



Rizzetta & Company

Meadow Pointe III Community Development District

**Board of Supervisors'
Regular Meeting
November 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 Elizabeth Simmons	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	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

November 7, 2023

Board of Supervisors
Meadow Pointe III
Development District
Dear Board Members:

The regular meeting of the Board of Supervisors of the Meadow Pointe III Community Development District will be held on **Wednesday, November 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**
 1. Discussion of CDD Property Encroachment
- 5. STAFF REPORTS**
 - A.** Community Deputy Update
 - B.** Aquatics Update
 1. Presentation of Waterway Inspection Report Tab 1
 - C.** Amenity Management
 1. Presentation of Amenity Report Tab 2
 2. Consideration of Southern Automated Access Services Proposals..... Tab 3
 - D.** District Counsel
 1. Update Regarding Cell Tower
 - E.** District Engineer
 1. Update on HA5
 - F.** Landscape Update
 1. OLM Inspection Report Tab 4
 2. Yellowstone Inspection Report..... Tab 5
 3. Update on the CDD Wall Project
 4. Consideration of Yellowstone's Proposals Tab 6
 - G.** District Manager
 1. Review of the District Manager's Report & Monthly Financials Tab 7
- 6. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors Regular Meeting held on October 18, 2023 Tab 8
 - B.** Consideration of Operations & Maintenance Expenditures for September 2023 Tab 9
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

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

Sincerely,

Daryl Adams
Daryl Adams
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Meadow Pointe III CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-11-02

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

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

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Site: 85

Comments:

Site looks good

No issues observed at the time of inspection. Native Gulf Spikerush and Pickerelweed is thriving along the perimeter.

Action Required:

Routine maintenance next visit

Target:



Site: 86

Comments:

Treatment in progress

Decomposition of invasive grasses can be seen all along the perimeter from recent treatment. Expect 10-14 days for complete results.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 87

Comments:

Treatment in progress

Site was recently treated for moderate Torpedograss growth along the perimeter. Heavy fallout can be seen all throughout and especially in the coves.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 88

Comments:

Site looks good
Recent treatment for submersed
Babytears was successful. Less
than 10% remains.



Action Required:

Routine maintenance next visit

Target:

Site: 89

Comments:

Normal growth observed
Site has minor shoreline weed
growth along the perimeter. Open
water looks good.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 90

Comments:

Normal growth observed
Very minor Torpedograss
intrusion within the native plants.
Natives are thriving and
contributing to a very healthy
waterway.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 91

Comments:

Site looks good
Decomposition of shoreline weeds noted. Open water looks great.



Action Required:

Routine maintenance next visit

Target:

Site: 92

Comments:

Treatment in progress
Minor algae developing in the decomposing shoreline weeds. Weeds are in the latter stages of fallout. Algae was treated at the time of inspection.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 93

Comments:

Minor patches of previously treated Torpedograss along the perimeter(right). Open water looks good.



Action Required:

Routine maintenance next visit

Target:

Site: 94

Comments:

Normal growth observed

Minor shoreline weeds sprouting on the exposed bank. Arrowhead, from the most recent planting, continues to look good despite the very low water level.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 95

Comments:

Treatment in progress

Site was recently treated for submersed Babytears. Remnants of the fallout can be seen along the perimeter. Expect 2-3 weeks for complete results.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 96

Comments:

Site looks good

Water level is very low. Site is free from nuisance growth.

Action Required:

Target:



Site: 97

Comments:

Normal growth observed

Very minor algae developing along the perimeter of this shallow site. Expect 7-14 days for results following treatment.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 98

Comments:

Site looks good

No issues observed at the time of inspection.

Action Required:

Routine maintenance next visit

Target:



Site: 99

Comments:

Site looks good

Native vegetation thriving along the perimeter. Open water and pond bottom free of nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:



Site: 100

Comments:

Normal growth observed
Minor Torpedograss intrusion
within the native Arrowhead.
Open water looks good.



Action Required:

Routine maintenance next visit

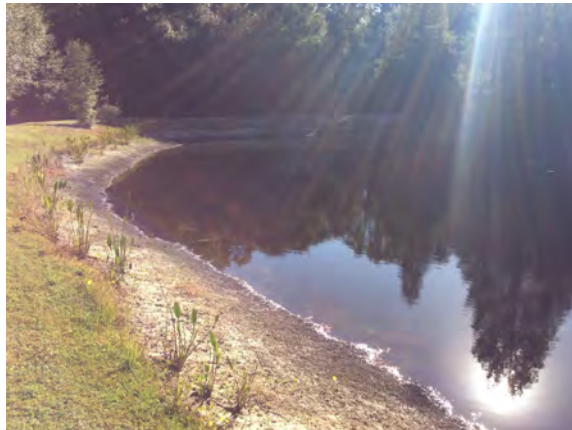
Target:

Torpedograss

Site: 101

Comments:

Site looks good
Site has responded well to recent
treatments for algae and
submersed weeds. Less than 5%
remains. Recently installed
Arrowhead looks healthy.



Action Required:

Routine maintenance next visit

Target:

Site:

Comments:

Action Required:

Target:

Site:**Comments:****Action Required:****Target:**

Management Summary

Overall, the sites in this month's inspection look very good. There was little to no nuisance vegetation present.

We saw quite a few algae blooms at the tail end of summer which have all been addressed. There was barely any to report at the time of inspection.

Water temps have begun to drop signaling the beginning of the fall season. Moving forward we can expect to see less algae growth. During this time we'll begin to focus on more detailed grass work. Planted sites will receive selective treatments targeting any nuisance growth within.

The lack of rain during the rainy season is causing many ponds to go dry sooner than usual. With the dry season already in effect, I think we'll see some lower than usual water levels this winter. The dry banks will get bigger and bigger, leaving more surface area for shoreline weeds. As these banks begin exposing themselves, we'll be applying a pre-emergent that will keep shoreline weed growth to a minimum.

The native plants may also experience some stress from the lack of water and colder temps. We'll keep a close eye on them and report back with any updates on their condition.

Feel free to reach out with any questions or concerns: jason.diogo@solitudelake.com

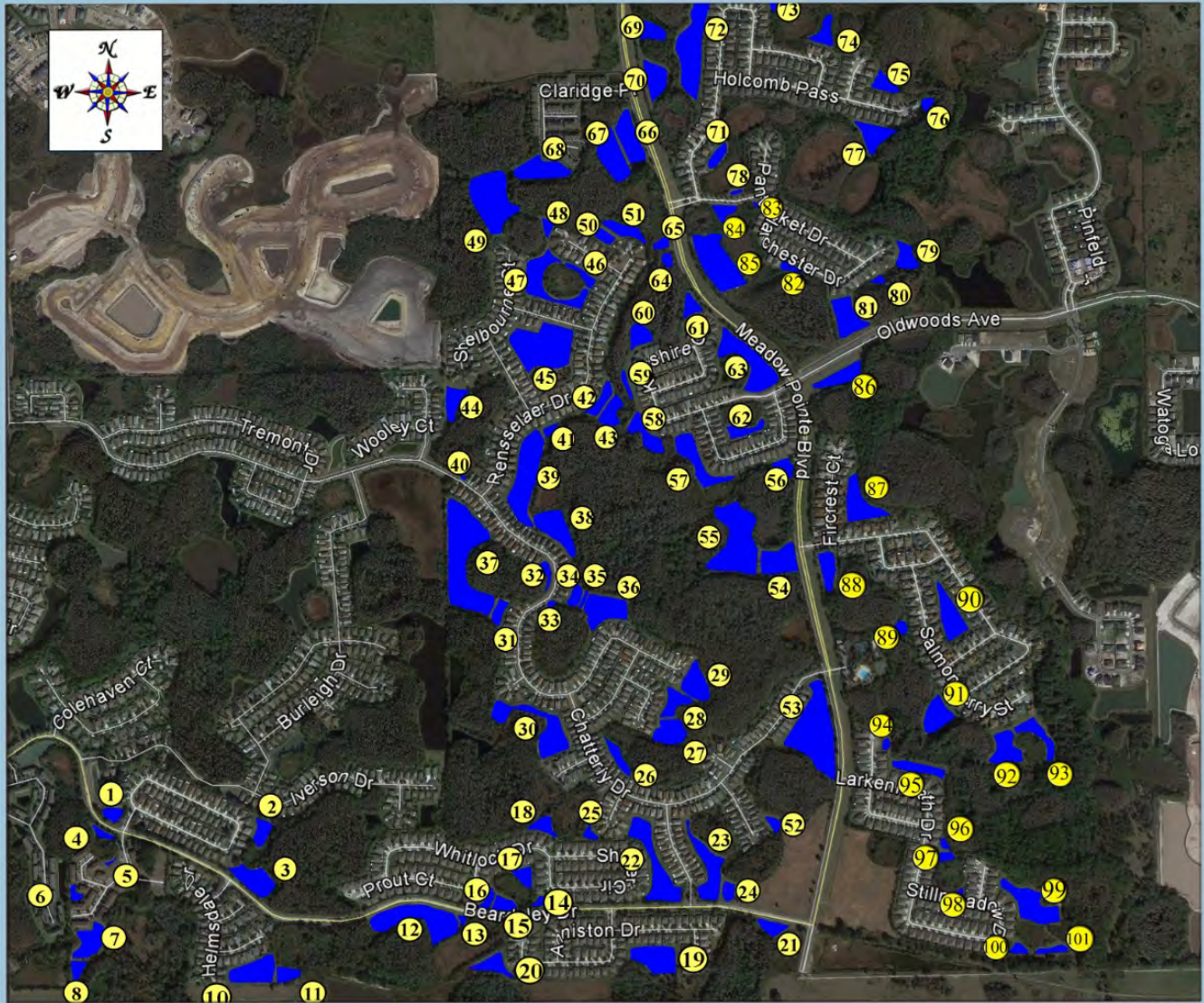
Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
85	Site looks good		Routine maintenance next visit
86	Treatment in progress	Shoreline weeds	Routine maintenance next visit
87	Treatment in progress	Torpedoglass	Routine maintenance next visit
88	Site looks good		Routine maintenance next visit
89	Normal growth observed	Shoreline weeds	Routine maintenance next visit
90	Normal growth observed	Torpedoglass	Routine maintenance next visit
91	Site looks good		Routine maintenance next visit
92	Treatment in progress	Surface algae	Routine maintenance next visit
93			Routine maintenance next visit
94	Normal growth observed	Shoreline weeds	Routine maintenance next visit
95	Treatment in progress	Submersed vegetation	Routine maintenance next visit
96	Site looks good		
97	Normal growth observed	Surface algae	Routine maintenance next visit
98	Site looks good		Routine maintenance next visit
99	Site looks good		Routine maintenance next visit
100	Normal growth observed	Torpedoglass	Routine maintenance next visit
101	Site looks good		Routine maintenance next visit

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LAKE MANAGEMENT
A FANTOPII Company
Restoring Balance. Enhancing Beauty.

Meadow Pointe III CDD Wesley Chapel, Florida

Call 888.480.LAKE



PCB 1/2020

Tab 2



MEADOW POINTE III

Operations Report – November 2023 (October 11th - November 6th)

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

Clubhouse Operations, Maintenance & Improvements

- Worked with Yellowstone & Solitude Lake to improve maintenance in & around Pond 1,10,19,69-72,92-96 (Keeping an eye on algae build-up at 12,22,23)
- Detailed track pickup at Pond #1 (Resident reported)
- Worked with Romaner Graphics to get exterior paint proposal for shed (Also doing cost analysis for maintenance to paint)
- Worked with Romaner Graphics to create new “Lap Swim Only” sign (attached to already blank stand stored in clubhouse maintenance closet)
- Cleaned all parts of gate system & did touch-up painting at Ammanford
- Finalized painting of new & existing wood trim & wood base on poolside doors of the clubhouse along with touch-ups of wood pillars in front of clubhouse
- Replaced fluid master in woman's handicap toilet
- Tightened maglock bracket & repainted frame/stabilizer at pool entry gate at clubhouse
- Still waiting on equipment for tennis entry gate repair (material delay)
- Continuing to work with US Water to report/clarify any additional findings & notes for the board (Any issues reported or documented will be included in agenda)
- Completed basic breaker box tests at all village entry points
- Continue to monitor, log & divide all call issues into a weekly, monthly & eventually annual report for the board (Made recommended category updates/changes)
- Did bi-weekly drive-through (& weekly check-in) with Aaron from Yellowstone of the entire community & focused on any pending issues or resident complaints



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- Worked with Juan from Yellowstone irrigation to readjust/check stock heads & timers off Beardsley (Closest to Hillhurst)
- Continue monitoring, maintaining & re-staking (if needed) conservation-district pond cutback zones
- Updates on conservation-district pond cutback guide & inventory lists – Sent to share drive & attached pictures of Pond #74 staking
- Continue to work with Tonja on evaluation of various damaged, displaced or shifted sidewalks off Beardsley; Will discuss with board on future maintenance standard & plan
- Detailed ant treatment - Phase 4/5 (75% completed) (Restarting once completed)
- Detailed pond cleanup - Phase 4/5 (75% completed) (Restarting once completed)
- Worked with Frontier to repair phone line issues again at Beaconsfield
- Detailed cleanup of small debris & pine needles in the playground (Daily/weekly)
- Did daily/weekly street parking violations
- 3 October room rentals
- 4 September Food Truck Wednesdays (5-8pm)
- 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 October 11th – November 6th due to power outages/ other sources unknown)
- Worked with Romaner Graphics, PCSO & DCSI to gain video & investigate damaged pedestrian entry gate at Beaconsfield. We identified the child who caused the damage & the full invoice was paid by the parent of the child who vandalized it. Will follow-up with the diversion program & PCSO to provide any follow-up needed
- Working with current vendor SAAS 1st to get proposals for upgrade options requested by the board for our current systems
- SAAS repaired broken v-belt at Sheringham (Nesslewood)
- Full manual mechanical and electrical reset at Alchester, Beaconsfield, Broughton Place, Sheringham (Nesslewood) & Wrencrest (Chatterly & Thackery)



Field Maintenance

- Pressure washed curbs, sidewalks, walls and fences at various areas throughout the community (See November 2023 pressure washing report)
- Preventative algae spray along white rail fences throughout whole community (Also November 2023 pressure washing report)
- Repaired/reattached white rail fences on Meadow Pointe Boulevard (X3)
- Reported any needed streetlamp outages to TECO and Withlacoochee
- Conducted daily/weekly trash pickups in all needed areas of MP III
- 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



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Pond #74 – Update – Staked after Yellowstone made their cutbacks









MEADOW POINTE III

Project Tracker – November 2023 (October 11th-November 6th)

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

Current Projects

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

9-2021	Basketball court lighting installation	Install lighting for courts	Obtained revised proposal and Board will consider proposals in July meeting	Tabled for 2023	TBD
1-2022	Shuffleboard surface	Resurface/conduct maintenance on shuffleboard surface	Reach out to vendors/obtain quotes to resurface and/or conduct maintenance of shuffleboard surface	Surface still in solid shape. Due to lack of usage will table to near future	TBD
1-2022	Entire/all gates & security systems	Research upgrades on all parts of the system	The CH Manager has 3 vendors coming in the December CDD meeting to make presentations	Selected vendors will specify/narrow down options/create specific proposals that will best fit the communities needs	TBD
12-2022	Marked PVC stakes at all conservation & pond edges	Restarted/continued staking of all conversation and pond edges to monitor growth & assist in proper cutbacks when/where needed	All materials purchased. Using green PVC & white paint markers to label pond numbers	Will be finalizing the installation of all markers & continuing to observe each one & growth at the edges – Send updated version into shared folder for August agenda review	Ongoing
4-2023	Front clubhouse LED sign	Gathering 3 proposals & doing research on regulations & limitations to LED signage	Temporarily tabled	N/A	TBD
9-2023	Exterior Shed Painting	Felt it was important to add new exterior paint to finalize full shed upgrades	Getting proposals from Romaner Graphics. Will do cost analysis for which is more cost-effective: Hiring a vendor or having maintenance handle the task	N/A	11-2023

Potential Future Projects

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

Completed Projects

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

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

1-2023	Community holiday lights	Obtain proposals/pricing for maintenance/staff to install lights and decorations entrance/monuments and clubhouse	Gathered 2 proposals for maintenance/staff installation (August) & 1 additional (September). Daryl helped gather 1 outside vendor proposal (September) & will be discussed on August & September agenda	Board chose American Illuminations & Décor (outside vendor) for our 2023 community holiday lights	Completed (9-2023)
9-2023	Repair/Replace 6-inch PVC Elbow & Couplings for Sand Volleyball Court	While very important, it's not an expensive or long repair so will get with maintenance staff to purchase proper items & schedule repair/replace asap	Based on dimensions we ordered new elbow & coupling but must have been different brand & didn't fit properly. Staff was able to repair/seal existing elbow and coupling and have them fitted safely back together	N/A	10-2023
4-2023	Purified bottle filling station (attached to water fountain)	Gathered 3 proposals Added best option with installation included in June's agenda	Modified proposals; Added 2 more plumbing options for install of purchased Elkay unit; Included in August's agenda	Elkay proposal approved in August; System was installed on November 3rd	11-2023



MEADOW POINTE III

Pressure Washing Tracker – November 2023 (October 11th-November 6th)

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

October Zones Started or Completed:

- Finalized preventative algae spray along all white rail fences on Meadow Pointe Boulevard (Will restart in 1-2 months or when needed)
 - Finalized Ammanford monument & entry way
 - Finalized Whitlock monument & entry way
 - Started & Finalized East side of pool pavers



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November Zones to be Started or Completed:

- Start & Finalize West side of pool pavers
- Start Wrencrest (Thackery) monument & entry way (Didn't start in October as planned)
- Start Larkenheath monument & entry way
- More zones TBD (If any zones are discovered that are in more need, will prioritize according or update/add to the list)



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November 2023

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 CPW 10am-12pm FTW 5-8pm	2	3 Elkay Bottle Filler Install	4 Community Garage Sale 8am-2pm Cook (PR) 10am-2pm
5	6	7 DRB 6:30pm	8 CPW 10am-12pm FTW 5-8pm	9 GS Troop #50029 6:30pm	10	11 Sundarrao (PR) 10am-2pm Veterans Event 3-4pm
12	13	14 Hillhurst HOA 4pm HOA 6:30pm	15 CPW 10am-12pm FTW 5-8pm CDD 6:30pm	16	17	18 Garcia (PR) 10am-7pm
19	20	21	22 CPW 10am-12pm FTW 5-8pm	23	24	25
26	27 Larkenheath FC 6:30pm	28 GS Troop #50029 6:30pm	29 Larkenheath HOA 6:30pm	30		



Deputy Schedule – November 2023



MEADOW POINTE III

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

9/30-10/6

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY 9/30	/	1 (1)	1	1	1	1	1
SUNDAY 10/1	1 (1)	/	11	/	/	/	/
MONDAY 10/2	11 (2)	/	/	11	11	/	/
TUESDAY 10/3	1 (1)	11 (2)	/	11	/	1	/
WEDNESDAY 10/4	1 (1)	1 (1)	/	1	11	1	/
THURSDAY 10/5	/	/	11	/	11	1	/
FRIDAY 10/6	1 (1)	/	11	1	/	1	1

(6)

(4)

(7)

(7)

(7)

(5)

(2)

MISC.

10/7 - 10/13

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	/	/	11	1	1	1	1
SUNDAY	1	1	1	1	1	/	1
MONDAY	1	/	/	1	11	/	/
TUESDAY	1	11	1	/	1	1	/
WEDNESDAY	11	/	1	11	/	1	/
THURSDAY	1	/	1	1	1	1	11
FRIDAY	/	/	1	/	11	1	11

(6)

(3)

(7)

(6)

(9)

(5)

(6)

MISC.

10/14 - 10/20

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	1	/	/	1	11	1	
SUNDAY	11	/	/	11	1		
MONDAY	1	/	1	/	11		
TUESDAY	/	/	11	/	1		
WEDNESDAY	/	1	/	1	/		
THURSDAY	1	1	1	1	/		
FRIDAY	1	/	11	/	1		

(6)

(2)

(6)

(5)

(7)

MISC.

10/21-10/28

CALL LOG

	STREET PARKING	FISHING	GATES	POND MAINT.	LANDSCAPING/ IRRIGATION	STREET/ ROAD	CDD WALL/ FENCING
SATURDAY	1 (1)	/	1 (1)	/	/	1	1
SUNDAY	/	1 (1)	11 (2)	1 (1)	1 (1)	1	/
MONDAY	1 (1)	1 (1)	/	/	1 (1)	11	/
TUESDAY	1 (1)	1 (1)	11 (2)	11 (2)	11 (2)	1	/
WEDNESDAY	/	/	1 (1)	1 (1)	/	/	1 (1)
THURSDAY	1 (1)	1 (1)	/	1 (1)	1 (1)	/	1 (1)
FRIDAY	11 (2)	1 (1)	/	/	/	/	/
MISC.	(6)	(5)	(6)	(5)	(5)	(5)	(2)

Tab 3



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
11/1/2023	1929

Name / Address
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Description	Qty	Cost	Total
<p>This estimate is to install one Infinity RFID long range windshield sticker reader at the call box. Reader will be mounted on a 10' aluminum post powder coated black.</p> <p>Initial sticker order will be at \$7 each. After that the regular price is \$11 each.</p>	11	4,024.00	44,264.00
<p>50% down will be required upon acceptance of quote. Quote is valid for 30 days.</p>		Total	\$44,264.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
11/1/2023	1930

Name / Address
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Description	Qty	Cost	Total
<p>This estimate is to replace the existing telephone entry unit with 1 CAPXLV touch screen tele entry unit. Video camera built in. 30 APP licenses included each month for resident use. Monthly cost is \$124.20 for both gates total for cloud and VOIP. Monthly fees are set by the manufacturer and are subject to change.</p> <p>Two year manufacturer warranty. LIFTMASTER CAPXL touch scree tele entry unit. Hourly Tech Charge Internet modem/router</p>			
	1	5,037.00	5,037.00
	2	105.00	210.00
	1	660.00	660.00
50% down will be required upon acceptance of quote. Quote is valid for 30 days.		Total	\$5,907.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
11/1/2023	1931

Name / Address
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Description	Qty	Cost	Total
<p>PRICE IS PER VILLAGE</p> <p>This estimate is to replace 4 swing gate operators with new Liftmaster CSW24UL operators with new loop detectors, Operators will have battery back up.</p> <p>Customer loyalty discount per Robert</p>		<p>18,674.00</p> <p>-933.70</p>	<p>18,674.00</p> <p>-933.70</p>
<p>50% down will be required upon acceptance of quote. Quote is valid for 30 days.</p>		Total	\$17,740.30

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
11/1/2023	1932

Name / Address
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Description	Qty	Cost	Total
<p>Perform preventative maintenance on all access control equipment at the entrance of the community.</p> <p>The quarterly maintenance program is designed to correct potential problems reducing down time. Repairs above a certain dollar amount set by the customer will be quoted separately for time and materials. All other repairs will be made at time of inspection.</p> <p>Workmanship warranted for 90 days, all manufacturers warranties will apply. Price is per quarter, per village, billed at the time of inspection.</p>		190.00	190.00
Estimate valid for 30 days.		Total	\$190.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com

Tab 4

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	-2.5	Broadleaf grassy
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-2.5	Incomplete before mulch/Loropetalum
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-1	Off white rail fences, establish min 3’-0” buffer with non selective
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15	-3	North MP Blvd saturation
CLEANLINESS	5		
CARRY OVER	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	-1	Weeds in unused beds
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date 10-25-23 _____ Score: 93.5% Performance Payment™ 100 %

Contractor Signature: *Chris Davis*

Inspector Signature: *[Signature]*

Property Representative Signature: _____

1000 Cobb Place Blvd., Suite 304, Kennesaw, GA 30144 Phone: 770.420.0900 Fax: 770.420.0904 www.olminc.com





MEADOW POINTE III CDD

LANDSCAPE INSPECTION

October 25, 2023

ATTENDING:

AARON FRAZIER – YELLOWSTONE LANDSCAPE

CARLOS GARCIA – YELLOWSTONE LANDSCAPE

PAUL WOODS – OLM, INC.

SCORE: 93.5%

**NEXT INSPECTION
NOVEMBER 15, 2023 AT 8:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. I recommend elevating or tip pruning of the lowest Crape Myrtle branches extending into travel lanes. Do not stub cut
2. Reduce depth of mulch at the crowns of Loropetalum. I recommend completion of fertilization prior to mulch installation.
3. Confirm irrigation standpipes are vertical and spray patterns are uniform.
4. Remove leaf buildup from rubber mulch in the playground and around the perimeter of the pool.
5. Remove Spanish Moss up to 15 feet.
6. Control grassy weeds in Bahia turf adjacent to the tennis court.
7. Thoroughly remove windfall, including loose boots, around tennis court perimeter.

CLARIDGE PLACE

8. Use a pole saw to remove Spanish Moss across the frontage and entrance drive area.
9. **Improve vigor and fertility in Loropetalum.**
10. **Reduce irrigation to permit drying to seasonal needs.**
11. Control bed weeds in the unused seasonal color beds.

SHERINGHAM/NESSLEWOOD

12. Avoid individual shearing of Gold Mound Duranta. Allow plants to mass together into a solid hedge at the entrance monument.
13. Sheringham Way: Elevate undercanopies of common area Ligustrums to promote a tree form.

14. Ground prune declining Cypress along the westbound lane of Sheringham Way adjacent to the pond.
15. Prune back wood line overgrowth along the Holcomb Pass right-of-way.
16. Trench hard lines throughout the entrance drive.
17. Remove runners remaining in beds after edging operations.

HEATHERSTONE

- 18. Confirm irrigation coverage. Reduce irrigation to permit sufficient drying.**
19. Remove the table remnants from the center island.
20. Entrance: Redefine soft lines around palms, maintaining a compact tree well.
21. East of 31437: Detail the weedy growth around the storm water outflow structure.

BEACONSFIELD

22. 1400 block of Salmonberry Street: Continue to push back wood line overgrowth.

WRENCREST

23. Uniformly detail along pond shores.
24. Near the entrance at Beardsley Drive: Use a pole saw to prune damaged Oak tree limb adjacent to the inbound lane.
25. Improve vigor and fertility in Loropetalum and Duranta.
- 26. Remove leaf accumulations as a part of cleanliness operations.**

WHITLOCK

27. Reduce Copperleaf plant by 1/3 or to approximately the bottom of the lettering on the monument sign.
28. Maintain separation between Asiatic Jasmine and Arboricola Trinette along the inbound lane.
29. Control weeds in the Asiatic Jasmine planting.
30. 30800 block of Prout Court: Prune back wood line overgrowth, reducing weedy growth around the handrail.
31. Remove the stubs on the Oak tree on the inside of the gate island.
- 32. Improve vigor and fertility in Viburnum suspensum.**

AMMANFORD

33. **Remove Spanish Moss from wall front trees.**
34. Remove Nutsedge in the center island.
35. Remove remaining pruning debris from Muhly Grass.
36. Gate island: Stagger prune Arboricola Trinette, making the inside and outside Arboricola the same height.

HILLHURST CROSSING

37. Maintain wood line overgrowth on the west frontage behind the wrought iron fence so it does not overgrow the fence.
38. Remove windfall, including the large Oak limb, from the common lawn area.

BROUGHTON PLACE

39. Control bed weeds.
40. I recommend eliminating grass at the base of Cypress trees, incorporating into planting beds to avoid mower damage from the Cypress knees.

ALCHESTER PLACE

41. Maintain sidewalk clearances.
42. Remove dead street tree at 31207 Alchester Drive.
43. Control grassy and broadleaf weeds in turf across the frontage.

LARKENHEATH

44. Frontage: Control broadleaf and grassy weeds in irrigated turf, promoting infilling growth of Bermudagrass.
45. Maintain stairstep positions, allowing Arboricola Trinette to merge together in the entrance islands.
46. Entrance: Thin Variegated Ginger.
47. North end of the 1300 block of Ambridge Drive: Prune back wood line overgrowth, exposing the vinyl fence and the wood post.
48. Entrance drive: Remove viney growth and bed weeds.
49. Tamp vehicle ruts on the exit side.

MEADOW POINTE BOULEVARD

50. Between Larkenheath and the clubhouse: Prune back wood line overgrowth extending over the white vinyl fence.

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

1. Clubhouse entrance: I recommend removal of the River Birch tree. Increasing dead wood diminishes the appearance and increases the potential for windfall.

CATEGORY V: NOTES TO CONTRACTOR

NONE

cc: Darryl Adams darryla@rizzetta.com
Dawn Valley dvalley@rizzetta.com
Michael Rodriguez mpiiclub@tampabay.rr.com
Michael Hall seat1@meadowpointe3.org
Elizabeth Simmons seat2@meadowpointe3.org
Glen Aleo seat3@meadowpointe3.org
John Johnson seat4@meadowpointe3.org
Paul Carlucci seat5@meadowpointe3.org
Brian Mahar bmahar@yellowstonelandscape.com
Kevin Oliva koliva@yellowstonelandscape.com
Aaron Frazier afrazier@yellowstonelandscape.com

Tab 5



HILLHURST CROSSING

Meadow Pointe 3

SITE AUDIT

Monday, 06 November 2023

Prepared For Meadow Pointe 3 CDD Board

8 Issues Identified



Irrigation Valve Replacement Required

Assigned To Management

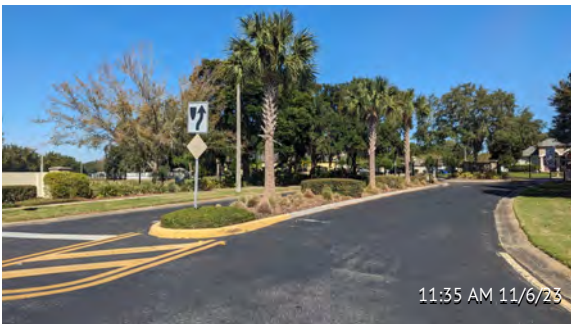
Need approval for the valve replacement at The Hillhurst Entrance in order to install new annuals.



Community Mulching

Assigned To Management

We still have a few more areas to install mulch. The vendor is waiting on materials.



Entrance Cutbacks

Assigned To Management

Service teams cut back the grasses and overgrowth at multiple entrances.



Hillhurst Crossing Mulch

Assigned To Management

We are waiting on more material to finish the mulching for The Hillhurst Entrance.



Wood Line Cutbacks

Assigned To Management

Service teams are pushing back the wood lines along Beardsley.



Site Cleanliness And Overgrowth Removal

Assigned To Management

Crews removed viney growth and applied herbicide along Beardsley.



Clubhouse Mulching

Assigned To Management

Service teams will trench the beds and re-tuck the newly installed mulch.



New Annuals

Assigned To Management

The new community annuals will be installed once the irrigation coverage is verified and the repairs are made.

Aaron Frazier

Yellowstone Landscape Service

Tab 6



Proposal #358682

Date: 10/10/2023

From: Aaron Frazier Sr.

Proposal For

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

main:
mobile:

Location

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Property Name: Meadow Pointe III CDD

Panel & Regrading Services

Terms: Net 30

Table with 3 columns: DESCRIPTION, QUANTITY, AMOUNT. Row 1: Panel & Grading Services, 41.00, \$78,632.26

Client Notes

Estimate provided for leveling and regrading of 41 wall panels located along Beardsley Ave - Crane will be utilized to lift each panel in place. We will regrade and remove any existing root systems with a stump grinder and level the ground beneath it. Then reset and level each column - Each panel will be inspected and photographed for structural damage and cracks. Yellowstone will not be responsible for pre-existing damage.

Summary table with 2 columns: Description, Amount. Rows: SUBTOTAL \$78,632.26, SALES TAX \$0.00, TOTAL \$78,632.26

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Aaron Frazier Sr.
Office:
afrazier@yellowstonelandscape.com



Proposal #364295

Date: 10/30/2023

From: Aaron Frazier Sr.

Proposal For

Meadow Pointe III CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544

main:
mobile:

Location

1500 Meadow Pointe Blvd
Wesley Chapel , FL 33543

Property Name: Meadow Pointe III CDD

Removal of uprooted Wax Myrtle

Terms: Net 30

Table with 3 columns: DESCRIPTION, QUANTITY, AMOUNT. Row 1: Labor & Equipment Fees, 1.00, \$1,164.42

Client Notes

Removal of uprooted Wax Myrtle - Compact loader required - Stump ground to a minimum depth of 8 inches - All debris removed.

Summary table with 2 columns: Description, Amount. Rows: SUBTOTAL (\$1,164.42), SALES TAX (\$0.00), TOTAL (\$1,164.42)

Signature

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Aaron Frazier Sr.
Office:
afrazier@yellowstonelandscape.com

Tab 7



UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 13, 2023, at 6:30pm
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Elizabeth Simmons-Seat 2); Term 11/20-11/24 (John Johnson-Seat 4)

District
Manager's
Report

November 15

2023

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District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>9/30/2023</u>
General Fund Cash & Investment Balance:	\$1,357,185
Reserve Fund Cash & Investment Balance:	\$1,458,195
Debt Service Fund & Investment Balance:	<u>\$534,076</u>
Total Cash and Investment Balances:	\$3,349,456
General Fund Expense Variance: \$80,994	Under Budget



Rizzetta & Company

Meadow Pointe III Community Development District

**Financial Statements
(Unaudited)**

September 30, 2023

Prepared by: Rizzetta & Company, Inc.

meadowpointe3.org
rizzetta.com

Meadow Pointe III Community Development District

Balance Sheet
As of 09/30/2023
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	204,809	0	0	204,809	0	0
Investments	1,152,376	1,458,195	534,076	3,144,647	0	0
Accounts Receivable	551,013	0	0	551,013	0	0
Prepaid Expenses	42,451	0	0	42,451	0	0
Refundable Deposits	26,712	0	0	26,712	0	0
Fixed Assets	0	0	0	0	11,070,208	0
Amount Available in Debt Service	0	0	0	0	0	534,076
Amount To Be Provided Debt Service	0	0	0	0	0	7,207,924
Total Assets	1,977,362	1,458,195	534,076	3,969,632	11,070,208	7,742,000
Liabilities						
Accounts Payable	60,507	0	0	60,507	0	0
Deferred Revenue	531,701	0	0	531,701	0	0
Accrued Expenses	3,600	0	0	3,600	0	0
Other Current Liabilities	310	0	0	310	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	7,742,000
Deposits Payable	600	0	0	600	0	0
Total Liabilities	596,719	0	0	596,719	0	7,742,000
Fund Equity & Other Credits						
Beginning Fund Balance	1,225,700	1,121,838	541,285	2,888,822	0	0
Investment In General Fixed Assets						
Investment In General Fixed Assets	0	0	0	0	11,070,208	0
Total Investment In General Fixed Assets	0	0	0	0	11,070,208	0
Net Change in Fund Balance	154,943	336,357	(7,209)	484,092	0	0
Total Fund Equity & Other Credits	1,380,643	1,458,195	534,076	3,372,914	11,070,208	0
Total Liabilities & Fund Equity	1,977,362	1,458,195	534,076	3,969,632	11,070,208	7,742,000

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	39,159	(39,159)
Special Assessments				
Tax Roll	1,897,985	1,897,985	1,912,183	(14,198)
Other Misc. Revenues				
Room Rentals	0	0	5,899	(5,899)
Vending Machine Revenue	200	200	0	200
Key/Access/Transponder Revenue	0	0	4,158	(4,159)
Cell Tower Lease	28,262	28,262	33,914	(5,652)
Remotes	2,000	2,000	6,832	(4,831)
Non-Resident Annual Fees	0	0	350	(351)
Total Revenues	1,928,447	1,928,447	2,002,495	(74,048)
Expenditures				
Legislative				
Supervisor Fees	13,000	13,000	13,000	0
Total Legislative	13,000	13,000	13,000	0
Financial & Administrative				
Administrative Services	5,974	5,974	5,974	0
District Management	33,475	33,475	33,475	0
District Engineer	20,000	20,000	16,553	3,447
Disclosure Report	2,000	2,000	2,250	(250)
Trustees Fees	11,000	11,000	10,021	979
Assessment Roll	5,150	5,150	5,150	0
Financial & Revenue Collections	5,150	5,150	5,150	0
Tax Collector/Property Appraiser Fees	150	150	150	0
Accounting Services	21,630	21,630	21,630	0
Auditing Services	3,400	3,400	3,300	100
Arbitrage Rebate Calculation	1,950	1,950	500	1,450
Public Officials Liability Insurance	3,907	3,907	3,500	407
Legal Advertising	1,000	1,000	1,770	(770)
Miscellaneous Mailings	1,800	1,800	1,866	(66)
Bank Fees	569	569	772	(203)
Dues, Licenses & Fees	450	450	818	(368)
Website Hosting, Maintenance, Backup & Email	6,500	6,500	8,141	(1,641)
Total Financial & Administrative	124,105	124,105	121,020	3,085
Legal Counsel				

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	09/30/2023	09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
District Counsel	28,000	28,000	30,451	(2,451)
Total Legal Counsel	28,000	28,000	30,451	(2,451)
Law Enforcement				
Off Duty Deputy	119,000	119,000	119,565	(565)
Total Law Enforcement	119,000	119,000	119,565	(565)
Electric Utility Services				
Utility Services	28,000	28,000	31,812	(3,813)
Utility - Street Lights	105,000	105,000	118,950	(13,949)
Total Electric Utility Services	133,000	133,000	150,762	(17,762)
Garbage/Solid Waste Control Services				
Garbage - Residential	301,665	301,665	301,779	(114)
Solid Waste Assessment	2,075	2,075	1,337	738
Garbage - Recreation Facility	905	905	1,426	(522)
Total Garbage/Solid Waste Control Services	304,645	304,645	304,542	103
Water-Sewer Combination Services				
Utility - Recreation Facilities	6,500	6,500	8,657	(2,157)
Total Water-Sewer Combination Services	6,500	6,500	8,657	(2,157)
Stormwater Control				
Aquatic Maintenance	66,480	66,480	69,729	(3,249)
Mitigation Area Monitoring & Maintenance	3,600	3,600	0	3,600
Stormwater Assessments	3,912	3,912	3,990	(79)
Aquatic Plant Replacement	3,750	3,750	9,520	(5,770)
Stormwater System Maintenance	7,000	7,000	0	7,000
Total Stormwater Control	84,742	84,742	83,239	1,502
Other Physical Environment				
Street Light Deposit Bond	760	760	566	194
Property Insurance	11,216	11,216	11,033	183
General Liability Insurance	6,962	6,962	6,216	746
Flood Insurance	3,576	3,576	1,953	1,623
Entry & Walls Maintenance & Repair	5,000	5,000	3,235	1,765
Landscape Maintenance	284,677	284,677	302,310	(17,633)
Irrigation Maintenance & Repair	13,237	13,237	1,880	11,357
Well Maintenance	3,000	3,000	0	3,000
Tree Trimming Services	13,434	13,434	23,154	(9,720)
Landscape Replacement Plants, Shrubs, Trees	20,000	20,000	52,101	(32,100)
Landscape Inspection Services	9,000	9,000	11,500	(2,500)
Landscape - Annuals/Flowers	18,000	18,000	19,733	(1,733)
Holiday Decorations	17,550	17,550	17,919	(369)

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	09/30/2023	09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Landscape - Mulch	31,500	31,500	31,500	0
Lift Station Maintenance	5,000	5,000	3,127	1,873
Landscape - Pest Control	2,000	2,000	0	2,000
Wildlife Management Services	4,000	4,000	0	4,000
Miscellaneous Expense	8,835	8,835	14,963	(6,128)
Total Other Physical Environment	457,747	457,747	501,190	(43,443)
Road & Street Facilities				
Gate Phone	11,300	11,300	10,202	1,099
Gate Maintenance & Repair	35,000	35,000	41,647	(6,648)
Sidewalk Maintenance & Repair	11,500	11,500	2,500	9,000
Parking Lot Repair & Maintenance	2,500	2,500	0	2,500
Street Sign Repair, Replacement, & New Installations	4,000	4,000	5,695	(1,695)
Roadway Repair & Maintenance	5,000	5,000	2,000	3,000
Total Road & Street Facilities	69,300	69,300	62,044	7,256
Parks & Recreation				
Management Contract	389,569	389,569	348,299	41,271
Employee - Reimbursements	2,000	2,000	1,024	976
Pest Control	750	750	720	30
Facility A/C & Heating Maintenance & Repair	1,500	1,500	772	728
Playground Equipment & Maintenance	1,500	1,500	5,500	(4,000)
Vehicle Maintenance	3,000	3,000	3,756	(756)
Clubhouse Maintenance & Repair	10,000	10,000	6,007	3,993
Pool/Water Park/Fountain Maintenance	24,000	24,000	26,008	(2,008)
Computer Support, Maintenance & Repair	1,000	1,000	938	62
Security System Monitoring Services & Maintenance	18,000	18,000	5,472	12,528
Pool Repair & Maintenance	15,000	15,000	1,162	13,838
Operating Supplies	19,600	19,600	24,483	(4,883)
Tennis/Athletic Court/Park Maintenance & Supplies	5,000	5,000	11,387	(6,387)
Cable & Internet	2,500	2,500	572	1,928
Dog Waste Station Supplies & Maintenance	1,900	1,900	0	1,900
Fitness Equipment Maintenance & Repair	10,000	10,000	380	9,620
Total Parks & Recreation	505,319	505,319	436,480	68,839
Special Events				
Special Events	15,000	15,000	10,978	4,022
Total Special Events	15,000	15,000	10,978	4,022
Contingency				

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	09/30/2023	09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Capital Outlay	68,089	68,089	5,524	62,565
Total Contingency	68,089	68,089	5,524	62,565
Total Expenditures	1,928,447	1,928,447	1,847,452	80,994
Total Excess of Revenues Over(Under) Expenditures	0	0	155,043	(155,043)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	569,185	(569,185)
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(569,285)	569,285
Total Other Financing Sources(Uses)	0	0	(100)	100
Fund Balance, Beginning of Period	0	0	1,225,700	(1,225,700)
Total Fund Balance, End of Period	0	0	1,380,643	(1,380,643)

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	33,910	(33,910)
Special Assessments				
Tax Roll	302,348	302,348	302,347	1
Total Revenues	<u>302,348</u>	<u>302,348</u>	<u>336,257</u>	<u>(33,909)</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>336,257</u>	<u>(336,257)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	569,285	(569,285)
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(569,185)	569,185
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>100</u>	<u>(100)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,121,838</u>	<u>(1,121,838)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,458,195</u>	<u>(1,458,195)</u>

720 Debt Service Fund S2013 & S2015 **Meadow Pointe III Community Development District**

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	16,458	(16,458)
Special Assessments				
Tax Roll	587,460	587,460	591,252	(3,792)
Total Revenues	587,460	587,460	607,710	(20,250)
Expenditures				
Debt Service				
Interest	242,460	242,460	232,898	9,562
Principal	345,000	345,000	385,000	(40,000)
Total Debt Service	587,460	587,460	617,898	(30,438)
Total Expenditures	587,460	587,460	617,898	(30,438)
Total Excess of Revenues Over(Under) Expenditures	0	0	(10,188)	10,188
Fund Balance, Beginning of Period	0	0	482,266	(482,266)
Total Fund Balance, End of Period	0	0	472,078	(472,078)

See Notes to Unaudited Financial Statements

Meadow Pointe III Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,309	(3,309)
Special Assessments				
Tax Roll	297,410	297,410	299,330	(1,920)
Total Revenues	297,410	297,410	302,639	(5,229)
Expenditures				
Debt Service				
Interest	56,410	56,410	58,660	(2,250)
Principal	241,000	241,000	241,000	0
Total Debt Service	297,410	297,410	299,660	(2,250)
Total Expenditures	297,410	297,410	299,660	(2,250)
Total Excess of Revenues Over(Under) Expenditures	0	0	2,979	(2,979)
Fund Balance, Beginning of Period	0	0	59,019	(59,019)
Total Fund Balance, End of Period	0	0	61,998	(61,998)

Investment Summary
September 30, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2023</u>
The Bank of Tampa	Money Market Account	\$ 245,135
The Bank of Tampa ICS Program:		
First Western Trust Bank	Money Market Account	52
Home Trust Bank	Money Market Account	110
Merchants Bank of Indiana	Money Market Account	56
Pinnacle Bank	Money Market Account	135372
The Huntington National Bank	Money Market Account	248810
Western Alliance Bank	Money Market Account	1
FLCLASS Operating	Average Monthly Yield 5.4700%	522840
	Total General Fund Investments	\$ 1,152,376
FLCLASS Asset Replacement	Average Monthly Yield 5.4700%	\$ 463,075
FLCLASS Road Reserve	Average Monthly Yield 5.4700%	125,337
	Subtotal	588,412
The Bank of Tampa ICS Program:		
Asset Replacement		
First Western Trust Bank	Money Market Account	\$ 131,492
Home Trust Bank	Money Market Account	9,704
Merchants Bank of Indiana	Money Market Account	129
ServisFirst Bank	Money Market Account	248,810
Western Alliance Bank	Money Market Account	248,764
	Subtotal	638,900
Road Reserve		
First Western Trust Bank	Money Market Account	\$ 117,258
Home Trust Bank	Money Market Account	105
Merchants Bank of Indiana	Money Market Account	38
Pinnacle Bank	Money Market Account	113,438
Western Alliance Bank	Money Market Account	45
	Subtotal	230,883
	Total Reserve Fund Investments	\$ 1,458,195
US Bank Series 2013 Revenue	First American Treasury Obligation Fund Class Z	\$ 92,843
US Bank Series 2013 Reserve	First American Treasury Obligation Fund Class Z	175,502
US Bank Series 2013 Prepayment	First American Treasury Obligation Fund Class Z	3,390
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	87,574
US Bank Series 2021 Revenue	First American Treasury Obligation Fund Class Y	61,998
	Total Debt Service Fund Investments	\$ 534,076

**Meadow Pointe III Community Development District
Summary A/P Ledger
From 09/1/2023 to 09/30/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
720, 2670					
720 General Fund	09/13/2023	ADT Security Services, Inc.	17452420	10/23 Quarterly Security Monitoring 10/01/23	211.39
720 General Fund	09/27/2023	American Illuminations & Decor	338	Holiday Lighting Deposit 09/23	8,500.00
720 General Fund	09/21/2023	Cintas Corporation	4168521800	Cleaning Supplies 09/23	114.68
720 General Fund	09/22/2023	DCSI, Inc.	31203	Service Call 09/23	125.00
720 General Fund	09/01/2023	DCSI, Inc.	31092 B	Service Call - Wrencrest 08/23	29.00
720 General Fund	09/01/2023	DCSI, Inc.	31045	Service Call 08/23	62.50
720 General Fund	09/04/2023	Frontier Florida, LLC	239-188-0915-091913	Phone Summary 09/23	342.54
720 General Fund	09/25/2023	OLM, Inc.	41900	Monthly Landscape Inspection 09/23	750.00
720 General Fund	09/28/2023	Pasco County Utilities	19137134	Autopay 1500 Meadow Pointe Blvd 09/23	1,089.86
720 General Fund	09/26/2023	Rizzetta & Company, Inc.	INV0000084226	Personnel Reimbursement 09/23	12,555.13
720 General Fund	09/30/2023	Rizzetta & Company, Inc.	INV0000084253	Cell Phone 09/23	50.00
720 General Fund	09/20/2023	Romaner Graphics	21871	Clubhouse Maintenance 09/23	1,240.00
720 General Fund	09/20/2023	Romaner Graphics	21870	Replace Stop sign at Helmsdale Dr & Piercefield Ct. 09/23	175.00
720 General Fund	09/27/2023	Skyway Supply, Inc.	60383	Xerox Toner Maintenance 09/23	410.85
720 General Fund	09/26/2023	Southern Automated Access Services, LLC	13503	Ammanford- DC2000 battery backup controller 09/23	3,374.32
720 General Fund	09/20/2023	Southern Automated Access Services, LLC	13445	813- 435-0748 WREN-CREST 09/23	43.95
720 General Fund	09/01/2023	Southern Automated Access Services, LLC	13187	CAPXL Cloud - WRENCREST 07/23	124.50
720 General Fund	09/18/2023	Southern Automated Access Services, LLC	13429	Alchester -Service Call 09/23	52.50
720 General Fund	09/18/2023	Southern Automated Access Services, LLC	13430	BEACONSFIELD - Service Call 09/23	52.50
720 General Fund	09/18/2023	Southern Automated Access Services, LLC	13428	AMANFORD-Service Call 09/23	105.00
720 General Fund	09/01/2023	Southern Automated Access Services, LLC	13245	Remotes 08/23	800.00
720 General Fund	09/01/2023	Southern Automated Access Services, LLC	13185	CAPXL Cloud - HEATHERSTONE 07/23	124.50
720 General Fund	09/01/2023	Southern Automated Access Services, LLC	13186	CAPXL Cloud - HEATHERSTONE 08/23	124.50
720 General Fund	09/01/2023	Southern Automated Access Services, LLC	13190	CAPXL Cloud - AMMANFORD 08/23	124.50
720 General Fund	09/01/2023	Southern Automated Access Services, LLC	13188	CAPXL Cloud - WRENCREST 08/23	124.50
720 General Fund	09/01/2023	Southern Automated Access Services, LLC	13189	CAPXL Cloud - AMMANFORD 07/23	124.50
720 General Fund	09/20/2023	Southern Automated Access Services, LLC	13441	813 482 2049 Wrencrest 09/23	43.95
720 General Fund	09/29/2023	Southern Automated Access Services, LLC	13519	CAPXL cloud - Heatherstone 09/23	124.50
720 General Fund	09/29/2023	Southern Automated Access Services, LLC	13511	Broughton - DC2000 battery backup controller 09/23	2,478.24
720 General Fund	09/11/2023	Spectrum	8337 13 062 0042426	1500 Meadow Pointe Blvd, Wesley Chapel 09/23	47.73
720 General Fund	09/18/2023	Stantec Consulting Services, Inc.	2132973	Engineering Services 09/23	333.00
720 General Fund	09/30/2023	Waste Connections of Florida	7044903W425	ACH Waste Disposal - All Sites 09/23	25,138.75

**Meadow Pointe III Community Development District
Summary A/P Ledger
From 09/1/2023 to 09/30/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
720 General Fund	09/25/2023	Withlacoochee River Electric Cooperative, Inc.	1353910 08/23 ACH	Streetlights 08/23	1,509.90
Sum for 720, 2670					60,507.29
Sum for 720					60,507.29
Sum Total					60,507.29

Meadow Pointe III Community Development District
Notes to Unaudited Financial Statements
September 30, 2023

Balance Sheet

1. Trust statement activity has been recorded through 09/30/2023.
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.

Tab 8

1
2 **MINUTES OF MEETING**
3

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

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

12 The regular meeting of the Board of Supervisors of the Meadow Pointe III Community
13 Development District was held on **Wednesday, October 18, 2023, at 6:31 p.m.** and was
14 conducted at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd, Wesley
15 Chapel, FL 33543.

16 Present and constituting a quorum:

17 Paul Carlucci	Board Supervisor, Chairman
18 Michael Hall	Board Supervisor, Vice Chairman
19 John Johnson	Board Supervisor, Assistant Secretary
20 Glen Aleo	Board Supervisor, Assistant Secretary <i>(Joined at 6:37 p.m.)</i>
21 Elizabeth Simmons	Board Supervisor, Assistant Secretary

22
23
24 Also present were:

25 Daryl Adams	District Manager, Rizzetta & Company
26 Justin Lawrence	Clubhouse Manager
27 Tonya Stewart	District Engineer, Stantec
28 Scarlett Fields	Assistant Clubhouse Manager
29 Aaron Frazier	Representative, Yellowstone Landscape
30 Deputy	Pasco County Deputy
31 Audience	Present

32
33
34 **FIRST ORDER OF BUSINESS**

Call to Order

35
36 Mr. Adams called the meeting to order and performed a roll call confirming a quorum
37 for the meeting and noted that there were audience members in attendance.
38

39 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

40
41 All present at the meeting joined in the Pledge of Allegiance.
42

43 **THIRD ORDER OF BUSINESS**

Audience Comments on Agenda Items

44
45 Audience comments were heard in support of Mr. Adams.
46
47
48

49 **FOURTH ORDER OF BUSINESS** **Discussion** **Regarding** **Gate**
50 **Enhancements**

51
52 Discussion was held regarding a desire to upgrade the gates, while looking into new motors,
53 circuit boards, etc. Would like the display updated to LED and explore a system that reads the
54 tag to open the gate rather than utilizing a clicker. A request was made to invite DCSI, as well
55 as other gate companies, to attend the next meeting and present options to the Board to include
56 bulk pricing.

57
58 **SIXTH ORDER OF BUSINESS** **Staff Reports**

59
60 **A. Community Deputy Report**

61 The Deputy reviewed his report. There were no questions or concerns put forward.

62
63 **B. Aquatic Report**

64 A brief discussion was held regarding site #74. Mr. Frazier stated that his team
65 would cut back the banks so the aquatic team could access them.

66
67 **C. Amenity Management**

68 **1. Presentation of Amenity Report**

69 Mr. Lawrence presented his report to the Board. The Board asked that Fishing be
70 removed from the log and the title Street/Road be changed to Road Maintenance.

71
72 **2. Consideration of the Second Addendum to Contract for Professional**
73 **Amenity Service**

On a motion from Mr. Hall, seconded by Mr. Aleo, with all in favor, the Board of Supervisors, approved the Second Addendum to the Contract for Professional Amenity Service, for the Meadow Pointe III Community Development District.

74
75 **D. District Engineer**

76 **1. Discussion Regarding HA-5 and Grading**

77 Ms. Stewart reviewed the costs to complete the HA-5 work in Beaconsfield as
78 being between \$150,000 and \$180,000. The cost to complete the entire area
79 would be approximately \$350,000. The work will take 15 days to complete. The
80 Board asked that she provide a maintenance plan for the next meeting.

81
82 Ms. Stewart informed the Board that she is working with Mr. Lawrence on the
83 sewer line issue and is in the process of investigating the void in a section of the
84 sidewalk.

85
86 **E. Landscape Update**

87 **1. Review of OLM Report**

88 It was stated that the annuals cannot be installed due to the ongoing wall project
89 and irrigation being off in the area. The Board wants to investigate one section of
90 the wall and ask Pine Tree to make recommendations. Mr. Hall and Ms. Stewart
91 will provide pictures.

92
93 **2. Yellowstone Inspection Report**

94 Mr. Frazier presented his report to the Board. There was no discussion on it.

95
96 **2. Consideration of the First Addendum to the Contract for Yellowstone**
97 **Landscape.**
98 There was no action taken on this item.

99
100 **3. Consideration of Yellowstone Proposals**

On a motion from Mr. Hall, seconded by Mr. Johnson, with all in favor, the Board of Supervisors, approved the Yellowstone Landscaping Addendum Proposal in the amount of \$6,996.

101
102 **F. District Counsel**

103 **1. Update Regarding Cell Tower**
104 It was noted that the flag is back up. Discussion was held regarding looking for a
105 payout deal or a late reduction. Mr. Babbar and Mr. Adams will have a joint call to
106 look at options.

107
108 **G. District Manager**

109 **1. Review of DM Report and Monthly Financials**
110 Mr. Adams reminded the Board the next regular meeting is scheduled for
111 November 15, 2023, at 6:30 p.m. He presented his monthly report and
112 financials, updating the Board on several key items and concerns.

113
114 The Board asked that Mr. Adams reach out to Union Park as they have
115 indicated that they would like to partner with Meadow Point III for the deputy.

116
117 **SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board
of Supervisors' Regular meeting held on
September 20, 2023**

118
119
120 On a motion from Mr. Hall, seconded by Mr. Johnson, with all in favor, the Board of
Supervisors approved the regular meeting minutes for September 20, 2023, as presented, for
the Meadow Pointe III Community Development District.

121
122 **EIGHTH ORDER OF BUSINESS**

**Consideration of Operations and
Maintenance Expenditures for August
2023**

123
124
125 On a motion from Mr. Johnson, seconded by Mr. Hall, with all in favor, the Board approved
the Operation and Maintenance Expenditures for August 2023 in the amount of \$161,438.75,
for the Meadow Pointe III Community Development District.

126
127 **NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience
Comments**

128
129
130 A resident expressed concern about a dead tree on his property. Mr. Lawrence will work
131 with the resident to address the issue.
132

133 Mr. Johnson led a discussion regarding landscaping encroachments on Chatterley
134 Drive. A motion and a second was made to send a letter to the resident to remove the
135 landscaping and bring it back to normal. However, the motion was withdrawn, and no vote was
136 taken. The Board asked that Staff do drive-byes and take note if modifications are being made.
137 An inventory will be taken, and feedback provided to the Board for a discussion of CDD property
138 encroachments for the next agenda.

139
140
141

TENTH ORDER OF BUSINESS

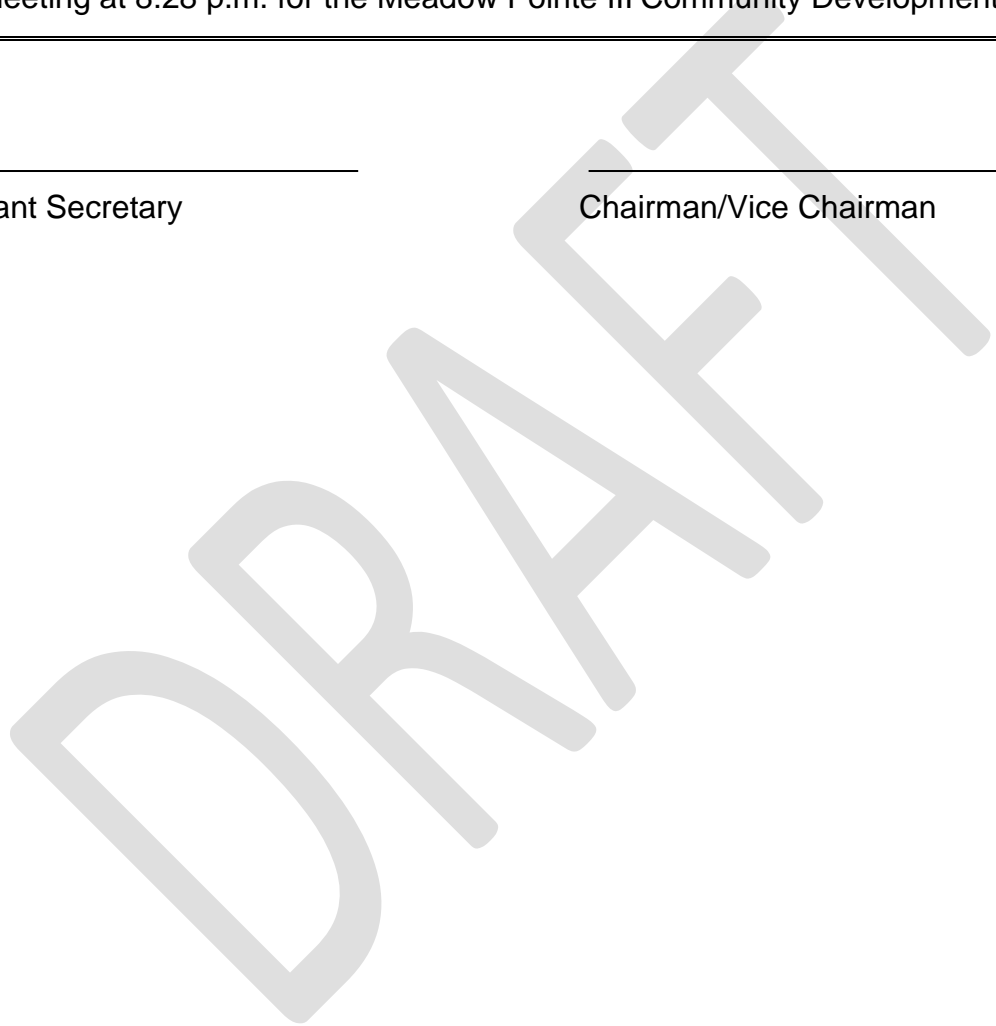
Adjournment

On a motion from Mr. Hall, seconded by Mr. Aleo, with all in favor, the Board agreed to adjourn the meeting at 8:28 p.m. for the Meadow Pointe III Community Development District.

142
143
144
145
146

Assistant Secretary

Chairman/Vice Chairman



Tab 9

Meadow Pointe III Community Development District
DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

Operations and Maintenance Expenditures
September 2023
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$154,893.23**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Florida Mechanical Services, Inc	100448	i24519	Qrtly Preventative Maintenance 06/23	\$ 193.12
All Florida Mechanical Services, Inc	100448	i26151	Qrtly Preventative Maintenance 09/23	\$ 193.12
Cintas Corporation	100456	4167106562	Cleaning Supplies 09/23	\$ 260.95
Egis Insurance Advisors, LLC	100464	20001	Policy #100123622 10/01/2023-10/01/2024 Florida Insurance Alliance	\$ 27,055.00
Florida Department of Revenue	EFT	61-8015577967-4 08/23 Paid Online	Sales Tax 08/23	\$ 318.55
Glen Richard Aleo	EFT	GA092023	Board of Supervisors Meeting 09/20/23	\$ 200.00
John A. Johnson	EFT	JJ092023	Board of Supervisors Meeting 09/20/23	\$ 200.00
Michael J Hall	EFT	MH092023	Board of Supervisors Meeting 09/20/23	\$ 200.00
Outsmart Pest Management, Inc.	100449	38720	Monthly Pest Control 09/23	\$ 60.00
Pasco County Sheriff's Office	100461	AR001959	Law Enforcement Services 09/23	\$ 9,963.75
Pasco County Utilities	EFT	18968009 ACH	1500 Meadow Pointe Blvd 08/23	\$ 617.42
Paul Carlucci	EFT	PC092023	Board of Supervisors Meeting 09/20/23	\$ 200.00
PC Consultants	100457	108224	Microsoft Set up - Domain Emails 09/23	\$ 335.00
Rizzetta & Company, Inc.	100446	INV0000083257	District Management Fees 09/23	\$ 5,619.08
Rizzetta & Company, Inc.	100454	INV0000083287	Amenity Management & Personnel Reimbursement 09/01/23	\$ 13,371.82

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100447	INV0000083316	Cell Phone 08/23	\$ 50.00
Rizzetta & Company, Inc.	100455	INV0000083373	Personnel Reimbursement 09/15/23	\$ 11,890.47
Romaner Graphics	100458	21840	Installed Gate Closer 09/23	\$ 275.00
Romaner Graphics	100458	21853	Shed Repairs 09/23	\$ 350.00
Romaner Graphics	100458	21854	Clubhouse Trim Repairs 09/23	\$ 350.00
Solitude Lake Management, LLC	100462	PSI008221	Lake & Pond Management Services 09/23	\$ 5,882.15
Southern Automated Access Services, LLC	100450	13351	Gate Prep 08/23	\$ 157.50
Southern Automated Access Services, LLC	100450	13361	Gate Prep 08/23	\$ 157.50
Southern Automated Access Services, LLC	100450	13363	Gate Repair - Heatherstone 09/23	\$ 198.00
Southern Automated Access Services, LLC	100450	13365	CAPXL Cloud - AMMANFORD 09/23	\$ 124.50
Southern Automated Access Services, LLC	100450	13366	CAPXL Cloud 09/23 Wrencrest	\$ 124.50
Southern Automated Access Services, LLC	100459	13419	Gate Repair - AmanFord 09/23	\$ 605.00
Stantec Consulting Services, Inc.	100460	2128479	Engineering Services 08/23	\$ 7,129.00
Straley Robin Vericker	100451	23511	Legal Services 08/23	\$ 3,539.50
TECO	EFT	TECO Summary 08/23 - 720 ACH	TECO Summary 08/23	\$ 12,034.69
U.S. Water Services Corporation	100452	SI78699	Monthly Lift Inspection 09/23	\$ 90.09

Meadow Pointe III Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Connections of Florida	EFT	1488959W426 - 6054	Waste Disposal Services 09/23	\$ 148.44
Waste Connections of Florida	EFT	6984853W425 ACH	Waste Disposal - All Sites 08/23	\$ 25,138.75
Withlacoochee River Electric Cooperative, Inc.	EFT	1353910 07/23 ACH	Streetlights 07/23	\$ 1,507.05
Withlacoochee River Electric Cooperative, Inc.	EFT	1353911 Autopay	2219 Meadow Pointe Blvd 09/23	\$ 293.15
Withlacoochee River Electric Cooperative, Inc.	EFT	1353912 Autopay	31404 Sheringham Way 09/23	\$ 83.70
Withlacoochee River Electric Cooperative, Inc.	EFT	1353913 Autopay	31307 Claridge PL 09/23	\$ 64.12
Yellowstone Landscape	100463	TM 578387	Monthly Landscape Maintenance 09/23	\$ 24,272.25
Yellowstone Landscape	100453	TM 579078	Irrigation Repairs 08/23	\$ 1,640.06
Total Report				<u>\$ 154,893.23</u>

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 #: 24926

Transaction Date: 6/9/2023

Terms: Net 30

Invoice #: i24519

Customer PO #: June 2023 PM

Item	Description	Quantity	Price	Amount
Quarterly PM	June 2023 Quarterly Preventative Maintenance **Filters ARE included w/ PM**	1	\$193.12	\$193.12
Notes to Customer	06/09/23 - Mike S: Completed PM on both systems. Cleaned all coils, changed all filters, cleaned all drain lines and checked all pressures and amp draws. All is operating normal at this time.	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.

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 #: 26551

Transaction Date: 9/7/2023

Terms: Net 30

Invoice #: i26151

Customer PO #: September
2023 PM

Item	Description	Quantity	Price	Amount
Quarterly PM	September 2023 Quarterly Preventative Maintenance **Filters ARE included w/ PM**	1	\$193.12	\$193.12
Notes to Customer	09/06/23 - Mike S: Arrived on site for maintenance visit. Changed and dated all filters; cleaned dust from both air handler cabinets; cleaned both drain lines using the vacuum; added drain solve to the drain lines and placed pan tabs in each primary drain pan; checked amp draws and pressures on both units. Units are running properly and PM is complete.	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.



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 COMMUNITY DEVELOPMENT DIST
1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876

INVOICE # 4167106562
INVOICE DATE 09/07/2023
SOLD TO # 13490312
PAYER # 13504425
PAYMENT TERMS NET 10 EOM
SORT # 00740006625
CINTAS ROUTE 79 / DAY 4 / STOP 016

BILL TO: MEADOW POINT III CDD
5844 OLD PASCO RD STE 100
WESLEY CHAPEL, FL 33544

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X45759	SANITIZING WIPE/PRESNL/1000/RL-	02	F	1	43.295	43.30	N
	X6116	NR AIR FRESHENER SVC	04	F	5	31.238	156.19	N
	X6123	NR AIR FRESHENER RFL-	04	F	5	0.000	0.00	N
	X6680	DISP URINAL MAT SVC	02	F	2	7.351	14.70	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
	X9016	NR AIR FRESHENER DSP-	02	F	5	0.000	0.00	N
	X9024	CENTERPULL TOWEL DISPENSER-	02	F	6	1.231	7.39	N
	X9025	CENTERPULL TOWEL REFILL-	02	F	8	20.719	165.75	N
	X9110	JRT TOILEY TISSUE REFILL-	02	F	5	11.504	57.52	N
	X9210	URINAL SCREEN SVC	02	F	2	9.181	18.36	N
	X9215	URINAL SCREEN RFL-	02	F	2	0.000	0.00	N

SUBTOTAL 463.21

SERVICE CHARGE 21.01 N

SUBTOTAL 484.22
TAX (0.00)
TOTAL USD 484.22

RECEIVED
9/12/2023

X 484.22

September 2023
1/2

TOTAL ADJUST.

TAX ADJUST.

NET TOTAL

260.95

\$ 223.27

Credit

Approved
JD



INVOICE

Customer	Meadow Pointe III Community Development District
Acct #	757
Date	09/21/2023
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 27,055.00
Payment Amount	
Payment for:	Invoice#20001
	100123622

Thank You

Please detach and return with payment



Customer: Meadow Pointe III Community Development District

Invoice	Effective	Transaction	Description	Amount
20001	10/01/2023	Renew policy	Policy #100123622 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/21/2023	27,055.00

Total

\$ 27,055.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date
		09/21/2023



State of Florida
Department of Revenue

[DOR Home](#) [e-Services Home](#) [Print Page](#) [Contacts](#) [Logout](#)
Sales Tax - [Click for Help](#) NODE: 4

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 61-8015577967-4

Confirmation Number: 230910409954

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
61-8015577967-4	08/2023	09/10/2023 2:13:32 PM ET

Location Address

1500 MEADOW POINTE BLVD
WESLEY CHAPEL, FL 33543-6876

MEADOW POINTE III COMMUNITY
DEVELOPMENT
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Contact Information	
Name	Darryl Adams
Phone	(813) 944 - 1001
Email	darryla@rizzetta.com

Debit Date:	9/12/2023
Amount for Check:	\$318.55
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	MEADOW POINTE III COMMUNITY DEVELOPMENT

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Darryl Adams
Phone Number:	813-944-1001
EMail Address:	darryla@rizzetta.com

1. Gross Sales <small>(Do not include tax)</small>	\$ 4550.46
2. Exempt Sales <small>(Include these in Gross Sales, Line 1)</small>	\$ 0.00
3. Taxable Sales/Purchases <small>(Include Internet/Out-of-State Purchases)</small>	\$ 4550.46

Discretionary Sales Surtax Information	
A. Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax	\$ 0.00
B. Total Discretionary Sales Surtax Due	\$ 45.50

4. Total Tax Due <small>(Include Discretionary Sales Surtax from Line B)</small>	\$ 318.55
5. Less Lawful Deductions	\$ 0.00
6. Less DOR Credit Memo	\$ 0.00
7. Net Tax Due	\$ 318.55
8. a. Less (-) Collection Allowance; or if Late,	\$ 0.00
8. b. Plus (+) Penalty and Interest	\$ 0.00
9. Amount Due With Return	\$ 318.55

You have chosen not to donate your collection allowance to education.

Payment you have authorized 318.55

Meadow Pointe III Regular Meeting
Meeting Date: September 20, 2023

SUPERVISOR PAY REQUEST

RECEIVED
 9/25/2023

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Michael Hall	Yes
Vacant	
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:	10:00 PM
Total Meeting Time:	3.33

Time Over ____ (3) Hours:	0.33
---------------------------	------

Total at \$175 per Hour:	\$96
--------------------------	------

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: Darryl Adams



Outsmart Pest Management
 4814 Parkway Blvd
 Land O Lakes, FL 34639
 813-973-1814

Service Slip/Invoice

INVOICE: 38720
DATE: 9/5/2023
ORDER: 38720

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

RECEIVED
 9/7/2023

Work Date	Time	Target Pest	Technician		Time In
9/5/2023	04:07 PM				
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	9/5/2023			

Service	Description	Price
MONTHLY PEST	Monthly Pest Control	\$60.00
Treated interior, exterior perimeter for Pest Control service Thank you for letting us serve you		
SUBTOTAL		\$60.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$60.00
PRIOR BAL		\$0.00
AMOUNT DUE		\$60.00

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

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

PLEASE PAY FROM THIS INVOICE



Pasco Sheriff's Office

INVOICE

Customer Number: C00279
Invoice Number: AR001959
Invoice Date: 09/07/23
Terms: DUE UPON RECEIPT

To: MEADOW PT III
3434 COLWEL AVE
SUITE 200
TAMPA, FL 33614

RECEIVED
9/14/2023

Date	Description	Amount
09/07/23	SEP23 #12	9,963.75
Total Due		9,963.75

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00279
Invoice Number: AR001959
Invoice Date: 09/07/23
Total Amount Due \$ 9,963.75



Pasco Sheriff's Office
20101 Central Blvd.
Land O' Lakes, FL 34637

Total Payment \$ _____



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

LAND O' LAKES (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-786-5344

1 0 1
 17-96930

MEADOW POINT III CDD

Service Address: **1500 MEADOW POINTE BOULEVARD**

Bill Number: 18968009

Billing Date: 8/18/2023

Billing Period: 7/10/2023 to 8/9/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	08070428	7/10/2023	3413	8/9/2023	3461	30	48

Usage History

Month	Usage
August 2023	48
July 2023	94
June 2023	66
May 2023	127
April 2023	68
March 2023	55
February 2023	44
January 2023	59
December 2022	35
November 2022	39
October 2022	41
September 2022	95

Transactions

Previous Bill	1,318.46
Payment 08/07/23	-1,318.46 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	20.93
Water Tier 1	13.0 Thousand Gals X \$2.04 = 26.52
Water Tier 2	12.0 Thousand Gals X \$3.24 = 38.88
Water Tier 3	13.0 Thousand Gals X \$6.49 = 84.37
Water Tier 4	10.0 Thousand Gals X \$8.76 = 87.60
Sewer	
Sewer Base Charge	48.08
Sewer Charges	48.0 Thousand Gals X \$6.48 = 311.04
Total Current Transactions	617.42
TOTAL BALANCE DUE	\$617.42

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

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

Account # 0509200
 Customer # 01034858
 Balance Forward 0.00
 Current Transactions 617.42

Total Balance Due	\$617.42
Due Date	9/5/2023

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

The Total Due will be electronically transferred on 09/05/2023.

MEADOW POINT III CDD
 3434 COLWELL AVENUE Ste200
 TAMPA FL 33614-8390

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

PC Consultants

4853 Pennecott Way
Wesley Chapel, FL 33544-1801
(813)973-3330 Cell (813)390-6344

Invoice

108224

INVOICE

Customer

Name Meadow Pointe III CDD
Address 1500 Meadow Pointe Blvd
City Wesley Chapel State FL ZIP 33543
Phone (813)383-6676 Attn: Justin

Date 9/7/2023
Quote No. Verbal - Justin
Rep Ken Johnson
Setup Domain/Email

Qty	Description	Unit Price	TOTAL
2	Domain: MeadowPointe3.Com for 2 Years; \$25 Per Year Started on 09/07/2023; Expires 09/07/2025	\$25.00	\$50.00
24	Email: manager@meadowpointe3.com; \$7.50 Per Month Microsoft 365 Email Plus (50GB Storage) Expires on 09/07/2025	\$7.50	\$180.00
1.5	Labor: 09/07/23 - Research PC Doctor invoice; Had 4 years domain/email supplied to me by Justin; Test email account: theclubhouse@meadowpointeiii.com; Email undeliverable, bounced back in 4 hrs; Justin decided on new domain & email address as purchased above with 2 year term; Anydesk into MeadowPointe PC w/ ID: 1135710851; Attempt adding new email to Outlook2010; Email: manager@meadowpointe3.com; Password: Tr***J*st*n123! (*s for security); Outlook 2010 to old to work w/ Microsoft 365 Email Plus; Set up email profile in Windows Mail; Upgrade Windows Mail to new Outlook; Test send/receive from new email account; OK; Forward mpiii@tampabay.rr.com emails to new email account; manager@meadowpointe3.com; OK; Emails sent to mpiii are being forwarded to new email; Update Open Shell menu from Ver 4.4.170 to Ver. 4.4.191. Actual PCC Remote Time: 2:24PM - 4:24PM = 2.0 Hrs Billed Time: 1.5 Hrs @ \$70 Per Hr Meadow Pointe III Community Tax Exempt Certificate On File: 85-8012667439C-1 Expiration Date: 11/30/2025	\$70.00	\$105.00
		SubTotal	\$335.00
		FL Sales Tax	
		TOTAL	\$335.00

RECEIVED
9/8/2023

Payment Details

- Cash
 Check
 Net 15 #VALUE!

Thank You For Your Order!

"Latest Technologies, Old Fashioned Service!"

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

Invoice

Date	Invoice #
9/1/2023	INV0000083257

RECEIVED
 8/31/2023

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,802.50	\$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 #
9/1/2023	INV0000083287

Bill To:

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,800.00	\$1,800.00
Personnel Reimbursement	1.00	\$11,571.82	\$11,571.82
Subtotal			\$13,371.82
Total			\$13,371.82

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

Invoice

Date	Invoice #
8/31/2023	INV0000083316

Bill To:

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

RECEIVED
 9/7/2023

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
Subtotal			\$50.00
Total			\$50.00

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

Invoice

Date	Invoice #
9/15/2023	INV0000083373

Bill To:

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

RECEIVED
9/15/2023

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$11,890.47	\$11,890.47
Subtotal			\$11,890.47
Total			\$11,890.47



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

INVOICE # 21840

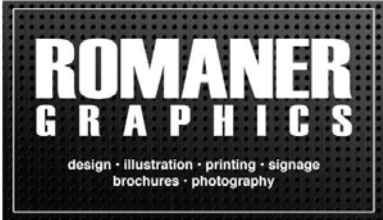
TO: _____
 COMPANY NAME: Meadow Pointe III
 DATE: 9/6/23

RECEIVED
 9/8/2023

Hillhurst Pedestrian Gate:	
Install Kantslam gate closer	

Total: \$275.00

Thank You,
 ROMANER GRAPHICS



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

INVOICE # 21853

RECEIVED
9/8/2023

TO: _____
COMPANY NAME: Meadow Pointe III
DATE: 9/6/23

Shed at Club house:

Replace damaged wood frame around shed door.	_____
Realign door. Fix locking door handle.	_____
Install 18" heavy duty lockable cane bolt with hasp.	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total: \$350.00

ROMANER
GRAPHICS
Thank You,



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

INVOICE # 21854

TO: _____
COMPANY NAME: Meadow Pointe III
DATE: 9/6/23

RECEIVED
9/8/2023

Club house: remove rotted wood trim around two
entry columns and replace with Hardie board trim.
Caulk and paint. Additionally, caulk and paint trim on
four other columns to match

Total: \$350.00

ROMANER
GRAPHICS
Thank You,



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: PSI008221
Invoice Date: 9/1/2023

Bill
To: Meadow Pointe III CDD
C/O Rizzetta & Company
3434 Colwell
Suite 200
Tampa, FL 33614

Ship
To: Meadow Pointe III CDD
C/O Rizzetta & Company
3434 Colwell
Suite 200
Tampa, FL 33614



Ship Via
Ship Date 9/1/2023
Due Date 10/1/2023
Terms Net 30

Customer ID 8080
P.O. Number
P.O. Date 9/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2023 - 9/30/2023 Meadow Pointe Iii Cdd-Lake-ALL		1	1	5,882.15	5,882.15

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 5,882.15

Subtotal: 5,882.15
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 5,882.15



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/29/2023	13351

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

RECEIVED
8/31/2023

Job Name	Terms
STORM PREP	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1.5	Locked open all vehicle gates in all of the villages. Hourly Tech Charge	105.00		157.50

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$157.50
<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/C redits	\$0.00
	Balan ce Due	\$157.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/31/2023	13361

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

RECEIVED
8/31/2023

Job Name	Terms
STORM PREP	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1.5	Close all vehicle gates in all of the villages. Hourly Tech Charge	105.00		157.50

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <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>	Total	\$157.50
	Payments/C redits	\$0.00
	Balan ce Due	\$157.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/1/2023	13363

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

RECEIVED
9/6/2023

Job Name	Terms
HEATHERSTONE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that remotes aren't working. Discovered batteries in the island side entrance operator are bad. Also master slave link not working. Replaced batteries. Activated wireless communication link and disconnected wiring. All performing properly at this time.			
1	Hourly Tech Charge	105.00		105.00
2	12 Volt 7 AH battery	46.50		93.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$198.00
<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/C redits	\$0.00
	Balan ce Due	\$198.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/4/2023	13365

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

RECEIVED
9/6/2023

Job Name	Terms
AMMANFORD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	SEPTEMBER			
	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/C redits	\$0.00
	Balan ce Due	\$124.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/4/2023	13366

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

RECEIVED
9/6/2023

Job Name	Terms
WRENCREST	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	SEPTEMBER			
	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/C redits	\$0.00
	Balan ce Due	\$124.50



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/13/2023	13419

Bill To
Meadow Pointe III CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

RECEIVED
9/14/2023

Job Name	Terms
AMANFORD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Replaced the housing on the CAPXL. Will return to pour concrete on post. All performing properly at this time.			
1	Hourly Tech Charge	105.00		105.00
1	LIFTMASTER CAPXL housing.	500.00		500.00

<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p> <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>	Total	\$605.00
	Payments/C redits	\$0.00
	Balan ce Due	\$605.00

Invoice Number	2128479
Invoice Date	August 30, 2023
Purchase Order	215600241
Customer Number	83268
Project Number	215600241



Bill To

Meadow Pointe III Community Development District
 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	August 25, 2023
	Current Invoice Total (USD)	7,129.00		

Attend CDD meetings; site visits to review Prout Ct drainage inquiry and follow up with contractor, Larkenheath fence damage, Beaconsfield pavement condition; follow up with clubhouse manager

Top Task **2023** **2023 FY General Consulting**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	8.00	152.00	1,216.00
	Stewart, Tonja L	27.00	219.00	5,913.00
	Subtotal Professional Services	<u>35.00</u>		<u>7,129.00</u>

Top Task Subtotal	2023 FY General Consulting		7,129.00
	Total Fees & Disbursements		<u>7,129.00</u>
	INVOICE TOTAL (USD)		7,129.00

Due upon receipt or in accordance with terms of the contract

Please contact Abbas Tlais if you have any questions concerning this invoice.

[E-mail: Abbas.Tlais@Stantec.com](mailto:Abbas.Tlais@Stantec.com)

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

Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Meadow Pointe III Community Development District

Rizzetta

5844 Old Pasco Road

Suite 100

Wesley Chapel, FL 33544

August 29, 2023

Client: 001009

Matter: 000001

Invoice #: 23511

Page: 1

RE: GENERAL MATTERS

For Professional Services Rendered Through August 15, 2023

RECEIVED
8/31/2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/12/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE BONDS.	0.3	\$52.50
7/18/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
7/19/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING; REVIEW EMAIL FROM STAFF ACCOUNTANT; REVIEW FINANCIAL STATEMENTS.	4.3	\$1,311.50
7/26/2023	MS	PREPARE RESOLUTION ADOPTING BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS FOR FY 2023/2024.	1.6	\$280.00
8/4/2023	VKB	PREPARE FOR AND ATTEND MEDIATION IN K. TICE SLIP AND FALL CASE.	5.0	\$1,525.00
8/7/2023	VKB	REVIEW AND REVISE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O/M ASSESSMENTS AND CERTIFYING ALL SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL.	0.5	\$152.50
8/8/2023	MS	FINALIZE AND TRANSMIT RESOLUTION ADOPTING BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS FOR FY 2023/2024.	0.2	\$35.00
8/14/2023	VKB	REVIEW EMAIL FROM STAFF ACCOUNTANT; REVIEW FINANCIAL STATEMENTS.	0.2	\$61.00
Total Professional Services			12.5	\$3,539.50

August 29, 2023
Client: 001009
Matter: 000001
Invoice #: 23511

Page: 2

Total Services	\$3,539.50	
Total Disbursements	\$0.00	
Total Current Charges		\$3,539.50
Previous Balance		\$5,249.75
<i>Less Payments</i>		<i>(\$5,249.75)</i>
PAY THIS AMOUNT		\$3,539.50

Please Include Invoice Number on all Correspondence

TECO
for Meadow Pointe III CDD

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
*211014502689	9/5/2023	\$ 484.86	9/19/2023	MP, PH1U	53100	4307
*211014027679	9/5/2023	\$ 469.28	9/19/2023	WC LKS PH2 U1B	53100	4307
*211014027422	9/5/2023	\$ 690.10	9/19/2023	PM Parcel PP QQ	53100	4307
*211014027190	9/5/2023	\$ 893.67	9/19/2023	MP/ Beardsley	53100	4307
*211014026929	9/5/2023	\$ 314.50	9/19/2023	Mansfield/ Beardsley	53100	4307
*211014026697	9/5/2023	\$ 524.48	9/19/2023	MP Parcel TT	53100	4307
*211014026457	9/5/2023	\$ 358.85	9/19/2023	MP Parcel VV	53100	4307
*211014026192	9/5/2023	\$ 496.88	9/19/2023	MP P1 U 1E	53100	4307
*211014025996	9/5/2023	\$ 496.88	9/19/2023	MP P-1 UID	53100	4307
*211014025715	9/5/2023	\$ 579.71	9/19/2023	MP Parcel EE	53100	4307
*211014025491	9/5/2023	\$ 439.21	9/19/2023	Beardsley / Whitlock	53100	4307
*211014025285	9/5/2023	\$ 303.64	9/19/2023	WC Lakes PH 12A	53100	4307
*211014024973	9/5/2023	\$ 386.45	9/19/2023	WC Phase 1 C	53100	4307
*211014024759	9/5/2023	\$ 524.48	9/19/2023	WC PH1	53100	4307
*211014024478	9/5/2023	\$ 229.16	9/19/2023	Beardsley Dr FRM Whitlock	53100	4307
*211014024304	9/5/2023	\$ 883.35	9/19/2023	MP Parcel FF	53100	4307
*211014024056	9/5/2023	\$ 552.09	9/19/2023	MP Parcel SS	53100	4307
*211014023785	9/5/2023	\$ 357.46	9/19/2023	MP Clubhouse	53100	4307
*211014023603	9/5/2023	\$ 55.01	9/19/2023	1226 HillHurst Dr Ext	53100	4301
*211014023348	9/5/2023	\$ 469.28	9/19/2023	MP Par UU	53100	4307
*211014023165	9/5/2023		9/19/2023	1121 HillHurst Dr	53100	4301
*211014022878	9/5/2023	\$ 40.59	9/19/2023	31551 Chatterly Dr	53100	4301
*211014022654	9/5/2023	\$ 59.05	9/19/2023	31534 Heatherstone Dr	53100	4301
*211014022449	9/5/2023	\$ 75.93	9/19/2023	1901 Beaconsfield Dr	53100	4301
*211014022233	9/5/2023	\$ 50.35	9/19/2023	31751 Larken Heath Dr Gate	53100	4301
*211014022043	9/5/2023	\$ 48.34	9/19/2023	31302 Alchester Dr Gate	53100	4301
*211014021839	9/5/2023	\$ 120.90	9/19/2023	1549 Meadow Pointe BL 1	53100	4301
*211014021607	9/5/2023	\$ 744.29	9/19/2023	1500 Meadow Pointe Blvd B	53100	4301
*211014021375	9/5/2023	\$ 25.56	9/19/2023	1500 Meadow Pointe Blvd	53100	4301
*211014021102	9/5/2023	\$ 66.64	9/19/2023	1500 Meadow Pointe Blvd	53100	4301
*211014020864	9/5/2023	\$ 806.06	9/19/2023	1500 Meadow Pointe Blvd	53100	4301
*211014020591	9/5/2023	\$ 41.36	9/19/2023	1236 Ammanford PL	53100	4301
*211014020351	9/5/2023	\$ 54.08	9/19/2023	1123 Broughton PL	53100	4301
*211014020187	9/5/2023	\$ 292.86	9/19/2023	30730 Beardsley Dr	53100	4301
*211013949949	9/5/2023	\$ 54.71	9/19/2023	1122 Thackery Way MP	53100	4301
*211013949733	9/5/2023	\$ 44.63	9/19/2023	31220 Whitlock Dr MP	53100	4301

Grand Total \$ 12,034.69

001	53100	4301	Utilities	2580.36
001	53100	4307	Street Lights	9454.33
				\$12,034.69



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

Statement Date: September 05, 2023

Amount Due: \$12,034.69

Due Date: September 19, 2023

Account #: 311000030198

DO NOT PAY. Your account will be drafted on September 19, 2023

Account Summary

Previous Amount Due	\$11,975.95
Payment(s) Received Since Last Statement	-\$11,975.95
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$12,034.69

Amount Due by September 19, 2023 \$12,034.69

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

Your Locations With The Highest Usage

	1500 MEADOW POINTE BLVD, B, WESLEY CHAPEL, FL 33543-6876	7,812 KWH
	1500 MEADOW POINTE BLVD, WESLEY CHAPEL, FL 33543-6876	5,045 KWH



Scan here to view your account online.

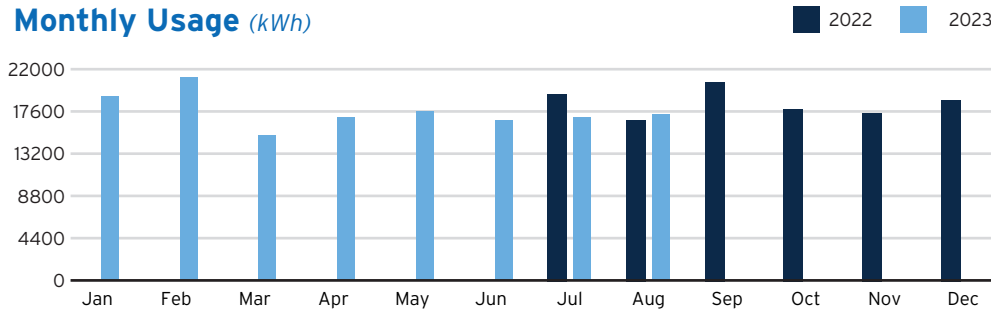


DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage (kWh)



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

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



Account #: 311000030198

Due Date: September 19, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$12,034.69

Payment Amount: \$ _____

700875002310

Your account will be drafted on September 19, 2023

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

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

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

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month

 Increased
  Same
  Decreased

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

Sub-Account Number: 211014502689

Amount: \$484.86

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

Sub-Account Number: 211014027679

Amount: \$469.28

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

Sub-Account Number: 211014027422

Amount: \$690.10

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

Sub-Account Number: 211014027190

Amount: \$893.67

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

Sub-Account Number: 211014026929

Amount: \$314.50

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

Sub-Account Number: 211014026697

Amount: \$524.48

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

Sub-Account Number: 211014026457

Amount: \$358.85

Continued on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month

Increased
 Same
 Decreased

Service Address: MEADOW POINTE P1 U 1E, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014026192	Amount: \$496.88
Service Address: MEADOW POINTE P-1 UID, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014025996	Amount: \$496.88
Service Address: MEADOW POINTE PARCEL EE, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014025715	Amount: \$579.71
Service Address: BEARDSLEY/WHITLOCK, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014025491	Amount: \$439.21
Service Address: WESLEY CHAPEL LAKES, PH 12A, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014025285	Amount: \$303.64
Service Address: WESLEY CHAPEL PHASE I C, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024973	Amount: \$386.45
Service Address: WESLEY CHAPEL, PH 1, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024759	Amount: \$524.48
Service Address: BEARDSLEY DR FRM WHITLOCK, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024478	Amount: \$229.16
Service Address: MEADOW POINT PARCEL FF, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024304	Amount: \$883.35
Service Address: MEADOW POINTE PARCEL SS, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014024056	Amount: \$552.09
Service Address: MEADOW POINTE CLUBHOUSE, WESLEY CHAPEL, FL 33543-0000	Sub-Account Number: 211014023785	Amount: \$357.46

Continued on next page →

Summary of Charges by Service Address


Account Number: 311000030198

Energy Usage From Last Month

 Increased
  Same
  Decreased

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

Sub-Account Number: 211014023603

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000097945	08/14/2023	12,541		12,340		201 kWh	1	31 Days	\$55.01
									 2.0%


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

Sub-Account Number: 211014023348

Amount: \$469.28


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

Sub-Account Number: 211014022878

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000125768	08/14/2023	7,384		7,276		108 kWh	1	31 Days	\$40.59
									 12.2%


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

Sub-Account Number: 211014022654

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000123133	08/14/2023	10,839		10,612		227 kWh	1	31 Days	\$59.05
									 4.1%


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

Sub-Account Number: 211014022449

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000127032	08/14/2023	19,783		19,447		336 kWh	1	31 Days	\$75.93
									 8.7%


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

Sub-Account Number: 211014022233

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000103850	08/14/2023	12,452		12,281		171 kWh	1	31 Days	\$50.35
									 6.2%

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

Sub-Account Number: 211014022043

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000101280	08/14/2023	9,030		8,872		158 kWh	1	31 Days	\$48.34
									 2.6%

Continued on next page →

Summary of Charges by Service Address


Account Number: 311000030198

Energy Usage From Last Month

 Increased
  Same
  Decreased


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

Sub-Account Number: 211014021839

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000762036	08/14/2023	35,298		34,672		626 kWh	1	31 Days	\$120.90
									 15.5%


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

Sub-Account Number: 211014021607

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760922	08/14/2023	14,067		6,255		7,812 kWh	1	31 Days	\$744.29
1000760922	08/14/2023	12.11		0		12.11 kW	1	31 Days	 1.1%


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

Sub-Account Number: 211014021375

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760919	08/14/2023	549		538		11 kWh	1	31 Days	\$25.56
1000760919	08/14/2023	0.35		0		0.35 kW	1	31 Days	 0.0%


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

Sub-Account Number: 211014021102

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000142218	08/14/2023	49,969		49,693		276 kWh	1	31 Days	\$66.64
									 3.8%


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

Sub-Account Number: 211014020864

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760920	08/14/2023	79,591		74,546		5,045 kWh	1	31 Days	\$806.06
									 8.6%


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

Sub-Account Number: 211014020591

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000114901	08/14/2023	11,416		11,303		113 kWh	1	31 Days	\$41.36
									 1.8%

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

Sub-Account Number: 211014020351

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000142239	08/14/2023	10,724		10,529		195 kWh	1	31 Days	\$54.08
									 6.7%

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000030198

Energy Usage From Last Month

▲ Increased
 = Same
 ▼ Decreased

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

Sub-Account Number: 211014020187

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000760998	08/14/2023	60,634		58,899		1,735 kWh	1	31 Days	\$292.86
									▲ 4.5%

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

Sub-Account Number: 211013949949

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000115610	08/14/2023	8,687		8,488		199 kWh	1	31 Days	\$54.71
									▲ 22.8%

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

Sub-Account Number: 211013949733

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000098994	08/14/2023	8,621		8,487		134 kWh	1	31 Days	\$44.63
									▲ 10.7%

Total Current Month's Charges

\$12,034.69




Sub-Account #: 211014502689
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	272 kWh @ \$0.03511/kWh	\$9.55
Fixture & Maintenance Charge	17 Fixtures	\$156.91
Lighting Pole / Wire	17 Poles	\$298.63
Lighting Fuel Charge	272 kWh @ \$0.05169/kWh	\$14.06
Storm Protection Charge	272 kWh @ \$0.01466/kWh	\$3.99
Clean Energy Transition Mechanism	272 kWh @ \$0.00036/kWh	\$0.10
Storm Surcharge	272 kWh @ \$0.00326/kWh	\$0.89
Florida Gross Receipt Tax		\$0.73
Lighting Charges		\$484.86

Current Month's Electric Charges \$484.86

Billing information continues on next page →




Sub-Account #: 211014027679
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	272 kWh @ \$0.03511/kWh	\$9.55
Fixture & Maintenance Charge	17 Fixtures	\$156.91
Lighting Pole / Wire	17 Poles	\$283.05
Lighting Fuel Charge	272 kWh @ \$0.05169/kWh	\$14.06
Storm Protection Charge	272 kWh @ \$0.01466/kWh	\$3.99
Clean Energy Transition Mechanism	272 kWh @ \$0.00036/kWh	\$0.10
Storm Surcharge	272 kWh @ \$0.00326/kWh	\$0.89
Florida Gross Receipt Tax		\$0.73
Lighting Charges		\$469.28

Current Month's Electric Charges \$469.28

Billing information continues on next page →




Sub-Account #: 211014027422
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	400 kWh @ \$0.03511/kWh	\$14.04
Fixture & Maintenance Charge	25 Fixtures	\$230.75
Lighting Pole / Wire	25 Poles	\$416.25
Lighting Fuel Charge	400 kWh @ \$0.05169/kWh	\$20.68
Storm Protection Charge	400 kWh @ \$0.01466/kWh	\$5.86
Clean Energy Transition Mechanism	400 kWh @ \$0.00036/kWh	\$0.14
Storm Surcharge	400 kWh @ \$0.00326/kWh	\$1.30
Florida Gross Receipt Tax		\$1.08
Lighting Charges		\$690.10

Current Month's Electric Charges \$690.10

Billing information continues on next page →




Sub-Account #: 211014027190
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	1275 kWh @ \$0.03511/kWh	\$44.77
Fixture & Maintenance Charge	25 Fixtures	\$340.00
Lighting Pole / Wire	25 Poles	\$416.25
Lighting Fuel Charge	1275 kWh @ \$0.05169/kWh	\$65.90
Storm Protection Charge	1275 kWh @ \$0.01466/kWh	\$18.69
Clean Energy Transition Mechanism	1275 kWh @ \$0.00036/kWh	\$0.46
Storm Surcharge	1275 kWh @ \$0.00326/kWh	\$4.16
Florida Gross Receipt Tax		\$3.44
Lighting Charges		\$893.67

Current Month's Electric Charges \$893.67

Billing information continues on next page →




Sub-Account #: 211014026929
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	306 kWh @ \$0.03511/kWh	\$10.74
Fixture & Maintenance Charge	6 Fixtures	\$81.60
Lighting Pole / Wire	6 Poles	\$199.92
Lighting Fuel Charge	306 kWh @ \$0.05169/kWh	\$15.82
Storm Protection Charge	306 kWh @ \$0.01466/kWh	\$4.49
Clean Energy Transition Mechanism	306 kWh @ \$0.00036/kWh	\$0.11
Storm Surcharge	306 kWh @ \$0.00326/kWh	\$1.00
Florida Gross Receipt Tax		\$0.82
Lighting Charges		\$314.50

Current Month's Electric Charges \$314.50

Billing information continues on next page →




Sub-Account #: 211014026697
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	304 kWh @ \$0.03511/kWh	\$10.67
Fixture & Maintenance Charge	19 Fixtures	\$175.37
Lighting Pole / Wire	19 Poles	\$316.35
Lighting Fuel Charge	304 kWh @ \$0.05169/kWh	\$15.71
Storm Protection Charge	304 kWh @ \$0.01466/kWh	\$4.46
Clean Energy Transition Mechanism	304 kWh @ \$0.00036/kWh	\$0.11
Storm Surcharge	304 kWh @ \$0.00326/kWh	\$0.99
Florida Gross Receipt Tax		\$0.82
Lighting Charges		\$524.48

Current Month's Electric Charges \$524.48

Billing information continues on next page →




Sub-Account #: 211014026457
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	208 kWh @ \$0.03511/kWh	\$7.30
Fixture & Maintenance Charge	13 Fixtures	\$119.99
Lighting Pole / Wire	13 Poles	\$216.45
Lighting Fuel Charge	208 kWh @ \$0.05169/kWh	\$10.75
Storm Protection Charge	208 kWh @ \$0.01466/kWh	\$3.05
Clean Energy Transition Mechanism	208 kWh @ \$0.00036/kWh	\$0.07
Storm Surcharge	208 kWh @ \$0.00326/kWh	\$0.68
Florida Gross Receipt Tax		\$0.56
Lighting Charges		\$358.85

Current Month's Electric Charges \$358.85

Billing information continues on next page →




Sub-Account #: 211014026192
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	288 kWh @ \$0.03511/kWh	\$10.11
Fixture & Maintenance Charge	18 Fixtures	\$166.14
Lighting Pole / Wire	18 Poles	\$299.70
Lighting Fuel Charge	288 kWh @ \$0.05169/kWh	\$14.89
Storm Protection Charge	288 kWh @ \$0.01466/kWh	\$4.22
Clean Energy Transition Mechanism	288 kWh @ \$0.00036/kWh	\$0.10
Storm Surcharge	288 kWh @ \$0.00326/kWh	\$0.94
Florida Gross Receipt Tax		\$0.78
Lighting Charges		\$496.88

Current Month's Electric Charges \$496.88

Billing information continues on next page →




Sub-Account #: 211014025996
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	288 kWh @ \$0.03511/kWh	\$10.11
Fixture & Maintenance Charge	18 Fixtures	\$166.14
Lighting Pole / Wire	18 Poles	\$299.70
Lighting Fuel Charge	288 kWh @ \$0.05169/kWh	\$14.89
Storm Protection Charge	288 kWh @ \$0.01466/kWh	\$4.22
Clean Energy Transition Mechanism	288 kWh @ \$0.00036/kWh	\$0.10
Storm Surcharge	288 kWh @ \$0.00326/kWh	\$0.94
Florida Gross Receipt Tax		\$0.78
Lighting Charges		\$496.88

Current Month's Electric Charges \$496.88

Billing information continues on next page →




Sub-Account #: 211014025715
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	336 kWh @ \$0.03511/kWh	\$11.80
Fixture & Maintenance Charge	21 Fixtures	\$193.83
Lighting Pole / Wire	21 Poles	\$349.65
Lighting Fuel Charge	336 kWh @ \$0.05169/kWh	\$17.37
Storm Protection Charge	336 kWh @ \$0.01466/kWh	\$4.93
Clean Energy Transition Mechanism	336 kWh @ \$0.00036/kWh	\$0.12
Storm Surcharge	336 kWh @ \$0.00326/kWh	\$1.10
Florida Gross Receipt Tax		\$0.91
Lighting Charges		\$579.71

Current Month's Electric Charges \$579.71

Billing information continues on next page →




Sub-Account #: 211014025491
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	1173 kWh @ \$0.03511/kWh	\$41.18
Fixture & Maintenance Charge	23 Fixtures	\$312.80
Lighting Fuel Charge	1173 kWh @ \$0.05169/kWh	\$60.63
Storm Protection Charge	1173 kWh @ \$0.01466/kWh	\$17.20
Clean Energy Transition Mechanism	1173 kWh @ \$0.00036/kWh	\$0.42
Storm Surcharge	1173 kWh @ \$0.00326/kWh	\$3.82
Florida Gross Receipt Tax		\$3.16
Lighting Charges		\$439.21

Current Month's Electric Charges \$439.21

Billing information continues on next page →



Sub-Account #: 211014025285
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	176 kWh @ \$0.03511/kWh	\$6.18
Fixture & Maintenance Charge	11 Fixtures	\$101.53
Lighting Pole / Wire	11 Poles	\$183.15
Lighting Fuel Charge	176 kWh @ \$0.05169/kWh	\$9.10
Storm Protection Charge	176 kWh @ \$0.01466/kWh	\$2.58
Clean Energy Transition Mechanism	176 kWh @ \$0.00036/kWh	\$0.06
Storm Surcharge	176 kWh @ \$0.00326/kWh	\$0.57
Florida Gross Receipt Tax		\$0.47
Lighting Charges		\$303.64

Current Month's Electric Charges \$303.64

Billing information continues on next page →



Sub-Account #: 211014024973
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	224 kWh @ \$0.03511/kWh	\$7.86
Fixture & Maintenance Charge	14 Fixtures	\$129.22
Lighting Pole / Wire	14 Poles	\$233.10
Lighting Fuel Charge	224 kWh @ \$0.05169/kWh	\$11.58
Storm Protection Charge	224 kWh @ \$0.01466/kWh	\$3.28
Clean Energy Transition Mechanism	224 kWh @ \$0.00036/kWh	\$0.08
Storm Surcharge	224 kWh @ \$0.00326/kWh	\$0.73
Florida Gross Receipt Tax		\$0.60
Lighting Charges		\$386.45

Current Month's Electric Charges \$386.45

Billing information continues on next page →




Sub-Account #: 211014024759
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	304 kWh @ \$0.03511/kWh	\$10.67
Fixture & Maintenance Charge	19 Fixtures	\$175.37
Lighting Pole / Wire	19 Poles	\$316.35
Lighting Fuel Charge	304 kWh @ \$0.05169/kWh	\$15.71
Storm Protection Charge	304 kWh @ \$0.01466/kWh	\$4.46
Clean Energy Transition Mechanism	304 kWh @ \$0.00036/kWh	\$0.11
Storm Surcharge	304 kWh @ \$0.00326/kWh	\$0.99
Florida Gross Receipt Tax		\$0.82
Lighting Charges		\$524.48

Current Month's Electric Charges \$524.48

Billing information continues on next page →




Sub-Account #: 211014024478
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	612 kWh @ \$0.03511/kWh	\$21.49
Fixture & Maintenance Charge	12 Fixtures	\$163.20
Lighting Fuel Charge	612 kWh @ \$0.05169/kWh	\$31.63
Storm Protection Charge	612 kWh @ \$0.01466/kWh	\$8.97
Clean Energy Transition Mechanism	612 kWh @ \$0.00036/kWh	\$0.22
Storm Surcharge	612 kWh @ \$0.00326/kWh	\$2.00
Florida Gross Receipt Tax		\$1.65
Lighting Charges		\$229.16

Current Month's Electric Charges \$229.16

Billing information continues on next page →




Sub-Account #: 211014024304
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	512 kWh @ \$0.03511/kWh	\$17.98
Fixture & Maintenance Charge	32 Fixtures	\$295.36
Lighting Pole / Wire	32 Poles	\$532.80
Lighting Fuel Charge	512 kWh @ \$0.05169/kWh	\$26.47
Storm Protection Charge	512 kWh @ \$0.01466/kWh	\$7.51
Clean Energy Transition Mechanism	512 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	512 kWh @ \$0.00326/kWh	\$1.67
Florida Gross Receipt Tax		\$1.38
Lighting Charges		\$883.35

Current Month's Electric Charges \$883.35

Billing information continues on next page →




Sub-Account #: 211014024056
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	320 kWh @ \$0.03511/kWh	\$11.24
Fixture & Maintenance Charge	20 Fixtures	\$184.60
Lighting Pole / Wire	20 Poles	\$333.00
Lighting Fuel Charge	320 kWh @ \$0.05169/kWh	\$16.54
Storm Protection Charge	320 kWh @ \$0.01466/kWh	\$4.69
Clean Energy Transition Mechanism	320 kWh @ \$0.00036/kWh	\$0.12
Storm Surcharge	320 kWh @ \$0.00326/kWh	\$1.04
Florida Gross Receipt Tax		\$0.86
Lighting Charges		\$552.09

Current Month's Electric Charges \$552.09

Billing information continues on next page →




Sub-Account #: 211014023785
Statement Date: 08/30/2023

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

Service Period: 07/22/2023 - 08/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	510 kWh @ \$0.03511/kWh	\$17.91
Fixture & Maintenance Charge	10 Fixtures	\$136.00
Lighting Pole / Wire	10 Poles	\$166.50
Lighting Fuel Charge	510 kWh @ \$0.05169/kWh	\$26.36
Storm Protection Charge	510 kWh @ \$0.01466/kWh	\$7.48
Clean Energy Transition Mechanism	510 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	510 kWh @ \$0.00326/kWh	\$1.66
Florida Gross Receipt Tax		\$1.37
Lighting Charges		\$357.46

Current Month's Electric Charges \$357.46

Billing information continues on next page →



Sub-Account #: 211014023603
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/15/2023 - 08/14/2023

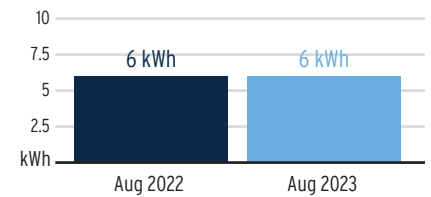
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000097945	08/14/2023	12,541		12,340		201 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	201 kWh @ \$0.07990/kWh	\$16.06
Fuel Charge	201 kWh @ \$0.05239/kWh	\$10.53
Storm Protection Charge	201 kWh @ \$0.00400/kWh	\$0.80
Clean Energy Transition Mechanism	201 kWh @ \$0.00427/kWh	\$0.86
Storm Surcharge	201 kWh @ \$0.01061/kWh	\$2.13
Florida Gross Receipt Tax		\$1.38
Electric Service Cost		\$55.01

Avg kWh Used Per Day



Current Month's Electric Charges \$55.01

Billing information continues on next page →




Sub-Account #: 211014023348
Statement Date: 08/30/2023

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

Service Period: 07/15/2023 - 08/14/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	272 kWh @ \$0.03511/kWh	\$9.55
Fixture & Maintenance Charge	17 Fixtures	\$156.91
Lighting Pole / Wire	17 Poles	\$283.05
Lighting Fuel Charge	272 kWh @ \$0.05169/kWh	\$14.06
Storm Protection Charge	272 kWh @ \$0.01466/kWh	\$3.99
Clean Energy Transition Mechanism	272 kWh @ \$0.00036/kWh	\$0.10
Storm Surcharge	272 kWh @ \$0.00326/kWh	\$0.89
Florida Gross Receipt Tax		\$0.73
Lighting Charges		\$469.28

Current Month's Electric Charges \$469.28

Billing information continues on next page →



Sub-Account #: 211014022878
Statement Date: 08/30/2023

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

Meter Read


Meter Location: Gate

Service Period: 07/15/2023 - 08/14/2023

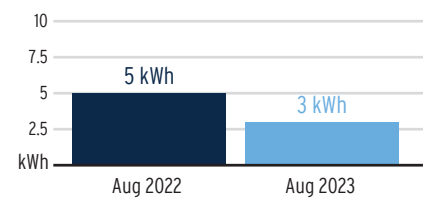
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000125768	08/14/2023	7,384		7,276		108 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	108 kWh @ \$0.07990/kWh	\$8.63
Fuel Charge	108 kWh @ \$0.05239/kWh	\$5.66
Storm Protection Charge	108 kWh @ \$0.00400/kWh	\$0.43
Clean Energy Transition Mechanism	108 kWh @ \$0.00427/kWh	\$0.46
Storm Surcharge	108 kWh @ \$0.01061/kWh	\$1.15
Florida Gross Receipt Tax		\$1.01
Electric Service Cost		\$40.59

Avg kWh Used Per Day



Current Month's Electric Charges \$40.59

Billing information continues on next page →



Sub-Account #: 211014022654
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/15/2023 - 08/14/2023

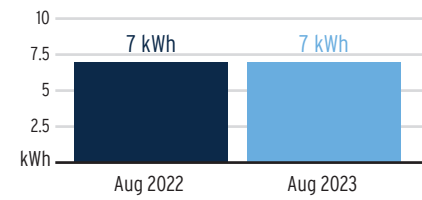
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000123133	08/14/2023	10,839		10,612		227 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	227 kWh @ \$0.07990/kWh	\$18.14
Fuel Charge	227 kWh @ \$0.05239/kWh	\$11.89
Storm Protection Charge	227 kWh @ \$0.00400/kWh	\$0.91
Clean Energy Transition Mechanism	227 kWh @ \$0.00427/kWh	\$0.97
Storm Surcharge	227 kWh @ \$0.01061/kWh	\$2.41
Florida Gross Receipt Tax		\$1.48
Electric Service Cost		\$59.05

Avg kWh Used Per Day



Current Month's Electric Charges \$59.05

Billing information continues on next page →



Sub-Account #: 211014022449
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/15/2023 - 08/14/2023

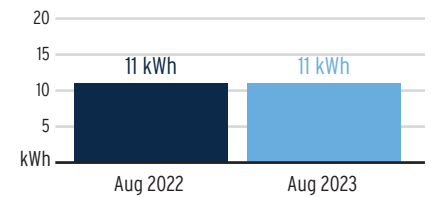
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000127032	08/14/2023	19,783		19,447		336 kWh	1	31 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	336 kWh @ \$0.07990/kWh	\$26.85
Fuel Charge	336 kWh @ \$0.05239/kWh	\$17.60
Storm Protection Charge	336 kWh @ \$0.00400/kWh	\$1.34
Clean Energy Transition Mechanism	336 kWh @ \$0.00427/kWh	\$1.43
Storm Surcharge	336 kWh @ \$0.01061/kWh	\$3.56
Florida Gross Receipt Tax		\$1.90
Electric Service Cost		\$75.93

Avg kWh Used Per Day



Current Month's Electric Charges \$75.93

Billing information continues on next page →



Sub-Account #: 211014022233
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/15/2023 - 08/14/2023

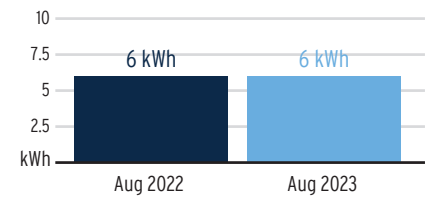
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000103850	08/14/2023	12,452		12,281		171 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	171 kWh @ \$0.07990/kWh	\$13.66
Fuel Charge	171 kWh @ \$0.05239/kWh	\$8.96
Storm Protection Charge	171 kWh @ \$0.00400/kWh	\$0.68
Clean Energy Transition Mechanism	171 kWh @ \$0.00427/kWh	\$0.73
Storm Surcharge	171 kWh @ \$0.01061/kWh	\$1.81
Florida Gross Receipt Tax		\$1.26
Electric Service Cost		\$50.35

Avg kWh Used Per Day



Current Month's Electric Charges \$50.35

Billing information continues on next page →



Sub-Account #: 211014022043
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/15/2023 - 08/14/2023

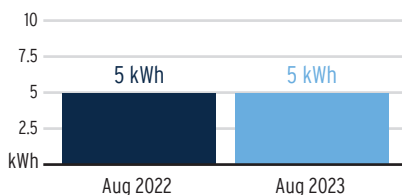
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000101280	08/14/2023	9,030		8,872		158 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	158 kWh @ \$0.07990/kWh	\$12.62
Fuel Charge	158 kWh @ \$0.05239/kWh	\$8.28
Storm Protection Charge	158 kWh @ \$0.00400/kWh	\$0.63
Clean Energy Transition Mechanism	158 kWh @ \$0.00427/kWh	\$0.67
Storm Surcharge	158 kWh @ \$0.01061/kWh	\$1.68
Florida Gross Receipt Tax		\$1.21
Electric Service Cost		\$48.34

Avg kWh Used Per Day



Current Month's Electric Charges \$48.34

Billing information continues on next page →



Sub-Account #: 211014021839
Statement Date: 08/30/2023

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

Meter Read


Meter Location: PUMP/LIFT STATION

Service Period: 07/15/2023 - 08/14/2023

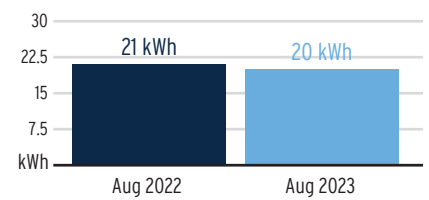
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762036	08/14/2023	35,298		34,672		626 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	626 kWh @ \$0.07990/kWh	\$50.02
Fuel Charge	626 kWh @ \$0.05239/kWh	\$32.80
Storm Protection Charge	626 kWh @ \$0.00400/kWh	\$2.50
Clean Energy Transition Mechanism	626 kWh @ \$0.00427/kWh	\$2.67
Storm Surcharge	626 kWh @ \$0.01061/kWh	\$6.64
Florida Gross Receipt Tax		\$3.02
Electric Service Cost		\$120.90

Avg kWh Used Per Day



Current Month's Electric Charges **\$120.90**

Billing information continues on next page →



Sub-Account #: 211014021607
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/15/2023 - 08/14/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760922	08/14/2023	14,067		6,255		7,812 kWh	1	31 Days
1000760922	08/14/2023	12.11		0		12.11 kW	1	31 Days

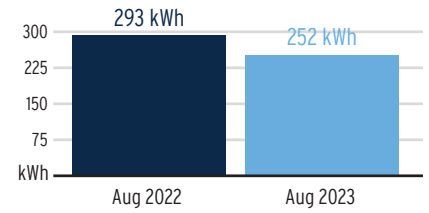
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.08000	\$33.48
Billing Demand Charge	12 kW @ \$14.13000/kW	\$169.56
Energy Charge	7,812 kWh @ \$0.00736/kWh	\$57.50
Fuel Charge	7,812 kWh @ \$0.05239/kWh	\$409.27
Capacity Charge	12 kW @ -\$0.06000/kW	-\$0.72
Storm Protection Charge	12 kW @ \$0.62000/kW	\$7.44
Energy Conservation Charge	12 kW @ \$0.88000/kW	\$10.56
Environmental Cost Recovery	7,812 kWh @ \$0.00084/kWh	\$6.56
Clean Energy Transition Mechanism	12 kW @ \$1.12000/kW	\$13.44
Storm Surcharge	7,812 kWh @ \$0.00238/kWh	\$18.59
Florida Gross Receipt Tax		\$18.61
Electric Service Cost		\$744.29

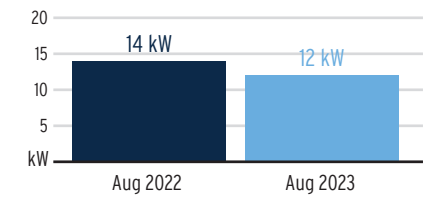
Current Month's Electric Charges \$744.29

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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



Sub-Account #: 211014021375
Statement Date: 08/30/2023

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

Meter Read

Meter Location: Lift

Service Period: 07/15/2023 - 08/14/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760919	08/14/2023	549		538		11 kWh	1	31 Days
1000760919	08/14/2023	0.35		0		0.35 kW	1	31 Days

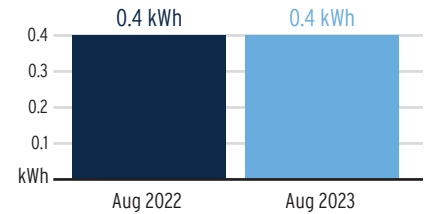
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	11 kWh @ \$0.07990/kWh	\$0.88
Fuel Charge	11 kWh @ \$0.05239/kWh	\$0.58
Storm Protection Charge	11 kWh @ \$0.00400/kWh	\$0.04
Clean Energy Transition Mechanism	11 kWh @ \$0.00427/kWh	\$0.05
Storm Surcharge	11 kWh @ \$0.01061/kWh	\$0.12
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.56

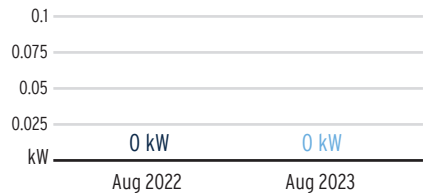
Current Month's Electric Charges \$25.56

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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



Sub-Account #: 211014021102
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/15/2023 - 08/14/2023

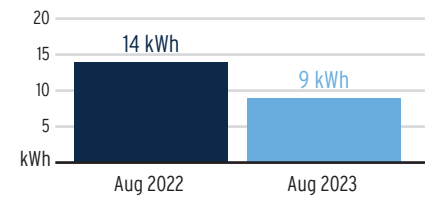
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142218	08/14/2023	49,969		49,693		276 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	276 kWh @ \$0.07990/kWh	\$22.05
Fuel Charge	276 kWh @ \$0.05239/kWh	\$14.46
Storm Protection Charge	276 kWh @ \$0.00400/kWh	\$1.10
Clean Energy Transition Mechanism	276 kWh @ \$0.00427/kWh	\$1.18
Storm Surcharge	276 kWh @ \$0.01061/kWh	\$2.93
Florida Gross Receipt Tax		\$1.67
Electric Service Cost		\$66.64

Avg kWh Used Per Day



Current Month's Electric Charges \$66.64

Billing information continues on next page →



Sub-Account #: 211014020864
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/15/2023 - 08/14/2023

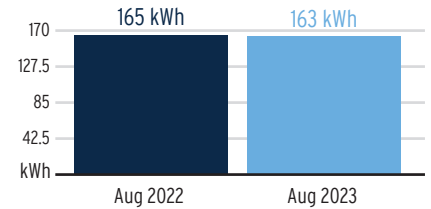
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760920	08/14/2023	79,591		74,546		5,045 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	5,045 kWh @ \$0.07990/kWh	\$403.10
Fuel Charge	5,045 kWh @ \$0.05239/kWh	\$264.31
Storm Protection Charge	5,045 kWh @ \$0.00400/kWh	\$20.18
Clean Energy Transition Mechanism	5,045 kWh @ \$0.00427/kWh	\$21.54
Storm Surcharge	5,045 kWh @ \$0.01061/kWh	\$53.53
Florida Gross Receipt Tax		\$20.15
Electric Service Cost		\$806.06

Avg kWh Used Per Day



Current Month's Electric Charges \$806.06

Billing information continues on next page →



Sub-Account #: 211014020591
Statement Date: 08/30/2023

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

Meter Read


Meter Location: GATE

Service Period: 07/15/2023 - 08/14/2023

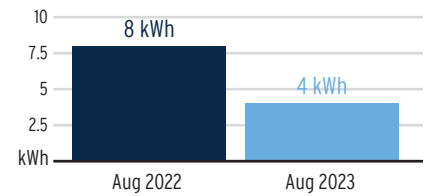
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000114901	08/14/2023	11,416		11,303		113 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	113 kWh @ \$0.07990/kWh	\$9.03
Fuel Charge	113 kWh @ \$0.05239/kWh	\$5.92
Storm Protection Charge	113 kWh @ \$0.00400/kWh	\$0.45
Clean Energy Transition Mechanism	113 kWh @ \$0.00427/kWh	\$0.48
Storm Surcharge	113 kWh @ \$0.01061/kWh	\$1.20
Florida Gross Receipt Tax		\$1.03
Electric Service Cost		\$41.36

Avg kWh Used Per Day



Current Month's Electric Charges \$41.36

Billing information continues on next page →



Sub-Account #: 211014020351
Statement Date: 08/30/2023

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

Meter Read


Meter Location: Gate

Service Period: 07/15/2023 - 08/14/2023

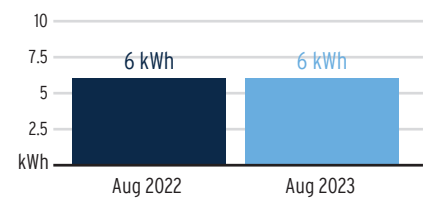
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000142239	08/14/2023	10,724		10,529		195 kWh	1	31 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	195 kWh @ \$0.07990/kWh	\$15.58
Fuel Charge	195 kWh @ \$0.05239/kWh	\$10.22
Storm Protection Charge	195 kWh @ \$0.00400/kWh	\$0.78
Clean Energy Transition Mechanism	195 kWh @ \$0.00427/kWh	\$0.83
Storm Surcharge	195 kWh @ \$0.01061/kWh	\$2.07
Florida Gross Receipt Tax		\$1.35
Electric Service Cost		\$54.08

Avg kWh Used Per Day



Current Month's Electric Charges \$54.08

Billing information continues on next page →



Sub-Account #: 211014020187
Statement Date: 08/30/2023

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

Meter Read

Meter Location: Behind wall look left

Service Period: 07/15/2023 - 08/14/2023

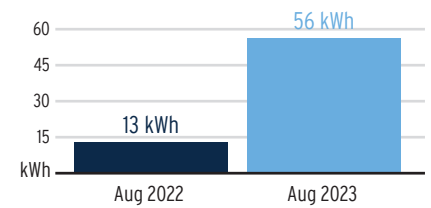
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000760998	08/14/2023	60,634		58,899		1,735 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	1,735 kWh @ \$0.07990/kWh	\$138.63
Fuel Charge	1,735 kWh @ \$0.05239/kWh	\$90.90
Storm Protection Charge	1,735 kWh @ \$0.00400/kWh	\$6.94
Clean Energy Transition Mechanism	1,735 kWh @ \$0.00427/kWh	\$7.41
Storm Surcharge	1,735 kWh @ \$0.01061/kWh	\$18.41
Florida Gross Receipt Tax		\$7.32
Electric Service Cost		\$292.86

Avg kWh Used Per Day



Current Month's Electric Charges \$292.86

Billing information continues on next page →



Sub-Account #: 211013949949
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/15/2023 - 08/14/2023

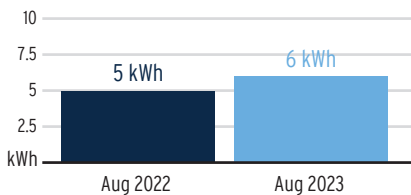
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000115610	08/14/2023	8,687		8,488		199 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	199 kWh @ \$0.07990/kWh	\$15.90
Fuel Charge	199 kWh @ \$0.05239/kWh	\$10.43
Storm Protection Charge	199 kWh @ \$0.00400/kWh	\$0.80
Clean Energy Transition Mechanism	199 kWh @ \$0.00427/kWh	\$0.85
Storm Surcharge	199 kWh @ \$0.01061/kWh	\$2.11
Florida Gross Receipt Tax		\$1.37
Electric Service Cost		\$54.71

Avg kWh Used Per Day



Current Month's Electric Charges \$54.71

Billing information continues on next page →



Sub-Account #: 211013949733
Statement Date: 08/30/2023

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

Meter Read

Service Period: 07/15/2023 - 08/14/2023

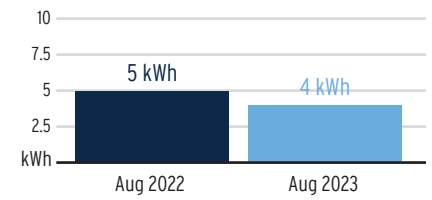
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000098994	08/14/2023	8,621		8,487		134 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	134 kWh @ \$0.07990/kWh	\$10.71
Fuel Charge	134 kWh @ \$0.05239/kWh	\$7.02
Storm Protection Charge	134 kWh @ \$0.00400/kWh	\$0.54
Clean Energy Transition Mechanism	134 kWh @ \$0.00427/kWh	\$0.57
Storm Surcharge	134 kWh @ \$0.01061/kWh	\$1.42
Florida Gross Receipt Tax		\$1.12
Electric Service Cost		\$44.63

Avg kWh Used Per Day



Current Month's Electric Charges \$44.63

Total Current Month's Charges \$12,034.69

Important Messages

Removing Your Envelope. 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.

U.S. Water[®]

Services Corporation

4939 CROSS BAYOU BOULEVARD
NEW PORT RICHEY, FL 34652

INVOICE

Page: 1

Invoice Number: SI78699
Invoice Date: 9/1/2023
Due Date: 10/1/2023

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
9/1/2023	Monthly Lift Station Inspection	2001	1 Each	90.09	90.09

RECEIVED
9/6/2023

Phone: (727) 848-8292 Ext. 219
Toll Free: (866) 753-8292 Ext. 219
Email: ar@uswatercorp.net

Subtotal: 90.09
Total Sales Tax: 0.00
Total USD: 90.09
Adjustments: 0.00
Amount Due: 90.09

U.S. Water Services Corporation

Water and Wastewater Utility Operations, Maintenance, Engineering, Management 2197-2001

MAINTENANCE SERVICE CHECK LIST

LOCATION: Meadow Pointe 3

DATE: 8/17/23

MODEL OF PUMPS: _____

HP: 2

POWER: A/C VOLTS: 230

PHASE: 1

PUMPS AMPS:	#1	L1	<u>19.7</u>	L2	<u>18.4</u>	L3	<u>/</u>
	#2	L1	<u>20.3</u>	L2	<u>20</u>	L3	<u>/</u>

RESISTANCE:	#1	L1 & L2	<u>0</u>	L2 & L3	<u>3</u>	L1 & L3	<u>/</u>
	#2	L1 & L2	<u>2</u>	L2 & L3	<u>2</u>	L1 & L3	<u>/</u>

PUMP GROUND: #1 00 #2 00 ETM #1 00405.3 ETM #2 00273.7

CONDITION OF PUMPS (BEARINGS, SEALS, HOUSINGS, ETC.) _____

CONTROL PANEL:

ALTERNATION	<u>ok</u>
ALARM HORN	<u>ok</u>
ALARM LIGHT	<u>ok</u>
#1	<u>ok</u>
#2	<u>ok</u>
#3	<u>ok</u>
#4	<u>ok</u>

CONDITION OF PANEL BOX:

PAIN	<u>Fiber Glass</u>
HASP	<u>ok</u>
HINGES	<u>ok</u>
STAND	<u>ok</u>
LOCK	<u>ok</u>

FLOAT SYSTEM

OTHER PANEL PROBLEMS

WET WELL:

SIZE PIPING	<u>2"</u>
TYPE	<u>PVC</u>
COND. PIPE	<u>ok</u>
GREASE ON WALL	<u>min</u>
GREASE FLOATING	<u>med</u>
HATCH COVER	<u>ok</u>
HINGES	<u>ok</u>

DRY WELL:

SIZE PIPING	<u>2"</u>
TYPE	<u>PVC</u>
COND. PIPE	<u>ok</u>
GREASE ON WALL	<u>NA</u>
GREASE FLOATING	<u>NA</u>
HATCH COVER	<u>ok</u>
HINGES	<u>ok</u>

CONDITION AROUND LIFT STATION: (WEEDS, TRASH, OTHER) Good

WORK THAT NEEDS TO BE DONE: Ants in panel + Around whole 1/5,

CC: OWNER

Signature & Date

8/17/23





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

ACCOUNT NO. 6426-016054
 INVOICE NO. 1488959W426
 STATEMENT DATE 09/20/23
 DUE DATE 09/25/23
 BILLING PERIOD //--

MEADOW POINT III CDD
 5844 OLD PASCO RD
 WESLEY CHAPEL, FL 33544

FOR ASSISTANCE CALL
 Customer Service (352) 583-4204
 One Time Payments (800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: 02882 Service Location Acct #016054-0001	MEADOW POINT III CDD 1500 MEADOW POINT BLVD WESLEY CH
09/20/23	FUEL SURCHARGE	1.00 SC70296237 \$ 29.24
09/20/23	ENVIRONMENTAL SURCHARGE	1.00 SC70296236 \$ 10.84
09/20/23	BASIC SERVICE CHARGE	1.00 6.00YD \$ 108.36
	10/1/2023-10/31/2023	
	Invoice Total	\$ 148.44
	Account Balance	\$ 148.44

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

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

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

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

NNNNNNNNNN



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

ACCOUNT NO. 6426-016054
 INVOICE NO. 1488959W426
 STATEMENT DATE 09/20/23
 DUE DATE 09/25/23
 PAY THIS AMOUNT 148.44

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. 6425-005595
 INVOICE NO. 6984853W425
 STATEMENT DATE 08/31/23
 DUE DATE 09/10/23
 BILLING PERIOD //--//

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) 841-8539
 One Time Payments (800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Contract No: ALL SITES Service Location Acct #005595-0001	
	MEADOW POINTE CDD III MEADOW POINT III WESLEY CHAPEL,	
08/31/23	BASIC SERVICE CHARGE 1.00 0.50YD	\$ 25,138.75
	8/1/2023-8/31/2023	
	Invoice Total	\$ 25,138.75
	Account Balance	\$ 25,138.75

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

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

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

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

NNNNNNNNNNNN



WASTE CONNECTIONS OF FLORIDA
 PASCO HAULING
 6800 OSTEEN ROAD
 NEW PORT RICHEY, FL 34653-3667

ACCOUNT NO. 6425-005595
 INVOICE NO. 6984853W425
 STATEMENT DATE 08/31/23
 DUE DATE 09/10/23
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



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

Account Number **1353910** Cycle 15
Meter Number
Customer Number 10213579
Customer Name MEADOW POINTE III CDD

Bill Date **08/23/2023**
Amount Due **1,507.05**
Current Charges Due **09/15/2023**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

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.

Previous Balance 1,479.96
Payment 1,479.96CR
Balance Forward 0.00



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.

Light Energy Charge	141.22
Light Support Charge	95.76
Light Maintenance Charge	200.56
Light Fixture Charge	238.68
Light Fuel Adj 4,894 KWH @ 0.04000	195.76
Poles(QTY 114)	513.00
FL Gross Receipts Tax	11.09
State Tax	97.02
Pasco County Tax	13.96

Total Current Charges 1,507.05
Total Due E.F.T. 1,507.05

Lights/Poles	Type/Qty	Type/Qty	Type/Qty
	105 98	205 16	910 114

DO NOT PAY
Total amount will be electronically transferred on or after 09/08/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/23/2023

District: OP15

Use above space for address change ONLY.

1353910 OP15
MEADOW POINTE III CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	09/08/2023
TOTAL CHARGES DUE	1,507.05
DO NOT PAY	

000135391000015070500015070505



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

Account Number **1353911** Cycle **06**
 Meter Number 50446983
 Customer Number 10213579
 Customer Name **MEADOW POINTE III CDD**

Bill Date **09/12/2023**
 Amount Due **293.15**
 Current Charges Due **10/03/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/04	46649	09/07	49151				2502

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Sep 2023	34	74
Aug 2023	29	78
Sep 2022	34	68

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

Previous Balance 270.48
Payment 270.48CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2,502 KWH @ 0.05017 125.53
Fuel Adjustment 2,502 KWH @ 0.04000 100.08
FL Gross Receipts Tax 6.79
State Tax 18.87
Pasco County Tax 2.72

Total Current Charges 293.15
Total Due **E.F.T.** 293.15



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.

DO NOT PAY

Total amount will be electronically transferred on or after 09/29/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 09/12/2023

District: OP06

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

Electronic Funds Transfer on or after 09/29/2023
TOTAL CHARGES DUE 293.15
DO NOT PAY

000135391100002931500002931506



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

Account Number **1353912** Cycle **06**
 Meter Number 40524268
 Customer Number 10213579
 Customer Name MEADOW POINTE III CDD

Bill Date **09/12/2023**
 Amount Due **83.70**
 Current Charges Due **10/03/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/04	84429	09/07	84833				404

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Sep 2023	34	12
Aug 2023	29	12
Sep 2022	34	14

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

Previous Balance 77.40
 Payment 77.40CR
 Balance Forward 0.00



Customer Charge 39.16
 Energy Charge 404 KWH @ 0.05017 20.27
 Fuel Adjustment 404 KWH @ 0.04000 16.16
 FL Gross Receipts Tax 1.94
 State Tax 5.39
 Pasco County Tax 0.78

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.

Total Current Charges 83.70
 Total Due **E.F.T.** 83.70

DO NOT PAY

Total amount will be electronically transferred on or after 09/29/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 09/12/2023

District: OP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	09/29/2023
TOTAL CHARGES DUE	83.70
DO NOT PAY	

000135391200000837000000837000



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

Account Number **1353913** Cycle **06**
 Meter Number 38049624
 Customer Number 10213579
 Customer Name MEADOW POINTE III CDD

Bill Date **09/12/2023**
 Amount Due **64.12**
 Current Charges Due **10/03/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/04	40879	09/07	41087				208

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2023	34	6
Aug 2023	29	5
Sep 2022	34	7

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



1 0 2 1 3 5 7 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 57.93
 Payment 57.93CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 208 KWH @ 0.05017 10.44
 Fuel Adjustment 208 KWH @ 0.04000 8.32
 FL Gross Receipts Tax 1.48
 State Tax 4.13
 Pasco County Tax 0.59

Total Current Charges 64.12
 Total Due **E.F.T.** 64.12

DO NOT PAY

Total amount will be electronically transferred on or after 09/29/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 09/12/2023

District: OP06

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

Electronic Funds Transfer on or after 09/29/2023
TOTAL CHARGES DUE 64.12
DO NOT PAY

000135391300000641200000641200



INVOICE

INVOICE #	INVOICE DATE
TM 578387	9/1/2023
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: October 1, 2023

Invoice Amount: \$24,272.25

Description	Current Amount
Monthly Landscape Maintenance September 2023	\$24,272.25

Invoice Total

\$24,272.25

Excellence

RECEIVED
8/28/2023

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 579078	8/29/2023
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: September 28, 2023

Invoice Amount: \$1,640.06

Description	Current Amount
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Irrigation 2 1/2 main line break at Beardsley

Irrigation Repairs

\$1,640.06

Invoice Total

\$1,640.06

Excellence

RECEIVED
8/31/2023

IN COMMERCIAL LANDSCAPING

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