Date: 01/03/23

Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	272 kWh @ \$0.03102/kWh	\$8.44
Fixture & Maintenance Charge	17 Fixtures	\$146.20
Lighting Pole / Wire	17 Poles	\$259.76
Lighting Fuel Charge	272 kWh @ \$0.04060/kWh	\$11.04
Storm Protection Charge	272 kWh @ \$0.01028/kWh	\$2.80
Clean Energy Transition Mechanism	272 kWh @ \$0.00033/kWh	\$0.09
Florida Gross Receipt Tax		\$0.57

Lighting Charges \$428.90

Current Month's Electric Charges **\$428.90**

0000042-0001020-Page 25 of 42



ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g+](#) [in](#)

Account: 211014022878
Statement Date: 01/03/23



Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

Meter Location: Gate

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000125768	12/13/22	6,265	6,082		183 kWh	1	32 Days
Daily Basic Service Charge					32 days @ \$0.75000	\$24.00	
Energy Charge					183 kWh @ \$0.07089/kWh	\$12.97	
Fuel Charge					183 kWh @ \$0.04126/kWh	\$7.55	
Storm Protection Charge					183 kWh @ \$0.00315/kWh	\$0.58	
Clean Energy Transition Mechanism					183 kWh @ \$0.00402/kWh	\$0.74	
Florida Gross Receipt Tax						\$1.18	
Electric Service Cost						\$47.02	
Current Month's Electric Charges						\$47.02	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

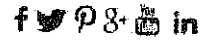
DEC 2022	6
NOV	5
OCT	5
SEP	2
AUG	5
JUL	2
JUN	2
MAY	5
APR	5
MAR	5
FEB	4
JAN	6
DEC 2021	6

00000042-0001021-Page 27 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014022654
Statement Date: 01/03/23

Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

00000042-0001021-Page 28 of 42

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123133	12/13/22	8,982	8,719		263 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000			\$24.00		
Energy Charge		263 kWh @ \$0.07089/kWh			\$18.64		
Fuel Charge		263 kWh @ \$0.04126/kWh			\$10.85		
Storm Protection Charge		263 kWh @ \$0.00315/kWh			\$0.83		
Clean Energy Transition Mechanism		263 kWh @ \$0.00402/kWh			\$1.06		
Florida Gross Receipt Tax					\$1.42		
Electric Service Cost					\$56.80		
Current Month's Electric Charges					\$56.80		

Tampa Electric Usage History

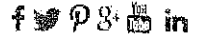
Kilowatt-Hours Per Day (Average)

DEC 2022	8
NOV	7
OCT	7
SEP	7
AUG	7
JUL	7
JUN	7
MAY	7
APR	7
MAR	7
FEB	7
JAN	7
DEC 2021	6



ACCOUNT INVOICE

tampaelectric.com



Account: 211014022449
Statement Date: 01/03/23

Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000127032	12/13/22	16,957	16,532		425 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000			\$24.00		
Energy Charge		425 kWh @ \$0.07089/kWh			\$30.13		
Fuel Charge		425 kWh @ \$0.04126/kWh			\$17.54		
Storm Protection Charge		425 kWh @ \$0.00315/kWh			\$1.34		
Clean Energy Transition Mechanism		425 kWh @ \$0.00402/kWh			\$1.71		
Florida Gross Receipt Tax					\$1.92		
Electric Service Cost					\$76.64		
Current Month's Electric Charges					\$76.64		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

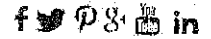
DEC 2022	13
NOV	11
OCT	10
SEP	11
AUG	11
JUL	10
JUN	10
MAY	11
APR	12
MAR	12
FEB	13
JAN	15
DEC 2021	15

0000042-0001022-Page 28 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014022233
Statement Date: 01/03/23

Details of Charges – Service from 11/12/22 to 12/13/22

Service for: 31751 LARKEN HEATH DR GATE, WESLEY CHAPEL, FL 33543-0000 **Rate Schedule: General Service - Non Demand**

0000042-0001022-Page 30 of 42

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000103850	12/13/22	10,836	10,560		276 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000			\$24.00		
Energy Charge		276 kWh @ \$0.07089/kWh			\$19.57		
Fuel Charge		276 kWh @ \$0.04126/kWh			\$11.39		
Storm Protection Charge		276 kWh @ \$0.00315/kWh			\$0.87		
Clean Energy Transition Mechanism		276 kWh @ \$0.00402/kWh			\$1.11		
Florida Gross Receipt Tax					\$1.46		
Electric Service Cost					\$58.40		
Current Month's Electric Charges					\$58.40		

Tampa Electric Usage History
 Kilowatt-Hours Per Day (Average)

Month	Kilowatt-Hours Per Day (Average)
DEC 2022	9
NOV	6
OCT	6
SEP	6
AUG	6
JUL	6
JUN	6
MAY	5
APR	6
MAR	6
FEB	6
JAN	11
DEC 2021	12



Account: 211014022043
Statement Date: 01/03/23

Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000101280	12/13/22	7,751	7,567		184 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000			\$24.00		
Energy Charge		184 kWh @ \$0.07089/kWh			\$13.04		
Fuel Charge		184 kWh @ \$0.04126/kWh			\$7.59		
Storm Protection Charge		184 kWh @ \$0.00315/kWh			\$0.58		
Clean Energy Transition Mechanism		184 kWh @ \$0.00402/kWh			\$0.74		
Florida Gross Receipt Tax					\$1.18		
Electric Service Cost					\$47.13		
Current Month's Electric Charges					\$47.13		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

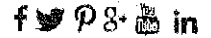
DEC 2022	6
NOV	5
OCT	5
SEP	5
AUG	5
JUL	4
JUN	5
MAY	5
APR	5
MAR	5
FEB	5
JAN	6
DEC 2021	7

00000042-0001023-Page 31 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014021839
Statement Date: 01/03/23

Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

Meter Location: PUMP/LIFT STATION

00000042-0001023-Page 32 of 42

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762036	12/13/22	24,432	23,635		797 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000			\$24.00		
Energy Charge		797 kWh @ \$0.07089/kWh			\$56.50		
Fuel Charge		797 kWh @ \$0.04126/kWh			\$32.88		
Storm Protection Charge		797 kWh @ \$0.00315/kWh			\$2.51		
Clean Energy Transition Mechanism		797 kWh @ \$0.00402/kWh			\$3.20		
Florida Gross Receipt Tax					\$3.05		
Electric Service Cost					\$122.14		
Current Month's Electric Charges					\$122.14		

Tampa Electric Usage History

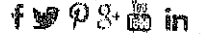
Kilowatt-Hours Per Day (Average)

DEC 2022	25
NOV	29
OCT	31
SEP	27
AUG	21
JUL	19
JUN	39
MAY	34
APR	27
MAR	25
FEB	21
JAN	18
DEC 2021	22



ACCOUNT INVOICE

tampaelectric.com



Account: 211014021607
Statement Date: 01/03/23



Details of Charges – Service from 11/12/22 to 12/13/22

Service for: 1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876 **Rate Schedule: General Service Demand - Standard**

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760922	12/13/22	43,983	34,191		9,792 kWh	1	32 Days
1000760922	12/13/22	13.56	0		13.56 kW	1	32 Days
Daily Basic Service Charge		32 days @ \$1.08000			\$34.56		
Billing Demand Charge		14 kW @ \$13.86000/kW			\$194.04		
Energy Charge		9,792 kWh @ \$0.00736/kWh			\$72.07		
Fuel Charge		9,792 kWh @ \$0.04126/kWh			\$404.02		
Capacity Charge		14 kW @ \$0.17000/kW			\$2.38		
Storm Protection Charge		14 kW @ \$0.59000/kW			\$8.26		
Energy Conservation Charge		14 kW @ \$0.81000/kW			\$11.34		
Environmental Cost Recovery		9,792 kWh @ \$0.00130/kWh			\$12.73		
Clean Energy Transition Mechanism		14 kW @ \$1.10000/kW			\$15.40		
Florida Gross Receipt Tax					\$19.35		
Electric Service Cost					\$774.15		
Current Month's Electric Charges					\$774.15		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

Month	Kilowatt-Hours Per Day (Average)
DEC 2022	306
NOV 2022	306
OCT 2022	301
SEP 2022	294
AUG 2022	293
JUL 2022	294
JUN 2022	311
MAY 2022	306
APR 2022	303
MAR 2022	301
FEB 2022	303
JAN 2022	289
DEC 2021	299

Billing Demand

(Kilowatts)

Month	Billing Demand (Kilowatts)
DEC 2022	14
DEC 2021	13

Load Factor

(Percentage)

Month	Load Factor (Percentage)
DEC 2022	84.03
DEC 2021	93.24

00000042-0001024-Page 33 of 42



ACCOUNT INVOICE

tampaelectric.com |

Account: 211014021375
Statement Date: 01/03/23

Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

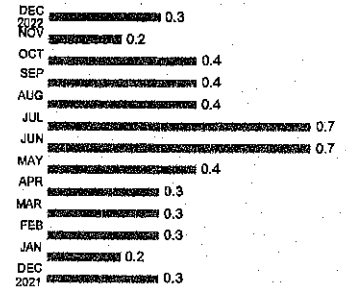
Meter Location: Lift

0000042-001024-Page 34 of 42

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760919	12/13/22	468	460		8 kWh	1	32 Days
1000760919	12/13/22	0.32	0		0.32 kW	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000			\$24.00		
Energy Charge		8 kWh @ \$0.07089/kWh			\$0.57		
Fuel Charge		8 kWh @ \$0.04126/kWh			\$0.33		
Storm Protection Charge		8 kWh @ \$0.00315/kWh			\$0.03		
Clean Energy Transition Mechanism		8 kWh @ \$0.00402/kWh			\$0.03		
Florida Gross Receipt Tax					\$0.64		
Electric Service Cost					\$25.60		
Current Month's Electric Charges					\$25.60		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

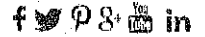
(Percentage)





ACCOUNT INVOICE

tampaelectric.com



Account: 211014021102
Statement Date: 01/03/23



Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142218	12/13/22	47,337	46,934		403 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000			\$24.00		
Energy Charge		403 kWh @ \$0.07089/kWh			\$28.57		
Fuel Charge		403 kWh @ \$0.04126/kWh			\$16.63		
Storm Protection Charge		403 kWh @ \$0.00315/kWh			\$1.27		
Clean Energy Transition Mechanism		403 kWh @ \$0.00402/kWh			\$1.62		
Florida Gross Receipt Tax					\$1.85		
Electric Service Cost					\$73.94		
Current Month's Electric Charges					\$73.94		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

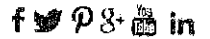
DEC 2022	13
NOV	13
OCT	13
SEP	14
AUG	14
JUL	14
JUN	14
MAY	14
APR	14
MAR	14
FEB	14
JAN	14
DEC 2021	14

00000042-0001025-Page 35 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014020864
Statement Date: 01/03/23

Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760920	12/13/22	50,151	46,681		3,470 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000			\$24.00		
Energy Charge		3,470 kWh @ \$0.07089/kWh			\$245.99		
Fuel Charge		3,470 kWh @ \$0.04126/kWh			\$143.17		
Storm Protection Charge		3,470 kWh @ \$0.00315/kWh			\$10.93		
Clean Energy Transition Mechanism		3,470 kWh @ \$0.00402/kWh			\$13.95		
Florida Gross Receipt Tax					\$11.23		
Electric Service Cost					\$449.27		
Current Month's Electric Charges					\$449.27		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

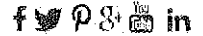
DEC 2022	106
NOV	118
OCT	135
SEP	159
AUG	165
JUL	174
JUN	164
MAY	145
APR	125
MAR	115
FEB	152
JAN	110
DEC 2021	103

00000042-0001025-Page 36 of 42



ACCOUNT INVOICE

tampaelectric.com



Account: 211014020591
Statement Date: 01/03/23



Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

Meter Location: GATE

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114901	12/13/22	10,245	9,955		290 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	290 kWh @ \$0.07089/kWh	\$20.56
Fuel Charge	290 kWh @ \$0.04126/kWh	\$11.97
Storm Protection Charge	290 kWh @ \$0.00315/kWh	\$0.91
Clean Energy Transition Mechanism	290 kWh @ \$0.00402/kWh	\$1.17
Florida Gross Receipt Tax		\$1.50
Electric Service Cost		\$60.11
Current Month's Electric Charges		\$60.11

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

DEC 2022	9
NOV	7
OCT	8
SEP	8
AUG	8
JUL	8
JUN	8
MAY	8
APR	8
MAR	8
FEB	8
JAN	9
DEC 2021	10

00000042-0001026-Page 37 of 42



ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g+](#) [in](#)

Account: 211014020351
Statement Date: 01/03/23

Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

Meter Location: Gate

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142239	12/13/22	8,748	8,458		290 kWh	1	32 Days
Dally Basic Service Charge		32 days @ \$0.75000			\$24.00		
Energy Charge		290 kWh @ \$0.07089/kWh			\$20.56		
Fuel Charge		290 kWh @ \$0.04126/kWh			\$11.97		
Storm Protection Charge		290 kWh @ \$0.00315/kWh			\$0.91		
Clean Energy Transition Mechanism		290 kWh @ \$0.00402/kWh			\$1.17		
Florida Gross Receipt Tax					\$1.50		
Electric Service Cost					\$60.11		
Current Month's Electric Charges					\$60.11		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

DEC 2022	9
NOV	7
OCT	7
SEP	6
AUG	6
JUL	7
JUN	7
MAY	7
APR	7
MAR	7
FEB	7
JAN	10
DEC 2021	9

00000042-0001026-Page 38 of 42



ACCOUNT INVOICE

tampaelectric.com | f t p s+ in



Account: 211014020187
Statement Date: 01/03/23

Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

Meter Location: Behind wall look left

00000042-0001027-Page 38 of 42

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760998	12/13/22	48,716	47,010		1,706 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000			\$24.00		
Energy Charge		1,706 kWh @ \$0.07089/kWh			\$120.94		
Fuel Charge		1,706 kWh @ \$0.04126/kWh			\$70.39		
Storm Protection Charge		1,706 kWh @ \$0.00315/kWh			\$5.37		
Clean Energy Transition Mechanism		1,706 kWh @ \$0.00402/kWh			\$6.86		
Florida Gross Receipt Tax					\$5.83		
Electric Service Cost					\$233.39		
Current Month's Electric Charges					\$233.39		

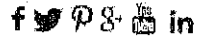
Tampa Electric Usage History
 Kilowatt-Hours Per Day (Average)

DEC 2022	53
NOV	67
OCT	68
SEP	67
AUG	13
JUL	59
JUN	56
MAY	51
APR	31
MAR	6
FEB	36
JAN	51
DEC 2021	54



ACCOUNT INVOICE

tampaelectric.com



Account: 211013949949
Statement Date: 01/03/23

Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000115610	12/13/22	7,359	7,212	147 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000		\$24.00		
Energy Charge		147 kWh @ \$0.07089/kWh		\$10.42		
Fuel Charge		147 kWh @ \$0.04126/kWh		\$6.07		
Storm Protection Charge		147 kWh @ \$0.00315/kWh		\$0.46		
Clean Energy Transition Mechanism		147 kWh @ \$0.00402/kWh		\$0.59		
Florida Gross Receipt Tax				\$1.07		
Electric Service Cost				\$42.61		
Current Month's Electric Charges				\$42.61		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

DEC 2022	5
NOV	6
OCT	6
SEP	5
AUG	5
JUL	5
JUN	5
MAY	4
APR	5
MAR	5
FEB	5
JAN	6
DEC 2021	7

00000042-0001027-Page 40 of 42

Account: 211013949733
Statement Date: 01/03/23



Details of Charges – Service from 11/12/22 to 12/13/22

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

Rate Schedule: General Service - Non Demand

0000042-0001028-Page 41 of 42

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000098994	12/13/22	7,441	7,249		192 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000			\$24.00	Tampa Electric Usage History	
Energy Charge		192 kWh @ \$0.07089/kWh			\$13.61	Kilowatt-Hours Per Day (Average)	
Fuel Charge		192 kWh @ \$0.04126/kWh			\$7.92	DEC 2022	6
Storm Protection Charge		192 kWh @ \$0.00315/kWh			\$0.60	NOV	6
Clean Energy Transition Mechanism		192 kWh @ \$0.00402/kWh			\$0.77	OCT	5
Florida Gross Receipt Tax					\$1.20	SEP	4
Electric Service Cost					\$48.10	AUG	5
Current Month's Electric Charges					\$48.10	JUL	5
Total Current Month's Charges					\$10,825.18	JUN	5
						MAY	5
						APR	5
						MAR	5
						FEB	5
						JAN	7
						DEC 2021	7

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.



4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652

INVOICE

Page: 1

Invoice Number: SI63558
Invoice Date: 1/1/2023
Due Date: 1/31/2023

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

All pricing anticipates payment by check or ACH. Due to additional cost incurred, services paid by credit card will require an additional 5% processing fee.

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

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

Date	Item/Description	Task Number	Qty. Unit	Unit Price	Total Price
1/1/2023	Monthly Lift Station Inspection	2001	1 Each	86.21	86.21

Phone: (727) 848-8292 Ext. 219
Toll Free: (866) 753-8292 Ext. 219
Email: ar@uswatercorp.net

Subtotal:	86.21
Total Sales Tax:	0.00
Total USD:	86.21
Adjustments:	0.00
Amount Due:	86.21

01/10/23

U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe III DATE: 12-2-22
 MODEL OF PUMPS: _____ HP: 2
 POWER: AC VOLTS: 230 PHASE: 1
 PUMPS AMPS: #1 L1 15.5 L2 15.7 L3 1
 #2 L1 19.9 L2 20.1 L3 1
 RESISTANCE: #1 L1 & L2 2 L2 & L3 1 L1 & L3 1
 #2 L1 & L2 1 L2 & L3 2 L1 & L3 1
 PUMP GROUND: #1 00 #2 00 ETM #1 003975 ETM #2 002660
 CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL: _____ CONDITION OF PANEL BOX: _____
 ALTERNATION OK PAINT OK
 ALARM HORN _____ HASP _____
 ALARM LIGHT _____ HINGES _____
 FLOAT SYSTEM #1 _____ STAND _____
 #2 _____ LOCK _____
 #3 _____
 #4 _____

OTHER PANEL PROBLEMS _____ Caps are looking like they are
 WET WELL: _____ starting to get old
 DRY WELL: _____
 SIZE PIPING 2" SIZE PIPING 2"
 TYPE PVC TYPE PVC
 COND. PIPE OK COND. PIPE OK
 GREASE ON WALL yes GREASE ON WALL _____
 GREASE FLOATING yes GREASE FLOATING _____
 HATCH COVER _____ HATCH COVER _____
 HINGES OK HINGES _____

CONDITION AROUND LIFT STATION: (WEEDS, TRASH, OTHER) _____

WORK THAT NEEDS TO BE DONE: Station needs cleaned pump #2 needs
PFD new caps are advised

CC: OWNER _____ Signature & Date 12-2-22 Billy





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

ACCOUNT NO. 6426-016454
 INVOICE NO. 1330042W426
 STATEMENT DATE 01/20/23
 DUE DATE 01/20/23
 BILLING PERIOD 1/1-

MEADOW POINT III CDD
 5844 OLD PASCO RD
 WESLEY CHAPEL, FL 33544

FOR ASSISTANCE CALL
 Customer Service (352) 583 4204
 One Time Payments (855) 569 2719

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 02882	
	Previous Balance	\$ 55.32-
	Service Location Acc: #016054-0001	MEADOW POINT III CDD 500 MEADOW POINT BLVD WESLEY CH
01/20/23	FUEL SURCHARGE 1.00 SC: 027266E	\$ 30.38
01/20/23	ENVIRONMENTAL SURCHARGE 1.00 SC: 70272664	\$ 9.42
01/20/23	BASIC SERVICE CHARGE 2/1/2023-2/28/2023 1.00 CDD	\$ 94.23
	Invoice Total	\$ 134.33
	Account Balance	\$ 79.01

This invoice is scheduled for automatic payment according to your instructions on our online bill pay site at <https://www.wcicustomer.com>.

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

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

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

NNNNNNNNNN



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

ACCOUNT NO. 6426-016054
 INVOICE NO. 1330042W426
 STATEMENT DATE 01/20/23
 DUE DATE 01/20/23
 PAY THIS AMOUNT 79.01

WRITE AMOUNT PAID	\$
-------------------	----

MEADOW POINT III CDD
 5844 OLD PASCO RD
 WESLEY CHAPEL, FL 33544

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



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING
 6800 OSTEEN ROAD
 NEW PORT RICHEY, FL 34653-3667
 DISTRICT NO. 6425

ACCOUNT NO. 6425-005395
 INVOICE NO. 6512350W425
 STATEMENT DATE 12/31/22
 DUE DATE 01/09/23
 BILLING PERIOD 1/1

MEADOW POINTE III CDD
 RIZZETTA AND COMPANY
 5844 OLD PASCO RD STE 100
 WESLEY CHAPEL, FL 33544

FOR ASSISTANCE CALL
 Customer Service (727) 847-9100
 Fax (727) 847-8539
 One Time Payments (855) 569-2719

INVOICE STATEMENT

Date	Description	Amount
	Contract No: ALL SITES Service Location Acct #005595-0001	
	MEADOW POINTE CDD III MEADOW POINTE III WESLEY CHAPEL	
12/31/22	BASIC SERVICE CHARGE 12/1/2022 - 12/31/2022 Invoice Total	25,138.75 \$ 25,138.75
	Account Balance:	\$ 25,138.75

This invoice is scheduled for automatic payment according to your instructions on our online bill pay site at <https://www.wcicustomer.com>.

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

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

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

1.N. JNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING
 6800 OSTEEN ROAD
 NEW PORT RICHEY, FL 34653-3667

ACCOUNT NO. 6425-005595
 INVOICE NO. 6512350W425
 STATEMENT DATE 12/31/22
 DUE DATE 01/09/23
 PAY THIS AMOUNT 25,138.75

WRITE AMOUNT PAID	\$
-------------------------	----

MEADOW POINTE III CDD
 RIZZETTA AND COMPANY
 5844 OLD PASCO RD STE 100
 WESLEY CHAPEL, FL 33544

MAIL PAYMENT TO:
 WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING
 6800 OSTEEN ROAD
 NEW PORT RICHEY, FL 34653-3667



Invoice

Welch Tennis Courts, Inc.
 Welch Sport Surfaces
 P.O. Box 7770
 Sun City, FL 33586
 Phone: 813-641-7787

Date	Invoice #
1/12/2023	69968

Bill To
Meadow Pointe III 3434 Colwell Avenue Tampa FL 33614 United States

Ship To
Meadow Pointe III 1500 Meadow Pointe Blvd. Wesley Chapel FL 33543

Terms	PO #	Due Date
Net 30	Justin	2/11/2023
Sales Rep	Ship Via	Ship Date
Shannon Wilder	FedEx Ground	1/12/2023

Notes

Quantity	Units	Description	Options	Unit Price	Amount
2	ea	WTC 3.0 DTS Professional Net (regular price is \$183.99)		173.99	347.98
2	ea	Professional Net Post Handles for Reel	Color: Green	16.99	33.98

Thank you for your business.	Subtotal	381.96
	Shipping Cost (FedEx Ground)	49.65
	Total	\$431.61

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

01/12/23

Account Number **1353910** Cycle **15**
 Meter Number
 Customer Number **10213579**
 Customer Name **MEADOW POINTE III CDD**

Bill Date **01/24/2023**
 Amount Due **1,585.99**
 Current Charges Due **02/15/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **PUBLIC LIGHTING**
 Service Classification **Public Lighting**

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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



1 0 2 1 3 5 7 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **1,583.63**
 Payment **1,583.63CR**
 Balance Forward **RECEIVED 0.00**

JAN 27 2023

Light Energy Charge **142.44**
 Light Support Charge **96.33**
 Light Maintenance Charge **198.00**
 Light Fixture Charge **235.59**
 Light Fuel Adj 4,923 KWH @ 0.05500 **270.77**
 Poles (QTY 114) **513.00**
 FL Gross Receipts Tax **13.06**
 State Tax **102.11**
 Pasco County Tax **14.69**

Total Current Charges **1,585.99**
 Total Due **E.F.T. 1,585.99**

Lights/Poles Type/Qty Type/Qty Type/Qty
 105 100 205 15 910 114

DO NOT PAY

Total amount will be electronically transferred on or after 02/10/2023.

Electronic Funds Transfer on or after 02/10/2023	
TOTAL CHARGES DUE	1,585.99
DO NOT PAY	



SUMMARY BILLING

Customer Name
MEADOW POINTE III CDD

**Customer
Number**
10213579

Bill Date

RECEIVED
JAN 17 2023

BY:

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1353911		12/06	01/06	GS	5416		0.00	673.99	673.99
1353912		12/06	01/06	GS	408		0.00	90.86	90.86
1353913		12/06	01/06	GS	307		0.00	79.10	79.10
Subtotal:					6131		0.00	843.95	843.95

DO NOT PAY - Total amount will be electronically transferred on 01/27/2023.

Bill Date: 01/11/2023

Electronic Funds Transfer On: 01/27/2023

Total Charges Due: 843.95

DO NOT PAY

District: OP06

** Summary Bill **

10213579 OP06
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390





INVOICE

INVOICE #	INVOICE DATE
TM 473346	12/28/2022
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Invoice Due Date: January 27, 2023

Invoice Amount: \$1,583.57

Description	Current Amount
Meadow Pointe III - CDD - Sod Replacement @ Beaconsfield Entrance	
Irrigation	\$153.57
Sod Installation	\$1,430.00

Excellence

Invoice Total **\$1,583.57**

RECEIVED
12/28/22

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 473348	12/28/2022
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Invoice Due Date: January 27, 2023

Invoice Amount: \$1,343.57

Description	Current Amount
Meadow Pointe 3 - CDD - Damaged Sod Replacement @ Alchester Entrance	
Sod Installation	\$1,215.00
Irrigation	\$128.57

Excellence

Invoice Total **\$1,343.57**

RECEIVED
12/28/22

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 473376	1/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Invoice Due Date: January 31, 2023

Invoice Amount: \$24,272.25

Description	Current Amount
Monthly Landscape Maintenance January 2023	\$24,272.25

Excellence

Invoice Total

\$24,272.25

RECEIVED
12/28/22

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 473347	12/28/2022
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Invoice Due Date: January 27, 2023

Invoice Amount: \$1,343.57

Description	Current Amount
Meadow Pointe 3 - CDD - Damaged Sod Replacement @ Heatherstone Entrance	
Sod Installation	\$1,215.00
Irrigation	\$128.57

Excellence

Invoice Total

\$1,343.57



IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 473349	12/28/2022
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Invoice Due Date: January 27, 2023

Invoice Amount: \$1,343.57

Description	Current Amount
Meadow Pointe 3 - CDD - Damaged Sod Replacement @ Whitlock Entrance	
Sod Installation	\$1,215.00
Irrigation	\$128.57

Excellence

Invoice Total

\$1,343.57

RECEIVED
12/28/22

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 471420	12/19/2022
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Invoice Due Date: January 18, 2023

Invoice Amount: \$20,000.00

Description	Current Amount
Meadow Pointe 3 CDD - Street Tree Replacements @ Sheringham/Nesslewood Landscape Enhancement	\$20,000.00

Invoice Total \$20,000.00

Excellence

RECEIVED
12/19/2022

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 472065	12/21/2022
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Invoice Due Date: January 20, 2023

Invoice Amount: \$3,620.00

Description	Current Amount
Wrencrest - Phase 1 Street Trees #3 (2022)	
Labor	\$3,620.00

Invoice Total \$3,620.00

Excellence

RECEIVED
12/21/2022

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 472066	12/21/2022
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Invoice Due Date: January 20, 2023

Invoice Amount: \$2,680.00

Description	Current Amount
Rensselaer - Phase 4 Street Trees #3 - 2022	
Labor	\$2,680.00

Invoice Total \$2,680.00

Excellence

RECEIVED
12/21/2022

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 472067	12/21/2022
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow Pointe III CDD

Invoice Due Date: January 20, 2023

Invoice Amount: \$1,088.57

Description	Current Amount
MP3 - Sod Replacement @ Sheringham & Larkenheath Entrance	
Irrigation	\$153.57
Sod Installation	\$935.00

Invoice Total **\$1,088.57**

RECEIVED
12/21/2022

IN COMMERCIAL LANDSCAPING

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