



South Fork III Community Development District

May 21, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 221 105 667 298 75 **Passcode:** 7zC2Xx9Y
Call In Number: 1-646-838-1601 **Conference ID:** 113 325 874#

2654 Cypress Ridge Blvd.,
Wesley Chapel, Florida 33544

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

South Fork III Community Development District

Agenda Page 2

Board of Supervisors

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

District Staff

Alba Sanchez, District Manager
Kathryn "KC" Hopkinson, District Counsel
Kirk Wagner, District Engineer
Eric Frazier, Field Supervisor
Sergio Inguanzo, District Accountant
Kareen Baker, District Admin

Regular Meeting Agenda

Thursday, May 21, 2026, at 5:30 p.m.

The Regular Meeting of the South Fork III Community Development District will be held on **Thursday, May 21, 2026, at 5:30 p.m. at the South Fork III Clubhouse, 11771 Ambleside Boulevard, Riverview, Florida, 33579.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 221 105 667 298 75 **Passcode:** 7zC2Xx9Y

Dial-In by Phone: 1-646-838-1601 **Phone Conference ID:** 113 325 874#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

- A. Aquatic Report
- B. NewLeaf Landscape and Irrigation Maintenance Report
 - i. NewLeaf Estimate #1324 - Tree Removals and Oak Tree Replacement
- C. Clubhouse Report
- D. District Engineer Report
- E. District Counsel
 - i. Reminder of Form 1 Submission
- F. District Manager Report
 - i. Information on the Number of Registered Voters – 2,607

5. BUSINESS ITEMS

- A. Presentation of Fiscal Year 2027 Proposed Budget
 - i. Consideration of Resolution 2026-03; Approving the Fiscal Year 2027 Proposed Budget and Setting the Public Hearing
- B. General Matters of the District
- C. Consideration of Complete I.T. Proposal for Creation of District Emails
- D. Consideration of Security Camera Proposals (**Tabled Item**)
 - i. Complete I.T.

- ii. Secure2ware Security Services

E. Consideration of Pool Furniture Estimates

- i. Leisurecreations
- ii. Florida Patio Furniture Inc.

F. Consideration of Mulch Installation Estimates

- i. American Mulch & Soil, LLC
- ii. Duval Landscape Maintenance
- iii. EZ Mulch

6. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of April 16, 2026, Regular Meeting
- B. Review of April 2026 Financial Report
- C. Consideration of April 2026 Check Register and Operations and Maintenance Report

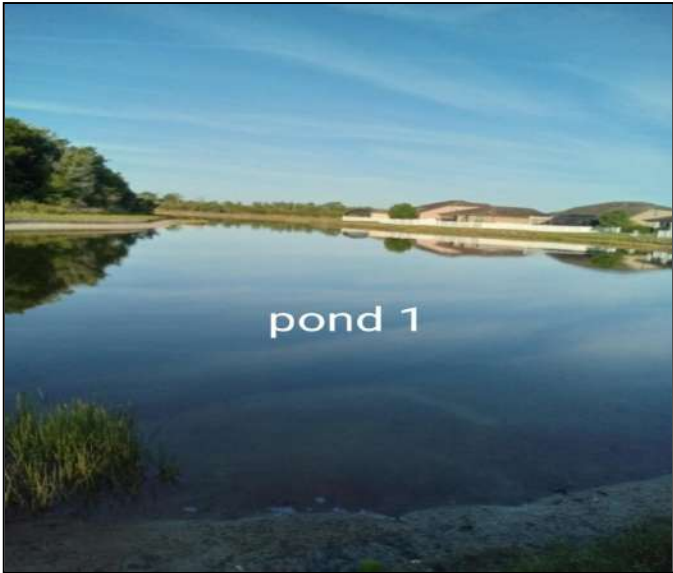
7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

















AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 435 Customer: SOUTH FORK III CDD

Technician: Jarvis

Date: 04/13/2026 Time: 12:38 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Pond 15	x		x			x			
16	x		x						
17	x		x						
18	x		x						
19	x		x						
22	x		x						
23	x		x						
27	x		x						
29	x		x						

Pond 27 has a construction tarp partially buried that exceeds trash capacity.

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
<input checked="" type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input checked="" type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input checked="" type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

NATIVE WETLAND HABITAT MAINTENANCE	Beneficial Vegetation Notes:
<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Naiad
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Pickerelweed
<input type="checkbox"/> Blue Flag Iris	<input checked="" type="checkbox"/> Soft Rush
<input type="checkbox"/> Bulrush	<input type="checkbox"/> _____
<input type="checkbox"/> Chara	<input type="checkbox"/> _____
<input type="checkbox"/> Cordgrass	<input type="checkbox"/> _____
<input type="checkbox"/> Golden Canna	
<input checked="" type="checkbox"/> Gulf Spikerush	
<input type="checkbox"/> Lily	









Aquatic Weed Control, Inc.

Your **CLEAR** Choice Since 1992
 407-859-2020 or 800-543-6694
 www.aquaticweedcontrol.net
 Orlando—Tampa—Ft. Myers—Daytona Beach

Newsletter

April 2026

How is your A/C ?

We are nearing the end of Florida's dry season which should be near the end of May. The low water levels and warm weather are perfect conditions for algae to appear in just hours. It's time for you to give your pond(s) an A/C check-up.

A/ Algae converts the sun's energy into a foam that rises to the surface on Florida's waterways.

- It likes full sun and hot months.
- They form nets and webs of vegetation.
- It can double in size every **4 hours**. One day you can have a clean waterway and the next day algae can appear and aggressively spread within hours.
- If allowed to spread over the pond, it can reduce the oxygen levels in the water and cause fish to go into shock and some could die.

C/ Control - We recommend the following measures.

- If you feel the need to fertilize the grass, we recommend you use a phosphorus free variety or liquid and do not fertilize within 10-15 feet of the shoreline. What little showers you might get will wash the fertilizer into the water and feeds algae growth. A handful of fertilizer can feed a 3 acre lake.
- Please tell your landscapers that when they use the weed eater by the shoreline, to rotate it backwards. This will allow the clippings to go up into the grass and not in the water. If you are doing the mowing, please catch the clippings.
- If you are watering with well-water, it also has nutrients. Make sure the sprinkler heads are not aimed toward the water.

The rains will start up again in late May and June. They will wash months of unwanted nutrients that have built up from streets, parking lots, roof tops, and lawns into the ponds. These nutrients will accelerate weed growth. Algae molecules are in every pond just waiting to be fed. These rains will supply a large dose of nutrients and the first few weeks will be the worse.

There is no way to prevent algae completely, but with an **A/C** check-up and a team effort with AWC, **Algae Control is possible**.



Certificates of Insurance (COI)

Insurance certificates will expire in May, and new ones are being emailed and mailed out during April and May.

If you need a COI and do not receive one in May, please give us a call and we will make sure you get one quickly.

AQUATIC WEED CONTROL—ALWAYS HERE TO HELP, SO GIVE US A CALL!



South Fork III CDD Landscape &
Irrigation Maintenance Report

May 2026



Dustin Heflin
NewLeaf Horticulture
12 May 2026

Irrigation Maintenance



Status: Fixed

Description: Maintenance and repairs.

Assigned To: Irrigation Tech

Reviewed By: Dustin

Comments: Irrigation system inspections are ongoing throughout the community, with wet checks being conducted to verify proper operation and coverage. Other than a few minor repairs to drip lines, pop-up sprinkler heads, and the re-wiring of a control valve, no major issues have been identified at this time. These minor items have been addressed as part of routine maintenance. Overall, the system is currently functioning as intended, and inspections will continue to help ensure reliable performance.

Severe Drought Impacts



Status: In Progress

Description: Impacts on community landscaping

Assigned To: N/A

Reviewed By: Dustin

Comments: Current drought conditions and associated watering restrictions are continuing to place stress on turf areas throughout the community, including the mid to upper banks of many ponds. Hillsborough County remains under one-day-per-week irrigation restrictions as part of an extreme water shortage, following significantly below-average rainfall and one of the worst regional drought periods in decades.

While many ornamental plant materials that were impacted by winter freezes are responding better to the present heat and dry conditions, turf is not fairing well under these watering limitations. As with other drought-stressed Bahia and utility turf areas, mowing should remain condition-based rather than schedule-based, as excessive equipment traffic on brittle, moisture-deficient turf can further damage crowns, weaken root systems, and slow recovery once normal rainfall returns.

Annual Flower Rotation



Status: New

Description: New flowers

Assigned To: Arborist Team

Reviewed By: Dustin

Comments: Annual flower rotations have been completed at the monuments along Pradera Reserve Blvd and Ambleside Blvd. New seasonal color consisting of scarlet sage, zinnias, and marigolds has been installed to refresh these key entry points.

PCO Spray Technician



Status: In Progress

Description: Herbicide and fertilizer application

Assigned To: Spray Tech

Reviewed By: Dustin

Comments: Watering restrictions and drought conditions are making turf care more challenging this season. Weed pressure is being managed with carefully targeted non-selective herbicide where needed. Because the turf is already stressed and a nitrogen ban begins June 1, the fertilization plan is being adjusted to avoid burning the grass without reliable watering. The fertilizer supplier is being consulted about using a specialized iron-based product to help maintain turf color and health through the summer while staying within the rules.



NewLeaf Horticulture
 20507 Hobbs Rd
 Wimauma, FL 33598-2349 USA
 jessica@newleafstandards.com

Estimate

ADDRESS
South Fork III CDD 2654 Cypress Ridge Blvd Wesley Chapel, FL 33544

SHIP TO
South Fork III CDD 2654 Cypress Ridge Blvd Wesley Chapel, FL 33544

ESTIMATE #	DATE
1324	05/13/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Removal	Tree Removal dead palm tree	1	550.00	550.00
	Tree Removal	Tree Removal dead pine tree	1	300.00	300.00
	stump grinding	Stump Grinding	1	200.00	200.00
	live oak	Live Oak	1	425.00	425.00
SUBTOTAL					1,475.00
TAX					0.00
TOTAL					\$1,475.00

Accepted By

Accepted Date



Eric Frazier
Inframark

PROJECT

Tuesday, 05 May 2026

5 Issues Identified



PRADERA PLAYGROUND FENCE

Assigned To On-site Manager

Playground door at pradera was completed other area of fencing was repaired.



PRADERA PLAYGROUND

Assigned To On-site Manager

New swing set were replaced and upgraded yellow handle grips for cooler touch.



SOUTH FORK III

Assigned To On-site Manager

Estimate on mulch this will be for all area that need mulch. See area shown on map.

CLUBHOUSE FURNITURE

Assigned To On-site

Pool chairs and umbrella estimate for pool deck. Will save all broken furniture and try to repair.

LANDSCAPING

Assigned To On-site Manager

Landscaping is still looking good considering that we're in a drought. Our landscape is in a delicate recovery state. The warm weather is helping after going through a freeze. Newleaf continues to bring us good quality work.



SOUTH FORK III CDD
ENGINEER'S REPORT FOR MAY 2026 BOARD MEETING

Ongoing Projects Report and Updates:

Monument Signs at Community Entrances.

Attached is a rendering of the new entrance signs for board review. Currently this setup will keep within the NTE budget of \$4,000

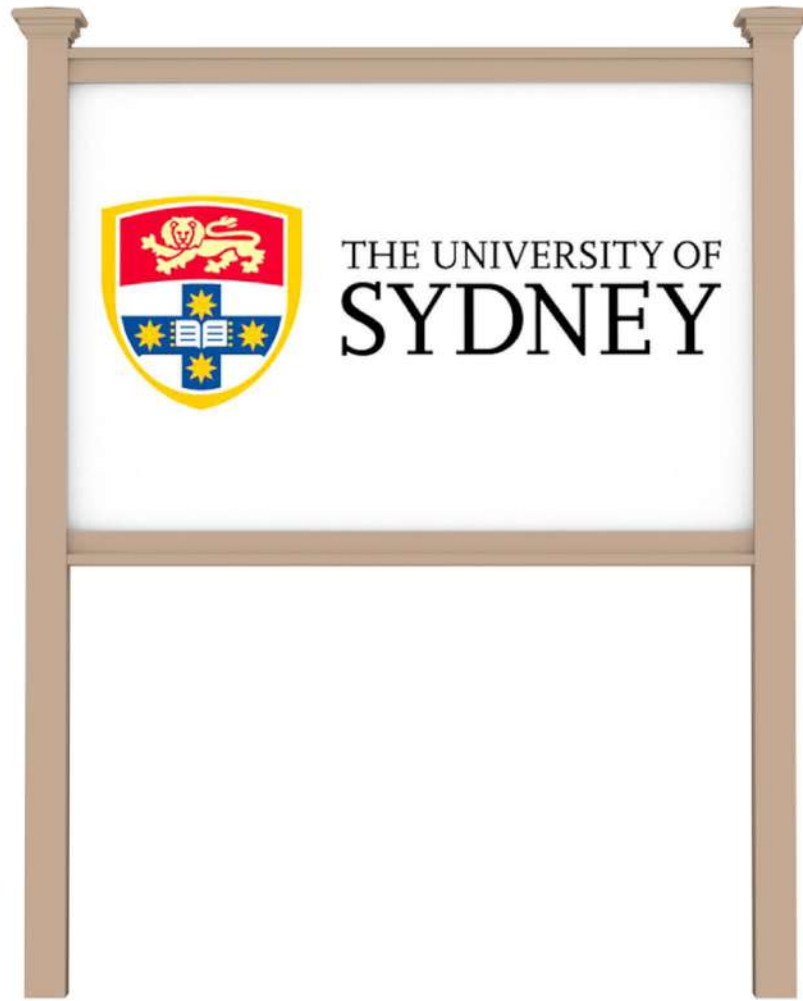
Pool Bank Assessment

In progress; Field assessment is completed and currently working on report documents for the district. Final report will be presented at June meeting. Looking for a dollar amount district is comfortable spending each year for bank restoration and stabilization.

Ph: 813-645-2201
103 College Ave. W. Ruskin, FL 33570



SouthShoreSignsInc.com
SouthShoreSigns@gmail.com



2025 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$20,000. [s. 112.317, F.S.]

Instructions for Completing and Filing Form 1 Statement of Financial Interests

WHEN TO FILE: *Initially*, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

WHO MUST FILE FORM 1:

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.
8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions

and legislative assistants exempted by the presiding officer of their house);
and each employee of the Commission on Ethics.

17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[112.3145(3)(b)1, F.S]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such

as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts,

etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name

of the uniform rental company, its address, and its principal business activity (uniform rentals).

- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for ad valorem tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes

investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2026

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
 AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
South Fork III CDD	2607

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
 Administrative Assistant/Candidate Services





South Fork III
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

May 21, 2026

CLEAR PARTNERSHIPS



South Fork III

Community Development District

Operating Budget

FY 2027

OPERATING BUDGET

General Fund

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Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest Earnings	\$0.00	\$13,844.00	\$10,104.15	\$23,948.15	0%	\$15,000.00
Interest - Tax Collector	\$0.00	\$3,013.00	\$0.00	\$3,013.00	0%	\$0.00
Special Assmnts- Tax Collector	\$1,357,964.00	\$1,357,207.00	\$757.00	\$1,357,964.00	0%	\$1,444,641.40
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$57,785.66
Rental Income	\$0.00	\$825.00	\$0.00	\$825.00	0%	\$0.00
Other Misc Revenues	\$0.00	\$350.00	\$0.00	\$350.00	0%	\$0.00
TOTAL REVENUES	\$1,357,964.00	\$1,375,239.00	\$10,861.15	\$1,386,100.15	2%	\$1,401,855.75

EXPENDITURES

Administrative

District Manager	\$61,800.00	\$36,050.00	\$25,750.00	\$61,800.00	0%	\$63,654.00
District Engineer	\$5,000.00	\$11,273.00	\$8,227.69	\$19,500.69	290%	\$20,000.00
Disclosure Report	\$10,000.00	\$6,050.00	\$4,166.70	\$10,216.70	2%	\$10,000.08
ProfServ-Trustee Fees	\$14,671.00	\$12,768.00	\$0.00	\$12,768.00	-13%	\$14,671.00
Auditing Services	\$7,300.00	\$0.00	\$7,300.00	\$7,300.00	0%	\$7,300.00
Postage, Phone, Faxes, Copies	\$100.00	\$57.00	\$41.60	\$98.60	-1%	\$100.00
Public Officials Insurance	\$3,255.00	\$3,255.00	\$0.00	\$3,255.00	0%	\$3,255.00
Legal Advertising	\$1,065.00	\$0.00	\$1,065.00	\$1,065.00	0%	\$1,065.00
Misc-Contingency	\$0.00	\$669.00	\$0.00	\$669.00	0%	\$1,000.00
Bank Fees	\$0.00	\$1,852.00	\$1,351.70	\$3,203.70	0%	\$3,400.00
Dues, Licenses, & Fees	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Misc-Non Ad Valorem Taxes	\$0.00	\$826.00	\$0.00	\$826.00	0%	\$900.00
Misc-Ad Valorem Taxes	\$0.00	\$621.00	\$0.00	\$621.00	0%	\$700.00
Payroll Services	\$0.00	\$66.00	\$48.17	\$114.17	0%	\$120.00
Website Compliance	\$1,600.00	\$1,552.50	\$0.00	\$1,552.50	-3%	\$1,600.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$28,892.83
Supervisor Fee	\$12,000.00	\$6,600.00	\$5,000.00	\$11,600.00	-3%	\$12,000.00
Direct Counsel	\$5,000.00	\$3,138.00	\$2,290.29	\$5,428.29	9%	\$5,500.00
Total Administrative	\$121,966.00	\$84,952.50	\$55,241.15	\$140,193.65	15%	\$174,332.91

Electrical Utility Services

Electric Utility Services	\$283,250.00	\$74,403.00	\$54,303.61	\$128,706.61	-55%	\$130,000.00
Total Electrical Utility Services	\$283,250.00	\$74,403.00	\$54,303.61	\$128,706.61	-55%	\$130,000.00

Garbage and Solid Waste Control Services

Garbage Collection	\$3,227.00	\$2,271.00	\$1,657.51	\$3,928.51	22%	\$4,000.00
Total Garbage and Solid Waste Control Services	\$3,227.00	\$2,271.00	\$1,657.51	\$3,928.51	22%	\$4,000.00

South Fork III

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Water-Sewer Combination Services						
Utility - Water	\$11,307.00	\$20,949.00	\$15,289.79	\$36,238.79	220%	\$25,000.00
Total Water-Sewer Combination Services	\$11,307.00	\$20,949.00	\$15,289.79	\$36,238.79	220%	\$25,000.00
Other Physical Environment						
Onsite Staff	\$93,940.00	\$66,237.00	\$48,343.59	\$114,580.59	22%	\$116,000.00
Insurance -Property & Casualty	\$51,839.00	\$41,408.00	\$0.00	\$41,408.00	-20%	\$42,107.00
Waterway Management	\$29,640.00	\$16,608.00	\$13,840.00	\$30,448.00	3%	\$33,216.00
Landscape Maintenance	\$258,333.00	\$146,987.00	\$110,240.35	\$257,227.35	0%	\$264,576.84
Landscape Maint. - Seasonal Color Program	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Plant Replacement Program	\$35,000.00	\$8,369.00	\$26,631.00	\$35,000.00	0%	\$35,000.00
Irrigation Maintenance	\$9,000.00	\$17,453.00	\$12,738.21	\$30,191.21	235%	\$31,000.00
Contracts-Pools	\$24,000.00	\$16,585.00	\$12,125.00	\$28,710.00	20%	\$29,100.00
Internet Service	\$4,500.00	\$2,825.00	\$2,061.85	\$4,886.85	9%	\$5,000.00
R&M-Clubhouse	\$6,843.00	\$6,585.00	\$258.00	\$6,843.00	0%	\$7,000.00
Landscape - Mulch	\$6,501.00	\$1,560.00	\$4,941.00	\$6,501.00	0%	\$6,501.00
Security System Monitoring	\$26,955.00	\$9,152.00	\$6,679.66	\$15,831.66	-41%	\$18,000.00
Holiday Lighting	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Mitigation Area Monitoring & Maintenance	\$6,600.00	\$0.00	\$6,600.00	\$6,600.00	0%	\$6,599.00
Contracts-Envirom'l Monitoring	\$11,550.00	\$0.00	\$11,550.00	\$11,550.00	0%	\$11,550.00
Misc-Contingency	\$210,813.00	\$40,094.00	\$29,262.92	\$69,356.92	-67%	\$286,385.00
R&M-Pools	\$0.00	\$3,589.00	\$2,619.46	\$6,208.46	0%	\$7,000.00
Op Supplies - Clubhouse	\$2,500.00	\$1,419.00	\$1,035.67	\$2,454.67	-2%	\$2,500.00
Contracts-Termite Inspection	\$200.00	\$996.00	\$495.00	\$1,491.00	646%	\$1,188.00
Total Other Physical Environment	\$788,214.00	\$379,867.00	\$299,421.71	\$679,288.71	-14%	\$912,722.84
Capital Reserves						
Reserve	\$150,000.00		\$150,000.00	\$150,000.00	0%	\$155,800.00
Total Capital Reserves	\$150,000.00	\$0.00	\$150,000.00	\$150,000.00	0%	\$155,800.00
TOTAL EXPENDITURES	\$1,357,964.00	\$562,442.50	\$575,913.77	\$1,138,356.27	-16%	\$1,401,855.75
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$812,796.50	-\$565,052.61	\$247,743.89	0%	\$0.00
Net change in fund balance		\$812,796.50	-\$565,052.61	\$247,743.89	0%	\$0.00
FUND BALANCE, BEGINNING	\$544,013.00	\$544,013.00	\$0.00	\$544,013.00	0%	\$791,756.89
FUND BALANCE, ENDING	\$544,013.00	\$1,356,809.50	-\$565,052.61	\$791,756.89	46%	\$791,756.89

Budget Narrative
 Fiscal Year 2027

REVENUES

Interest Earnings

The District earns interest in its operating accounts.

Special Assmnts - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditure during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assmnts - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

ProfServ-Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and services to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Budget Narrative
Fiscal Year 2027

Administrative (continued)

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation

Misc-Contingency

Administrative related costs that the District may incur.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Misc-Non-Ad Valorem Taxes

Hillsborough Tax Collector non ad valorem taxes.

Misc-Ad Valorem Taxes

Hillsborough Tax Collector ad valorem taxes.

Payroll Services

ADP fees for board pay.

Website Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Misc-Assessment Collection Cost

Service includes all functions necessary for the timely billing and collection and reporting of District assessments to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond-related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on properties.

Supervisor Fee

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending fourteen meetings.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Budget Narrative
Fiscal Year 2027

Garbage and Solid Waste Control Services

Garbage Collection

Cost of garbage collection services.

Water-Sewer Combination Services

Utility - Water

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Other Physical Environment

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

Insurance-Property & Casualty

The District will incur fees to insure items owned by the district for its property needs.

Waterway Management

Cost of maintaining waterways and rivers on district property.

Landscape Maintenance

Landscaping company provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping Maint – Seasonal Color Program

Cost of replacing seasonal plants

Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Contracts-Pools

Cost of Maintenance for CDD pool facilities.

Internet Service

Internet service for clubhouse and other amenity locations.

R&M-Clubhouse

Cost of repairs and regular maintenance of CDD amenities.

Landscape - Mulch

Cost to mulch the District property.

Security System Monitoring

Cost of CDD security personnel and equipment.

Budget Narrative
Fiscal Year 2027

Other Physical Environment (continued)

Holiday Lighting

Cost of decorations for major holidays (i.e., Christmas)

Mitigation Area Monitoring & Maintenance

Cost of upkeep and protection of wetlands on CDD property.

Contracts- Environmental Monitoring

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Misc-Contingency

Funds set aside for projects, as determined by the district's board.

R&M-Pools

Cost of repair and maintenance of pool outside the contract scope.

Op Supplies - Clubhouse

Cost for District clubhouse supplies.

Contracts-Termite Inspection

Contract services for Termite inspections.

Capital Reserves

Reserve

Funding of major projects and building improvements to CDD property.

South Fork III

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$17,094.00	\$12,476.19	\$29,570.19	0%	\$19,000.00
Special Assmnts- Tax Collector	\$596,131.00	\$605,869.00	\$0.00	\$605,869.00	2%	\$645,962.52
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$25,838.50
TOTAL REVENUES	\$596,131.00	\$622,963.00	\$12,476.19	\$635,439.19	7%	\$639,124.02
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,919.25
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,919.25
<i>Debt Service</i>						
Principal Debt Retirement	\$185,000.00	\$0.00	\$185,000.00	\$185,000.00	0%	\$195,000.00
Interest Expense	\$411,131.00	\$205,566.00	\$205,565.00	\$411,131.00	0%	\$401,881.26
Total Debt Service	\$596,131.00	\$205,566.00	\$390,565.00	\$596,131.00	0%	\$596,881.26
TOTAL EXPENDITURES	\$596,131.00	\$205,566.00	\$390,565.00	\$596,131.00		\$609,800.51
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$417,397.00	-\$378,088.81	\$39,308.19	0%	\$29,323.51
Net change in fund balance		\$417,397.00	-\$378,088.81	\$39,308.19	0%	\$29,323.51
FUND BALANCE, BEGINNING	\$ 729,158.00	\$729,158.00	\$0.00	\$729,158.00	0%	\$768,466.19
FUND BALANCE, ENDING	\$729,158.00	\$1,146,555.00	-\$378,088.81	\$768,466.19	5%	\$797,789.70

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2016 Bonds	\$7,690,000	\$7,495,000	\$7,310,000	\$7,115,000

**Debt Amortization Schedule
Series 2016 Special Assessment Bonds**

Date	Par Outstanding	Principal	Rate	Interest	Total	Annual Debt Service
11/1/2026	\$7,310,000.00			\$200,940.63	\$201,771.88	\$593,168.75
5/1/2027	\$7,310,000.00	\$195,000.00	5.000%	\$200,940.63	\$396,771.88	
11/1/2027	\$7,115,000.00			\$196,065.63	\$196,896.88	\$593,668.75
5/1/2028	\$7,115,000.00	\$205,000.00	5.000%	\$196,065.63	\$401,896.88	
11/1/2028	\$6,910,000.00			\$190,940.63	\$191,771.88	\$593,668.75
5/1/2029	\$6,910,000.00	\$215,000.00	5.000%	\$190,940.63	\$406,771.88	
11/1/2029	\$6,695,000.00			\$185,565.63	\$186,396.88	\$593,168.75
5/1/2030	\$6,695,000.00	\$225,000.00	5.375%	\$185,565.63	\$411,396.88	
11/1/2030	\$6,470,000.00			\$179,518.75	\$180,350.00	\$591,746.88
5/1/2031	\$6,470,000.00	\$235,000.00	5.375%	\$179,518.75	\$420,350.00	
11/1/2031	\$6,235,000.00			\$173,203.13	\$173,900.00	\$594,250.00
5/1/2032	\$6,235,000.00	\$250,000.00	5.375%	\$173,203.13	\$423,900.00	
11/1/2032	\$5,985,000.00			\$166,484.38	\$167,181.25	\$591,081.25
5/1/2033	\$5,985,000.00	\$265,000.00	5.375%	\$166,484.38	\$432,181.25	
11/1/2033	\$5,720,000.00			\$159,362.50	\$160,059.38	\$592,240.63
5/1/2034	\$5,720,000.00	\$280,000.00	5.375%	\$159,362.50	\$440,059.38	
11/1/2034	\$5,440,000.00			\$151,837.50	\$152,534.38	\$592,593.75
5/1/2035	\$5,440,000.00	\$295,000.00	5.375%	\$151,837.50	\$447,534.38	
11/1/2035	\$5,145,000.00			\$143,909.38	\$144,606.25	\$592,140.63
5/1/2036	\$5,145,000.00	\$310,000.00	5.375%	\$143,909.38	\$454,606.25	
11/1/2036	\$4,835,000.00			\$135,578.13	\$136,275.00	\$590,881.25
5/1/2037	\$4,835,000.00	\$325,000.00	5.375%	\$135,578.13	\$466,275.00	
11/1/2037	\$4,510,000.00			\$126,843.75	\$127,406.25	\$593,681.25
5/1/2038	\$4,510,000.00	\$345,000.00	5.625%	\$126,843.75	\$472,406.25	
11/1/2038	\$4,165,000.00			\$117,140.63	\$117,703.13	\$590,109.38
5/1/2039	\$4,165,000.00	\$365,000.00	5.625%	\$117,140.63	\$487,703.13	
11/1/2039	\$3,800,000.00			\$106,875.00	\$107,296.88	\$595,000.00
5/1/2040	\$3,800,000.00	\$385,000.00	5.625%	\$106,875.00	\$497,296.88	
11/1/2040	\$3,415,000.00			\$96,046.88	\$96,328.13	\$593,625.00
5/1/2041	\$3,415,000.00	\$410,000.00	5.625%	\$96,046.88	\$506,328.13	
11/1/2041	\$3,005,000.00			\$84,515.63	\$84,796.88	\$591,125.00
5/1/2042	\$3,005,000.00	\$435,000.00	5.625%	\$84,515.63	\$519,796.88	
11/1/2042	\$2,570,000.00			\$72,281.25	\$72,562.50	\$592,359.38
5/1/2043	\$2,570,000.00	\$460,000.00	5.625%	\$72,281.25	\$532,562.50	
11/1/2043	\$2,110,000.00			\$59,343.75	\$59,625.00	\$592,187.50
5/1/2044	\$2,110,000.00	\$485,000.00	5.625%	\$59,343.75	\$544,625.00	
11/1/2044	\$1,625,000.00			\$45,703.13	\$45,984.38	\$590,609.38
5/1/2045	\$1,625,000.00	\$510,000.00	5.625%	\$45,703.13	\$560,984.38	
11/1/2045	\$1,115,000.00			\$31,359.38	\$31,500.00	\$592,484.38
5/1/2046	\$1,115,000.00	\$540,000.00	5.625%	\$31,359.38	\$576,500.00	
11/1/2046	\$575,000.00			\$16,171.88	\$16,171.88	\$592,671.88
5/1/2047	\$575,000.00	\$575,000.00	5.625%	\$16,171.88	\$591,171.88	
Total		\$7,690,000.00		\$6,112,050.16	\$13,836,575.14	

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$19,530.00	\$14,254.12	\$33,784.12	0%	\$20,000.00
Special Assmnts- Tax Collector	\$757,069.00	\$754,258.00	\$2,811.00	\$757,069.00	0%	\$804,166.42
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$32,166.66
TOTAL REVENUES	\$757,069.00	\$773,788.00	\$17,065.12	\$790,853.12	4%	\$791,999.76
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$16,083.33
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$16,083.33
<i>Debt Service</i>						
Principal Debt Retirement	\$225,000.00	\$0.00	\$225,000.00	\$225,000.00	0%	\$235,000.00
Interest Expense	\$532,069.00	\$266,034.00	\$266,035.00	\$532,069.00	0%	\$521,662.50
Total Debt Service	\$757,069.00	\$266,034.00	\$491,035.00	\$757,069.00	0%	\$756,662.50
TOTAL EXPENDITURES	\$757,069.00	\$266,034.00	\$491,035.00	\$757,069.00		\$772,745.83
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$507,754.00	-\$473,969.88	\$33,784.12	0%	\$19,253.93
Net change in fund balance		\$507,754.00	-\$473,969.88	\$33,784.12	0%	\$19,253.93
FUND BALANCE, BEGINNING	\$ 805,723.00	\$805,723.00	\$0.00	\$805,723.00	0%	\$839,507.12
FUND BALANCE, ENDING	\$805,723.00	\$1,313,477.00	-\$473,969.88	\$839,507.12	4%	\$858,761.06

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2018 Bonds	\$10,460,000	\$10,245,000	\$10,020,000	\$9,785,000

**Debt Amortization Schedule
Series 2018 Special Assessment Refunding Bonds**

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2026	\$10,020,000.00			\$260,831.25	\$260,831.25	\$751,865.63
5/1/2027	\$10,020,000.00	\$235,000.00	4.625%	\$260,831.25	\$495,831.25	
11/1/2027	\$9,785,000.00			\$255,396.88	\$255,396.88	\$751,228.13
5/1/2028	\$9,785,000.00	\$250,000.00	4.625%	\$255,396.88	\$505,396.88	
11/1/2028	\$9,535,000.00			\$249,615.63	\$249,615.63	\$755,012.51
5/1/2029	\$9,535,000.00	\$260,000.00	4.625%	\$249,615.63	\$509,615.63	
11/1/2029	\$9,275,000.00			\$243,603.13	\$243,603.13	\$753,218.76
5/1/2030	\$9,275,000.00	\$275,000.00	5.000%	\$243,603.13	\$518,603.13	
11/1/2030	\$9,000,000.00			\$236,728.13	\$236,728.13	\$755,331.26
5/1/2031	\$9,000,000.00	\$285,000.00	5.000%	\$236,728.13	\$521,728.13	
11/1/2031	\$8,715,000.00			\$229,603.13	\$229,603.13	\$751,331.26
5/1/2032	\$8,715,000.00	\$300,000.00	5.000%	\$229,603.13	\$529,603.13	
11/1/2032	\$8,415,000.00			\$222,103.13	\$222,103.13	\$751,706.26
5/1/2033	\$8,415,000.00	\$315,000.00	5.000%	\$222,103.13	\$537,103.13	
11/1/2033	\$8,100,000.00			\$214,228.13	\$214,228.13	\$751,331.26
5/1/2034	\$8,100,000.00	\$335,000.00	5.000%	\$214,228.13	\$549,228.13	
11/1/2034	\$7,765,000.00			\$205,853.13	\$205,853.13	\$755,081.26
5/1/2035	\$7,765,000.00	\$350,000.00	5.000%	\$205,853.13	\$555,853.13	
11/1/2035	\$7,415,000.00			\$197,103.13	\$197,103.13	\$752,956.26
5/1/2036	\$7,415,000.00	\$370,000.00	5.000%	\$197,103.13	\$567,103.13	
11/1/2036	\$7,045,000.00			\$187,853.13	\$187,853.13	\$754,956.26
5/1/2037	\$7,045,000.00	\$385,000.00	5.000%	\$187,853.13	\$572,853.13	
11/1/2037	\$6,660,000.00			\$178,228.13	\$178,228.13	\$751,081.26
5/1/2038	\$6,660,000.00	\$405,000.00	5.000%	\$178,228.13	\$583,228.13	
11/1/2038	\$6,255,000.00			\$168,103.13	\$168,103.13	\$751,331.26
5/1/2039	\$6,255,000.00	\$430,000.00	5.375%	\$168,103.13	\$598,103.13	
11/1/2039	\$5,825,000.00			\$156,546.88	\$156,546.88	\$754,650.01
5/1/2040	\$5,825,000.00	\$450,000.00	5.375%	\$156,546.88	\$606,546.88	
11/1/2040	\$5,375,000.00			\$144,453.13	\$144,453.13	\$751,000.01
5/1/2041	\$5,375,000.00	\$475,000.00	5.375%	\$144,453.13	\$619,453.13	
11/1/2041	\$4,900,000.00			\$131,687.50	\$131,687.50	\$751,140.63
5/1/2042	\$4,900,000.00	\$505,000.00	5.375%	\$131,687.50	\$636,687.50	
11/1/2042	\$4,395,000.00			\$118,115.63	\$118,115.63	\$754,803.13
5/1/2043	\$4,395,000.00	\$530,000.00	5.375%	\$118,115.63	\$648,115.63	
11/1/2043	\$3,865,000.00			\$103,871.88	\$103,871.88	\$751,987.51
5/1/2044	\$3,865,000.00	\$560,000.00	5.375%	\$103,871.88	\$663,871.88	
11/1/2044	\$3,305,000.00			\$88,821.88	\$88,821.88	\$752,693.76
5/1/2045	\$3,305,000.00	\$590,000.00	5.375%	\$88,821.88	\$678,821.88	
11/1/2045	\$2,715,000.00			\$72,965.63	\$72,965.63	\$751,787.51
5/1/2046	\$2,715,000.00	\$625,000.00	5.375%	\$72,965.63	\$697,965.63	
11/1/2046	\$2,090,000.00			\$56,168.75	\$56,168.75	\$754,134.38
5/1/2047	\$2,090,000.00	\$660,000.00	5.375%	\$56,168.75	\$716,168.75	
11/1/2047	\$1,430,000.00			\$38,431.25	\$38,431.25	\$754,600.00
5/1/2048	\$1,430,000.00	\$695,000.00	5.375%	\$38,431.25	\$733,431.25	
11/1/2048	\$735,000.00			\$19,753.13	\$19,753.13	\$753,184.38
5/1/2049	\$735,000.00	\$735,000.00	5.375%	\$19,753.13	\$754,753.13	
Total		\$10,460,000.00		\$8,634,212.70	\$19,094,212.70	\$18,819,565.82

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2019 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$14,204.00	\$10,366.90	\$24,570.90	0%	\$18,000.00
Special Assmnts- Tax Collector	\$455,138.00	\$456,083.00	\$0.00	\$456,083.00	0%	\$486,270.72
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$19,450.83
TOTAL REVENUES	\$455,138.00	\$470,287.00	\$10,366.90	\$480,653.90	6%	\$484,819.89
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$9,725.41
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$9,725.41
<i>Debt Service</i>						
Principal Debt Retirement	\$135,000.00	\$135,000.00	\$0.00	\$135,000.00	0%	\$140,000.00
Interest Expense	\$320,138.00	\$161,588.00	\$158,550.00	\$320,138.00	0%	\$313,950.00
Total Debt Service	\$455,138.00	\$296,588.00	\$158,550.00	\$455,138.00	0%	\$453,950.00
TOTAL EXPENDITURES	\$455,138.00	\$296,588.00	\$158,550.00	\$455,138.00		\$463,675.41
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$173,699.00	-\$148,183.10	\$25,515.90	0%	\$21,144.48
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$173,699.00	-\$148,183.10	\$25,515.90	0%	\$21,144.48
FUND BALANCE, BEGINNING	\$ 712,938.00	\$712,938.00	\$0.00	\$712,938.00	0%	\$738,453.90
FUND BALANCE, ENDING	\$712,938.00	\$886,637.00	-\$148,183.10	\$738,453.90	4%	\$759,598.38
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2019 Bonds	\$6,440,000	\$6,310,000	\$6,175,000			\$6,035,000

**Debt Amortization Schedule
Series 2019 Special Assessment Refunding Bonds**

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2026	\$6,175,000.00	\$140,000.00	4.500%	\$158,550.00	\$298,681.25	\$457,362.50
5/1/2027	\$6,035,000.00			\$155,400.00	\$155,531.25	
11/1/2027	\$6,035,000.00	\$145,000.00	4.500%	\$155,400.00	\$300,531.25	\$456,062.50
5/1/2028	\$5,890,000.00			\$152,137.50	\$152,268.75	
11/1/2028	\$5,890,000.00	\$150,000.00	4.500%	\$152,137.50	\$302,268.75	\$454,537.50
5/1/2029	\$5,740,000.00			\$148,762.50	\$148,893.75	
11/1/2029	\$5,740,000.00	\$160,000.00	4.500%	\$148,762.50	\$308,893.75	\$457,787.50
5/1/2030	\$5,580,000.00			\$145,162.50	\$145,293.75	
11/1/2030	\$5,580,000.00	\$165,000.00	5.125%	\$145,162.50	\$310,293.75	\$455,587.50
5/1/2031	\$5,415,000.00			\$140,934.38	\$141,065.63	
11/1/2031	\$5,415,000.00	\$175,000.00	5.125%	\$140,934.38	\$316,065.63	\$457,131.26
5/1/2032	\$5,240,000.00			\$136,450.00	\$136,581.25	
11/1/2032	\$5,240,000.00	\$185,000.00	5.125%	\$136,450.00	\$321,581.25	\$458,162.50
5/1/2033	\$5,055,000.00			\$131,709.38	\$131,840.63	
11/1/2033	\$5,055,000.00	\$195,000.00	5.125%	\$131,709.38	\$326,840.63	\$458,681.26
5/1/2034	\$4,860,000.00			\$126,712.50	\$126,843.75	
11/1/2034	\$4,860,000.00	\$200,000.00	5.125%	\$126,712.50	\$326,843.75	\$453,687.50
5/1/2035	\$4,660,000.00			\$121,587.50	\$121,718.75	
11/1/2035	\$4,660,000.00	\$215,000.00	5.125%	\$121,587.50	\$336,718.75	\$458,437.50
5/1/2036	\$4,445,000.00			\$116,078.13	\$116,209.38	
11/1/2036	\$4,445,000.00	\$225,000.00	5.125%	\$116,078.13	\$341,209.38	\$457,418.76
5/1/2037	\$4,220,000.00			\$110,312.50	\$110,443.75	
11/1/2037	\$4,220,000.00	\$235,000.00	5.125%	\$110,312.50	\$345,443.75	\$455,887.50
5/1/2038	\$3,985,000.00			\$104,290.63	\$104,421.88	
11/1/2038	\$3,985,000.00	\$245,000.00	5.125%	\$104,290.63	\$349,421.88	\$453,843.76
5/1/2039	\$3,740,000.00			\$98,012.50	\$98,143.75	
11/1/2039	\$3,740,000.00	\$260,000.00	5.125%	\$98,012.50	\$358,143.75	\$456,287.50
5/1/2040	\$3,480,000.00			\$91,350.00	\$91,481.25	
11/1/2040	\$3,480,000.00	\$275,000.00	5.250%	\$91,350.00	\$366,481.25	\$457,962.50
5/1/2041	\$3,205,000.00			\$84,131.25	\$84,262.50	
11/1/2041	\$3,205,000.00	\$290,000.00	5.250%	\$84,131.25	\$374,262.50	\$458,525.00
5/1/2042	\$2,915,000.00			\$76,518.75	\$76,650.00	
11/1/2042	\$2,915,000.00	\$305,000.00	5.250%	\$76,518.75	\$381,650.00	\$458,300.00
5/1/2043	\$2,610,000.00			\$68,512.50	\$68,643.75	
11/1/2043	\$2,610,000.00	\$320,000.00	5.250%	\$68,512.50	\$388,643.75	\$457,287.50
5/1/2044	\$2,290,000.00			\$60,112.50	\$60,243.75	
11/1/2044	\$2,290,000.00	\$335,000.00	5.250%	\$60,112.50	\$395,243.75	\$455,487.50
5/1/2045	\$1,955,000.00			\$51,318.75	\$51,450.00	
11/1/2045	\$1,955,000.00	\$355,000.00	5.250%	\$51,318.75	\$406,450.00	\$457,900.00
5/1/2046	\$1,600,000.00			\$42,000.00	\$42,131.25	
11/1/2046	\$1,600,000.00	\$370,000.00	5.250%	\$42,000.00	\$412,131.25	\$454,262.50
5/1/2047	\$1,230,000.00			\$32,287.50	\$32,418.75	
11/1/2047	\$1,230,000.00	\$390,000.00	5.250%	\$32,287.50	\$422,418.75	\$454,837.50
5/1/2048	\$840,000.00			\$22,050.00	\$22,181.25	
11/1/2048	\$840,000.00	\$410,000.00	5.250%	\$22,050.00	\$432,181.25	\$454,362.50
5/1/2049	\$430,000.00			\$11,287.50	\$11,418.75	
11/1/2049	\$430,000.00	\$430,000.00	5.250%	\$11,287.50	\$446,418.75	\$457,837.50
Total		\$6,010,000.00		\$5,247,862.54	\$11,259,031.29	\$11,411,987.54

Budget Narrative
Fiscal Year 2027

REVENUES

Interest - Investments

The District earns interest in its operating accounts.

Special Assmnts – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditure during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assmnts - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Misc-Assessment Collection Cost

The District reimburses the Hillsborough County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The district pays regular principal payments annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

South Fork III

Community Development District

Supporting Budget Schedule

FY 2027

**Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026**

Lot Size	Unit Count	Debt Service Per Unit	O&M Per Unit	Special Assessment	FY 2027 Total Assessment	FY 2026 Total Assessment	Total Increase / (Decrease) in Annual Assmt	Percentage of Increase / (Decrease) in Annual Assmt
SERIES 2016								
PARCEL O								
Single Family 50'	61	\$1,302.08	\$1,082.92	\$0.00	\$2,385.00	\$2,385.00	\$0.00	0.00%
Single Family 60'	47	\$1,562.50	\$1,299.50	\$0.00	\$2,862.00	\$2,862.00	\$0.00	0.00%
Single Family 70'	11	\$1,822.92	\$1,516.09	\$0.00	\$3,339.01	\$3,339.01	\$0.00	0.00%
PARCEL P								
Single Family 50'	47	\$1,302.08	\$1,082.92	\$0.00	\$2,385.00	\$2,385.00	\$0.00	0.00%
Single Family 60'	175	\$1,562.50	\$1,299.50	\$0.00	\$2,862.00	\$2,862.00	\$0.00	0.00%
PARCEL Q								
Single Family 50'	3	\$1,302.08	\$1,082.92	\$0.00	\$2,385.00	\$2,385.00	\$0.00	0.00%
Single Family 65'	83	\$1,692.70	\$1,407.79	\$0.00	\$3,100.49	\$3,100.50	-\$0.01	0.00%
SERIES 2018								
PARCEL P								
Single Family 60'	12	\$1,875.00	\$1,299.50	\$0.00	\$3,174.50	\$3,174.50	\$0.00	0.00%
PARCEL Q								
Single Family 50'	71	\$1,562.50	\$1,082.92	\$0.00	\$2,645.42	\$2,645.42	\$0.00	0.00%
PARCEL R								
R1 Single Family 50'	74	\$1,302.08	\$1,082.92	\$0.00	\$2,385.00	\$2,385.00	\$0.00	0.00%
Single Family 50'	28	\$1,562.50	\$1,082.92	\$0.00	\$2,645.42	\$2,645.42	\$0.00	0.00%
Single Family 50'	3	\$1,562.50	\$1,082.92	\$797.87	\$3,443.29	\$3,443.29	\$0.00	0.00%
Single Family 60'	55	\$1,875.00	\$1,299.50	\$0.00	\$3,174.50	\$3,174.50	\$0.00	0.00%
PARCEL S								
Single Family 40'	92	\$1,250.00	\$866.33	\$0.00	\$2,116.33	\$2,116.34	-\$0.01	0.00%
Single Family 50'	20	\$1,562.50	\$1,082.92	\$0.00	\$2,645.42	\$2,645.42	\$0.00	0.00%
PARCEL T								
Single Family 50'	58	\$1,562.50	\$1,082.92	\$0.00	\$2,645.42	\$2,645.42	\$0.00	0.00%
PARCEL U								
Single Family 50'	119	\$1,562.50	\$1,082.92	\$0.00	\$2,645.42	\$2,645.42	\$0.00	0.00%
SERIES 2019 - PARCELS V & W								
PARCEL V								
Single Family 40'	53	\$1,272.96	\$866.33	\$0.00	\$2,139.29	\$2,139.30	-\$0.01	0.00%
Single Family 50'	53	\$1,591.20	\$1,082.92	\$0.00	\$2,674.12	\$2,674.12	\$0.00	0.00%
Single Family 60'	81	\$1,909.44	\$1,299.50	\$0.00	\$3,208.94	\$3,208.94	\$0.00	0.00%
PARCEL W								
Single Family 50'	53	\$1,591.20	\$1,082.92	\$0.00	\$2,674.12	\$2,674.12	\$0.00	0.00%
Single Family 60'	50	\$1,909.44	\$1,299.50	\$0.00	\$3,208.94	\$3,208.94	\$0.00	0.00%
COMMERCIAL								
Commercial	4.84	\$0.00	\$162.44	\$0.00	\$162.44	\$162.44	\$0.00	0.00%
TOTAL COUNT	1,253.84							

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the South Fork III Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

1. **Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, August 20, 2026, at 5:30 p.m. at the South Fork III CDD Clubhouse located at 11771 Ambleside Boulevard, Riverview, Florida 33579.
3. **Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
4. **Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two (2) days before the budget hearing date and shall remain on the website for at least 45 days.
5. **Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
6. **Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 21, 2026.

Attest:

**South Fork III Community
Development District**

Name: _____
Title: Secretary Assistant Secretary

Name: _____
Title: Chair / Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027



District Email

Prepared for: South Fork 3 CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



- Your Technology Professionals -
Sales, Training, & Support

Hi South Fork 3 CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period, Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.

**Networks Infrastructure (Wi-Fi)
Security. Access. Backbone. Up-time.**

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.

Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

Why Use Our Email Solution ?



Complete I.T. Corp CDD Email Solution
POWERED BY



Google Vault is an information governance and eDiscovery tool for Google Workspace. With Vault, you can retain, hold, search, and export users' Google Workspace data.



Keep data for as long as you need it (Florida law for CDD is 3-5 years depending on the circumstances). Data remains available to Vault even when users delete an email and empties their trash.



eDiscovery: Search, hold & export data of interest



With Vault, authorized users can search for data, put data on hold, and export data for further analysis.



Vault supports the first steps of the eDiscovery process outlined by the Electronic Discovery Reference Model (EDRM):

Identification - You can search your organization's Google Workspace data by user account, organizational unit, date, or keyword, and preview messages, attachments, and supported files. Most services support Boolean operator searches. Learn more about search.

Preservation - To preserve data indefinitely for legal or other retention obligations, you can put holds on accounts, organizational units, and groups. For Gmail and chat messages, you can also set conditions to limit the hold to messages that match. Learn about holds.

Collection - After you search for data, you can export it for processing and analysis. Exports contain:

- ✓ A comprehensive copy of all the data that matches your search criteria.
- ✓ The metadata you need to link the exported data to individual users in your organization.
- ✓ The corroborating information required to prove that the exported data matches the data stored on Google's servers.

Core Features:

- ✓ Easy Data Migration
- ✓ 30GB of Storage
- ✓ Custom Data Retention Period
- ✓ Audit Tracking by GoogleVault
- ✓ \$16.95 per email per month
- ✓ E-mail Support Included
- ✓ ISO 27001 Certified
- ✓ ISO 27017 Certified
- ✓ HIPAA Compliance



Call for know more

813.444.4355



www.completeit.io



2664 Cypress Ridge Blvd | Suite 103 | Wesley Chapel, FL 33544



Complete I.T. Email Solution

District Email System:

Name	Price	QTY	Subtotal
Price is per email per month. Powered by Google Gmail & Google Vault. One email will be added in addition to the total number of board email seats; required for Google Vault admin. <ul style="list-style-type: none">• 5 board seats• eDiscovery Admin Email for Auditing	\$16.95	6	\$101.70

Estimated Monthly Total \$101.70

Name	Price	QTY	Subtotal
District Managed Emails Setup <ul style="list-style-type: none">• Includes email setup and initial training for district board members.• Email transfers are billed separately based on the required labor time.• Additional charges apply for adding, removing, or modifying email accounts.• Includes email and phone support during standard business hours.	\$450.00	1	\$450.00

Estimated Upfront Labor Cost \$450.00



Eagle Eye Network Camera System with Night Time Monitoring

Prepared for: South Fork 3 CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



- Your Technology Professionals -
Sales, Training, & Support

Hi South Fork 3 CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.



Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

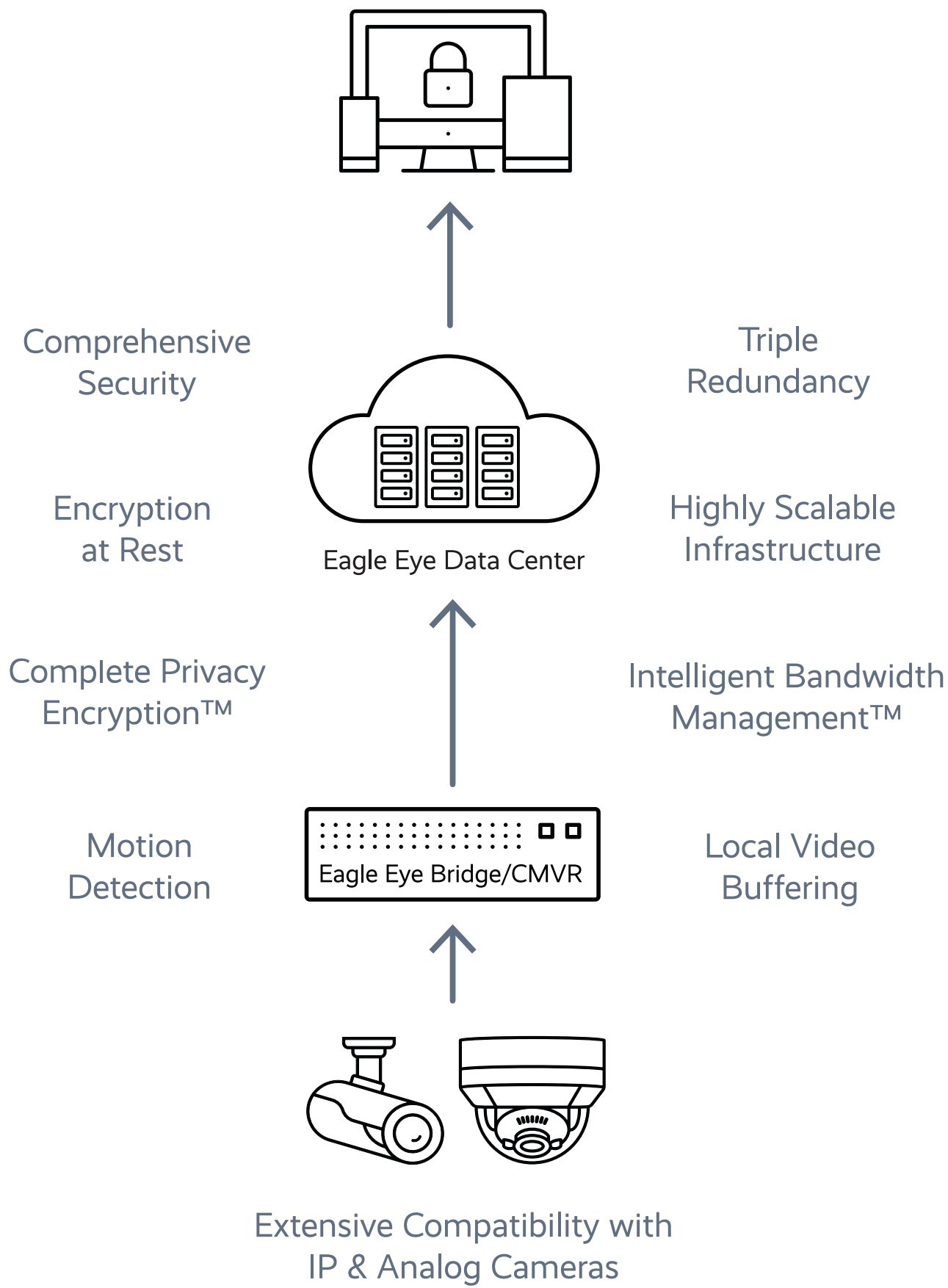
Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.



“
You're in a
restricted area.
Please leave
immediately.”

CLOUD VIDEO SURVEILLANCE

2-Way Audio

Uses for 2-Way Audio

CUSTOMER SUPPORT

Provide assistance and communicate with visitors and customers.

COMMUNICATE WARNINGS

Notify a designated area of immediate alerts during critical incidents.

DETER SECURITY THREATS

Remotely warn suspicious individuals, minimizing security and liability threats.

MANAGE CROWDS

Make public address announcements to inform and control crowds.

IMPROVE BUSINESS OPERATIONS

Communicate with staff about business needs to improve customer experience.



CONVENIENT ALL-IN-ONE SECURITY SOLUTION

- ✔ Communicate using the Eagle Eye Viewer app on your mobile device.
- ✔ Quick setup - easily connect an approved IP speaker/horn to any Eagle Eye Bridge.
- ✔ Create a communication network by linking multiple cameras to a speaker/horn.
- ✔ Receive alerts using video analytics and communicate directly with suspicious individuals to deter threats.

Communicate Remotely Through Your Surveillance System

Add audio communication to your cloud video surveillance system for a complete security solution. Eagle Eye Networks 2-Way Audio is a bidirectional audio feature that allows users to remotely communicate through the Eagle Eye Cloud VMS (Video Management System).

See Something and Say Something

Combine true cloud video surveillance with 2-Way Audio communication to improve situational awareness, security, and operations. There are uses for 2-Way Audio in virtually every industry, including multi-family residences, hotels, restaurants, retail, schools, hospitals, smart cities, parking areas, car dealerships, and storage facilities. Our 2-Way Audio can enhance security at remote and temporary locations such as construction sites, oil/gas facilities, and food trucks.



FULL INTEGRATION OF BRIVO AND EAGLE EYE

Easily view live and event-linked video from within the Brivo Access and mobile administration app.



Correlate video with access control events

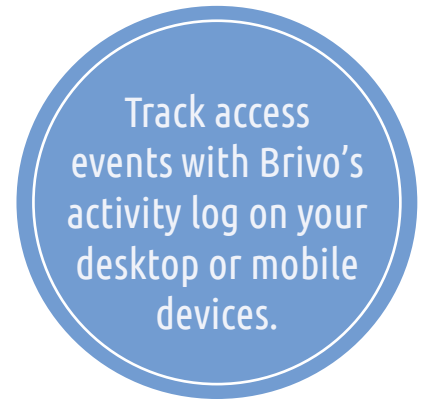
Add references to Eagle Eye cameras so video can be linked to with activities from Brivo.

Remotely unlock doors while seeing a live view

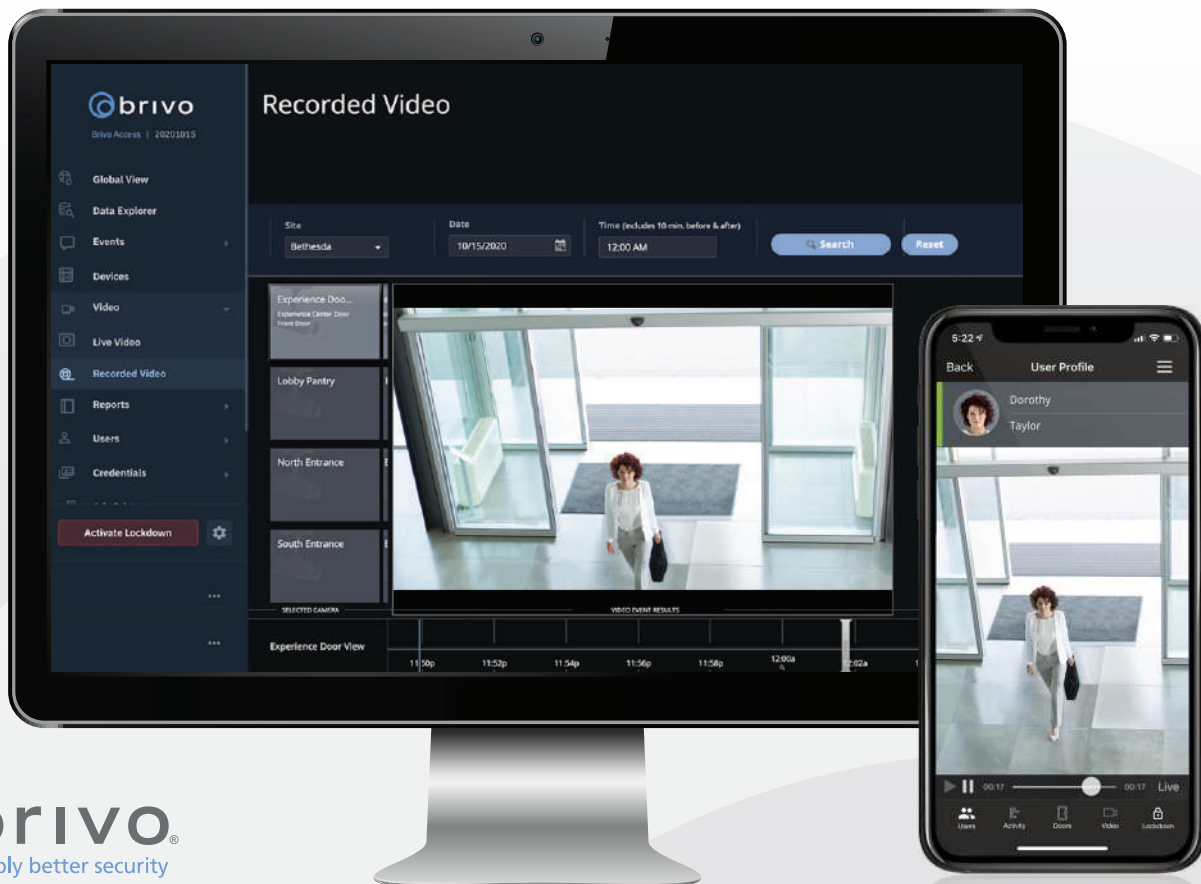
Use your mobile device to view live activity and remotely open doors with the click of a button.

Leverage multi-platform access control and video

Use Brivo Access to play back recorded video or view live streams on desktop and mobile devices.



ONE COMPLETE SOLUTION TO MANAGE VIDEO AND ACCESS CONTROL



FAQ Sheet – Nighttime Monitoring

1. Detection

Q

What happens when a person is detected after hours?

A

When a human presence is detected after hours, our monitoring team immediately reviews the camera footage to verify activity.

2. Response

Q

2. What is the first response?

A

If the activity is confirmed, we issue a live audio call-down through the camera system, instructing the individual to leave the property.

3. Escalation

Q

3. What happens if the person does not leave?

A

If the individual remains on site:

- A second call-down is issued 2–5 minutes later, again instructing them to leave.
- If necessary, a third call-down is issued another 2–5 minutes later.

4. Contacted

Q

Who is contacted next if the person still does not leave?

A

If the individual continues to remain on site, we follow your custom call tree, contacting one or more of the following (as designated by your district or property):

- On-site manager
- CDD manager
- Board member
- Patrol

5. Dispatch

Q

How is law enforcement involvement handled?

A

Once a designated contact is reached:

- Permission is granted or declined to contact law enforcement.
- If your district prefers to skip the call-tree step and proceed directly to law enforcement, we can configure the service accordingly.

Nighttime Monitoring

6. Cancellation

Q

What if the trespasser leaves before police arrive?

A

If law enforcement has been dispatched but the individual leaves the property prior to their arrival, we will cancel the law enforcement call whenever possible.

7. Report

Q

Will we receive a report of the incident?

A

Yes. A detailed incident report will be available the following day via:

- The web portal, and/or
- Email notification

The report includes:

- Time and date of the incident
- Actions taken
- Captured images of the trespasser, when available

8. Customization

Q

Can this process be customized?

A

Absolutely. Call-down timing, escalation steps, contact lists, and law enforcement procedures are fully customizable to meet your district's policies and preferences.



Our camera monitoring process is designed to protect your property with care, consistency, and accountability. Each alert is reviewed by trained monitoring personnel to ensure accurate assessment before any action is taken, minimizing false alarms while maintaining a rapid response to real activity. Escalation steps are followed deliberately and in accordance with your customized protocols, ensuring that communication, notifications, and law enforcement involvement are handled responsibly and only when necessary. This approach provides effective security coverage while respecting your property, staff, and community.



Survey : South Fork 3 CDD - 1
Site : South Fork 3 CDD

Company : Complete I.T. Corp
Report By : Thomas Giella



South Fork III - 1

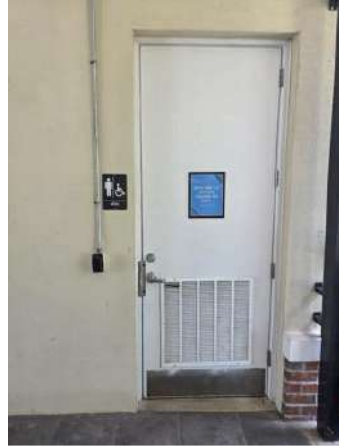
South Fork III - 1
Single Door
1DR-001



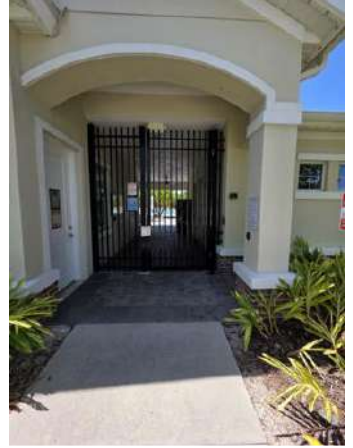
South Fork III - 1
Single Door
1DR-002



South Fork III - 1
Single Door
1DR-003



South Fork III - 1
Single Door
1DR-004



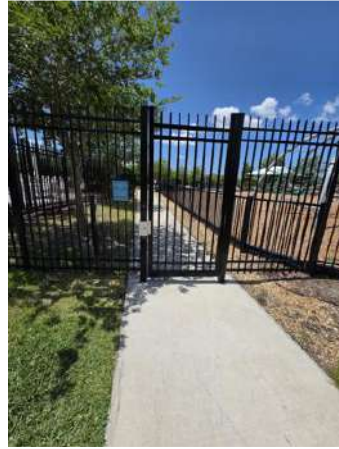
South Fork III - 1
Single Door
1DR-005



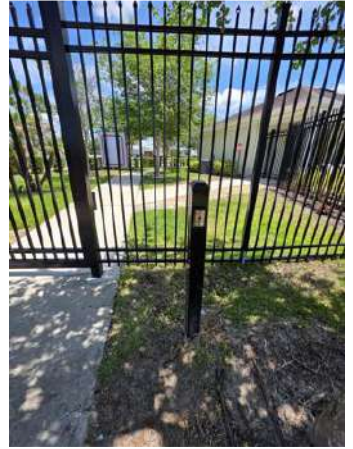
South Fork III - 1
Single Door
1DR-005



South Fork III - 1
Single Door
1DR-006



South Fork III - 1
Single Door
1DR-006



South Fork III - 1

Fixed Camera
FCAM-001



South Fork III - 1

Fixed Camera
FCAM-002



South Fork III - 1

Fixed Camera
FCAM-003



South Fork III - 1

Fixed Camera
FCAM-004



South Fork III - 1

Fixed Camera
FCAM-005



South Fork III - 1

Fixed Camera
FCAM-006



South Fork III - 1

Fixed Camera
FCAM-007



South Fork III - 1

Fixed Camera
FCAM-009



South Fork III - 1
Fixed Camera
FCAM-009



South Fork III - 1
Fixed Camera
FCAM-011



South Fork III - 1
Fixed Camera
FCAM-013



South Fork III - 1
Fixed Camera
FCAM-013



South Fork III - 1
Fixed Camera
FCAM-014



South Fork III - 1
Node
NODE-001



South Fork III - 1
Node
NODE-001



South Fork III - 1
Node
NODE-001



South Fork III - 1

 Node
NODE-001



South Fork III - 1

 Node
NODE-001



Proposal Pricing Overview

Complete I.T. Camera Proposal

Cameras System - Clubhouse	Price
<p>Clubhouse - Cameras & PA System (monitored at night)</p> <ul style="list-style-type: none"> • Installation of CMVR 426+ • Replace 5 outdoor cameras with DT03 <ul style="list-style-type: none"> • cameras with red cone monitored • Reuse 8 outdoor cameras and 1 indoor cameras <ul style="list-style-type: none"> • If camera will not reset or is malfunctioning, cost for camera replacement will be \$539 each • Installation of 1 outdoor camera with DT03 • Reuse AXIS Intercom • (1) New CAT6 • Labor • Minimum of 30-days recording retention • Reuse PA Horn & program scheduling <ul style="list-style-type: none"> • Plays a pre-scheduled message for pool closing times • Allows management company or district to talk through the camera system APP on smartphone or computer and ask trespassors to leave without the need to go onsite. • Includes AXIS PA horn and all programming of the system 	<p>\$9,513.00</p>
<p><input type="checkbox"/> (Optional) Replace 10 cameras</p> <ul style="list-style-type: none"> • 9 exterior cameras with DT03 • 1 interior camera with DD10 • No additional charge for labor at time of original installation 	<p>\$5,090.00</p>
Cameras System - Secondary Park	
<p>Playground - Camera & PA System</p> <ul style="list-style-type: none"> • Installation of CMVR 324+ • Reuse 3 outdoor cameras • Labor • Minimum of 30-days recording retention • Reuse PA Horn & program scheduling <ul style="list-style-type: none"> • Allows management company or district to talk through the camera system APP on smartphone or computer and ask trespassors to leave without the need to go onsite. • Includes AXIS PA horn and all programming of the system 	<p>\$3,208.00</p>
<p><input type="checkbox"/> (Optional) Replace 3 cameras</p> <ul style="list-style-type: none"> • 3 exterior cameras with DT03 	<p>\$1,617.00</p>

- No additional charge for labor at time of original installation

<input type="checkbox"/>	(Optional) Adding camera to playground	\$6,954.00
<ul style="list-style-type: none"> • 150ft Conduit trenching • Wiring including CAT6 • Black aluminum pole • DT03 Starlight camera • Strobes • AXIS loudspeaker 		

Surge Protection & Battery Backup

<input checked="" type="checkbox"/>	(optional) Surge Protection & UPS Battery Backup	\$4,019.00
<ul style="list-style-type: none"> • Dytek 24 POE Surge Protection • Dytek 8 POE Surge Protection • (2) DITEK DTK-UPS1000R+ On-Line Uninterruptible Power Supply, 1000VA, 1000W • (2) PDU • If grounding rods are not installed, installation is \$650 for each location 		

Estimated Project Total \$16,740.00

Software Licenses:

Cameras	Price	QTY	Subtotal
Eagle Eye VMS PR1 Management Edition Monthly <ul style="list-style-type: none"> • Price is per camera per month (CMVR only) • Low resolution copy recorded offsite simultaneously • Includes phone and email support 	\$9.50	18	\$171.00
AXIS PA Speaker - Talk Down 2-way <ul style="list-style-type: none"> • To be used through EEN App or computer browser • Would play a pre-scheduled message for pool closing times • Would allow management company or district to talk through the camera system APP on smartphone or computer and ask trespassors to leave without the need to go onsite. 	\$20.00	2	\$40.00
<input type="checkbox"/> (Optional) Secondary playground PA and Camera	\$29.50	1	\$29.50
Network			
Managed Network for Monitored System <ul style="list-style-type: none"> • Static IP required at each location 	\$65.00	1	\$65.00

Monitoring

Nightly Camera Monitoring Service (per monitored camera)	\$125.00	5	\$625.00
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Monthly Licensing/Service \$901.00

SECURITY AND TECHNOLOGY SERVICES AGREEMENT

This SECURITY AND TECHNOLOGY SERVICES AGREEMENT (“Agreement”) is made and entered into this ____ day of ____, 2026, by and between:

_____, a Community Development District, with a mailing address of _____ (“District”); and

COMPLETE IT CORP, a Florida corporation, with a mailing address of 2664 Cypress Ridge Boulevard, Suite 103, Wesley Chapel, Florida 33544 (“Contractor”).

District and Contractor may be referred to individually as a “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, District desires to obtain security, access control, surveillance, monitoring, licensing, maintenance, and related technology services for its facilities and operations; and

WHEREAS, Contractor represents that it has the experience, personnel, and capability to provide such services; and

WHEREAS, the Parties desire to enter into this Agreement to set forth the terms and conditions under which Contractor will provide the Services.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

SECTION 1. DEFINITIONS

1.1 “Services” means the services described in this Agreement and in the proposal attached hereto as Exhibit A, including without limitation installation, configuration, monitoring, remote support, preventative maintenance, and related technology services.

1.2 “Equipment” means hardware, devices, accessories, components, and related materials provided by Contractor.

1.3 “SaaS” means third-party cloud or subscription software/services, including but not limited to access control and video platforms, licensing, and cloud management services.

1.4 “Exhibit A” means the proposal, quote, scope of work, pricing, and related documentation attached hereto and incorporated herein by reference.

1.5 MONITORING SERVICES LIMITATIONS

Where Services include camera monitoring or surveillance observation:

- (a) Observation Only. Contractor’s monitoring services are limited to observation and notification only. Contractor has no authority, ability, or obligation to prevent

criminal activity, respond to emergencies, dispatch personnel, or take any action beyond notification as specified herein or in Exhibit A.

- (b) No Security Guarantee. Monitoring services do not constitute guard services or security services and do not guarantee prevention of theft, vandalism, trespassing, personal injury, property damage, or other loss.

- (c) Limited Notification Duty. Contractor’s sole obligation upon observing suspicious activity or emergency situations is to notify the individuals or entities designated by District in a written notification protocol or contact list established after execution of this Agreement. Such contacts may include, but are not limited to, District board members, the District Manager, on-site or clubhouse management, and, where appropriate, applicable non-emergency law enforcement contact numbers. Contractor’s notification obligation shall be deemed satisfied upon good faith attempted contact using the contact information provided, regardless of whether such contact is successfully completed.

- (d) Enhanced Review Process. Contractor utilizes a combination of automated detection technologies and human review to evaluate events. While Contractor employs commercially reasonable efforts to identify and assess activity, District acknowledges that event detection and interpretation may be impacted by environmental conditions, system limitations, or data quality, and not all events may be identified, escalated, or interpreted as intended.

- (e) Technical Limitations. Monitoring effectiveness depends on camera functionality, image quality, lighting conditions, weather, internet connectivity, power availability, field of view, and other technical factors outside Contractor’s control.

- (f) No Continuous Monitoring Guarantee. Unless expressly specified otherwise in Exhibit A, monitoring services are not guaranteed to be continuous or uninterrupted and may be subject to outages, technical issues, maintenance, personnel scheduling, or other operational interruptions.

1.6 ACCESS CONTROL AND GATE OPERATOR LIMITATIONS

Where Services include access control systems or automated gate operators:

- (a) Deterrent Systems Only. Access control systems are deterrents only and cannot guarantee prevention of unauthorized access, tailgating, forced entry, credential sharing, or circumvention by determined individuals.

- (b) Fire/Life Safety Priority. District acknowledges that fire codes, emergency access requirements, and life safety obligations supersede access control restrictions.

Contractor is not responsible for access control failures or overrides that occur in connection with emergency or life safety functions.

(c) Training. Contractor provides training for access control and camera systems. Contractor does not provide full training for gate operators, but may provide limited guidance to on-site maintenance personnel. Contractor shall not be liable for improper use, misuse, accidents, or injuries resulting from inadequate user training, failure to follow instructions, or unauthorized operation.

(d) Gate Operator Safety / Signage. Automated vehicle gates present inherent risks of serious injury or death, including crushing, impact, and entrapment hazards. Contractor may provide warning signage for gate areas; however, District is solely responsible for determining whether such signage is adequate, properly placed, visible, and compliant with applicable code or safety requirements.

(e) Emergency Access. District is responsible for ensuring that emergency vehicle access procedures comply with local fire, police, and emergency service requirements. Contractor may include emergency override capabilities where applicable, but District assumes responsibility for emergency access coordination and compliance.

(f) Mechanical Component Risks. Gates, operators, motors, sensors, loops, and mechanical components are subject to wear, weather exposure, misuse, obstruction, and eventual failure. Preventive maintenance reduces, but does not eliminate, the risk of malfunction.

(g) Power / Communication and UL Compliance. Gate operators and access control systems rely on power, communication networks, and manufacturer-installed safety features. Battery backup systems and fail-safe/fail-secure operations are designed in accordance with applicable UL listings and manufacturer specifications; however, system behavior during outages (including fail open, fail closed, or stopping mid-cycle) is dependent on those configurations and conditions at the time of the event. Contractor shall not be responsible for performance variations caused by such conditions.

(h) Code Guidance and Responsibility. Contractor shall use commercially reasonable efforts to install systems in alignment with generally accepted industry practices and applicable manufacturer specifications. District acknowledges that Contractor is not acting as a code enforcement authority or permitting agency. District remains responsible for permits and final compliance; however, Contractor will reasonably cooperate and provide guidance based on its experience where applicable. Contractor makes no warranty of full code compliance due to variables outside its control.

SECTION 2. SERVICES; EXHIBIT A; CHANGE ORDERS

2.1 Scope. Contractor shall provide the Services and/or Equipment described in Exhibit A, which is incorporated herein by reference.

2.2 Change Orders. A written change order shall only be required where changes to scope, Equipment, timeline, or conditions result in additional cost to District. Contractor may, at its discretion, perform minor adjustments, sequencing changes, or field modifications necessary to maintain project schedule and efficiency, provided such changes do not increase cost to District.

2.3 No Guarantee of Outcome. Contractor will perform Services in a professional manner consistent with industry standards; however, technology systems may be affected by third-party services, site conditions, power, internet connectivity, weather, utility conditions, and other factors outside Contractor's control.

SECTION 3. TERM; RENEWAL; TERMINATION

3.1 Initial Term. Unless otherwise specified in Exhibit A, the initial term of this Agreement shall begin upon the earliest occurrence of: (i) the date this Agreement is signed, (ii) installation of any Equipment, (iii) Contractor personnel performing on-site project work or site walkthrough for scheduling purposes, (iv) activation of any software, licensing, or SaaS services, (v) ordering of project-related Equipment, or (vi) commencement of system setup or training.

For billing purposes, any recurring services, including but not limited to monitoring, licensing, software, and subscription-based services, may be billed beginning on the effective start of the Initial Term. Recurring monthly services are billed for the full calendar month in which billing begins, regardless of the specific date of activation, commencement, or use. By way of example only, if recurring services begin on the twentieth (20th) day of a month, such services shall still be billed as if they began on the first (1st) day of that month. All recurring invoices shall be dated as of the first (1st) day of the applicable month, and District shall have net thirty (30) days to pay such invoices.

3.2 Renewal. This Agreement shall automatically renew for successive one (1) year terms unless either Party provides written notice of cancellation at least sixty (60) days prior to the expiration of the then-current term.

3.3 Month-to-Month Continuation. Upon expiration of the Initial Term or any renewal term, this Agreement may continue on a month-to-month basis if the Parties continue performance and do not otherwise terminate in accordance with this Agreement.

3.4 Termination. Either Party may terminate this Agreement for convenience upon sixty (60) days' written notice; provided, however, that such termination shall not relieve District of payment obligations incurred prior to the effective date of termination, including committed third-party licensing, equipment, Services performed, Services scheduled, materials procured, and other non-cancelable costs.

SECTION 4. COMPENSATION; DEPOSITS; INVOICING

4.1 Compensation. District shall pay Contractor the amounts set forth in Exhibit A.

4.2 Project Deposit. Project-based work requires a non-refundable deposit equal to fifty percent (50%) of the total project cost unless otherwise stated in writing. Work shall not be ordered or scheduled until deposit is received.

4.3 Remaining Balance. The remaining balance is due within fourteen (14) calendar days after substantial completion unless otherwise stated in writing.

4.4 Payment Definition. Payments are deemed made only when actually received and processed by Contractor.

District is advised to submit all payments using trackable delivery methods (including but not limited to UPS Ground or equivalent). Contractor shall not be responsible for payments that are delayed, lost, or not received. Upon request, Contractor may provide a prepaid trackable shipping label for delivery of project deposits or payments.

SECTION 5. PROJECT TIMELINES

5.1 Estimated Completion. Project timelines are estimates and not guarantees.

5.2 District Delays. Contractor shall not be responsible for delays caused by District, including but not limited to delays resulting from District's failure to provide access, approvals, required information, site readiness, or coordination. This shall also include delays caused by any third-party vendor, contractor, or service provider engaged by or on behalf of District, as well as delays resulting from resident-related issues, including but not limited to access restrictions, scheduling conflicts, interference, or complaints.

Delays exceeding fifteen (15) calendar days may result in partial billing or invoicing of work performed and materials procured to date. Additional charges may apply for extended delays, remobilization, rescheduling of work, or inefficiencies caused by such delays.

Contractor will make commercially reasonable efforts to continue progress on unaffected portions of the project where feasible; however, District acknowledges that due to scheduling commitments across multiple projects, resource allocation, and coordination requirements, Contractor may not be able to immediately reassign labor to alternate tasks. Project sequencing, scheduling adjustments, and delays shall be managed in a commercially reasonable manner considering all active project obligations. If Contractor is unable to continue work on affected or unaffected portions of the project due to delays attributable to District, its residents, or third parties engaged by or on behalf of District, and such delays exceed the applicable five (5) day or fifteen (15) day periods set forth in this Agreement, such delays shall remain the responsibility of District, regardless of whether Contractor is able to proceed with other portions of the project.

SECTION 6. SITE REQUIREMENTS

6.1 Access. District shall provide access, personnel, and approvals as needed. Contractor may install a Contractor-designated lockbox or lockbox system at the project location(s) at Contractor's cost for operational efficiency, emergency access, troubleshooting, or service purposes. District shall provide copies of any keys or other access devices reasonably required by Contractor for such purposes. If any Contractor-designated lockbox is stolen, damaged, tampered with, lost, or otherwise requires replacement for any reason not caused solely by Contractor, District shall be billed for replacement by Contractor. District acknowledges that Contractor utilizes its own designated lockbox systems and access methods for operational, service, and security reasons, and District shall not substitute, replace, or require alternative lockbox systems in lieu of Contractor's designated system.

6.2 Power and Internet. District must provide stable power and internet connectivity. If connectivity issues arise, Contractor may coordinate with District's Internet Service Provider ("ISP") to troubleshoot and resolve issues. Contractor will use commercially reasonable efforts to work with the ISP and attempt available remedies to restore or improve connectivity; however, Contractor has an obligation to provide functioning Services to District and cannot be indefinitely delayed by ISP-related issues. Time spent coordinating with an ISP may become billable depending on the duration, complexity, and extent of such involvement. If connectivity is determined by Contractor to be insufficient, unreliable, or otherwise unsuitable for proper system operation, Contractor may require transition to an alternate ISP or the implementation of backup connectivity solutions, including but not limited to copper, fiber, or cellular service, all at District's expense.

If District elects for Contractor to procure, manage, or maintain ISP services on behalf of District, such ISP services shall be billed as part of Contractor's regular monthly invoicing. Pricing shall consist of the underlying ISP cost plus up to twenty-five percent (25%) for management, administration, and billing. In such cases, Contractor shall be the sole account holder for the ISP service, and District shall not have direct access to the ISP account, nor shall District make any changes, requests, or communications with the ISP without prior written approval from Contractor. District acknowledges that all ISP-related changes, support requests, or modifications must be coordinated exclusively through Contractor.

6.3 Credentials. District is responsible for preparing all user credentials prior to system deployment. Contractor may assist with the onboarding of residents and credential setup if such services are included in Exhibit A. If not included, such services shall require written approval by District and shall be billed separately as additional services. District agrees that delays in approvals, decisions, questions, or requested changes exceeding five (5) calendar days may impact the project schedule. In the event such delays exceed five (5) calendar days, Contractor reserves the right to adjust the project schedule and invoice for work performed and materials procured, and if such delays materially impact the project timeline, the remaining project balance may become due. In addition to the five (5) day response requirement, delays exceeding fifteen (15) calendar days related to approvals, credential preparation, or requested changes shall be treated as project delays under Section 5.2 and may result in partial or full project billing.

6.4 Temporary Solutions. Contractor may deploy temporary solutions, including but not limited to cellular connectivity, generators, temporary hardware, bypass methods, or other interim systems, as reasonably necessary to maintain project progress, system functionality, or continuity of Services. Any such temporary solutions shall be billed as additional costs to District, and Contractor may implement such solutions without prior written approval where reasonably necessary due to site conditions, third-party delays, utility issues, resident-related issues, or other circumstances outside of Contractor's control.

6.5 Billing. Temporary solutions will be billed as additional costs.

6.6 Permits / Code Compliance. District shall be responsible for permitting and final approvals where required. Contractor will install systems in accordance with manufacturer specifications and industry standards and will use commercially reasonable efforts to support compliance; however, Contractor is not responsible for interpretation, enforcement, or certification of compliance with all applicable codes, particularly where such codes fall outside Contractor's scope (including but not limited to fire systems or structural compliance).

SECTION 7. RATES

7.1 Standard Hours. Standard hours of operation are Monday through Friday, 9:00 AM to 5:30 PM EST.

7.2 Standard Rate. Standard services shall be billed at \$165.00 per hour, subject to a two (2) hour minimum.

7.3 After-Hours Rate. Any Services performed outside standard hours of operation, including nights, weekends, federal holidays, Contractor-observed office closures, and any phone or email support outside standard hours, shall be billed at \$247.50 per hour, subject to a two (2) hour minimum.

7.4 Travel Time. Travel time is included in billable time and applies to both standard and after-hours rates.

SECTION 8. TRAVEL AND EXPENSES

8.1 Travel must be identified in Exhibit A to be billed.

8.2 Approved travel shall be billed at the applicable standard or after-hours rate.

8.3 Any overnight travel expenses (including hotel, meals, and related costs) shall require prior written approval by District before being incurred.

SECTION 9. SAAS LICENSING

9.1 Services may rely on third-party platforms.

9.2 Licensing may require minimum term commitments or non-cancelable obligations.

9.3 Certain third-party software, manufacturers, or service providers may require minimum term commitments or non-cancelable agreements. District acknowledges that such obligations are established by such third parties and not Contractor, and District shall remain responsible for any such commitments incurred as part of the Services, regardless of termination of this Agreement. Upon written request, Contractor may provide available documentation regarding such third-party requirements; however, District acknowledges that such requirements are subject to change by third-party providers at any time without notice and are outside Contractor's control.

SECTION 10. PRICE ADJUSTMENTS

10.1 Contractor may pass through manufacturer or vendor price increases.

10.2 Pricing adjustments may occur due to changes in third-party manufacturer or software licensing costs, which are outside of Contractor's control. Additional adjustments may include fuel surcharges, tariffs, supply chain cost increases, labor cost increases, or other industry-related cost escalations. District acknowledges that recurring services such as licensing, monitoring, software, and support services commonly increase over time and that such increases are often approximately five percent (5%) on a per-month basis, but may be greater depending on third-party or market conditions. Annualized increases may therefore exceed five percent (5%) in the aggregate.

SECTION 11. LATE PAYMENTS

11.1 Late payments may incur finance charges after fifteen (15) days.

11.2 For purposes of this Agreement, payment shall be deemed received only upon actual receipt and processing by Contractor, and not upon the date the payment was issued, mailed, or otherwise transmitted by District. Contractor recommends that all payments be sent using a trackable delivery method, as Contractor shall not be responsible for payments that are delayed, lost, or not received.

11.3 The maximum finance charge shall be eighteen percent (18%) annually or the maximum amount allowed under Florida law, whichever is less.

11.4 District is responsible for collection costs, including reasonable attorneys' fees and court costs to the extent permitted by law.

SECTION 12. SUSPENSION

12.1 Contractor may suspend Services for non-payment.

12.2 Contractor shall not be liable for resulting disruptions, outages, interruptions, delays, or damages arising from such suspension.

SECTION 13. REFUNDS

All deposits and payments are non-refundable.

SECTION 14. WARRANTY

14.1 Equipment is covered solely by the manufacturer's warranty, subject to the terms and conditions established by the applicable manufacturer. Contractor does not provide any separate or extended warranty beyond those offered by the manufacturer.

14.2 Manufacturer warranties do not cover, and Contractor shall not be responsible for, any damage or failure resulting from misuse, abuse, negligence, vandalism, theft, unauthorized access, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events.

14.3 Any repairs, replacements, or services required as a result of such excluded conditions shall be billed to District at Contractor's applicable rates.

14.4 Security System Limitation. District expressly acknowledges and agrees that Contractor makes no representations or warranties regarding the ability of any security system, access control system, monitoring service, gate system, camera system, or related Service to prevent theft, burglary, robbery, trespass, fire, vandalism, unauthorized access, personal injury, property damage, or any other criminal activity or emergency condition. All such systems are deterrents only.

14.5 Labor Warranty. Contractor provides a one (1) year labor warranty from the start date of this Agreement, covering workmanship defects only. This labor warranty does not apply to issues arising from misuse, abuse, negligence, vandalism, theft, unauthorized access, resident interference, third-party interference, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events, nor does it apply to any condition, failure, or event that would otherwise be excluded from manufacturer warranty coverage or that is outside Contractor's control.

SECTION 15. LIMITATION OF LIABILITY

15.1 Contractor shall not be liable for indirect, incidental, special, punitive, or consequential damages.

15.2 Contractor's total liability under this Agreement shall be capped at the total fees actually paid by District to Contractor in the one (1) month preceding the event giving rise to the claim.

15.3 Contractor shall not be responsible for third-party outages, software failures, utility failures, internet failures, or actions of third-party vendors.

15.4 Exclusion of Damages. In no event shall Contractor be liable for any death, personal injury, property damage, theft, loss of profits, loss of use, loss of data, loss of goodwill, business interruption, or any other damages arising out of or related to this

Agreement, the Services, or any system malfunction, failure, or interruption.

15.5 System Failure Risk. District expressly assumes all risk associated with system failures, including unauthorized access, equipment malfunction, power failures, communication interruptions, utility failures, internet failures, acts of God, and other failures regardless of cause.

15.6 Monitoring Service Exclusions. Contractor shall not be liable for any losses, damages, injuries, or claims arising from or related to monitoring services, including but not limited to:

- (a) criminal activity or emergency situations that occur despite monitoring;
- (b) failure to observe, detect, or report events;
- (c) delays in notification or inability to reach designated contacts;
- (d) misinterpretation of observed activities or false alarms;
- (e) technical failures affecting monitoring capability; and
- (f) District's failure to respond to notifications or take appropriate action.

15.7 No Monitoring Liability. District acknowledges that Contractor provides observation and notification services only, and not security services. Contractor shall have no liability whatsoever for any criminal activity, theft, vandalism, trespass, personal injury, or property damage that occurs during or despite monitoring services, regardless of whether such events are observed, reported, misinterpreted, or not detected by Contractor.

15.8 Access Control Exclusions. Contractor shall not be liable for losses arising from or related to, including but not limited to:

- (a) unauthorized access due to system bypass, tailgating, credential sharing, or forced entry;
- (b) inability to access during emergencies, power failures, or system malfunctions;
- (c) injury or death resulting from gate operator contact, crushing, or entrapment;
- (d) vehicle damage from gate impact or malfunction;
- (e) emergency response delays due to access control or gate issues;
- (f) fire code violations or life safety compliance failures; and
- (g) user error, improper operation, or inadequate training.

15.9 Gate Operator Liability. District acknowledges that automated gate systems present inherent risks of serious injury or death. To the fullest extent permitted by law, District assumes responsibility for site conditions, user conduct, adequacy of warnings, training, resident actions, guest actions, and safety compliance related to gate operations.

SECTION 16. INDEMNIFICATION

16.1 Contractor Indemnification. To the extent permitted by Florida law, Contractor shall indemnify and hold harmless District from claims arising directly from Contractor's negligence or willful misconduct.

16.2 District Indemnification. To the fullest extent permitted by Florida law, District shall indemnify and hold harmless Contractor from claims arising from District's misuse of systems, unsafe site conditions, resident actions, guest actions, vendor actions, failure

to maintain the site, failure to comply with laws or code requirements, gate-related accidents, inadequate warnings, or third-party interference.

16.3 This section shall be interpreted in accordance with applicable Florida law and shall not be construed to require indemnification beyond limits permitted by law.

SECTION 17. FORCE MAJEURE

Neither Party shall be liable for delays or failures caused by events beyond reasonable control, including acts of God, weather, utility interruptions, labor shortages, supply chain delays, governmental action, internet outages, or similar events.

SECTION 18. CONFIDENTIALITY

Each Party shall keep confidential any non-public, proprietary, or sensitive information of the other Party and use such information only for purposes of this Agreement, except as otherwise required by law.

SECTION 19. NOTICES

All notices must be in writing and delivered by certified mail or recognized overnight courier.

District:
[INSERT DISTRICT ADDRESS]

Contractor:
Complete IT Corp
2664 Cypress Ridge Boulevard, Suite 103
Wesley Chapel, Florida 33544

Notice shall be deemed effective upon receipt.

SECTION 20. GOVERNING LAW; VENUE

This Agreement shall be governed by the laws of the State of Florida. Venue for any dispute shall be in Pasco County, Florida.

SECTION 21. INSURANCE

21.1 Contractor shall maintain commercially reasonable insurance appropriate to the Services being provided, including general liability, automobile liability, workers' compensation and employer's liability, umbrella or excess liability, and professional liability insurance.

21.2 Such insurance shall include, at minimum:

(The following represents Contractor's current insurance coverage as of the effective date of this Agreement and may be modified in accordance with policy renewals):

- General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Umbrella / Excess Liability: \$5,000,000 aggregate
- Workers' Compensation and Employer's Liability: \$1,000,000 limits
- Professional Liability: \$1,000,000 per occurrence / \$1,000,000 aggregate

21.3 To the extent required by a written agreement, District may be included as an additional insured on applicable liability policies. Contractor's policies may include waiver of subrogation and primary and non-contributory provisions in favor of District, subject to the terms and conditions of such policies.

21.4 Contractor shall provide a certificate of insurance upon request as evidence of coverage. Such certificate is issued for informational purposes only and does not amend, extend, or alter the coverage provided by the policies.

21.5 All insurance coverage referenced herein is subject to the terms, conditions, exclusions, and limitations of the applicable insurance policies.

SECTION 22. DISPUTE RESOLUTION.

District shall continue to timely pay all amounts due under this Agreement, including during the pendency of any dispute, claim, or disagreement of any kind.

Any claim, dispute, or cause of action must be asserted during the active term of this Agreement or within a reasonable time thereafter as permitted by applicable law. District shall not delay or withhold claims in a manner that prevents Contractor from having a reasonable opportunity to inspect, repair, correct, or otherwise cure the alleged issue.

Upon termination or cancellation of this Agreement, District shall remain responsible for all amounts due for Services performed, Equipment provided, third-party obligations, and any work performed or costs incurred during the applicable sixty (60) day notice period, including any Services scheduled or in progress during such period.

22.1 The Parties shall attempt in good faith to resolve any dispute arising under this Agreement through informal discussions.

22.2 If the dispute is not resolved, the Parties agree to participate in non-binding mediation in Pasco County, Florida prior to initiating litigation.

22.3 In any action arising from this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and costs, to the extent permitted by law.

SECTION 23. DATA SECURITY

Contractor shall implement commercially reasonable administrative, technical, and physical safeguards designed to protect systems and data under its control.

SECTION 24. TRANSITION UPON TERMINATION

24.1 Upon termination or expiration of this Agreement, Contractor shall, upon written request and subject to payment of all outstanding amounts, reasonably cooperate in transitioning Services.

24.2 Such transition may include, where applicable and permitted:

- transfer of administrative credentials;
- export of available system configurations or data;
- reasonable coordination with replacement vendors;
- transition of cloud tenant access, if permitted by third-party platform terms; and
- removal or reassignment of agents, software, or management tools where appropriate.

24.3 Transition services outside of standard offboarding shall be billed at Contractor's applicable rates.

24.4 Contractor shall not be responsible for limitations imposed by third-party systems, software providers, manufacturers, licensing restrictions, or platform ownership limitations.

SECTION 25. DISCLAIMERS

25.1 Security System Disclaimer. Security systems, access control systems, camera systems, and monitoring services are deterrents only and are not guaranteed to prevent criminal activity, unauthorized access, vandalism, loss, injury, or property damage.

25.2 Not a Security Company / Emergency Response Provider. Contractor is a technology services provider and not a security company, guard service, alarm company, or emergency response provider.

25.3 Emergency Response Disclaimer. Contractor does not dispatch police, fire, or medical personnel. Where applicable, Contractor may contact a non-emergency law enforcement number or other designated contact as identified by District. Any such notification is provided as a courtesy only, and Contractor shall have no responsibility or liability for response times, actions taken, or lack of response by any third party.

25.4 Third-Party Interference. Contractor shall not be liable for system compromise or failure due to tampering, hacking, jamming, interference, sabotage, vandalism, or actions of third parties, including residents, visitors, former employees, vendors, or malicious actors.

25.5 Power / Environmental Conditions. Contractor shall not be responsible for system failure due to power loss, internet outages, extreme weather, improper environmental conditions, utility disruptions, or conditions outside manufacturer specifications.

25.6 Access Control Limitations. No access control system can prevent all unauthorized access. Systems may be bypassed, credentials may be compromised, and technical failures may occur.

25.7 Gate Operator Warning. Automated vehicle gates can cause serious injury or death. District acknowledges that automated gate systems present crushing and entrapment hazards and agrees to implement all necessary safety measures, training, and warnings.

25.8 Emergency Override. Access control and gate systems may include emergency override capabilities or may be overridden for life safety purposes. District is responsible for coordinating with local emergency services and ensuring compliance with fire and life safety requirements.

25.9 Maintenance Responsibility. Gate operators and related systems require regular preventive maintenance to minimize failure risk. District agrees to follow recommended maintenance schedules and promptly report any operational issues.

SECTION 26. GENERAL PROVISIONS

26.1 Entire Agreement. This Agreement and Exhibit A constitute the entire agreement between the Parties and supersede all prior oral or written discussions, negotiations, and understandings.

26.2 Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

26.3 Waiver. The failure of either Party to enforce any provision of this Agreement shall not constitute a waiver of that provision or any other provision.

SECTION 27. INSTALLATION LIMITATIONS

Contractor shall not be responsible for landscaping restoration, unmarked underground utilities, pipes, conduits, or infrastructure not properly identified with detectable marking systems. Contractor is not responsible for painting, cosmetic repairs, or touch-up work unless specifically included in Exhibit A. Contractor's responsibility is limited strictly to the scope of work defined in Exhibit A.

SECTION 28. PUBLIC RECORDS

Contractor acknowledges that District is a public entity subject to Chapter 119, Florida Statutes. Contractor shall:

- (a) Keep and maintain public records required by the District to perform the Services;
- (b) Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law;
- (c) Ensure that public records that are exempt or confidential and

exempt from public records disclosure requirements are not disclosed except as authorized by law;

SECTION 29. PUBLIC ENTITY CRIMES

Pursuant to Section 287.133, Florida Statutes, Contractor represents that it has not been placed on the convicted vendor list within the past thirty-six (36) months. Contractor shall immediately notify the District if it is placed on the convicted vendor list, whereupon the District may terminate this Agreement.

SECTION 30. SCRUTINIZED COMPANIES

Pursuant to Section 287.135, Florida Statutes, Contractor represents that it is not a scrutinized company and shall notify the District if its status changes, whereupon the District may terminate this Agreement.

SECTION 31. E-VERIFY

Pursuant to Section 448.095, Florida Statutes, Contractor represents that it is in compliance with all requirements of said statute, including the use of the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all applicable employees. Contractor shall remain in compliance for the duration of this Agreement.

SECTION 32. GOVERNMENTAL LIABILITY LIMITATION

Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limitations of liability under Section 768.28, Florida Statutes, or any other applicable law.

SIGNATURES

DISTRICT

By: _____
Name: _____
Title: _____
Date: _____

**CONTRACTOR
COMPLETE IT CORP**

By: _____
Name: _____
Title: _____
Date: _____

Technical Project Solution

Clubhouse Southfork



Submitted to:
Inframark Management Services

Submitted by:
Keith Ware (CEO)
Secure2ware Inc.
(813) 425-5900
admin@secure2ware.com

Submission Date:
9 April 2026



Secure2ware
Security Services

Thank you for considering S2W



Quote:

Equipment	Description	Quantity	Price
20CH Network Video Recorder	-4K NVR -Supports 20 Cameras -10TB Hard Drive	1	\$1,355.00
10Ch Network Video Recorder	-4K NVR -Supports 10 Cameras -8TB Hard Drive	1	\$800.00
8MP IP Turret Camera	-8 Mega Pixel -2.8mm Lens -100ft Night Vision -Audio Recording	16	\$3,520.00
Remote Monitoring	Surveillance Monitoring - \$125 per camera (8 Cams) - \$1000.00/month	8	\$1,000.00
Professional Service	S2W Labor: -Install and adjust system to the customer's viewing specification -will provide the customer with basic operational training		\$2,200.00

-Our quote to complete this project: **\$8,300.63**

-Delivery and completion: 1 week

-All security equipment in compliance: NDAA Section 889

This Proposal Assumes:

1. Completion time is subject to delays or work stoppage caused by customer or other construction trades. Appropriate site access will be granted during installation.
2. All required standard permits and permit fess are included in the bid total.
3. All fiber optic and telecom devices provided by your ISP Internet Service Provider are in good working order.
4. Your ISP will provide a proper hand off of services and equipment.
5. Adequate power for the installation and operation of equipment will be available.
6. Customer agrees to provide necessary switches and networking equipment.



Supplier:

Secure2ware Inc.

813-425-5900

admin@secure2ware.com

www.Secure2ware.com

- ✓ FASA/BASA: ECLB10004953
- ✓ Provider License: PVD623
- ✓ Contractor: EG13000812
- ✓ DUNS: 603009775
- ✓ EIN: 20-2721877
- ✓ Cage: 59X41

- State of Florida EG Electrical Contractor
- Florida Veteran and Minority Business Certification
- Women & Florida Veteran Business Certified
- Registered with the System for Award Management (SAM)

- Security Plus Certified
- Kantech Global
- Kantech Corporate
- City of Orlando M/WBE Certification



- City of Tampa Minority & Small Business Development Certification
- Hillsborough County Contractor's Code Compliance Bond
- Port of Tampa Small Business Enterprise Certification
- Hillsborough County Building Services Division Certification of Competency
- Certified Electrical Contractor Osceola County
- Board of Osceola County Commissioners Minority/Woman/Service Disabled Veteran

- Florida Drug Free Work Place Certification
- CompTIA Security+ Certification
- Licensed Bonded Insured
- Safe Work Place Award
- OSHA No Work Place Injuries or Damage Claims
- FASA/BASA Certified
- Hubble Premise Wiring Installer

CCTV, Alarm, Access Control Systems, Structured Cabling, Security Guard Training, Executive Protection, Event Security, Mobile Patrol Services



Who We Are:

Secure2ware is a Veteran and Frontline Worker Owned Corporation Specializing in Consultation, System Design, Sales, and Installation of Low Voltage Cabling, Surveillance, Alarm, and Access Control Systems.

Secure2ware Has Provided Excellent Service for Both Commercial and Residential Customers in Hillsborough County and Surrounding Counties Since 2005

*Some past and present commercial customers include:
Department of Transportation, Department of Juvenile Justice, MacDill Air Force Base*



Why Choose Secure2ware?

Secure2ware strives to stand out from the competition by offering a personalized and customized service. We've become acquainted to customers and develop plans that are perfect for their needs.

We guarantee every interaction will be courteous, respectful, and informational. We take tremendous pride in our support after the sale.



Equipment:

20Ch Network Video Recorder



NVR, 20ch, 2u, 1HDDs, SATA @10TB each



KEY FEATURES

HD Input

- Plug and play
- S+265/H.265/H.264 video formats
- Connectable to third-party network cameras
- Up to 20 IP cameras can be connected
- 16 PoE ports
- Supports live view, storage and playback of connected camera at up to 12MP resolution

HD Output

- 1×HDMI and 1×VGA independent outputs
- HDMI Video output at up to 4K (3840 × 2160) resolution

HD Storage

- 2 SATA interfaces connectable for recording and backup on the front panel
- S+265 compression effectively reduces the storage space and costs by up to 75%

HD Transmission

- 1×RJ45 self-adaptive 10/100/1000 Mbps network interfaces
- PoE port: 16xRJ45 self-adaptive 10/100 Mbps network interfaces

Various Applications

- Centralized management of IP cameras, including configuration, parameter import/export, real-time information display, two-way audio, upgrade, etc.
- Connectable to smart IP cameras from Tiandy, recording, playing back and backing up of VCA alarms can be realized
- VCA detection alarm is supported
- Smart search for the selected area in the video and smart playback to make the playback efficiency
- Web6 supports plug-in free browsing and can preview videos on all browsers
- Support cloud upgrade
- Support 250m long-distance transmission



Equipment:

Input	
Video Input	20-ch
Max Resolution	12MP
Two-way Audio Input	1-ch, 3.5mm
Bandwidth	Income 200Mbps; Outgoing 200Mbps
Output	
HDMI/VGA Output	HDMI 1-ch, 3840×2160, 2560×1600, 2560×1440, 1920×1080, 1440×900, 1366×768, 1280×800, 1280×720, 1024×768, 800×600 VGA 1-ch, 1920×1080, 1440×900, 1366×768, 1280×800, 1280×720, 1024×768, 800×600
Screen Split	1/3/4/6/8/9/10/13/16/20A/20B
Audio Output	1×RCA
Decoding	
Decoding Format	S+265/H.265/H.264
Recording Resolution	12MP/8MP/6MP/5MP/4MP/3MP/1080P/UXGA/720P/VGA/4CIF/DCIF/2CIF/CIF/QCIF
Preview Capability	3×12MP, 4×8MP, 4×6MP, 5×5MP, 8×4MP, 9×3MP, 16×1080P, 20×720P, 20×4CIF
Synchronous Playback	3×12MP, 4×8MP, 4×6MP, 5×5MP, 8×4MP, 9×3MP, 16×1080P, 16×720P
Records Encryption	Yes
Hard Disk	
SATA	2 SATA interfaces for 2 HDDs
Capacity	Up to 10TB for each HDD
eSATA Interface	N/A
Array Type	N/A
External Interface	
Network Interface	1×RJ45 self-adaptive 10/100/1000 Mbps network interface
USB Interface	1×USB 2.0, 1×USB 3.0
Serial Interface	N/A
Alarm In/Out	0/1
Network	
Protocol	TCP/IP, ICMP, HTTP, HTTPS, FTP, DHCP, DNS, DDNS, RTP, RTSP, RTCP, PPPoE, NTP, UPnP, SMTP, IGMP, QoS, IPV4, IPV6, Multicast, ARP, UDP, SNMP, SSL, Telnet, RTMP, NFS
System Compatibility	ONVIF (PROFILE S/T/G), SDK, P2P
POE	
POE Interface	16×RJ45 self-adaptive 10/100 Mbps network interface
Power per POE Port	30W
Max Current per POE Port	600mA
General	
Web Version	Web6
Language	Simple Chinese, Traditional Chinese, English, Spanish, Korean, Italian, Turkish, Russian, Thai, French, Polish, Dutch, Hebraism, Arabic, Vietnamese
Operating Conditions	-10°C ~ 55°C, 10%~90% RH
Power Supply	100~240V AC, 50~60 Hz



Equipment:



8 MP Full Color Fixed Turret Network Camera

- Exterior Turret Camera
- 2.8mm
- 100ft IR



- High quality imaging with 8 MP resolution
- Clear imaging against strong backlight due to 130 dB WDR technology
- Efficient H.265+ compression technology
- Focus on human and vehicle targets classification based on deep learning
- Built-in microphone for real-time audio security
- Water and dust resistant (IP67)

Secure2ware technicians will conduct the following labor:

- Will supply, install, label and terminate cat6 ethernet, surveillance cameras, Network Video Recorder and any necessary materials needed to provide a complete system.
- Will provide customer with clean termination point of presence.
- Will display video output to desk monitors or remote devices.
- Full control of the system will be available on any connected network computer
- Will adjust cameras to customers preferred viewing specification.
- Will provide maintenance, system configuration, and product documentation.
- Will provide customer with training for administrative, technical, and basic user access.

Thank You

Secure2ware Inc. would like to thank you again for this opportunity to provide you with a reliable solution and we look forward to working together in the near future.



Secure2ware
Security Services

Secure2ware Inc.

813-425-5900

admin@secure2ware.com

www.Secure2ware.com

LAST PAGE

POB 88 Russellville, AL 35653	Phone: 866.765.6726 Fax: 267.295.6150	Created Date Quote Number	4/30/2026 00108104
Prepared By Email	Tammy Camp tacamp@lcfurn.com		
Contact Name Phone	Eric Frazier (656) 251-7244	Email	efrazier@inframark.com
Bill To Name Bill To	Southfork III CDD 11771 Ambleside Blvd Riverview, FL 33579	Ship To Name Ship To	Southfork III CDD 11771 Ambleside Blvd Riverview, FL 33579
Management Company	HOA	Ship via	LTL

ProductImage	Product	Product description	Customization Summary	Quantity	Sales Price	Total Price
	2103S	Horizon Sling Dining Chair	Finish: NONE FABRIC SLING: NONE	12.00	\$195.59	\$2,347.08
	UMB75	7.5' Market Umbrella (QS*)	BONNET FABRIC: NONE CANOPY FABRIC: NONE TIE FABRIC: NONE Umbrella Height: STANDARD 7.5' Umb Frame: Platinum Crank	2.00	\$357.10	\$714.20

Subtotal	\$3,061.28
Tax	\$229.59
Order Freight	\$301.54
Fuel Surcharge	\$0.00
Order Total	\$3,592.41

VENUE SELECTION, WAIVER OF JURY TRIAL, AND APPLICABLE LAW AGREEMENT

VENUE SELECTION, WAIVER OF JURY TRIAL AND APPLICABLE LAW: The parties hereto to this Contract/Agreement/Quote-Acceptance/Purchase/Sale agree that in the event that a dispute, of any kind or nature, arises concerning any aspect of said Contract/Agreement/Quote-Acceptance/Purchase/Sale or any product made subject thereof, including any and all negotiations/discussions touching and/or concerning the same Contract/Agreement/Quote- Acceptance/Purchase/Sale, including any interpretation of the meaning of said Contract/Agreement/Quote-Acceptance/Purchase/Sale, and including any breach of contract, breach of warranty, default on payment of any and all subsequent Invoices relating to and/or arising out of said Contract/Agreement/Quote-Acceptance/Purchase/ Sale, and collection(s) efforts thereon shall be resolved within the sole and exclusive venue of the Circuit Court of Franklin County, Alabama or the District Court of Franklin County, Alabama. The parties agree that any defense of an inconvenient forum as it relates to the maintenance of any action brought in said Circuit Court of Franklin County, Alabama or District Court of Franklin County, Alabama regarding any dispute, of any kind or nature, concerning any aspect of said Contract/Agreement/Quote-Acceptance/Purchase/Sale, any product made subject thereof, or any default on payment of any and all subsequent Invoices relating to and/or arising out of said Contract/Agreement/Quote-Acceptance/Purchase/Sale, and collection(s) efforts thereon is hereby irrevocably waived and any such defense shall not be raised. The parties intend this Contract/Agreement/Quote-Acceptance/Purchase/Sale to be a waiver of any right to demand a trial by jury and agree that the resolution of any dispute will be resolved by the Circuit Court Judge of the Circuit Court of Franklin County, Alabama or the District Court Judge of the District Court of Franklin County, Alabama sitting without a jury. **The parties acknowledge that this waiver of the right to trial by jury and the consent to the sole and exclusive jurisdiction and venue to resolve any dispute, being the Circuit Court of Franklin County, Alabama or the District Court of Franklin County, Alabama, is a material part of this Contract/Agreement/Quote-Acceptance/Purchase/Sale which has been bargained for and without this Contract/Agreement/Quote-Acceptance/Purchase/Sale would not have been reached.** This sale and/or Contract/Agreement/Quote-Acceptance/Purchase/Sale, including any and all negotiations/discussions touching and/or concerning the same Contract/Agreement/Quote- Acceptance/Purchase/Sale, including any interpretation of the meaning of said Contract/Agreement/Quote-Acceptance/Purchase/Sale, and including any breach of contract, breach of warranty, default on payment, and collection(s) efforts shall be governed SOLELY by the laws of the State of Alabama.

SEVERABILITY WAIVER: If any word, phrase, or section of this Venue Selection, Waiver of Jury Trial and Applicable Law agreement shall be found to be void, voidable, unenforceable, or otherwise unlawful, this Venue Selection, Waiver of Jury Trial and Applicable Law agreement shall be construed as though only that word, phrase or section were omitted and all other portions of this Venue Selection, Waiver of Jury Trial and Applicable Law agreement shall remain undisturbed. The failure to enforce any provision of this Venue Selection, Waiver of Jury Trial and Applicable Law agreement will not constitute a waiver.

TERMS AND CONDITIONS

- Interest 1.5% per month on all invoices over 30 days.
- Shipping choices F.O.B. origin or F.O.B. destination.
- Returns require a 50% restocking fee plus the freight costs.
- Proper anchoring of pergolas and cabanas is the customer's responsibility.
- The consignee is responsible for unloading and inspection of all deliveries and must note damage on the freight bill. Furniture will not be replaced unless damage is noted on the freight bill.
- Purchaser/Customer, by executing the foregoing Contract/Agreement/Quote-Acceptance/Purchase/Sale, agrees that they have read, understand, and agree to the **Venue Selection, Waiver of Jury Trial and Choice of Law Agreement** which is incorporated herein as referenced as though set out in full. Additionally, after reading and comprehending the terms of said **Venue Selection, Waiver of Jury Trial and Choice of Law Agreement** they have executed said **Venue Selection, Waiver of Jury Trial and Choice of Law Agreement** concurrently herewith this Contract/Agreement/Quote-Acceptance/Purchase/Sale.

Quote Acceptance Information

Approved By: _____

Approval Date: _____

Estimate



506 8th Street West
Palmetto, FL 34221

Date	Estimate #
4/27/2026	32554

Name / Address
South Fork III CDD 11771 Ambleside Blvd Riverview, FL 33579 Dustin Heflin - 813.608.8232 dustin.heflin@inframark.com

Ship To
South Fork III CDD 11771 Ambleside Blvd Riverview, FL 33579 Dustin Heflin - 813.608.8232 dustin.heflin@inframark.com

P.O. No.	Terms	Due Date	Rep	FOB
42726Eric	50%DN Bal due up...	4/27/2026	Anna	Palmetto

Item	Quantity	Description	Cost	Total
E-55	12	Eclipse Stackable Sling Lounge Chair, 2.25" X 3/4" Oval Extrusion	233.10	2,797.20T
MCP7.5	2	(845FMC) 7.5 ft. Commercial Resort Umbrella, 8 Fiberglass Rib, Crank NO TILT Market Umbrella With Wind Vents	498.75	997.50T
Freight		Frame: TBD Fabric: TBD Umbrella Pole: Woodgrain Umbrella Fabric: White Shipping Charge	125.00	125.00

Subtotal		\$3,919.70
Sales Tax (0.0%)		\$0.00
Total		\$3,919.70

Phone #	Fax #
941-722-5643	941-723-9223

American Mulch & Soil, LLC

13838 Hays Rd.

Phone 813-443-2121
 Email: info@americanmulch.com

Estimate

Date	Estimate #
4/29/2026	6838

Name / Address
Inframark Infrastructure Mgt Services 2654 Cypress Ridge Rd. Suite 101 Wesley Chapel FL 33544

Ship To
South Fork 3 11771 Ambleside Blvd Riverview, FL 33579

Rep	P.O. No.	Terms	Due Date	Ordered By
RS		Cash Up front	4/29/2026	Eric

Description	Qty	Rate	Total
Pine Bark Mulch Installed	1,074	56.00	60,144.00
Fuel Surcharge - Rate subject to change based upon current fuel prices at time of installation	1,074	2.00	2,148.00
Contact: Eric 656.251.7244			
E: efrazier@inframark.com			
Map and instructions required prior to installation			
Maintain beds at a 1.5-inch depth			
PAYMENT IS DUE PRIOR TO INSTALLATION. Check, ACH or Credit Card Accepted. ** A convenience fee will charge for all credit card payments **			
Quantity provided by customer AMS is not liable for material shortages			
Price increase due to distance from yard			
Sales Tax		0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.			
An NTO will be sent for any invoice not paid within 35 days.			

All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above	Total \$62,292.00
---	--------------------------

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.



Duval Landscape Maintenance
 7011 Business Park Blvd N
 Jacksonville, FL 32256
 www.duvallandscape.com

PROPOSAL

Agenda Page 106

Date	Proposal No.
04/29/26	41932

CUSTOMER
Southfork CDD

PROPERTY
Southfork CDD 11341 Ambleside Blvd Riverview, FL 33579

1,074 CY of mulch to be installed.

Price per CY of Mulch installed is \$55.00

DESCRIPTION	QTY	UNIT PRICE	EXT PRICE
Mulch Installation			
Mulch Install			
Mulch- CY Install	1074.00	\$55.00	\$59,070.00

Total:	\$59,070.00
---------------	--------------------

By _____
 Thomas Dilandro

Date 4/29/2026

 Duval Landscape Maintenance

By _____

Date _____
 Southfork CDD

EZ Mulch now American GroundPro
 PO Box 550512
 Jacksonville, FL 32255 US
 +19042545366
 AR@americangroundpro.com

Estimate



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

SHIP TO
South Fork III CDD 11341 Ambleside Blvd Riverview, FL 33579

ESTIMATE #	DATE
6117	04/28/2026

PROJECT STATUS

4 Pending

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	Mini Pine Bark - TPA	Installation of Mini Pine Bark as directed and indicated on the approved map not to exceed 1,074 yards. Areas marked yellow on the approved map will be mulched. South Fork III CDD 11341 Ambleside Blvd Riverview, FL 33579 Eric Frazier - 813.869.1601 Efrazier@Inframark.com	59,070.00
	Fuel Surcharge	Fuel surcharge of \$0.71 per yard.	762.54

TOTAL \$59,832.54

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

Payment is required in advance to secure your installation date unless a completed customer packet has been submitted and credit terms have been approved.

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

Accepted By

Accepted Date

SOUTH COVE

South Fork III CDD
11771 Ambleside Drive
Riverview, FL 33579
Eric Frazier 813-869-1601
1074 yards Pine Bark
300 foot hose

STOP
Brook
Columns



**MINUTES OF MEETING
SOUTH FORK III
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of South Fork III Community Development District was held on Thursday, April 16, 2026, at 5:30 p.m. at the South Fork III Clubhouse, located at 11771 Ambleside Blvd, Riverview, FL 33579.

Present and constituting a quorum were:

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

Also present either in person or via electronic communications were:

Alba Sanchez	District Manager
Eric Frazier	On-site Manager
Kirk Wagner	District Engineer (via Teams)
Thomas Giella	Complete I.T. (via Teams)
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Ms. Peltz, seconded by Mr. Fulcher, with all in favor, the April 16, 2026, agenda was approved, as presented.

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Balderrama requested to address the Board concerning a legal matter. Ms. Sanchez advised that legal matters could not be discussed at the meeting, given that he has legal representation.

44 **FOURTH ORDER OF BUSINESS** **Staff Reports**

45 **A. Accountant Report**

46 None.

47
48 **B. Aquatics Report**

49 **i. Aquatic Weed Control, Inc. Aquatic Planting Proposal**

50 A proposal in the amount of \$11,695.50 was presented to assist with erosion issues. Mr.
51 Wagner agreed that the proposed planting would be beneficial; however, he advised that
52 installation would be most effective after the erosion repairs are completed. The proposal
53 was tabled until July 2026.

54
55 **C. NewLeaf Landscape and Irrigation Maintenance Reports**

56 Mr. Heflin provided his landscape report. There were no proposals for the Board’s
57 consideration this month.

58
59 **D. Clubhouse Report**

60
61

On MOTION by Mr. McElroy, seconded by Mr. Dew, with all in 62 favor, Triple D Fencing Estimate #3098 in the amount of \$898 was 63 approved.
--

64
65 Mr. Frazier presented the need for new umbrellas and lounge chairs. The Board requested
66 Mr. Frazier obtain proposals and present them at the next meeting for the Board’s review.

67
68 **E. District Engineer**

69 Mr. Wagner presented his report.

70
71 **F. District Counsel**

72 There were no updates.

73
74 **G. District Manager**

75 There were no updates.

76
77 **FIFTH ORDER OF BUSINESS** **Business Items**

78 **A. General Matters of the District**

79 None.

80

81 **B. Consideration of Danielle Fence & Outdoor Living Estimate #2574**

82 **C. Consideration of Triple D Fencing Proposal #3098**

83 **D. Consideration of Fence Install Company Estimate #11098**

84 The Board discussed the fencing proposals earlier and approved the Triple D Fencing
85 proposal.

86

87 **E. Consideration of Complete IT FOB Proposal**

88 **F. Consideration of Secure2ware Security Services FOB Proposal**

89 Mr. Giella, representing Complete I.T., attended the meeting via Teams. He reviewed his
90 proposal and responded to several high-level questions from the Board. The Board
91 requested he revise the proposal to include the existing cameras and replace only those
92 cameras currently being monitored. The revised proposal will be reviewed at the next
93 meeting. Additionally, Secure2ware Security Services was requested to attend the next
94 meeting. Management will coordinate and issue the meeting invitation.

95

96 **SIXTH ORDER OF BUSINESS**

Business Administration

97 **A. Consideration of Minutes from the Meeting held on March 19, 2026**

98

99

On MOTION by Mr. McElroy, seconded by Mr. Fulcher, with all in
favor, the Minutes from the meeting held on March 19, 2026, were
approved as presented.

100

101

102

103 **B. Review of the March 2026 Financials**

104 **C. Consideration of the March 2026 Check Register and Operations and
105 Maintenance Report**

106

107

On MOTION by Mr. McElroy, seconded by Mr. Dew, with all in
favor, the March 2026 Financials were accepted, and the Check
Register and Operations and Maintenance Report were approved.

108

109

110

111 **SEVENTH ORDER OF BUSINESS**

Supervisors' Requests

112 Mr. Dew requested Mr. Frazier attend the next meeting, prepared to present three used golf carts
113 with a trailer so the Board can decide on how to proceed.

114

115 **EIGHTH ORDER OF BUSINESS**

Adjournment

116 There being no further business,

117

118

119
120
121
122
123

On MOTION by Ms. Peltz, seconded by Mr. Dew, with all in favor,
the meeting was adjourned at 7:01 p.m.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson



South Fork III Community Development District

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016	SERIES 2018	SERIES 2019	SERIES 2018	SERIES 2019	GENERAL	GENERAL	TOTAL
		DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL			
		FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND	
ASSETS									
Cash - Operating Account	\$ 1,521,728	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,521,728
Accounts Receivable	429	-	-	-	-	-	-	-	429
Due From Other Funds	-	67,364	55,698	57,644	-	-	-	-	180,706
Investments:									
Acq. & Construction - Other	-	-	-	-	7	-	-	-	7
Prepayment Account	-	809	-	30	-	-	-	-	839
Reserve Fund	-	296,003	377,666	229,209	-	-	-	-	902,878
Revenue Fund	-	782,379	880,113	599,754	-	-	-	-	2,262,246
Prepaid Items	22,924	-	-	-	-	-	-	-	22,924
Deposits	3,719	-	-	-	-	-	-	-	3,719
Fixed Assets									
Improvements Other Than Buildings (IOTB)	-	-	-	-	-	-	15,117,653	-	15,117,653
Recreational Facilities	-	-	-	-	-	-	1,604,517	-	1,604,517
Miscellaneous Improvements	-	-	-	-	-	-	2,797,424	-	2,797,424
Other Fixed Assets	-	-	-	-	-	-	4,531,394	-	4,531,394
Amount Avail In Debt Services	-	-	-	-	-	-	-	1,650,060	1,650,060
Amount To Be Provided	-	-	-	-	-	-	-	22,264,940	22,264,940
TOTAL ASSETS	\$ 1,548,800	\$ 1,146,555	\$ 1,313,477	\$ 886,637	\$ 7	\$ -	\$ 24,050,988	\$ 23,915,000	\$ 52,861,464
LIABILITIES									
Accounts Payable	\$ 11,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,285
Bonds Payable - Series 2016	-	-	-	-	-	-	-	7,495,000	7,495,000
Bonds Payable - Series 2018	-	-	-	-	-	-	-	10,245,000	10,245,000
Bonds Payable - Series 2019	-	-	-	-	-	-	-	6,175,000	6,175,000
Due To Other Funds	180,706	-	-	-	-	-	-	-	180,706
TOTAL LIABILITIES	191,991	-	-	-	-	-	-	23,915,000	24,106,991
FUND BALANCES									
Nonspendable:									
Prepaid Items	22,924	-	-	-	-	-	-	-	22,924
Restricted for:									
Debt Service	-	1,146,555	1,313,477	886,637	-	-	-	-	3,346,669
Capital Projects	-	-	-	-	7	-	-	-	7
Unassigned:	1,333,885	-	-	-	-	-	24,050,988	-	25,384,873
TOTAL FUND BALANCES	1,356,809	1,146,555	1,313,477	886,637	7	-	24,050,988	-	28,754,473
TOTAL LIABILITIES & FUND BALANCES	\$ 1,548,800	\$ 1,146,555	\$ 1,313,477	\$ 886,637	\$ 7	\$ -	\$ 24,050,988	\$ 23,915,000	\$ 52,861,464

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 2026
 General Fund (001)
 (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 13,844	\$ 13,844	0.00%
Interest - Tax Collector	-	3,013	3,013	0.00%
Rental Income	-	825	825	0.00%
Special Assmnts- Tax Collector	1,357,964	1,357,207	(757)	99.94%
Other Miscellaneous Revenues	-	350	350	0.00%
TOTAL REVENUES	1,357,964	1,375,239	17,275	101.27%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	6,600	5,400	55.00%
ProfServ-Trustee Fees	14,671	12,768	1,903	87.03%
Disclosure Report	10,000	6,050	3,950	60.50%
District Counsel	5,000	3,138	1,862	62.76%
District Engineer	5,000	11,273	(6,273)	225.46%
District Manager	61,800	36,050	25,750	58.33%
Auditing Services	7,300	-	7,300	0.00%
Website Compliance	1,600	1,553	47	97.06%
Postage, Phone, Faxes, Copies	100	57	43	57.00%
Public Officials Insurance	3,255	3,255	-	100.00%
Legal Advertising	1,065	-	1,065	0.00%
Misc-Non Ad Valorem Taxes	-	826	(826)	0.00%
Bank Fees	-	1,852	(1,852)	0.00%
Misc-Ad Valorem Taxes	-	621	(621)	0.00%
Payroll Services	-	66	(66)	0.00%
Misc-Contingency	-	669	(669)	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	121,966	84,953	37,013	69.65%
<u>Electric Utility Services</u>				
Utility - Electric	283,250	74,403	208,847	26.27%
Total Electric Utility Services	283,250	74,403	208,847	26.27%
<u>Water Utility Services</u>				
Utility - Water	11,307	20,949	(9,642)	185.27%
Total Water Utility Services	11,307	20,949	(9,642)	185.27%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	3,227	2,271	956	70.37%
Total Garbage/Solid Waste Services	3,227	2,271	956	70.37%

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 2026
 General Fund (001)
 (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	29,640	16,608	13,032	56.03%
Contracts-Envirom'l Monitoring	11,550	-	11,550	0.00%
Contracts-Pools	24,000	16,585	7,415	69.10%
Contracts-Termite Inspection	200	996	(796)	498.00%
Onsite Staff	93,940	66,237	27,703	70.51%
Insurance -Property & Casualty	51,839	41,408	10,431	79.88%
R&M-Clubhouse	6,843	6,585	258	96.23%
R&M-Pools	-	3,589	(3,589)	0.00%
Landscape - Mulch	6,501	1,560	4,941	24.00%
Landscape Maintenance	258,333	146,987	111,346	56.90%
Plant Replacement Program	35,000	8,369	26,631	23.91%
Security System Monitoring	26,955	9,152	17,803	33.95%
Landscape- Seasonal Color Program	4,999	-	4,999	0.00%
Irrigation Maintenance	9,000	17,453	(8,453)	193.92%
Mitigation Area Monitoring & Maintenance	6,600	-	6,600	0.00%
Internet Services	4,501	2,825	1,676	62.76%
Misc-Contingency	210,813	40,094	170,719	19.02%
Holiday Lighting	5,000	-	5,000	0.00%
Op Supplies - Clubhouse	2,500	1,419	1,081	56.76%
Total Other Physical Environment	788,214	379,867	408,347	48.19%
<u>Reserves</u>				
Reserve	150,000	-	150,000	0.00%
Total Reserves	150,000	-	150,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,357,964	562,443	795,521	41.42%
Excess (deficiency) of revenues				
Over (under) expenditures	-	812,796	812,796	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		544,013		
FUND BALANCE, ENDING		\$ 1,356,809		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 2026
 Series 2016 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 17,094	\$ 17,094	0.00%
Special Assmnts- Tax Collector	596,131	605,869	9,738	101.63%
TOTAL REVENUES	596,131	622,963	26,832	104.50%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	185,000	-	185,000	0.00%
Interest Expense	411,131	205,566	205,565	50.00%
Total Debt Service	596,131	205,566	390,565	34.48%
TOTAL EXPENDITURES	596,131	205,566	390,565	34.48%
Excess (deficiency) of revenues Over (under) expenditures	-	417,397	417,397	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		729,158		
FUND BALANCE, ENDING		\$ 1,146,555		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 2026
 Series 2018 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 19,530	\$ 19,530	0.00%
Special Assmnts- Tax Collector	757,069	754,258	(2,811)	99.63%
TOTAL REVENUES	757,069	773,788	16,719	102.21%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	225,000	-	225,000	0.00%
Interest Expense	532,069	266,034	266,035	50.00%
Total Debt Service	757,069	266,034	491,035	35.14%
TOTAL EXPENDITURES	757,069	266,034	491,035	35.14%
Excess (deficiency) of revenues Over (under) expenditures	-	507,754	507,754	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		805,723		
FUND BALANCE, ENDING		\$ 1,313,477		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 2026
 Series 2019 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 14,204	\$ 14,204	0.00%
Special Assmnts- Tax Collector	455,138	456,083	945	100.21%
TOTAL REVENUES	455,138	470,287	15,149	103.33%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	135,000	135,000	-	100.00%
Interest Expense	320,138	161,588	158,550	50.47%
Total Debt Service	455,138	296,588	158,550	65.16%
TOTAL EXPENDITURES	455,138	296,588	158,550	65.16%
Excess (deficiency) of revenues Over (under) expenditures	-	173,699	173,699	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		712,938		
FUND BALANCE, ENDING		\$ 886,637		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending April 30, 2026
 Series 2018 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		7		
FUND BALANCE, ENDING		\$ 7		

Bank Account Statement

South Fork III CDD

Bank Account No. 8694
Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101001 Balance	1,521,728.33	Statement Balance	1,555,872.86
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	1,555,872.86
Subtotal	1,521,728.33	Outstanding Checks	-34,144.53
Negative Adjustments	0.00	Ending Balance	1,521,728.33
Ending G/L Balance	1,521,728.33		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
02/09/2026	Payment	300140	CHARTER COMMUNICATION S ACH	Inv: 2503623012126-ACH			-717.90
02/20/2026	Payment	100222	FLAGSHIP WEAR LLC	Inv: P-2600093			-242.93
04/02/2026	Payment	300165	BOCC ACH	Inv: 032526-5049-ACH			-485.59
04/01/2026	Payment	300166	BOCC ACH	Inv: 032526-8367-ACH			-160.99
04/22/2026	Payment	100252	BDI ENGINEERING	Inv: 2366			-360.00
04/22/2026	Payment	100253	COMPLETE I.T.	Inv: 19731			-350.00
04/22/2026	Payment	100254	AIR-RICS AC LLC	Inv: 8001			-125.00
04/27/2026	Payment	100256	CHARTER COMMUNICATION S ACH	Inv: 2503623042126			-245.38
04/27/2026	Payment	100257	AQUATIC WEED CONTROL INC	Inv: 1138994			-2,768.00
04/30/2026	Payment	100259	SOUTH COUNTY LANDCARE INC	Inv: 10949, Inv: 10945, Inv: 10948, Inv: 10947, Inv: 1101			-28,688.74
Total Outstanding Checks							-34,144.53

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 4/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100240								
001	04/03/26	CHARTER COMMUNICATIONS ACH	2503623032126-ACH	Spectrum Apr 2026	Internet Services	549031-53908	\$254.33	
							Check Total	\$254.33
CHECK # 100241								
001	04/03/26	TERMI-NETE PEST MANAGEMENT LLC	93694684	Pest control March 2026	Contracts-Termite Inspection	534086-53908	\$99.00	
							Check Total	\$99.00
CHECK # 100242								
001	04/03/26	STRALEY ROBIN VERICKER	28128	Legal Services March 2026	District Counsel	531146-51401	\$244.00	
							Check Total	\$244.00
CHECK # 100243								
001	04/03/26	SOUTH COUNTY LANDCARE INC	10977	Monthly Contractual March 2026	Landscape Maintenance	546300-53908	\$20,998.16	
							Check Total	\$20,998.16
CHECK # 100244								
001	04/03/26	JAN-PRO OF TAMPA	240591	REG Janitorial Services Jan 2026	Misc-Contingency	549900-53908	\$631.00	
							Check Total	\$631.00
CHECK # 100245								
001	04/08/26	SECURITEAM INC.	21600	video monitoring April 2026	Security System Monitoring	546473-53908	\$981.00	
							Check Total	\$981.00
CHECK # 100246								
001	04/08/26	SOUTH COUNTY LANDCARE INC	10989	replace st Augustine sod April 2026	Plant Replacement Program	546468-53908	\$1,380.00	
001	04/08/26	SOUTH COUNTY LANDCARE INC	10984	rain bird controller March 2026	Irrigation Maintenance	546930-53908	\$814.07	
							Check Total	\$2,194.07
CHECK # 100247								
001	04/08/26	COMPLETE I.T.	19643	brivio reader monthly data plan April 2026	Security System Monitoring	546473-53908	\$140.00	
							Check Total	\$140.00
CHECK # 100248								
001	04/08/26	TRIANGLE POOL SERVICES	87333557	pool contract April 2026	Contracts-Pools	534078-53908	\$2,425.00	
							Check Total	\$2,425.00
CHECK # 100249								
001	04/08/26	INFRAMARK LLC	175441	April 2026 Management Fee	Disclosure Report	531142-51301	\$833.34	
001	04/08/26	INFRAMARK LLC	175441	April 2026 Management Fee	District Manager	531150-51301	\$5,150.00	
001	04/08/26	INFRAMARK LLC	175441	April 2026 Management Fee	Onsite Staff	534215-53908	\$7,828.33	
001	04/08/26	INFRAMARK LLC	1166064	Field Services March 2026	R&M-Clubhouse	546015-53908	\$1,785.00	
							Check Total	\$15,596.67
CHECK # 100250								
001	04/22/26	STRALEY ROBIN VERICKER	28181	MAR 2026 SVCS	District Counsel	531146-51401	\$846.00	
							Check Total	\$846.00

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 4/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 100251								
001	04/22/26	INFRAMARK LLC	177173	uniforms for staff April 2026	Misc-Contingency	549900-53908	\$2,974.34	
							Check Total	\$2,974.34
CHECK # 100252								
001	04/22/26	BDI ENGINEERING	2366	MAR 2026 FEES	District Engineer	531147-51301	\$360.00	
							Check Total	\$360.00
CHECK # 100253								
001	04/22/26	COMPLETE I.T.	19731	CIT ACS PROX CARDS REFILL	Security System Monitoring	546473-53908	\$350.00	
							Check Total	\$350.00
CHECK # 100254								
001	04/22/26	AIR-RICS AC LLC	8001	A/C TUNE UP	R&M-Clubhouse	546015-53908	\$125.00	
							Check Total	\$125.00
CHECK # 100255								
001	04/22/26	SOUTH FORK EAST CDD	041326-PAID	DON HARRISON ENTERPRISES PURCHASE REIMB	R&M-Clubhouse	546015-53908	\$494.00	
							Check Total	\$494.00
CHECK # 100256								
001	04/27/26	CHARTER COMMUNICATIONS ACH	2503623042126	4/21-05/20/2026 INTERNET	Internet Services	549031-53908	\$245.38	
							Check Total	\$245.38
CHECK # 100257								
001	04/27/26	AQUATIC WEED CONTROL INC	1138994	APR 2026 SVC	Waterway Management	531085-53908	\$2,768.00	
							Check Total	\$2,768.00
CHECK # 100258								
001	04/27/26	TERMI-NETE PEST MANAGEMENT LLC	93695379	APR 2026 SVC	Misc-Contingency	549900-53908	\$99.00	
							Check Total	\$99.00
CHECK # 100259								
001	04/30/26	SOUTH COUNTY LANDCARE INC	10947	RAIN BIRD ESP MODULAR OUTDOOR CONTROLLER	Irrigation Maintenance	546930-53908	\$170.00	
001	04/30/26	SOUTH COUNTY LANDCARE INC	10949	IRRIG MAINLINE CONNECTION-NEW MAIN UNDER RD	Irrigation Maintenance	546930-53908	\$2,190.67	
001	04/30/26	SOUTH COUNTY LANDCARE INC	10945	SFIII PALMETTO REPLACEMENT	Plant Replacement Program	546468-53908	\$1,680.00	
001	04/30/26	SOUTH COUNTY LANDCARE INC	10948	RAIN BIRD CONTROLLER MODULAR ue to lightning strike Jan 2026	Irrigation Maintenance	546930-53908	\$2,600.00	
001	04/30/26	SOUTH COUNTY LANDCARE INC	11015	MAY 2026 LANDSCAPE	Landscape Maintenance	546300-53908	\$22,048.07	
							Check Total	\$28,688.74
CHECK # 300165								
001	04/02/26	BOCC ACH	032526-5049-ACH	SVC PRD 02/23-03/24/2026	Utility - Water	543018-53300	\$485.59	
							Check Total	\$485.59
CHECK # 300166								
001	04/01/26	BOCC ACH	032526-8367-ACH	Water 02/23-03/24/2026	Utility - Water	543018-53300	\$160.99	
							Check Total	\$160.99
CHECK # 300167								
001	04/21/26	TECO TAMPA ELECTRIC ACH	040726-5924-ACH	BILL PRD 2/17-3/17/26	Utility - Electric	543041-53100	\$3,381.28	

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 4/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							Check Total	<u>\$3,381.28</u>
CHECK # 300168								
001	04/10/26	ADP, Inc.	717596006-ACH	ADP FEES P/E 3/19/26	Payroll Services	549405-51301	\$20.40	
							Check Total	<u>\$20.40</u>
CHECK # 300169								
001	04/24/26	WASTE MANAGEMENT INC OF FLORIDA ACH	0240912-2206-7-ACH	Waste Management Apr 2026	Garbage Collection	546913-53400	\$330.53	
							Check Total	<u>\$330.53</u>
CHECK # 300170								
001	04/27/26	CHARTER COMMUNICATIONS ACH	2542969041026-ACH	SVC PRD 04/10-05/09/2026	Internet Services	549031-53908	\$209.09	
							Check Total	<u>\$209.09</u>
CHECK # 300171								
001	04/27/26	ENGAGE PEO - ACH	124227-ACH	PAYROLL P/E 4/4/26	Onsite Staff	534215-53908	\$938.40	
							Check Total	<u>\$938.40</u>
CHECK # 300180								
001	04/24/26	ENGAGE PEO - ACH	124483-ACH	PAYROLL P/E 4/18/26	Onsite Staff	534215-53908	\$1,328.96	
							Check Total	<u>\$1,328.96</u>
							Fund Total	<u><u>\$87,368.93</u></u>

Total Checks Paid	\$87,368.93
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SOUTH FORK III CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARTER COMMUNICATIONS ACH	4/21/2026	2503623042126	\$245.38			4/21-5/20/26 INTERNET
CHARTER COMMUNICATIONS ACH	4/10/2026	2542969041026-ACH	\$209.09		\$454.47	INTERNET
INFRAMARK LLC	4/1/2026	175441	\$833.34			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	4/1/2026	175441	\$5,150.00			MANAGEMENT FEE
INFRAMARK LLC	4/1/2026	175441	\$7,828.33	\$13,811.67		MANAGEMENT FEE
INFRAMARK LLC	3/30/2026	1166064	\$1,785.00		\$15,596.67	MANAGEMENT FEE APRIL 2024
SECURITEAM INC.	4/1/2026	21600	\$981.00			SECURITY MONITORING
SOUTH COUNTY LANDCARE INC	4/2/2026	10989	\$1,380.00			LANDSCAPE SERVICES
SOUTH COUNTY LANDCARE INC	3/31/2026	10984	\$814.07			LANDSCAPE SERVICES
SOUTH COUNTY LANDCARE INC	1/15/2026	10947	\$170.00		\$2,364.07	LANDSCAPE SERVICES
TRIANGLE POOL SERVICES	4/1/2026	87333557	\$2,425.00			MTHLY CLEANING SVC
Monthly Contract Subtotal			\$21,821.21			
Variable Contract						
ENGAGE PEO - ACH	4/10/2026	124227-ACH	\$938.40			PAYROLL P/E 4/4/26
Variable Contract Subtotal			\$938.40			
Utilities						
BOCC ACH	3/25/2026	032526-8367-ACH	\$160.99			Water 02/23-03/24/2026
BOCC ACH	3/25/2026	032526-5049-ACH	\$485.59		\$646.58	WATER
TECO TAMPA ELECTRIC ACH	4/7/2026	040726-5924-ACH	\$3,381.28			BILL PRD 2/17-3/17/26
TECO TAMPA ELECTRIC ACH	4/24/2026	042426-3327	\$66.98			ELECTRIC
TECO TAMPA ELECTRIC ACH	4/24/2026	042426-5049	\$552.85			ELECTRIC
TECO TAMPA ELECTRIC ACH	4/24/2026	042426-2882	\$309.02			ELECTRIC
TECO TAMPA ELECTRIC ACH	4/24/2026	042426-8367	\$160.99		\$4,471.12	SVC PRD 3/24-4/23/26
WASTE MANAGEMENT INC OF FLORIDA ACH	3/25/2026	0240912-2206-7-ACH	\$330.53			GARBAGE
Utilities Subtotal			\$5,448.23			

SOUTH FORK III CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
ADP, Inc.	4/3/2026	717596006-ACH	\$20.40			ADP FEES P/E 3/19/26
AIR-RICS AC LLC	4/8/2026	8001	\$125.00			A/C TUNE UP
AQUATIC WEED CONTROL INC	4/21/2026	1138994	\$2,768.00			APR 2026 SVC
BDI ENGINEERING	3/31/2026	2366	\$360.00			MAR 2026 FEES
COMPLETE I.T.	4/1/2026	19643	\$140.00			services
COMPLETE I.T.	4/9/2026	19731	\$350.00		\$490.00	CIT ACS PROX CARDS REFILL
INFRAMARK LLC	4/20/2026	177173	\$2,974.34			MANAGEMENT FEE APRIL 2024
SOUTH COUNTY LANDCARE INC	3/9/2026	10949	\$2,190.67			LANDSCAPE SERVICES
SOUTH COUNTY LANDCARE INC	2/27/2026	10945	\$1,680.00			LANDSCAPE SERVICES
SOUTH COUNTY LANDCARE INC	1/22/2026	10948	\$2,600.00			LANDSCAPE SERVICES
SOUTH COUNTY LANDCARE INC	5/1/2026	11015	\$22,048.07		\$28,518.74	LANDSCAPE SERVICES
SOUTH FORK EAST CDD	4/13/2026	041326-PAID	\$494.00			DON HARRISON ENTERPRISES PURCHASE REIMB.
STRALEY ROBIN VERICKER	4/15/2026	28181	\$846.00			MAR 2026 SVCS
TERMI-NETE PEST MANAGEMENT LLC	4/20/2026	93695379	\$99.00			APR 2026 SVC
Regular Services Subtotal			\$36,695.48			
TOTAL			\$64,903.32			

April 21, 2026
 Invoice Number: 2503623042126
 Account Number: **8337 12 029 2503623**
 Security Code: **3034**
 Service At: 11771 AMBLESIDE BLVD
 RIVERVIEW FL 33579

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

Summary *Service from 04/21/26 through 05/20/26
 details on following pages*

Previous Balance	504.71
Payments Received -Thank You!	-504.71
Remaining Balance	\$0.00
Spectrum Business™ Internet	230.00
Other Charges	15.00
Taxes, Fees and Charges	0.38
Current Charges	\$245.38
Total Due by 05/08/26	\$245.38



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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 21 04222026 NNNNNYNN 01 000766 0003

SOUTH FORK III CCD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008



April 21, 2026

SOUTH FORK III CCD

Invoice Number: 2503623042126
 Account Number: 8337 12 029 2503623
 Service At: 11771 AMBLESIDE BLVD
 RIVERVIEW FL 33579

Total Due by 05/08/26	\$245.38
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712029250362300245381

SOUTH FORK III CCD
Invoice Number: 2503623042126
Account Number: 8337 12 029 2503623
Security Code: **3034**

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 21 04222026 NNNNNYNN 01 000766 0003

Charge Details		
Previous Balance		504.71
Check Payment-thank You	03/30	-250.38
Check Payment-thank You	04/13	-254.33
Remaining Balance		\$0.00

Payments received after 04/21/26 will appear on your next bill.
Service from 04/21/26 through 05/20/26

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Advanced WiFi	10.00
	\$230.00

Spectrum Business™ Internet Total **\$230.00**

Other Charges	
Payment Processing	10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$15.00

Taxes, Fees and Charges	
State and Local Sales Tax	0.38
Taxes, Fees and Charges Total	\$0.38
Current Charges	\$245.38
Total Due by 05/08/26	\$245.38

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm
Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

Simplify your life with Auto Pay!

Spend less time paying your bill and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
It's Secure - Powerful technology keeps your information safe
It's Flexible - Use your checking, savings, debit or credit card
It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**
Visit: spectrumbusiness.net/payment
(My Account login required)

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.



Invoice Number: 2503623042126
Account Number: 8337 12 029 2503623
Security Code: **3034**

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 21 04222026 NNNNNYNN 01 000766 0003

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



Invoice Number: 2503623042126
Account Number:: 8337 12 029 2503623
Security Code: **3034**

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 21 04222026 NNNNNYNN 01 000766 0003



April 10, 2026
Invoice Number: 2542969041026
Account Number: 8337 12 029 2542969
Security Code: 7807
Service At: 11601 PRADERA RESERVE BLVD
RIVERVIEW FL 33579

Auto Pay Notice

NEWS AND INFORMATION

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Or, call us at 855-252-0675

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Summary

Service from 04/10/26 through 05/09/26
details on following pages

Previous Balance	209.14
Payments Received -Thank You!	-209.14
Remaining Balance	\$0.00
Spectrum Business™ Internet	160.00
Spectrum Business™ Voice	35.00
Other Charges	5.00
Taxes, Fees and Charges	9.09
Current Charges	\$209.09
<i>YOUR AUTO PAY WILL BE PROCESSED 04/27/26</i>	
Total Due by Auto Pay	\$209.09



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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 10 04112026 NNNNNNNN 01 002197 0011

APR 20 2026

S FORK 3 CDD
205 PAN AM CIR SUITE 300
STE 300
TAMPA FL 33607

April 10, 2026

S FORK 3 CDD

Invoice Number: 2542969041026
Account Number: 8337 12 029 2542969
Service At: 11601 PRADERA RESERVE BLVD
RIVERVIEW FL 33579

Total Due by Auto Pay \$209.09



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712029254296900209098

Invoice Number: S FORK 3 CDD
 2542969041026
 Account Number: 8337 12 029 2542969
 Security Code: 7807

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 10 04112026 NNNNNNNN 01 002197 0011

Charge Details

Previous Balance		209.14
EFT Payment	03/27	-209.14
Remaining Balance		\$0.00

Payments received after 04/10/26 will appear on your next bill.
 Service from 04/10/26 through 05/09/26

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-60.00
	\$160.00

Spectrum Business™ Internet Total \$160.00

Spectrum Business™ Voice

Phone number (813) 443-6062

Spectrum Business Voice	50.00
Promotional Discount	-15.00
Voice Mail	0.00
	\$35.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$35.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	0.42
Federal Universal Service Fund	2.59
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	4.63
Taxes, Fees and Charges Total	\$9.09

Current Charges	\$209.09
Total Due by Auto Pay	\$209.09

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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Continued on the next page...

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

For questions or concerns, please call **1-866-519-1263**.





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

175441

DATE

4/1/2026

CUSTOMER ID

C2309

NET TERMS

Due On Receipt

PO#

DUE DATE

4/1/2026

BILL TO

South Fork III CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	3	Ea	277.78		833.34
District Management	1	Ea	5,150.00		5,150.00
Personnel Services	1	Ea	7,828.33		7,828.33
Subtotal					13,811.67

Subtotal	\$13,811.67
Tax	\$0.00
Total Due	\$13,811.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1166064
Invoice Date	3/30/2026
Due Date	4/29/2026

To: South Fork III CDD
2005 Pan Am Cir, Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$1,785.00

Subtotal	\$1,785.00
Sales Tax	\$0.00
Total	\$1,785.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

DISTRICT : SOUTH FORK III CDD

Go Green! Think before you print.

INVOICE NO. 1166064 - DETAIL

INVOICE DATE: 3/30/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	3/4/2026	4495111	SF3CDD District Area	General Maintenance	\$0.00	\$0.00	\$1,785.00	\$0.00	\$1,785.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,785.00	\$0.00	\$1,785.00	
				BWO Total	\$0.00	\$0.00	\$1,785.00	\$0.00	\$1,785.00	
				Invoice Total	\$0.00	\$0.00	\$1,785.00	\$0.00	\$1,785.00	



Invoice

13745 N. Nebraska Ave
 Tampa, FL 33613
 813.909.7775
 AR165@Safetouch.com

Bill To
South Fork III CDD c/o Inframark Mgmt 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544

Installation Address
Southfork III Amenity 11771 Ambleside Blvd Riverview, FL 33579 USA

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	04/01/2026	21600	05/01/2026	VID0214/0626

Qty	Description
	Monthly Monitoring Services
1	Pavillion -Event Based Remote Video Monitoring (VID0214)
1	Clubhouse- Event Based Remote Video Monitoring (VID0626)
	Account Online 6/28/2022
	Billing Schedule:
	January Service -12/1
	February Service - 1/1
	March Service - 2/1
	April Service - 3/1
	May Service - 4/1
	June Service- 5/1
	July Service - 6/1
	August Service - 7/1
	September Service- 8/1
	October Service 9/1
	November Service - 10/1
	December Service- 11/1

	Subtotal	\$981.00
	Sales Tax (0.0%)	\$0.00
	Total	\$981.00
	Balance Due	\$981.00

Securiteam is now a part of Safetouch!



NewLeaf Horticulture
 20507 Hobbs Rd
 Wimauma, FL 33598-2349 USA
 jessica@newleafstandards.com

Invoice

BILL TO
South Fork III CDD 2654 Cypress Ridge Blvd Wesley Chapel, FL 33544

SHIP TO
South Fork III CDD 2654 Cypress Ridge Blvd Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10989	04/02/2026	\$1,380.00	04/02/2026	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/11/2026	st augustine sod	St. Augustine Sod	2	690.00	1,380.00

Ways to pay



SUBTOTAL	1,380.00
TAX	0.00
TOTAL	1,380.00
BALANCE DUE	\$1,380.00

[View and pay](#)



NewLeaf Horticulture
 20507 Hobbs Rd
 Wimauma, FL 33598-2349 USA
 jessica@newleafstandards.com

Invoice

BILL TO
South Fork III CDD 2654 Cypress Ridge Blvd Wesley Chapel, FL 33544

SHIP TO
South Fork III CDD 2654 Cypress Ridge Blvd Wesley Chapel, FL 33544

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10984	03/31/2026	\$814.07	03/31/2026	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	rain bird controler	Rain Bird controler next gen Traditionally indoor/outdoor wiring controler replaced at northwest corner of tonya anne & ambleside at the Barrington Entrance	1	611.57	611.57
	labor		2.50	81.00	202.50

Ways to pay



SUBTOTAL	814.07
TAX	0.00
TOTAL	814.07
BALANCE DUE	\$814.07

[View and pay](#)



INVOICE

Aqua Triangle 1 Corp
 12801 Belcher Rd S
 Largo, FL 33773
 (727) 531-0473
 billing@triangle-pool.com

BILL TO:

SOUTH FORK III CDD
 210 N. UNIVERSITY DRIVE,
 SUITE 702
 CORAL SPRINGS, FL 33071

SHIP TO:

SOUTH FORK III CDD
 11771 AMBLESIDE DRIVE
 RIVERVIEW, FL 33579

Invoice No: **87333557**
 Status: **Open**
 Invoice Date: **4/01/2026**
 Due Date: **5/01/2026**
 Total: **\$2,425.00**

Service Date	Product/Service	Quantity	Unit Price	Total
	<p>3X WEEKLY COMMERCIAL POOL SERVICE -TEST & BALANCE WATER -SKIM SURFACE & VACUUM THE POOL -BRUSH WALLS & STEPS OF POOL -CLEAN TILE LINE -EMPTY SKIMMER & PUMP BASKETS -MIX CHLORINE & ACID SOLUTIONS FOR FEEDERS -CHECK ALL EQUIPMENT FOR MALFUNCTION - ANY SUCH DEFECTS WILL BE REPORTED IMMEDIATLY TO TRIANGLE POOL SERVICE -BACKWASHING FILTER/ HOSING OFF CARTRIDGES INSIDE OF FILTER HOUSING AS NEEDED -DE FILTER SYSTEMS REQUIRE 2 YEARLY CLEAN AND DEGREASING SERVICES FOR OPTIMAL FILTRATION, CIRCULATION, CLARITY AND WATER HEALTH. PRICE FOR</p>	1.00	\$2,425.00	\$2,425.00

Thank you for doing business with us!



INVOICE

Aqua Triangle 1 Corp
 12801 Belcher Rd S
 Largo, FL 33773
 (727) 531-0473
 billing@triangle-pool.com

Service Date	Product/Service	Quantity	Unit Price	Total
--------------	-----------------	----------	------------	-------

CLEAN AND DEGREASING IS DETERMINED PER SYSTEM SIZE.
 -RECORD CHEMICAL READINGS EACH VISIT USING PROPER COUNTIES HEALTH DEPARTMENT APPROVED LOG SHEETS PROVIDED BY TRIANGLE POOL SERVICE

Please Note: If any invoiced amount is not received by the mentioned due date, then those charges may accrue a late fee of \$5.00 of the outstanding balance every 30 days, or the maximum rate permitted by the law, whichever is lower.

Subtotal:	\$2,425.00
Tax:	\$0.00
Invoice Amount:	\$2,425.00
Previous Payment(s):	\$0.00
Amount Due (USD)	\$2,425.00

Thank you for doing business with us!

South Fork III CDD
2005 Pan Am Circle

Invoice 124227

Tampa, FL 33607-

Date 04/10/2026

For the Pay Period Ending 04-04-2026
Control Number 20268-722

--

GROSS WAGES	800.00
SOCIAL SECURITY & MEDICARE	61.20
FEDERAL UNEMPLOYMENT	4.80
STATE UNEMPLOYMENT	21.60
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80

SUB-TOTAL	938.40

TOTAL INVOICE	938.40

PAID - Ref	XXXXXXXXXXXXXXXXX694	938.40
Do Not Remit Payment		



Hillsborough County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	03/25/2026	04/15/2026

Summary of Account Charges

Previous Balance	\$214.81
Net Payments - Thank You	\$-214.81
Total Account Charges	\$160.99

AMOUNT DUE	\$160.99
-------------------	-----------------

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **5771368367**



ELECTRONIC PAYMENTS BY CHECK OR			
Automated Payment Line: (813) 307-1000			
Internet Payments: HCFL.gov/WaterBill		Additional Information: HCFL.gov/Water	

THANK YOU!



SOUTH FORK III CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

5.871 0

DUE DATE	04/15/2026
Auto Pay Scheduled DO NOT PAY	



0057713683670 00000160994



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	03/25/2026	04/15/2026

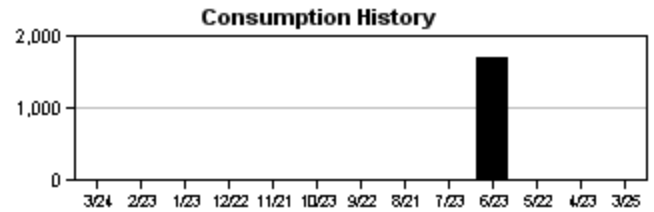
Service Address: 11916 SUNBURST MARBLE RD

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54167575	02/23/2026	14129	03/24/2026	14129	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$60.84
Total Service Address Charges	\$67.38



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	03/25/2026	04/15/2026

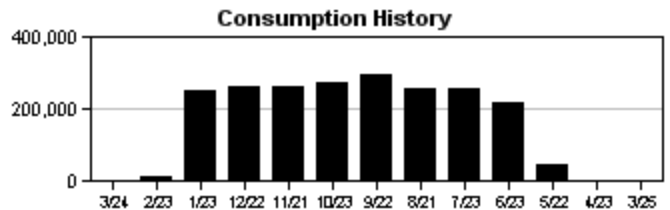
Service Address: 11671 BRIGHTON KNOLL LOOP

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61044212	02/23/2026	54608	03/24/2026	54608	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$57.31
Total Service Address Charges	\$63.85





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	03/25/2026	04/15/2026

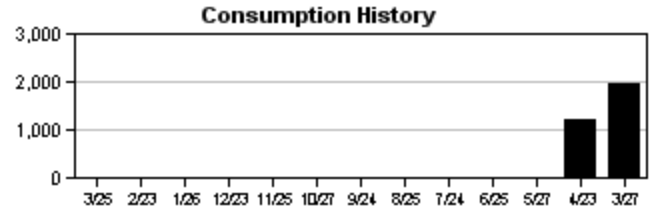
Service Address: 11842 CLARE HILL AVE - COMM IRRIG MTR

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701222402	02/23/2026	107673	03/25/2026	107673	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$23.22
Total Service Address Charges	\$29.76





Hillsborough County Florida

CUSTOMER NAME SOUTH FORK III CDD	ACCOUNT NUMBER 8634535049	BILL DATE 03/25/2026	DUE DATE 04/15/2026
--	-------------------------------------	--------------------------------	-------------------------------

Service Address: 11771 AMBLESIDE BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60994081	02/23/2026	15910	03/24/2026	16006	9600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$28.99
Water Base Charge	\$71.16
Water Usage Charge	\$10.75
Sewer Base Charge	\$300.28
Sewer Usage Charge	\$67.87

Summary of Account Charges

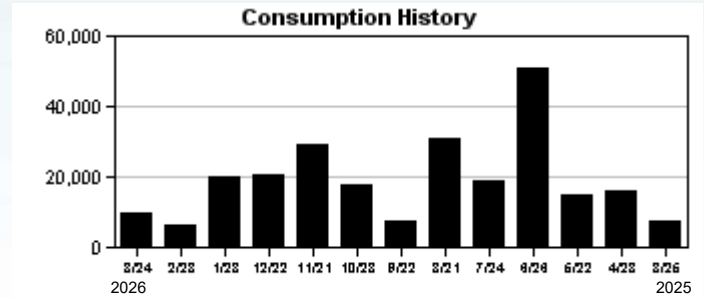
Previous Balance	\$449.73
Net Payments - Thank You	\$-449.73
Total Account Charges	\$485.59
AMOUNT DUE	\$485.59

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.



Make checks payable to: **BOCC**
ACCOUNT NUMBER: 8634535049



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
 Internet Payments: HCFL.gov/WaterBill
 Additional Information: HCFL.gov/Water

THANK YOU!



SOUTH FORK III CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

8.871 0

DUE DATE	04/15/2026
Auto Pay Scheduled DO NOT PAY	



0086345350499 00000485599



SOUTH FORK III COMMUNITY
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Amount Due: \$3,381.28

Due Date: April 21, 2026
Account #: 321000025924

DO NOT PAY. Your account will be drafted on April 21, 2026

Account Summary

Previous Amount Due	\$4,328.21
Payment(s) Received Since Last Statement	-\$4,328.21
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$3,381.28

Amount Due by April 21, 2026 \$3,381.28

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

Your Locations With The Highest Usage

- 11771 AMBLESIDE BL, RIVERVIEW, FL 33579 **10,335 KWH**
- 11920 BRIGHTON KNOLL LOOP, FOUNTAIN, RIVERVIEW, FL 33579-2200 **3,644 KWH**



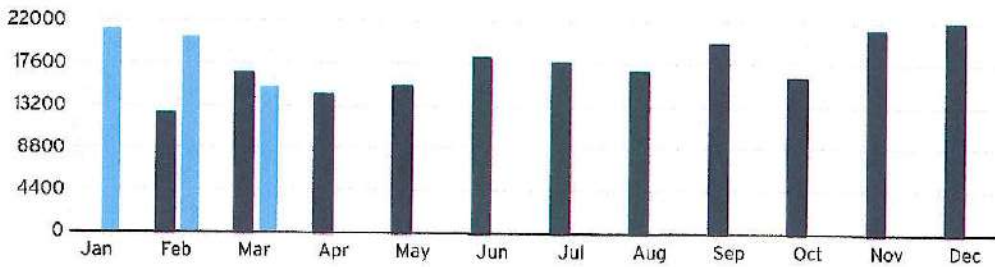
Scan here to interact with your bill online.



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 #: 321000025924
Due Date: April 21, 2026

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

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

Amount Due: \$3,381.28

Payment Amount: \$ _____

700125004650

Your account will be drafted on April 21, 2026

SOUTH FORK III COMMUNITY
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2359

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.

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Summary of Charges by Service Address

Account Number: 321000025924

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

Service Address: 11615 PRADERA RESERVE BLVD, RIVERVIEW, FL 33579

Sub-Account Number: 211019161192

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000864583	03/17/2026	17,268		16,864		404 kWh	1	29 Days	\$92.40
									▼ 84.9%

Service Address: 13602 WILLOW BLUESTAR LOOP, IRRG, RIVERVIEW, FL 33579-6610

Sub-Account Number: 211023108387

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835942	03/17/2026	174		171		3 kWh	1	29 Days	\$21.82
									▼ 25.0%

Service Address: 13551 WILD GINGER ST, IRR, RIVERVIEW, FL 33579-6601

Sub-Account Number: 211023108395

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835921	03/17/2026	174		171		3 kWh	1	29 Days	\$21.82
									= 0.0%

Service Address: 11601 PRADERA RESERVE BLVD, BATH, RIVERVIEW, FL 33579


Sub-Account Number: 211024423298

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835994	03/17/2026	5,109		5,012		97 kWh	1	29 Days	\$38.37
									▼ 39.0%


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: 321000025924

Energy Usage From Last Month

Increased
 Same
 Decreased



Service Address: 11681 AMBLESIDE DR, RIVERVIEW, FL 33579-0000

Sub-Account Number: 211027012791

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000581259	03/17/2026	98,932		98,511		421 kWh	1	29 Days	\$496.52
									<input checked="" type="checkbox"/> 84.0%

Service Address: 11770 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Sub-Account Number: 221000137812

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555994	03/17/2026	1,521		1,499		22 kWh	1	29 Days	\$25.15
									<input checked="" type="checkbox"/> 15.4%

Service Address: 11685 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Sub-Account Number: 221000137846

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000832120	03/17/2026	1,276		1,253		23 kWh	1	29 Days	\$25.34
									<input checked="" type="checkbox"/> 17.9%

Service Address: 11774 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Sub-Account Number: 221002769828

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555995	03/17/2026	2,719		2,682		37 kWh	1	29 Days	\$27.78
									<input checked="" type="checkbox"/> 21.3%

Service Address: 11771 AMBLESIDE BL, RIVERVIEW, FL 33579

Sub-Account Number: 221002798967

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000345731	03/17/2026	68,118		57,783		10,335 kWh	1	29 Days	\$1,295.01
1000345731	03/17/2026	23.85		0		23.85 kW	1	29 Days	\$2.50
									<input checked="" type="checkbox"/> 2.5%

Service Address: 11920 BRIGHTON KNOLL LOOP, FOUNTAIN, RIVERVIEW, FL 33579-2200

Sub-Account Number: 221007645890

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000490200	03/17/2026	38,515		34,871		3,644 kWh	1	29 Days	\$662.72
									<input checked="" type="checkbox"/> 9.5%

Service Address: SOUTH FORK AMENITY CENTER, LIGHTS, RIVERVIEW, FL 33578

Sub-Account Number: 221007876271

Amount: \$557.53

Continued on next page →

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Summary of Charges by Service Address


Account Number: 321000025924

Energy Usage From Last Month

Increased
 Same
 Decreased


Service Address: 11881 YELLOW VIOLET WAY, SIGN, RIVERVIEW, FL 33569

Sub-Account Number: 221008114474

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000597986	03/17/2026	533		521		12 kWh	1	29 Days	\$23.39
									 14.3%


Service Address: 11495 PRADERA RESERVE BLVD, SIGN, RIVERVIEW, FL 33579

Sub-Account Number: 221008114482

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000597963	03/17/2026	856		845		11 kWh	1	29 Days	\$23.23
									 21.4%


Service Address: 11545 PRADERA RESERVE BLVD, SIGN, RIVERVIEW, FL 33579-2158

Sub-Account Number: 221008114490

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000597988	03/17/2026	713		702		11 kWh	1	29 Days	\$23.23
									 15.4%


Service Address: 11645 PRADERA RESERVE BL, SIGN, RIVERVIEW, FL 33579

Sub-Account Number: 221008126676

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000803036	03/17/2026	823		810		13 kWh	1	29 Days	\$23.58
									 7.1%

Service Address: 11869 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Sub-Account Number: 221008511331

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000838853	03/17/2026	819		807		12 kWh	1	29 Days	\$23.39
									 20.0%

Total Current Month's Charges

\$3,381.28

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Sub-Account #: 211019161192
Statement Date: 04/01/2026

Service Address: 11615 PRADERA RESERVE BLVD, RIVERVIEW, FL 33579

Meter Read

Meter Location: WELL

Service Period: 02/17/2026 - 03/17/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864583	03/17/2026	17,268	16,864		404 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	404 kWh @ \$0.09202/kWh	\$37.18
Fuel Charge	404 kWh @ \$0.03516/kWh	\$14.20
Storm Protection Charge	404 kWh @ \$0.00568/kWh	\$2.29
Clean Energy Transition Mechanism	404 kWh @ \$0.00418/kWh	\$1.69
Storm Surcharge	404 kWh @ \$0.02121/kWh	\$8.57
Florida Gross Receipt Tax		\$2.13
Electric Service Cost		\$85.20
State Tax		\$7.20
Total Electric Cost, Local Fees and Taxes		\$92.40

Avg kWh Used Per Day



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Current Month's Electric Charges \$92.40

Billing information continues on next page →



Sub-Account #: 211023108387
Statement Date: 04/01/2026

Service Address: 13602 WILLOW BLUESTAR LOOP, IRRG, RIVERVIEW, FL 33579-6610

Meter Read

Meter Location: IRRIGATION

Service Period: 02/17/2026 - 03/17/2026

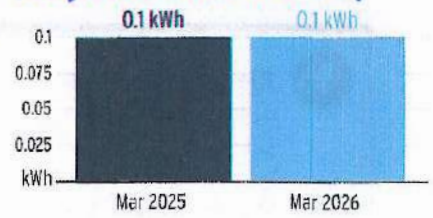
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000835942	03/17/2026	174	171	3 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3 kWh @ \$0.09202/kWh	\$0.28
Fuel Charge	3 kWh @ \$0.03516/kWh	\$0.11
Storm Protection Charge	3 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.12
State Tax		\$1.70
Total Electric Cost, Local Fees and Taxes		\$21.82



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Current Month's Electric Charges \$21.82

Billing information continues on next page →



Sub-Account #: 211023108395
Statement Date: 04/01/2026

Service Address: 13551 WILD GINGER ST, IRR, RIVERVIEW, FL 33579-6601

Meter Read

Meter Location: IRRIGATION

Service Period: 02/17/2026 - 03/17/2026

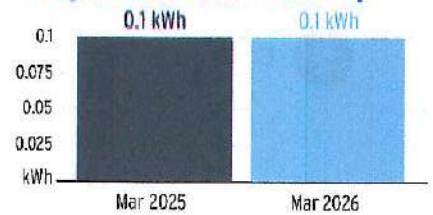
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835921	03/17/2026	174		171		3 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3 kWh @ \$0.09202/kWh	\$0.28
Fuel Charge	3 kWh @ \$0.03516/kWh	\$0.11
Storm Protection Charge	3 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.12
State Tax		\$1.70
Total Electric Cost, Local Fees and Taxes		\$21.82

Avg kWh Used Per Day



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Current Month's Electric Charges \$21.82

Billing information continues on next page →



Sub-Account #: 211024423298
Statement Date: 04/01/2026

Service Address: 11601 PRADERA RESERVE BLVD, BATH, RIVERVIEW, FL 33579

Meter Read

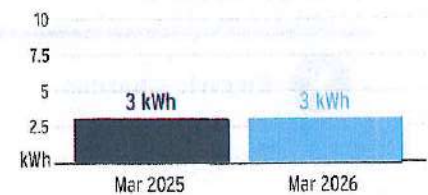
Service Period: 02/17/2026 - 03/17/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835994	03/17/2026	5,109		5,012		97 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	97 kWh @ \$0.09202/kWh	\$8.93
Fuel Charge	97 kWh @ \$0.03516/kWh	\$3.41
Storm Protection Charge	97 kWh @ \$0.00568/kWh	\$0.55
Clean Energy Transition Mechanism	97 kWh @ \$0.00418/kWh	\$0.41
Storm Surcharge	97 kWh @ \$0.02121/kWh	\$2.06
Florida Gross Receipt Tax		\$0.88
Electric Service Cost		\$35.38
State Tax		\$2.99
Total Electric Cost, Local Fees and Taxes		\$38.37

Current Month's Electric Charges \$38.37

Billing information continues on next page →

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Sub-Account #: 211027012791
Statement Date: 04/01/2026

Service Address: 11681 AMBLESIDE DR, RIVERVIEW, FL 33579-0000

Meter Read

Service Period: 02/17/2026 - 03/17/2026

Rate Schedule: General Service - Non Demand

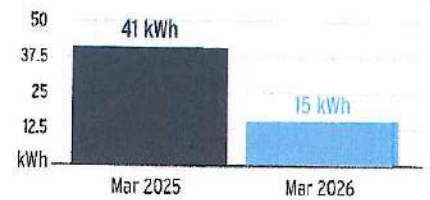


Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000581259	03/17/2026	98,932	98,511	421 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	421 kWh @ \$0.09202/kWh	\$38.74
Fuel Charge	421 kWh @ \$0.03516/kWh	\$14.80
Storm Protection Charge	421 kWh @ \$0.00568/kWh	\$2.39
Clean Energy Transition Mechanism	421 kWh @ \$0.00418/kWh	\$1.76
Storm Surcharge	421 kWh @ \$0.02121/kWh	\$8.93
Florida Gross Receipt Tax		\$2.20
Electric Service Cost		\$87.96
State Tax		\$7.43
Total Electric Cost, Local Fees and Taxes		\$95.39

Avg kWh Used Per Day



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Current Month's Electric Charges \$95.39

Billing information continues on next page →



Sub-Account #: 211027012791
Statement Date: 04/01/2026

Service Address: 11681 AMBLESIDE DR, RIVERVIEW, FL 33579-0000

Service Period: 02/17/2026 - 03/17/2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	152 kWh @ \$0.03411/kWh	\$5.18
Fixture & Maintenance Charge	8 Fixtures	\$132.88
Lighting Pole / Wire	8 Poles	\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03452/kWh	\$5.25
Storm Protection Charge	152 kWh @ \$0.00574/kWh	\$0.87
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	152 kWh @ \$0.01230/kWh	\$1.87
Florida Gross Receipt Tax		\$0.34
State Tax		\$28.11
Lighting Charges		\$401.13

Current Month's Electric Charges \$401.13

Billing information continues on next page →

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Sub-Account #: 221000137812
Statement Date: 04/01/2026

Service Address: 11770 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Meter Read



Service Period: 02/17/2026 - 03/17/2026

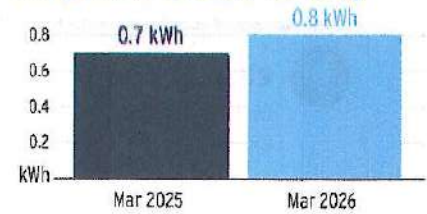
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multipiler	Billing Period
1000555994	03/17/2026	1,521	1,499		22 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	22 kWh @ \$0.09202/kWh	\$2.02
Fuel Charge	22 kWh @ \$0.03516/kWh	\$0.77
Storm Protection Charge	22 kWh @ \$0.00568/kWh	\$0.12
Clean Energy Transition Mechanism	22 kWh @ \$0.00418/kWh	\$0.09
Storm Surcharge	22 kWh @ \$0.02121/kWh	\$0.47
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.19
State Tax		\$1.96
Total Electric Cost, Local Fees and Taxes		\$25.15

Avg kWh Used Per Day



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Current Month's Electric Charges \$25.15

Billing information continues on next page →



Sub-Account #: 221000137846
Statement Date: 04/01/2026

Service Address: 11685 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Meter Read

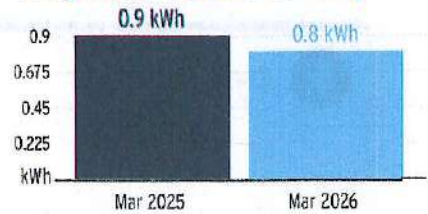
Service Period: 02/17/2026 - 03/17/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000832120	03/17/2026	1,276	1,253	23 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	23 kWh @ \$0.09202/kWh	\$2.12
Fuel Charge	23 kWh @ \$0.03516/kWh	\$0.81
Storm Protection Charge	23 kWh @ \$0.00568/kWh	\$0.13
Clean Energy Transition Mechanism	23 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	23 kWh @ \$0.02121/kWh	\$0.49
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.37
State Tax		\$1.97
Total Electric Cost, Local Fees and Taxes		\$25.34

Avg kWh Used Per Day



Current Month's Electric Charges \$25.34

Billing information continues on next page →

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Sub-Account #: 221002769828
Statement Date: 04/01/2026

Service Address: 11774 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Meter Read

Meter Location: ENTRANCE

Service Period: 02/17/2026 - 03/17/2026

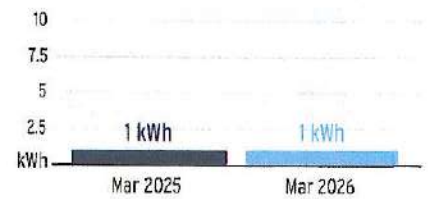
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555995	03/17/2026	2,719		2,682		37 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	37 kWh @ \$0.09202/kWh	\$3.40
Fuel Charge	37 kWh @ \$0.03516/kWh	\$1.30
Storm Protection Charge	37 kWh @ \$0.00568/kWh	\$0.21
Clean Energy Transition Mechanism	37 kWh @ \$0.00418/kWh	\$0.15
Storm Surcharge	37 kWh @ \$0.02121/kWh	\$0.78
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.62
State Tax		\$2.16
Total Electric Cost, Local Fees and Taxes		\$27.78

Avg kWh Used Per Day



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Current Month's Electric Charges \$27.78

Billing information continues on next page →



Sub-Account #: 221002798967
Statement Date: 04/01/2026

Service Address: 11771 AMBLESIDE BL, RIVERVIEW, FL 33579

Meter Read

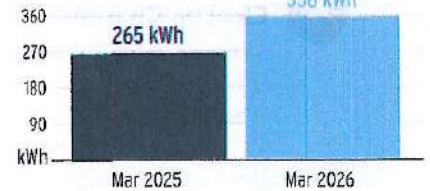
Service Period: 02/17/2026 - 03/17/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000345731	03/17/2026	68,118	57,783	10,335 kWh	1	29 Days
1000345731	03/17/2026	23.85	0	23.85 kW	1	29 Days

Charge Details

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	24 kW @ \$19.06000/kW	\$457.44
Energy Charge	10,335 kWh @ \$0.00815/kWh	\$84.23
Fuel Charge	10,335 kWh @ \$0.03516/kWh	\$363.38
Capacity Charge	24 kW @ \$0.72000/kW	\$17.28
Storm Protection Charge	24 kW @ \$2.02000/kW	\$48.48
Energy Conservation Charge	24 kW @ \$0.79000/kW	\$18.96
Environmental Cost Recovery	10,335 kWh @ \$0.00072/kWh	\$7.44
Clean Energy Transition Mechanism	24 kW @ \$1.15000/kW	\$27.60
Storm Surcharge	10,335 kWh @ \$0.01035/kWh	\$106.97
Florida Gross Receipt Tax		\$29.85
Electric Service Cost		\$1,194.11
State Tax		\$100.90
Total Electric Cost, Local Fees and Taxes		\$1,295.01

Current Month's Electric Charges \$1,295.01

Billing information continues on next page →

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Sub-Account #: 221007645890
Statement Date: 04/01/2026

Service Address: 11920 BRIGHTON KNOLL LOOP, FOUNTAIN, RIVERVIEW, FL 33579-2200

Meter Read

Meter Location: FOUNTAIN PUMP

Service Period: 02/17/2026 - 03/17/2026

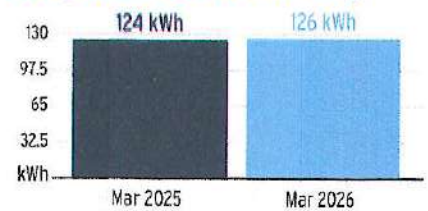
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000490200	03/17/2026	38,515		34,871		3,644 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3,644 kWh @ \$0.09202/kWh	\$335.32
Fuel Charge	3,644 kWh @ \$0.03516/kWh	\$128.12
Storm Protection Charge	3,644 kWh @ \$0.00568/kWh	\$20.70
Clean Energy Transition Mechanism	3,644 kWh @ \$0.00418/kWh	\$15.23
Storm Surcharge	3,644 kWh @ \$0.02121/kWh	\$77.29
Florida Gross Receipt Tax		\$15.28
Electric Service Cost		\$611.08
State Tax		\$51.64
Total Electric Cost, Local Fees and Taxes		\$662.72

Avg kWh Used Per Day



Current Month's Electric Charges \$662.72

Billing information continues on next page →

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Sub-Account #: 221007876271
 Statement Date: 04/01/2026

Service Address: SOUTH FORK AMENITY CENTER, LIGHTS, RIVERVIEW, FL 33578

Service Period: 02/17/2026 - 03/17/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	270 kWh @ \$0.03411/kWh	\$9.21
Fixture & Maintenance Charge	10 Fixtures	\$211.10
Lighting Pole / Wire	10 Poles	\$283.20
Lighting Fuel Charge	270 kWh @ \$0.03452/kWh	\$9.32
Storm Protection Charge	270 kWh @ \$0.00574/kWh	\$1.55
Clean Energy Transition Mechanism	270 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	270 kWh @ \$0.01230/kWh	\$3.32
Florida Gross Receipt Tax		\$0.60
State Tax		\$39.11
Lighting Charges		\$557.53

Current Month's Electric Charges \$557.53

Billing information continues on next page →

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Sub-Account #: 221008114474
Statement Date: 04/01/2026

Service Address: 11881 YELLOW VIOLET WAY, SIGN, RIVERVIEW, FL 33569

Meter Read

Service Period: 02/17/2026 - 03/17/2026

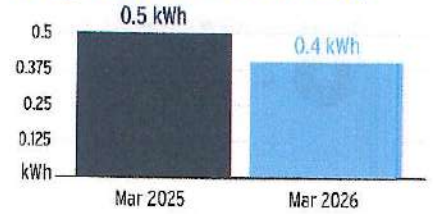
Rate Schedule: General Service - Non Demand



Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597986	03/17/2026	533	521		12 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	12 kWh @ \$0.09202/kWh	\$1.10
Fuel Charge	12 kWh @ \$0.03516/kWh	\$0.42
Storm Protection Charge	12 kWh @ \$0.00568/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.57
State Tax		\$1.82
Total Electric Cost, Local Fees and Taxes		\$23.39

Current Month's Electric Charges **\$23.39**

Billing information continues on next page →



Sub-Account #: 221008114482
Statement Date: 04/01/2026

Service Address: 11495 PRADERA RESERVE BLVD, SIGN, RIVERVIEW, FL 33579

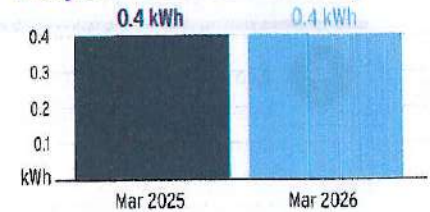
Meter Read

Service Period: 02/17/2026 - 03/17/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597963	03/17/2026	856	845		11 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	11 kWh @ \$0.09202/kWh	\$1.01
Fuel Charge	11 kWh @ \$0.03516/kWh	\$0.39
Storm Protection Charge	11 kWh @ \$0.00568/kWh	\$0.06
Clean Energy Transition Mechanism	11 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	11 kWh @ \$0.02121/kWh	\$0.23
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.42
State Tax		\$1.81
Total Electric Cost, Local Fees and Taxes		\$23.23

Current Month's Electric Charges \$23.23

Billing information continues on next page →

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Sub-Account #: 221008114490
Statement Date: 04/01/2026

Service Address: 11545 PRADERA RESERVE BLVD, SIGN, RIVERVIEW, FL 33579-2158

Meter Read

Service Period: 02/17/2026 - 03/17/2026

Rate Schedule: General Service - Non Demand

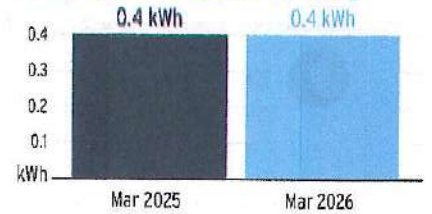


Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597988	03/17/2026	713	702		11 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	11 kWh @ \$0.09202/kWh	\$1.01
Fuel Charge	11 kWh @ \$0.03516/kWh	\$0.39
Storm Protection Charge	11 kWh @ \$0.00568/kWh	\$0.06
Clean Energy Transition Mechanism	11 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	11 kWh @ \$0.02121/kWh	\$0.23
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.42
State Tax		\$1.81
Total Electric Cost, Local Fees and Taxes		\$23.23



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Current Month's Electric Charges \$23.23

Billing information continues on next page →



Sub-Account #: 221008126676
 Statement Date: 04/01/2026

Service Address: 11645 PRADERA RESERVE BL, SIGN, RIVERVIEW, FL 33579

Meter Read

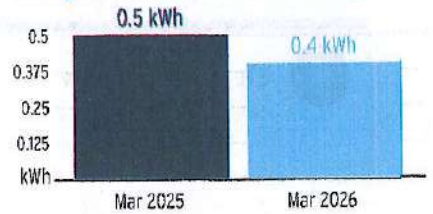
Service Period: 02/17/2026 - 03/17/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000803036	03/17/2026	823		810		13 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	13 kWh @ \$0.09202/kWh	\$1.20
Fuel Charge	13 kWh @ \$0.03516/kWh	\$0.46
Storm Protection Charge	13 kWh @ \$0.00568/kWh	\$0.07
Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	13 kWh @ \$0.02121/kWh	\$0.28
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.74
State Tax		\$1.84
Total Electric Cost, Local Fees and Taxes		\$23.58

Current Month's Electric Charges \$23.58

Billing information continues on next page →

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Sub-Account #: 221008511331
Statement Date: 04/01/2026

Service Address: 11869 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Meter Read

Service Period: 02/17/2026 - 03/17/2026

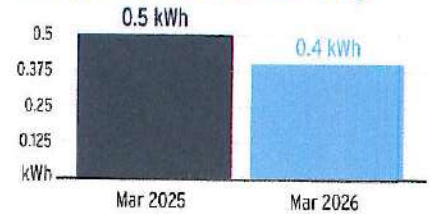
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000838853	03/17/2026	819	807		12 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	12 kWh @ \$0.09202/kWh	\$1.10
Fuel Charge	12 kWh @ \$0.03516/kWh	\$0.42
Storm Protection Charge	12 kWh @ \$0.00568/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.57
State Tax		\$1.82
Total Electric Cost, Local Fees and Taxes		\$23.39

Avg kWh Used Per Day



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Current Month's Electric Charges **\$23.39**

Total Current Month's Charges **\$3,381.28**

WM INVOICE



Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

26-23402-83004
 SOUTH FORK III CDD
 04/01/26-04/30/26
 03/25/2026
 0240912-2206-7

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

Customer Service: (813) 621-3055

Your Payment is Due

Apr 24, 2026

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$330.53

If payment is received after 04/24/2026: **\$ 338.79**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
330.53		(330.53)		0.00		330.53		330.53

DETAILS OF SERVICE

Details for Service Location: South Fork III Cdd, 11771 Ambleside Blvd, Riverview FL 33579 **Customer ID: 26-23402-83004**

Description	Date	Ticket	Quantity	Amount
Lock Per Unit	04/01/26		1.00	25.00
Disposal 4 Yard Dumpster 1X Week	04/01/26		1.00	158.63
4 Yard Dumpster 1X Week	04/01/26		1.00	146.90
Total Current Charges				330.53

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----

WM
 WASTE MANAGEMENT INC. OF FLORIDA
 WM - TAMPA
 PO BOX 3020
 MONROE, WI 53566-8320
 (813) 621-3055
 (800) 255-7172

Invoice Date	Invoice Number	Customer ID <i>(include with your payment)</i>
03/25/2026	0240912-2206-7	26-23402-83004
Payment Terms	Total Due	Amount
Total Due by 04/24/2026	\$330.53	
If Received after 04/24/2026	\$338.79	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
 Your bank account will be drafted \$330.53.

2206000262340283004002409120000003305300000033053 4

0064602 01 AB 0.64 **AUTO T3 0 7082 33607-600875 -C04-P64666-11

SOUTH FORK III CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008



Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
 PO BOX 4648
 CAROL STREAM, IL 60197-4648



405-0334000-2206-8



ADP, Inc.
 PO Box 830272
 Philadelphia PA 19182-0272

ADVICE OF DEBIT

Client Name	INFRAMARK, LLC
Client Number	2991870
Advice of Debit Number	717596008
Advice of Debit Date	04/03/2026
Advice of Debit Due Date	04/10/2026
Total Debited This Invoice	\$20.40



0006776 01 MB 0.672 01 TR 00027 R2BDDC11 000000



GREGORY SARKISSIAN
 SOUTH FORK III CDD
 2005 PAN AM CIR
 STE 300
 TAMPA, FL 33607-6008

Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-JSE

Processing Charges for
 Period Ending Date: 03/19/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-JSE \$20.40

Total Debited \$20.40

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXXX8694 on 04/10/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X



Air-Rics Air Conditioning And Heating

South fork 3 CDD
 Erick manager
 11771 Ambleside Boulevard
 Riverview, FL 33579

☎ (656) 251-7244
 ✉ Efraizer@inframark.com

JOB	#8001
SERVICE DATE	Apr 08, 2026
INVOICE DATE	Apr 08, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Apr 08, 2026
AMOUNT DUE	\$125.00

CONTACT US

14137 Poke Ridge Dr
 Riverview, FL 33579

☎ (813) 455-8785
 ✉ Jeric86@gmail.com

Service completed by: Gilbert Esparza

INVOICE

Services	qty	unit price	amount
A/C tune up	1.0	\$125.00	\$125.00

An A/C tune-up keeps your air conditioning system in good working order. It includes:

- Inspect coolant levels & pressure
- Check & adjust thermostat
- Inspect wiring, contacts, capacitors & relays
- Inspect evaporator coil
- Inspect and clean condenser
- Inspect condensate drain
- Inspect outdoor disconnect
- Inspect condenser fan motor & blades
- Inspect compressor at startup

When completed you will receive a recommendation for any further maintenance or repair needs of your system.

Work Done	1.0	\$0.00	\$0.00
Tune up, the amps, psi's, capacitor, and LRA are up to par. The evaporator and condenser coil were washed down. The drain line was shop backed and drain pan cleared.			

Subtotal	\$125.00
Job Total	\$125.00
Amount Due	\$125.00

Thank you for your business and entrusting us to service you.
CAC1819889

See our [Terms & Conditions](#)



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
4/21/2026	1138994

Bill To
South Fork III CDD c/o Inframark 2005 Pan Am Circle Dr., Ste. 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/21/2026

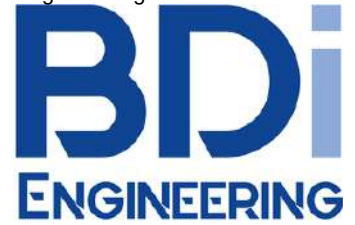
Description	Amount
Add on of 2 ditches \$289/mo.	298.00
Monthly waterway service for the month this invoice is dated completed 4/13/2026	2,470.00

Thank you for your business.

Total	\$2,768.00
Payments/Credits	\$0.00
Balance Due	\$2,768.00

Brletic Dvorak Inc

536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

BILL TO

South Fork III CDD
c/o Inframark IMS
11555 Heron Bay Blvd
Suite 201
Coral Springs, Florida 33076

INVOICE 2366
DATE 03/31/2026
TERMS Net 30
DUE DATE 04/30/2026

PROJECT NAME
South Fork III CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[March 11 - March 31]	2:00	180.00	360.00

BALANCE DUE **\$360.00**

Pay invoice



**SOUTH FORK III CDD
Mar-26**

<u>CDD Activities</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
INFRAMARK Coordination and Administration Includes engineer's reports, board meeting attendance, invoicing, etc.	2.00	\$180	K. Wagner	\$360.00
INVOICE TOTAL	2.00			\$360.00



2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FLORIDA 33544
<https://completeit.io>
 (813) 444-4355

South Fork 3 CDD
 11771 Ambleside Boulevard
 Riverview, FL, United States 33579

Invoice #	19643
Invoice Date	04-01-26
Balance Due	\$140.00

Item	Description	Unit Cost	Quantity	Line Total
Brivo Onair Tier 1 Reader Monthly Data Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan Applies to ACS6000, ACS300 and Mercury. - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$17.50	8.0	\$140.00

Subtotal	\$140.00
Tax	\$0.00
Invoice Total	\$140.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$140.00





2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FLORIDA 33544
<https://completeit.io>
 (813) 444-4355

South Fork 3 CDD
 11771 Ambleside Boulevard
 Riverview, FL, United States 33579

Invoice #	19731
Invoice Date	04-09-26
Balance Due	\$350.00

Item	Description	Unit Cost	Quantity	Line Total
CIT ACS Prox Cards (clamshell, not printable)	CIT ACS Prox Cards	\$3.50	100.0	\$350.00
UPS Ground Shipping	UPS Ground Shipping	\$0.00	1.0	\$0.00

Subtotal	\$350.00
Tax	\$0.00
Invoice Total	\$350.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$350.00



Invoice Ticket

Ticket Date	Thu 04-09-26 10:52 AM
Ticket #	12797
Subject	100 Key Cards (Clamshell)

Ticket Issue

Initial Issue
 Thu 04-09-26 10:52 AM Alba approved 100 Key Cards (non printable clamshell) for South Fork 3 via email (EML added to ticket for reference).
 Mark Johnson

Ticket Comments

Date	Comment
Initial Issue Thu 04-09-26 10:52 AM Mark Johnson	Alba approved 100 Key Cards (non printable clamshell) for South Fork 3 via email (EML added to ticket for reference).



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

177173

DATE

4/20/2026

CUSTOMER ID

C2309

NET TERMS

Due On Receipt

PO#

DUE DATE

4/20/2026

BILL TO

South Fork III CDD
 2005 Pan Am Cir Ste 300
 Tampa FL 33607-6008
 United States

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric E Frazier-2-4-26 SAMSClub: \$146.52, 2-9-26 SPECTRUM : \$717.90, 3-11-26 PY *FLAGSHIP WEAR : shirt staff: 242.93, 2-11-26 SQ *BARO SERVICE LLC : \$469.20, Amazon Charges: \$1,364.83.	1	Ea	2,941.38		2,941.38
Postage	4	Ea	8.24		32.96
Subtotal					2,974.34

Subtotal	\$2,974.34
Tax	\$0.00
Total Due	\$2,974.34

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

CHECK REQUEST FORM :

Association:	<i>SOUTHFORK III</i>
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Date:	<i>4.13.2026</i>
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Payable To:	<i>SOUTHFORK EAST</i>
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Address:	<i>Your address</i>
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Account:	<i>REIMBURSEMENT FOR INVOICE ERROUNEOUSLY PAID</i>
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Amount:	<i>494.00</i>
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Description:	<i>REIMBURSEMENT FOR DON HARRISON INVOICE ERRONEOUSLY PAID BY SOUTHFORK EAST</i>
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	<i>THIS IS A REIMBURSEMENT</i>
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Requested By:	<i>Supervisor ALBA SANCHEZ</i>
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Termi-Nate Pest Management LLC
 1737 Oakwood Estates Dr
 Plant City, FL 33563
 813-365-6924-office

INVOICE



Termi-NATE Pest Management

South Fork III
 11771 Ambleside Boulevard
 Riverview, FL 33579

Service Address
 South Fork III
 11771 Ambleside Boulevard
 Riverview, FL 33579

South Fork III
 (656) 251-7244 MR CELL

Account # 4929-1495
 Invoice # 93695379
 Invoice Date 04/20/26

Invoice Total \$99.00

ITEM	DESCRIPTION	COST	QTY	PRICE
	Monthly Pest			
	Monthly Pest Control	\$99.00	1	\$99.00

Terms
 Payment is due on receipt.
 Please mail All payments to:
 1737 Oakwood Estates Dr
 Plant city Fl 33563

Subtotal	\$99.00
Total	\$99.00
Amount Paid	\$0.00
Amount Due	\$99.00
Account Balance	\$99.00
Balance Due	\$198.00

Notes
 Thank you for your business.
 Make all checks payable to :
 Termi-Nate Pest Management LLC

Service Date: 04/20/26
 Next Service Date: 05/19/26

www.Termi-Nate.com

MATERIAL / EPA #	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Taurus SC 53883-279	2 gal						

LIL Nate Tech JB259031

CLIENT SIGNATURE
 South Fork III / 04/20/26

TECH SIGNATURE
 LIL Nate Tech / 04/20/26