

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

MEETING AGENDA

Thursday, November 20, 2025, at 5:30 p.m.

**Meeting to be held at:
South Fork III CDD Clubhouse
11771 Ambleside Blvd.
Riverview, FL 33579**



11555 Heron Bay Blvd.
Coral Springs, FL 33076
(954) 603-0033

South Fork III Community Development District

Board of Supervisors

Darryl Dew, Chairman
Susan Peltz, Vice Chairperson
Scott Corder, Assistant Secretary
Robert Craig Fulcher, Assistant Secretary
Stephen McElroy, Assistant Secretary

Staff

Alba Sanchez, District Manager
Kathryn "KC" Hopkinson, District Counsel
Robert Dvorak, District Engineer
Eric Frazier, Field Manager
Jonathan Sciortino, District Accountant
Crystal Yem, District Admin
Dustin Heflin, New Leaf Horticulture

Meeting Agenda

Thursday, November 20, 2025, at 5:30 p.m.

Teams Information

Call In Number: 278 575 284 840 Meeting ID: tb6YZ6zb

[Join the meeting now](#)

- 1. Call to Order/Roll Call**
- 2. Approval of the Agenda**
- 3. Audience Comments (3) minute time limit.**
- 4. Staff Reports**
 - A. Accountant Report
 - B. Landscape and Irrigation Report Page 3
 1. Consideration of Playground Mulch Installation Page 10
 - C. Clubhouse Report Page 12
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
- 5. Business Items**
 - A. Consideration of Channel Drain Replacement Proposal.....Page 15
 - B. General Matters of the District
- 6. Business Administration**
 - A. Consideration of Minutes from the Meeting held October 16, 2025
(Under Separate Cover)
 - B. Consideration of the October 2025 Check Register.....Page 23
- 7. Supervisors' Requests**
- 8. Adjournment**

The next CDD Meeting is scheduled for Thursday, December 18, 2025, at 5:30 P.M.

District Office

Inframark Community Management Services
2654 Cypress Ridge Blvd.
Wesley Chape, Florida 33607
(813) 873 – 7300

Meeting Location

South Fork III Clubhouse
11771 Ambleside Blvd
Riverview, Florida 33579
(813) 608 - 8232

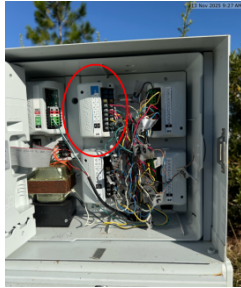
South Fork III CDD Landscape & Irrigation Maintenance Report

November 2025

Dustin Heflin
NewLeaf Horticulture
13 Nov 2025



Irrigation Maintenance



Status: Fixed

Description:

1. Modular Replacement
2. Solenoid Replacement
2. Wet Checks
3. General Maintenance Repairs

Assigned To: Irrigation Tech

Reviewed By: Dustin

Comments:

1. New modular was installed on the southeast side of Ambleside Blvd near the county lift station. Controller (out of warranty) failed, rendering 38 zones inoperable.
2. A zone in front of the clubhouse was looking discolored and dry. We had to bring out the wire tracing unit in order to find the valve. We discovered a failed solenoid and replaced it.
3. Irrigation team conducted community-wide wet checks in preparation for fertilizer application and annuals rotation.
4. Various small-scale repairs were made, to include pop up head replacements and drip line repairs.

PCO Spray Technician

Status: In Progress

Description: Weed mitigation followed by fertilization.

Assigned To: Pest Control Operator (PCO)

Reviewed By: Not Defined

Comments: 12 Nov 2025 at 1:21 PM

Spray technician is scheduled to be onsite the week before Thanksgiving for glyphosate and selective herbicide application. Fertilizer will follow barring any weather delays. We want to ensure the fertilizer goes down and is watered in while the temps are warmer.

Clubhouse



Status: Fixed

Description: Detail Work

Assigned To: Ground Crew

Reviewed By: Dustin

Comments: 13 Nov 2025 at 8:05 AM

All ornamental grasses and palmettos have been trimmed and pruned.

White Sapphire Park



Status: In Progress

Description: Detail Work

Assigned To: Ground Crew

Reviewed By: Dustin

Comments: 13 Nov 2025 at 8:34 AM

White Sapphire community park has been detailed, save one area of palmettos. All other palmettos have been pruned and cut back. Juniper beds have been weeded and any dead plant material trimmed or removed.

Pradera Park & Blvd



Status: Fixed

Description: Detail Work

Assigned To: Ground Crew

Reviewed By: Dustin

Comments: 13 Nov 2025 at 8:59 AM

Pradera Reserve Blvd and the park area by the Pradera playground have been detailed to completion. All ornamental grasses, hedges and palmettos have been trimmed and pruned.

Annuals Rotation



Status: In Progress

Description: Flower installation

Assigned To: Installation Crew

Reviewed By: Not Defined

Comments: 13 Nov 2025 at 9:05 AM

Annual flower rotation is at 95% completion. Red geraniums have been installed at all 22 monuments and clubhouse. More topsoil is required for installation at Pradera Park and White Sapphire Park. Installation will be complete by the November CDD meeting.

EZ Mulch
PO Box 550512
Jacksonville, FL 32255 US
+19042545366
AR@EZ-Mulch.com

Estimate



ADDRESS
Inframark 630 Kingsley Ave. Suite B Orange Park, FL 32073

SHIP TO
South Fork III Playgrounds 11771 Ambleside Blvd. Riverview, FL 33579

ESTIMATE #	DATE	
4904	10/28/2025	

PROJECT STATUS
4 Pending

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	Playground Chips - TPA	Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 140 yards at a 4" depth. Ableside Playground 11771 Ambleside Blvd. Riverview, FL 33579 Eric Frazier - 813.869.1601 Efrazier@Inframark.com	7,700.00
	Playground Chips - TPA	Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 119 yards at a 6" depth. Pradera Reserve Playground	6,545.00

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@fcmindustries.com.
Thank you for the opportunity to bid your project. We look forward to working with you soon!

Please note that there is a 3% surcharge on all credit card payments. All estimates are valid for 90days.

TOTAL **\$14,245.00**

Accepted By

Accepted Date



Southfork III Playground #1
11171 Ambleside Drive
Riverview, FL 33179

Eric Frasier
813-808-1621

140 yards
200-foot fence

Southfork III Playground #2
11161 Pradera Reserve Blvd
Riverview, FL 33179

Eric Frasier 813-808-1621

110 yards
200-foot fence



Eric Frazier
Inframark

CLUB HOUSE

POOL SHOWER

Tuesday, 21 October 2025

5 Issues Identified



ISSUE 1

Assigned To CDD

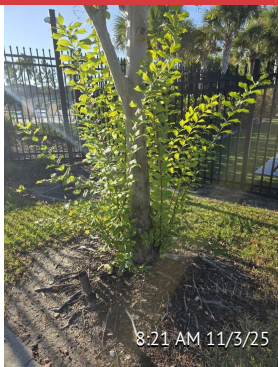
Pool Shower need to be repaired.



ISSUE 2

Assigned To CDD

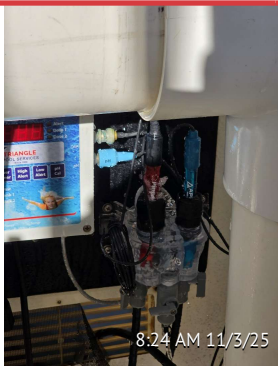
Pradera Park pavilion needed pressure washing.



ISSUE 3

Assigned To Newleaf

Remove tree suckered by basketball area.



ISSUE 4

Assigned To Pool Company

Broken water leaking out of the probe just need a gasket to seal.



ISSUE 5

Assigned To Newleaf

Weed need to sprayed by white Sapphire



Prepared by:
Shane Goforth
shane.goforth@lregsi.com

LRE Foundation Repair, LLC
www.lrefoundationrepair.com
TF (800) 580-0229
F (352) 754-4558
License# CBC1256398

Prepared for:
South Fork III
efrasier@inframark.com
P (813) 869-1601
PR67377

Job location:
11771 Ambleside Blvd
Riverview, FL 33579

Prepared on:
10-28-25

Project Summary

Channel Drain Replacement (Bolt Grates)

Total Investment	\$13,588.80
Same Day Savings	\$679.44
Total Contract Price	\$12,909.36
Deposit Required - 25%	\$3,227.34
Deposit Paid	\$0.00
Amount Due Upon Installation	\$12,909.36

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This proposal reflects the professional opinion of LRE, based on the experience of the design specialist, information provided by the Customer, and observations made during the site visit. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____ **Date** _____

Customer understands that after the three day rescind period from the date the contract is signed, a 25% non-refundable deposit will apply. If additional post-repair settling or damage occurs that is the result of sinkhole activity, any warranties offered, expressed or implied would be null and void. If final payment is not received, any warranties offered, expressed or implied would be null and void. My signature indicates that I have reviewed and accepted the terms within this contract including the Limited Warranty and Rescind Contract page(s). The prices proposed, specifications, and conditions are satisfactory and are hereby accepted. Deposit due prior to mobilization, remaining balance due upon completion of project, not subject to waiting on completion reports, inspections, or permits. Remaining balances will be charged 5% monthly interest. LRE reserves the right to cancel the contract at any time. *THIS PROPOSAL, INCLUDING PRICING, IS GOOD FOR ONLY THIRTY (30) DAYS FROM THE DATE OF PREPARATION. By signing any forms or agreements provided to you by LRE, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature and their binding effect.

Customer Signature _____ **Date** _____

Customer acknowledges that lift will be attempted to the maximum practical extent, but is not guaranteed.

Initial _____

I have reviewed and accepted all pages within this contract.

Initial _____

Job Details

Job Details (Continued)

Specifications

Install 5" channel drain with removable grate. Install includes cutting and replacement of 2' wide strip of concrete as necessary. Customer acknowledge color and finish will not match.

Contractor Will

- 1.) Attempt to achieve maximum practical lift of the foundation, but is not responsible for cosmetic damage that may result. (Achieving lift is not guaranteed)
- 2.) LRE is licensed and insured for all work performed.
- 3.) Attempt to lift, but is not guaranteed. Grinding may be needed, but authorization will be requested to grind if lift is not achieved.
- 4.) Contact and have the proper, necessary local and state authorities locate all public underground utilities prior to start of work.
- 5.) LRE will install base footings for SmartJacks or Block Piers per the engineer's recommendations with the allowance of slight variation either more or less than the standard 2x2 footings with Engineer's approval. Footing types will also vary based on soil conditions and will be determined onsite by the foreman's discretion.

Customer Will

- 1.) Provide site access to the work area.
- 2.) Move items at least 10 feet away from the work area.
- 3.) Mark any private utilities that may be hidden underground.
- 4.) Repair any sprinkler lines that may be damaged during the installation. Customer acknowledges that utility insurance was offered by the Design Specialist and has been declined.
- 5.) Pay balance upon completion of each individual project on the final day of installation, not subject to waiting on completion reports, inspections, or permits.
- 6.) Be responsible for removal and replacement of any landscaping and/or sod that is in the work area.
- 7.) Hire a landscaper to remove and replace any landscaping that they would like to keep.
- 8.) Water supply within 100 feet of the work area.
- 9.) Be responsible to replace any pavers removed during installation, customer understands that pavers may break during removal and is the responsibility of the customer to replace.
- 10.) Customer acknowledges that foundation piers were proposed and are the recommended solution for settlement.
- 11.) DecoShield is a concrete stain, therefore, there may be variations in color and absorption due to texture and condition of the concrete. DecoShield will absorb differently to concrete patches, aggregate, stains, and customer understands that these factors will impact the overall application of DecoShield.
- 12.) Customer understands that any systems that LRE installs for water diversion can be overwhelmed during Tropical Storms, Hurricanes, Excess Rain, or "Acts of God" storms. This means you will see pooling water, but your system will operate to remove this water eventually if the surrounding areas or where exit lines are, are not flooded. In order for our systems to operate properly, street irrigation or where the exit lines are cannot be flooded, or our system will not drain. The surrounding flooding must subside before the water has a place to dissipate. Should the water not drain after the flooding has dissipated, please call the Service Department to schedule a technician to check your system.
- 13.) Customer understands that NexusPro is not paintable.

Additional Notes

LRE Foundation Repair, LLC. will provide customer with a "Contractor's or Supplier's Final Waiver of Lien" after final invoice payment, upon request.

Due to engineering tests/reports and permitting processes, it can take up to a total of 12 weeks for LRE to complete projects. We cannot guarantee a specific installation date or timeframe unless otherwise noted. Any installation date given is not guaranteed and can change at any time, although we will do our best to avoid these changes.

Product List

Channel Drain Replacement (Bolt Grates)

5" Channel Drain	95 ft
------------------------	-------

Recommendations to Your Project

	✓ Option 1 Regular \$13,588.80 Savings \$679.44 Total ... \$12,909.36	Option 2 Regular \$13,588.80 Savings \$679.44 Total ... \$12,909.36
Channel Drain Replacement (Bolt Grates)	✓	✓
Channel Drain Replacement (Bolt Grates)	✓	✓

Limited Warranty

Limited Warranty

This Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of LRE Foundation Repair, LLC ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties and no warranties that extend beyond the description on the face hereof, including NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

General Terms

For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry.

Change Orders

This Agreement may be amended by mutual agreement of the parties hereto and a writing to be attached to and incorporated into this Agreement. Contractor reserves the right to request change orders for extra work required as a result of conditions unforeseen based on the original information obtained during the proposal stage. Customer will be responsible for any additional costs associated with such written change orders.

Opportunity to Cure

In the event that the Customer believes there is any alleged deficiencies or material defect(s) in the workmanship of the work performed, the Customer shall promptly notify the Contractor in writing of alleged deficiencies or material defect and give the Contractor the first and reasonable opportunity to cure any alleged defect in performance. The Customer must retain, at their own expense, an independent engineer professional to submit a written report for the Contractor's review and subsequent submission by the Contractor to the original engineer of record or an engineer of the Contractor's choosing, in order to determine the cause of the alleged material defect in the workmanship of the work. For this Warranty to apply, the original engineer of record or the engineer chosen by the Contractor must find that a material defect in workmanship of the work performed by the Contractor exists and that such defect was a result of the material defect in the workmanship of the work provided by the Contractor. The Customer's exclusive remedy pursuant to this Warranty and Contractor's only liability shall be for the Contractor to repair the material defect in the workmanship of the work at no cost to the Customer; provided, however, in no event shall the value of the services, labor and materials provided pursuant to this Warranty exceed the original contract price for the work provided by the Contractor. If the Contractor is denied the first opportunity to cure, expenses incurred will be the sole responsibility of the Customer.

Governing Law

This Agreement shall be construed under and in accord with the laws of the State of Florida. Unless otherwise stated, any legal proceedings against the customer related to this agreement, including but not limited to collection and lien foreclosure actions, venue shall be in Hernando County, Florida, if possible.

Severability

In any case where one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

Exclusions

THIS WARRANTY DOES NOT COVER, CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR, AND CUSTOMER HOLDS CONTRACTOR HARMLESS FROM: 1) exterior waterproofing; 2) plumbing damage; 3) Customer-caused damage; 4) dust from installation; 5) damage to real or personal property such as walls, wall covering, countertop, finished/unfinished flooring, door and/or window framing, sheetrock, drywall, concrete, exterior veneers, cabinets, appliances, or including any damage alleged to have been done by the Contractor's use of heavy equipment necessary to complete the job; 6) any injury or damage caused by mold to property or person; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any cause outside Contractor's control; 8) damage from a lifting operation; 9) basement water seepage; and 10) damage from heave, lateral movements/forces of hillside creep, land sliding, or slumping of fill soils. 11) While Contractor assumes responsibility for utility damage that occurs as a result of Contractor's installation, such protection is limited to replacing/repair the area Contractor damaged and does not include any upgrades to utilities for code compliance or other reasons. 12) System clogging or malfunctioning from mineral accumulations, iron ochre, iron gel or bacteria from the soil, tree roots, mud, or sand, etc. 13) Drainage Systems can be overwhelmed during Tropical Storms, Hurricanes, Excess Rain, or "Acts of God" storms. Pooling water will exist in the areas of installation, but your system will operate to remove the water over time if the surrounding areas or where exit lines are, are not flooded. In order for the System to operate properly, street irrigation or where the exit lines are cannot be flooded, or the system will not drain. The surrounding flooding must subside before the water has a place to dissipate.

Sinkhole Exclusions

LRE is not responsible for any manmade condition including any subsidence or sinkhole that was not repaired by LRE. As well as any subsidence or sinkholes on any adjacent property.

Clay Shrink/Swell Limitations

The project does not address the problem of shrink/swell materials (clay). This material is highly subjected to volume changes due to climatic conditions such as drought and heavy rainfall. These types of conditions are beyond the scope of this project.

Limited Warranty (Continued)

Termination for Cause by Contractor

Contractor may, without prejudice to any other right or remedy available to Contractor, and upon written notice to Customer, terminate this Agreement, in whole or part, if any of the following occur:

- 1) Customer is named as a debtor in any bankruptcy proceeding, or a foreclosure action is initiated against the real property that is subject of this Agreement;
- 2) If the subject real property or any interest therein is sold to any person who is not a party to this Agreement, whether before or after work has commenced;
- 3) A receiver is appointed for Customer for any real property that is subject of this Agreement;
- 4) Customer refuses, fails, or is unable to make timely payment(s) for the work, services or labor provided;
- 5) Customer fails to timely perform any of its obligations under or is in violation of or in default under any provision of this Agreement.
- 6) Customer delays the project over 120 days from contract signing. If Customer delays project more than 120 days, Contractor will keep any deposits paid.

The rights or remedies provided to Contractor in this paragraph are in addition to, and not in place of, any other rights or remedies available to Contractor under this Agreement or at law or in equity. In the event of a breach of this Agreement by the Customer, and whether or not this Agreement is terminated by Contractor, Customer will be liable for all damages, losses, costs, and expenses incurred by the Contractor as a result of the Customer's breach. The termination or expiration of this Agreement for whatever reason, in accordance with the provisions hereunder, shall not prejudice or affect any accrued rights or claims of Contractor as provided for in this Agreement.

Indemnification Clause

Client assumes all responsibility for damages due to breakage of any hidden fuel lines, utility lines, irrigation lines, pool plumbing and/or exterior or interior cosmetic or structural damage due to the stabilization process, though we will do our best to avoid such damage.

Liability

THIS WARRANTY DOES NOT COVER, AND THE CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR WATER DAMAGE TO FLOOR COVERINGS, FURNITURE, STORED ITEMS, FINISHED WALLS AND OTHER OBJECTS INSIDE THE FOUNDATION. Contractor will not be responsible for any damages caused by mold, to include but not be limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects. Homeowner agrees to keep area dry and report all other obligations on contractor's part. There are no other warranties verbal or written.

Engineering

If applicable, Contractor will provide coordination with the engineering company in regards to their report(s) and material used in drafting said report(s). Contractor will perform the repair program based on the outline above in coordination and cooperation with the Engineer of Record and/or their representative will monitor, if one is required for the completion of the project. Customer agrees that a representative from the Engineer of Record will be present and/or monitor Contractor's performance at all times and Contractor will not be held responsible if said representative is not present and/or monitoring Contractor's performance at any time during Contractor's work being completed.

Project Reschedules

Should Contractor mobilize to the property after notifying the Customer of the scheduled date and on the day of installation the Customer requests to cancel or change the installation date, Contractor reserves the right to charge a remobilization fee. Should the customer delay the given installation date by more than 60 days, the project is subject to price increases or cancellation of the contract, withholding any deposits paid.

Items For Which Customer Is Responsible

Customer shall: 1) make full payment to the crew leader upon completion of work; 2) prepare the work area for installation; 3) be responsible for any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) mark private lines (satellite, propane, sprinkler, etc.) 5) maintain positive drainage away from the repaired wall(s); 6) keep gutters clean and in good working order; 7) direct downspouts a sufficient distance away from the repaired wall(s); 8) maintain proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

Annual Maintenance Recommended/Service Calls

Contractor recommends that Customer maintain the System annually. The cost of maintenance is not included in this proposal or in this Warranty unless specified. Annual maintenance can prevent most problems with the System. Customer agrees to keep gutters clean, downspouts extended, the area dry, the grade outside pitched away from house, and report any leaks that may be related to Contractor's work. There will be NO charge for service calls made to address leaks in the System.

Construction Lien Law and Rescind Contract Terms

CONSTRUCTION LIEN LAW INFORMATION

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

RESCIND CONTRACT TERMS

The 1968 Truth in Lending Act and the 1969 Federal Reserve Board Regulation Z Rules under the Consumer Credit Protection Act gives property OWNERS a three day cancellation / rescission right. By signing and dating the contract below, you, the Homeowner(s), understand that you may cancel this transaction without any penalty or obligation, within three business days from the date signed below. Your written cancellation must be postmarked no later than midnight of the third business day after the contract date below. However, if this agreement should be breached or cancelled after the allotted timeframe aforementioned, we, the Contractor, are entitled to recovering any and all applicable fees, which include, but are not limited to, documenting fees, labor, travel, or equipment, to complete any portion of the contract, equaling 25% of the contract's value. Additionally, LRE will not be held liable for any cost, expense or compromise incurred by legal action associated with the breach of contract.

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100155	10/17/25	V00049	STRALEY ROBIN VERICKER	27200	legal review Sept 2025	PROFESSIONAL SERVICES	531146-51301	\$614.50
001	100156	10/17/25	V00112	SOUTH COUNTY LANDCARE INC	10789	monthly maint Oct 2025	LANDSCAPE SERVICES	546300-53908	\$20,998.16
001	100157	10/17/25	V00122	JAN-PRO OF TAMPA	232693	janitorial services October 1 2025	JANITORIAL	531131-53908	\$613.00
001	100158	10/17/25	V00079	SECURITEAM INC.	20824	monthly monitoring Oct 2025	SECURITY MONITORING	546473-53908	\$981.00
001	100159	10/17/25	V00129	BIG SUN EQUINE PRODUCTS INC	SB-1711	6ft white pvc repair 50% required down	white fence	549900-53908	\$739.00
001	100160	10/17/25	V00103	COMPLETE I.T.	17899	Brivio Onair Tier 1 reader monthly plan	payment for monthly email account	546473-53908	\$140.00
001	100161	10/17/25	V00116	TRIANGLE POOL SERVICES	12788	SFIII Pool service for Sept 2025	MTHLY CLEANING SVC	534078-53908	\$2,295.00
001	100162	10/17/25	V00141	MJMR HOLDINGS, INC	20251102	Restoration/Service/Remodel	Capital Improvements	563001-57212	\$1,990.48
001	100163	10/17/25	V00086	INFRAMARK LLC	160648	Management contract October 2025	MANAGEMENT FEE	531150-51301	\$5,150.00
001	100163	10/17/25	V00086	INFRAMARK LLC	160648	Management contract October 2025	MANAGEMENT FEE	531142-51301	\$1,050.00
001	100163	10/17/25	V00086	INFRAMARK LLC	160648	Management contract October 2025	MANAGEMENT FEE	534215-53908	\$6,228.67
001	100164	10/17/25	V00130	BDI ENGINEERING	2127	engineering services Sept 2025	ENGINEER	531147-51301	\$1,170.00
001	100165	10/17/25	V00142	AQUATIC WEED CONTROL INC	114976	add OF 2 additional ditches Sept 2025	WATERWAY SVCS	531085-53908	\$2,768.00
001	100166	10/23/25	V00142	AQUATIC WEED CONTROL INC	115206	aquatic week October 2025	waterway	531085-53908	\$2,768.00
001	100167	10/27/25	V00121	DUSTIN HEFLIN	1025	Training new employee time	pay	534215-53908	\$1,329.25
001	100168	10/27/25	V00116	TRIANGLE POOL SERVICES	22547	weekly pool service October 2025	MTHLY CLEANING SVC	534078-53908	\$2,295.00
001	100169	10/29/25	V00086	INFRAMARK LLC	161862	postage October 2025	MANAGEMENT FEE APRIL 2024	541024-51301	\$2.22
001	100170	10/30/25	V00049	STRALEY ROBIN VERICKER	27389	legal Services Sept 30 2025	PROFESSIONAL SERVICES	531146-51401	\$1,285.50
001	100171	10/30/25	V00112	SOUTH COUNTY LANDCARE INC	10803	2Tree removal -22ft pine tree	LANDSCAPE SERVICES	546468-53908	\$2,129.00
001	100172	10/30/25	V00143	FLAGSHIP WEAR LLC	101777	Uniforms for Staff - October 2025	services	552003-53908	\$221.15
001	2971	10/17/25	V00107	DARRYL F. DEW	DD-101625	BOARD 10/16/25	Supervisor Fees	511100-51101	\$200.00
001	2972	10/17/25	V00136	ROBERT CRAIG FULCHER	RF-101625	BOARD 10/16/25	Supervisor Fees	511100-51101	\$200.00
001	2973	10/17/25	V00078	SCOTT D. CORDER	SC-101625	BOARD 10/16/25	Supervisor Fees	511100-51101	\$200.00
001	2974	10/17/25	V00138	STEPHEN MCELROY	SM-101625	BOARD 10/16/25	Supervisor Fees	511100-51101	\$200.00
001	2975	10/23/25	V00012	FLORIDA COMMERCE	93340	florida commerce payment October 2025	licenses	554020-51301	\$175.00
001	300094	10/08/25	V00048	CHARTER COMMUNICATIONS ACH	2503623092125	spectrum Sept 21-Oct 20 2025	INTERNET	549031-57212	\$230.00
001	300095	10/10/25	V00118	ENGAGE PEO - ACH	120042-ACH	ON SITE STAFF SEP 2025	PAYROLL	534215-53908	\$1,295.48
001	300096	10/15/25	V00098	BOCC ACH	092425-5049-ACH	SERVICE 08.21.25 - 09.22.25	WATER	543018-53300	\$427.79
001	300097	10/15/25	V00098	BOCC ACH	092425-3327-ACH	BOCC August 2025	WATER	543018-53300	\$80.88
001	300098	10/15/25	V00098	BOCC ACH	092425-2882-ACH	BOCC aOctober 2025	WATER	543018-53300	\$2,733.74
001	300101	10/17/25	V00084	TECO TAMPA ELECTRIC ACH	100325-5924	TECO October 3 2025	ELECTRIC	543041-53100	\$23,948.59
001	300103	10/27/25	V00048	CHARTER COMMUNICATIONS ACH	2542969101025	Spectrum October 2025	INTERNET	549031-53908	\$174.99
001	300104	10/27/25	V00118	ENGAGE PEO - ACH	202521-INIT	wages for clubhouse monitor	PAYROLL	534215-53908	\$1,038.86
001	300105	10/27/25	V00118	ENGAGE PEO - ACH	120338-ACH	payroll for SFE October 10 2025	PAYROLL	534215-53908	\$1,038.86
001	300106	10/30/25	V00100	WASTE MANAGEMENT INC OF FLORIDA ACH	0191751-2206-8-ACH	waste management Sept 30	GARBAGE	546913-53400	\$330.53
001	DD283	10/31/25	V00118	ENGAGE PEO - ACH	120645-ACH	staffing October 2025	PAYROLL	534215-53908	\$502.86
Fund Total									\$87,545.51

Total Checks Paid	\$87,545.51
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South Fork CDD

- (28) Ponds
- 1- 1,901LF / 2.70ac.
 - 2- 1,141LF / 1.95ac.
 - 3- 1,196LF / 1.20ac.
 - 4- 854LF / .67ac.
 - 5- 256LF / .10ac.
 - 6- 1,634LF / .42ac.
 - 7- 3,857LF / 5.96ac.
 - 8- 927LF / 1.15ac.
 - 9- 1,583LF / 3.89ac.
 - 10- 1,123LF / 1.28ac.
 - 11- 1,710LF / 2.99ac.
 - 12- 850LF / .59ac.
 - 13- 1,585LF / 2.32ac.
 - 14- 1,987LF / 4.0ac.
 - 15- 3,566LF / 7.97ac.
 - 16- 1,904LF / 2.52ac.
 - 17- 736LF / .59ac.
 - 18- 599LF / .35ac.
 - 19- 603LF / .26ac.
 - 20- 2,033LF / 4.85ac.
 - 21- 2,431LF / 7.68ac.
 - 22- 1,782LF / 3.90ac.
 - 23- 868LF / .64ac.
 - 24- 1,982LF / 4.99ac.
 - 25- swale 7,683LF
 - 26- 1,164LF / 1.78ac.
 - 27- 1,287LF / 2.36ac.
 - 28- 1,434LF / 2.26ac.
- MERITUS CORP>

Legend



Google Earth

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1000 ft

