



South Fork III Community Development District

June 18, 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, June 18, 2026, at 5:30 p.m.

The Regular Meeting of the **South Fork III Community Development District** will be held on **Thursday, June 18, 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
- C. Clubhouse Report
- D. District Engineer Report
- E. District Counsel
- F. District Manager Report

5. BUSINESS ITEMS

- A. Consideration of Cooper Pools Monthly Commercial Service Maintenance Agreement
- B. General Matters of the District
- C. Consideration of Security Camera Proposals (**Tabled Item**)
 - i. Complete I.T.
 - ii. Secure2ware Security Services
- D. Consideration of Pool Furniture Estimate (**Tabled Item**)
 - i. Leisurerecreations
- E. Consideration of Mulch Installation Estimates (**Tabled Item**)
 - i. American Mulch & Soil, LLC
 - ii. Duval Landscape Maintenance

iii. EZ Mulch

F. Discussion of Fence Installations and Fencing on CDD Property

6. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of May 21, 2026, Regular Meeting

B. Review of May 2026 Financial Report

C. Consideration of May 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: Paola

Date: 05/11/2026 Time: 12:56 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Pond 10	x		x						
Pond 11	x		x						
Pond 12	x		x						
Pond 13	x		x						
Pond 14	x		x						
Pond 20	x		x						

- | | | | | | |
|---|--|---|--|---|---|
| CLARITY | FLOW | METHOD | CARP PROGRAM | WATER LEVEL | WEATHER |
| <input checked="" type="checkbox"/> <1' | <input checked="" type="checkbox"/> None | <input checked="" type="checkbox"/> ATV | <input type="checkbox"/> Boat | <input type="checkbox"/> High | <input checked="" type="checkbox"/> Clear |
| <input type="checkbox"/> 1-2' | <input type="checkbox"/> Slight | <input type="checkbox"/> Airboat | <input type="checkbox"/> Truck | <input type="checkbox"/> Normal | <input 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 type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bass | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Herons | <input type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Egrets | <input type="checkbox"/> Ibis | <input 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 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 type="checkbox"/> Gulf Spikerush | |
| <input type="checkbox"/> Lily | |













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

Ongoing Projects Report and Updates:

Monument Signs at Community Entrances.

Signs are being manufactured and should be ready to install by the end of June.

Pool Bank Assessment

Assessment report is attached.

6x12 Wood trim on village monuments

Field assessment work has been completed. Report will be ready for July 2026 BOS meeting.



POND BANK EROSION RESTORATION AND STABILIZATION OPTIONS GUIDE

SOUTH FORK III CDD

June 2026

Prepared by:
Brletic Dvorak Inc.
436 4th Ave. S., Unit 4
St. Petersburg, FL 33701

SUMMARY

All surface water's shoreline banks are subject to a standard side slope requirement of a 1'(V):4'(H) slope per the local, state, and federal guidelines for stormwater facilities. Erosion to the banks is a common occurrence with various causes, severity, and solutions.



POND BANK EROSION CAUSES

FLUCTUATING WATER LEVELS

Water levels fluctuate between wet and dry seasons. Sodded banks erode over time when sod dies, and the bare soil is exposed to wave action and sheet flow of stormwater runoff.

POINT DISCHARGES OF STORMWATER

A point discharge is a concentration of stormwater runoff that causes erosion in a small area. Examples of point discharges are roof gutters and runoff between buildings. These concentrations may create channels that concentrate and accelerate the water flow causing increased erosion.

EROSION CONTROL OPTIONS

Erosion can be prevented by armoring the banks with structural, vegetative, or a combination of methods. One option is to regrade the bank to the permitted slope and replant with appropriate littoral plantings. Structural improvements may include such methods as rock riprap, geo web, and textile tubes/sox. When choosing an erosion control method, consideration should be given to:

- **Pond access requirements**
- **Slope/depth of existing banks**
- **Subsurface conditions**
- **Aesthetic criteria**
- **Cost and budget**

EMBANKMENT WITH SOFT ARMORING: After regrading the pond bank with a sandy-clay material to restore original design slope, the bank is protected with a polymer treatment and then further protected with a bristle coir erosion control mat and sod.



Estimated cost: \$80.00 per linear foot. Excludes any special site conditions.

EMBANKMENT WITH SOFT ARMORING AND LITTORAL SHELF PLANTINGS: This method includes all improvements discussed in the previous section. In addition to those improvements, suitable plants are placed in the littoral shelf to provide further erosion control protection as the root systems mature.



Estimated cost: \$90.00 per linear foot. Excludes any special site conditions.

GEOWEB CELLULAR CONFINEMENT SYSTEM: The Geoweb system consists of high-density polyethylene (HDPE) strips that are ultrasonically welded to provide honeycomb-shaped panels. Infilling of the Geoweb cells below the mean high waterline with stone is recommended for applications where standing water over long durations hinders vegetation growth or when higher velocities are encountered than the vegetation can handle. The cells above the mean high waterline can then be filled with existing onsite fill and sodded. The open area cell walls provide for lateral drainage of excessive ground and surface water and allow for root lock-up in the vegetated system. Root lock-up occurs when roots grow from cell-to-cell, creating a more stable mass of vegetation. A medium weight nonwoven geotextile should be installed under the Geoweb system for further enhancement of root lock-up and for separation of the infill material to be used below the waterline.



Estimated cost: \$140.00. Excludes any special site conditions.

RIPRAP REVETMENT: A riprap revetment consists of layered, various-sized rocks placed on a graded and stabilized sloping bank over a geotextile fabric. The variance in size and the rough angular surfaces of the rock allow the revetment to absorb the impact of the flowing water instead of deflecting the flow which could cause erosion to an adjacent bank area. The rough angular surfaces of the broken rocks allow them to fit together to form a dense layer of protection over the eroding bank.



Estimated cost: \$120.00 per linear foot. Excludes any special site conditions.

SHORESOFX: The SHORESOFX / GEOTUBING containment system is a bioengineered “living system” developed to immediately halt soil erosion and stabilize shorelines while providing a strong foundation for revegetation. The patented approach uses 6-foot wide strips of burlap mesh that are stuffed with inexpensive locally sourced organic material. The fabric gets folded in half to form a tube (or sock) and is staked into the ground employing a subsurface anchoring system that attaches to the intact shore bank. Sod or deep-rooted native aquatic plants can then be planted directly atop the fabric, which further binds the organic material to the shoreline. The fabric itself eventually disintegrates.



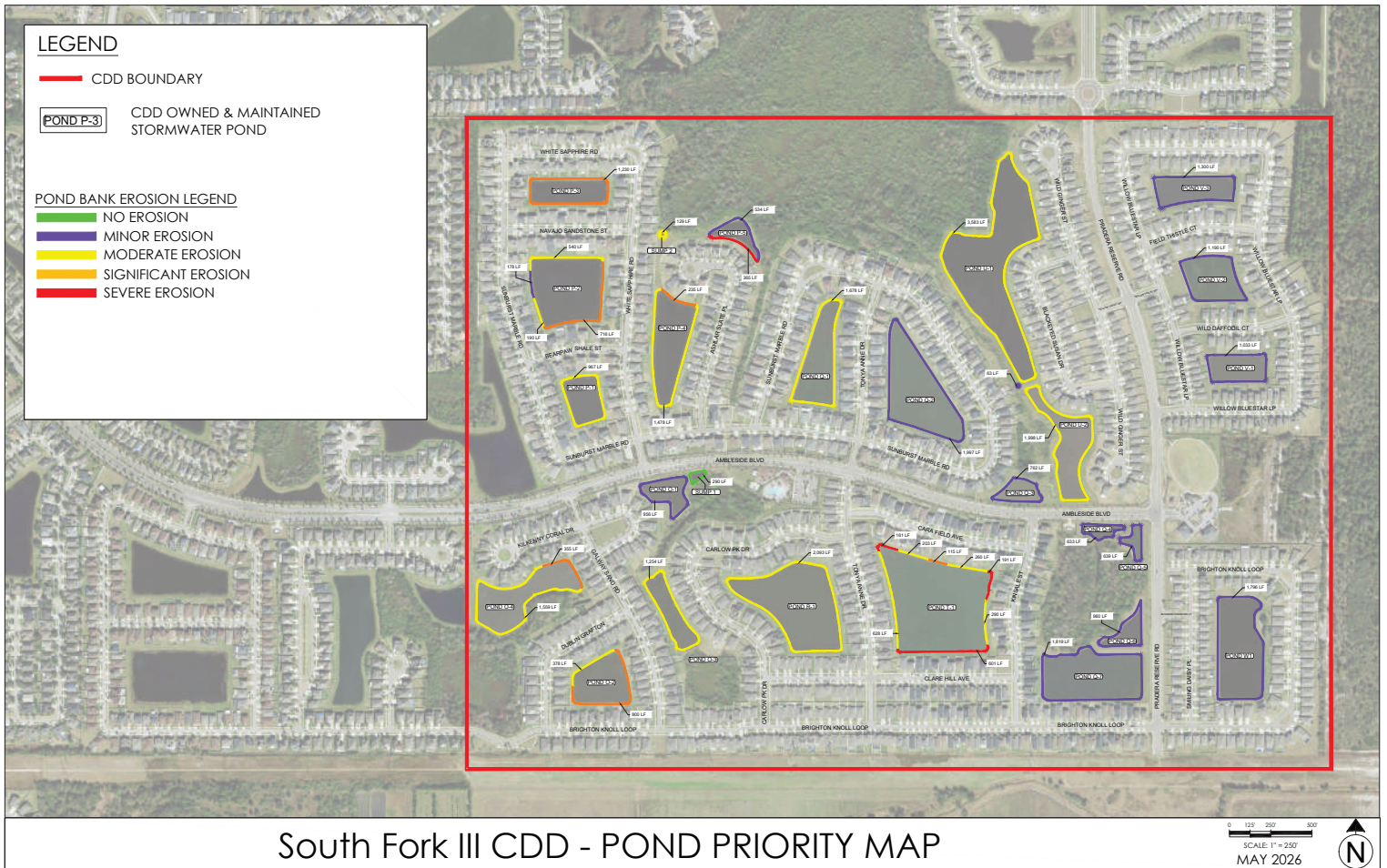
Estimated cost: \$80.00 per linear foot. Excludes any special site conditions.

COMPARISON MATRIX FOR EROSION CONTROL OPTIONS

	EMBANKMENT WITH SOFT ARMORING	EMBANKMENT WITH SOFT ARMORING AND LITTORAL PLANTINGS	GEOWEB CONTAINMENT SYSTEM	RIPRAP REVETMENT	SHORESOX CONTAINMENT SYSTEM
ADVANTAGES	<ul style="list-style-type: none"> ✓ Matches original bank ✓ Restoration to failures are easily integrated into restored areas 	<ul style="list-style-type: none"> ✓ Matches original bank ✓ Dissipates wave action ✓ Improves water quality ✓ Encourages wildlife ✓ Restoration to failures easily integrated into restored areas 	<ul style="list-style-type: none"> ✓ Matches original bank ✓ Dissipates wave action ✓ Long term solution 	<ul style="list-style-type: none"> ✓ Longevity ✓ Aesthetics ✓ Dissipates wave action ✓ Little maintenance ✓ Restoration to failures are easily integrated into restored areas 	<ul style="list-style-type: none"> ✓ Matches original bank ✓ Dissipates wave action ✓ Long term solution ✓ Filters and buffers runoff ✓ Anchors to shore bank
DISADVANTAGES	<ul style="list-style-type: none"> • Construction equipment impact • Not recommended for high energy erosion • Herbicides may kill vegetation 	<ul style="list-style-type: none"> • Construction equipment impact • Herbicides may impact vegetation 	<ul style="list-style-type: none"> • Construction equipment impact • Some maintenance required 	<ul style="list-style-type: none"> • Aesthetic • Access/tripping hazard • May trap debris • Construction equipment impact 	<ul style="list-style-type: none"> • Proprietary products • Spot Fixes very difficult • Same contractor must be used for warranty
ESTIMATED COST	\$80 / linear foot	\$90 / linear foot	\$140 / linear foot; impact to cost based on choice of armoring infill type	\$120/linear foot	\$80 / linear foot; costs double if import fill is needed

South Fork III CDD

Exhibit 1 - Pond Bank Assessment Document



South Fork III CDD - POND PRIORITY MAP

South Fork III CDD

Exhibit 2 - Pond Bank Estimate Repair Document

South Fork III CDD

Date: Jun-26

Repair Type: Compacted Fill with Sod

PROJECT PRIORITY	COST PER YEAR																Comments:				
	2026	2027	2028	2029	2030	2031	2032	2034	2035	2036	2037	2038	2039	2040	2041	2042		2043	2044	2045	2046
P-6	\$29,300																				Behind residential properties
T-1	\$63,360																				792 Ln Ft of bank
O-1		\$12,000																			Spot Repairs from pool discharges x8
U-1		\$18,000																			Spot Repairs of two large areas
O-7		\$4,000																			Spot Repairs at southeast corner of pond
P-4		\$18,800																			215 Ln Ft of bank
T-1		\$9,200																			115 Ln Ft of bank
P-3			\$98,400																		1230 Ln Ft of bank
P-2				\$57,280																	716 Ln Ft of bank
P-2				\$58,000																	750 Ln Ft of bank
O-2					\$64,000																800 Ln Ft of bank
O-2					\$48,400																355 Ln Ft of bank
O-4						\$30,240															378 Ln Ft of bank
P-1						\$77,360															967 Ln Ft of bank
O-3							\$100,320														2254 Ln Ft of bank
O-4								\$124,720													1559 Ln Ft of bank
P-4									\$118,240												1478 Ln Ft of bank
O-1										\$132,240											1678 Ln Ft of bank
R-1											\$167,440										2093 Ln Ft of bank
T-1												\$110,480									1381 Ln Ft of bank
U-1													\$143,320	\$143,320							853 Ln Ft of bank
U-2															\$159,840						1998 Ln Ft of bank
Subtotal Cost in 2026 \$\$	\$92,560	\$80,000	\$98,400	\$115,680	\$92,400	\$107,600	\$100,320	\$124,720	\$118,240	\$132,240	\$167,440	\$110,480		\$143,320	\$143,320	\$159,840	\$0	\$0	\$0	\$0	\$0
Subtotal Cost with inflation	\$82,400	\$104,393	\$126,407	\$103,998	\$124,738	\$119,788	\$157,992	\$154,277	\$177,720	\$231,777	\$157,519	\$210,471	\$216,785	\$249,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Rate 3%

South Fork III CDD Date: Jun-26 Repair Type: Compacted Fill with Sod and Aquatic Plants

PROJECT PRIORITY	COST PER YEAR																		Comments						
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043		2044	2045	2046	2047	2048	2049
P-6	\$32,850																								Behind residential properties
T-1	\$21,280																								792 Lin Ft of bank
O-3		\$34,000																							Spot Repairs Heavy pool discharges at
O-1		\$58,000																							Spot Repairs off two large areas
O-2		\$4,500																							Spot Repairs on downstream corner of pond
P-4		\$21,150																							215 Lin Ft of bank
T-1		\$10,350																							113 Lin Ft of bank
P-3			\$110,200																						1326 Lin Ft of bank
P-2				\$64,440																					716 Lin Ft of bank
P-2				\$65,700																					735 Lin Ft of bank
O-2					\$72,000																				800 Lin Ft of bank
O-2					\$34,000																				378 Lin Ft of bank
O-4						\$33,850																			355 Lin Ft of bank
P-4						\$30,150	\$30,150																		1550 Lin Ft of bank
P-4							\$87,030																		867 Lin Ft of bank
O-3								\$112,860																	1254 Lin Ft of bank
P-4									\$133,020																1473 Lin Ft of bank
O-1										\$75,510	\$75,510														1678 Lin Ft of bank
O-1										\$94,585	\$94,585														1090 Lin Ft of bank
T-1											\$62,145	\$62,145													1381 Lin Ft of bank
O-1												\$80,617	\$80,617												828 Lin Ft of bank
O-1													\$80,617	\$80,617											1098 Lin Ft of bank
																						\$59,840	\$59,840	\$59,840	
Subtotal Cost in 2026 \$5	\$524,130	\$90,000	\$110,700	\$130,140	\$104,020	\$102,100	\$70,150	\$87,030	\$112,860	\$133,020	\$75,510	\$75,510	\$94,585	\$94,585	\$62,145	\$62,145	\$80,617	\$80,617	\$80,617	\$80,617	\$59,840	\$59,840	\$59,840		
Subtotal Cost with inflation	\$62,700	\$117,440	\$142,208	\$119,373	\$118,362	\$85,763	\$110,248	\$147,257	\$178,748	\$104,524	\$107,660	\$138,314	\$142,464	\$96,820	\$99,725	\$133,248	\$137,246	\$541,803	\$146,604	\$111,507	\$114,852	\$118,297			

Rate 3%

South Fork III CDD Date: Jun-26 Repair Type: Compacted Fill with Sod and Rip Rap

PROJECT PRIORITY	COST PER YEAR																			Comments						
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044		2045	2046	2047	2048	2049	
P-6	\$43,800																								Behind residential properties	
D-1	\$48,000																								Spot Repair from pool discharge spill	
D-7	\$8,000																								Spot Repair at southeast corner of pond	
T-1	\$93,040																								792 Lin Ft of bank	
P-1	\$24,000																								Spot Repair of tree ring areas	
P-4		\$28,200																							235 Lin Ft of bank	
T-1		\$11,800																							115 Lin Ft of bank	
P-1		\$73,800																							1320 Lin Ft of bank	
P-2			\$42,960		\$42,960																				716 Lin Ft of bank	
P-2				\$87,600																					736 Lin Ft of bank	
D-2					\$96,000																				800 Lin Ft of bank	
D-2					\$45,960																				738 Lin Ft of bank	
D-4						\$42,600																			355 Lin Ft of bank	
P-4						\$62,880		\$104,751																	1550 Lin Ft of bank	
P-4								\$116,040																	867 Lin Ft of bank	
D-3								\$87,600																	1254 Lin Ft of bank	
P-4								\$93,120	\$118,240																1470 Lin Ft of bank	
D-1										\$100,680	\$100,680														1078 Lin Ft of bank	
D-1												\$125,080	\$125,080												1090 Lin Ft of bank	
T-1														\$82,860	\$82,860										1381 Lin Ft of bank	
D-1																\$107,490	\$107,490	\$107,490	\$107,490						808 Lin Ft of bank	
D-1																				\$119,880	\$119,880					1095 Lin Ft of bank
Subtotal Cost in 2026 \$5	\$97,800	\$119,040	\$115,800	\$116,760	\$130,560	\$141,960	\$104,960	\$124,720	\$116,040	\$146,720	\$118,240	\$100,680	\$100,680	\$125,080	\$125,080	\$82,860	\$82,860	\$107,490	\$107,490	\$107,490	\$107,490		\$119,880	\$119,880		
Subtotal Cost with inflation	\$122,612	\$122,851	\$127,587	\$146,943	\$163,875	\$125,328	\$157,992	\$151,406	\$197,180	\$163,612	\$143,146	\$147,812	\$189,912	\$195,610	\$132,966	\$136,915	\$182,995	\$188,483	\$194,119	\$199,964	\$229,703	\$229,594				

Rate 3%



FL Contractors License CPC1459240

Monthly Commercial Service Maintenance Service Agreement

South Fork III

Date 05/30/2026

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

Wind and Rain policy,

During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

Named storm policy,

During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

We strive to maintain all of our clients pools with 100% quality year round, Cooper Pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

**RATE for Commercial Service will be:
Service 3x's per week Mon, Weds, Fri
Pool _____ Gallons Permit # _____
Total \$3360.00 Per Month**

Non Service Days observed by Cooper Pools Inc: Thanksgiving Day, Christmas Day, New Years Day, 2 days for state training typically Feb or March

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice. **If there is no termination notice a cost will be incurred by Cooper Pools.**

Email: _____

Name: _____

Phone Number: _____

Signature: _____

Date: _____

Initial Tech: TBD
Offered by;
Bob Bowling
Cooper Pools Inc
844-766-5256 Office



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.

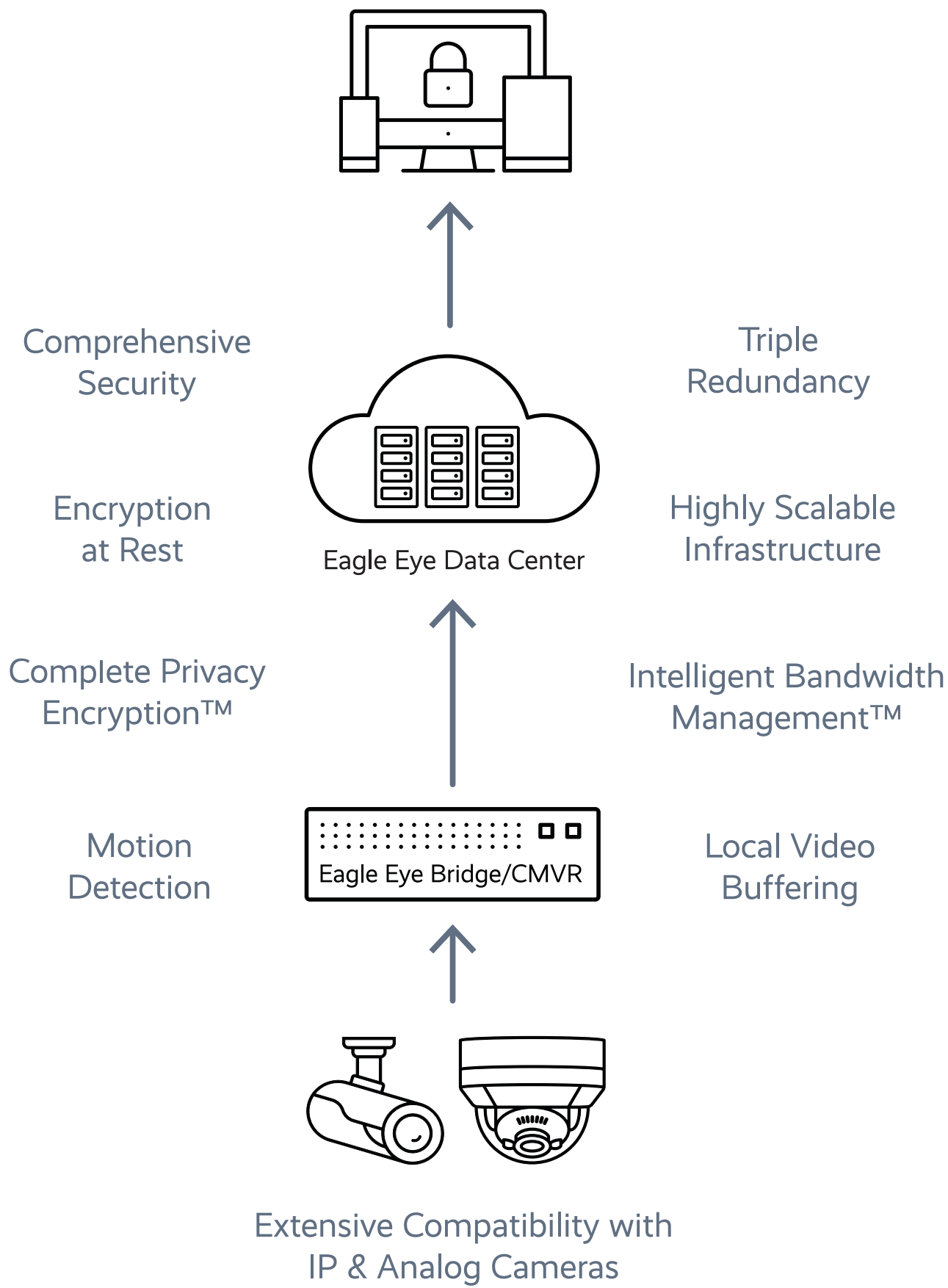
Our open API platform offers:

- 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

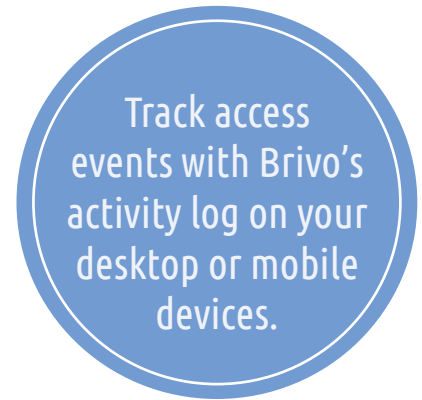
Add references to Eagle Eye cameras so video can be linked to with activities from Brivo.

Remotely unlock doors while seeing a live view

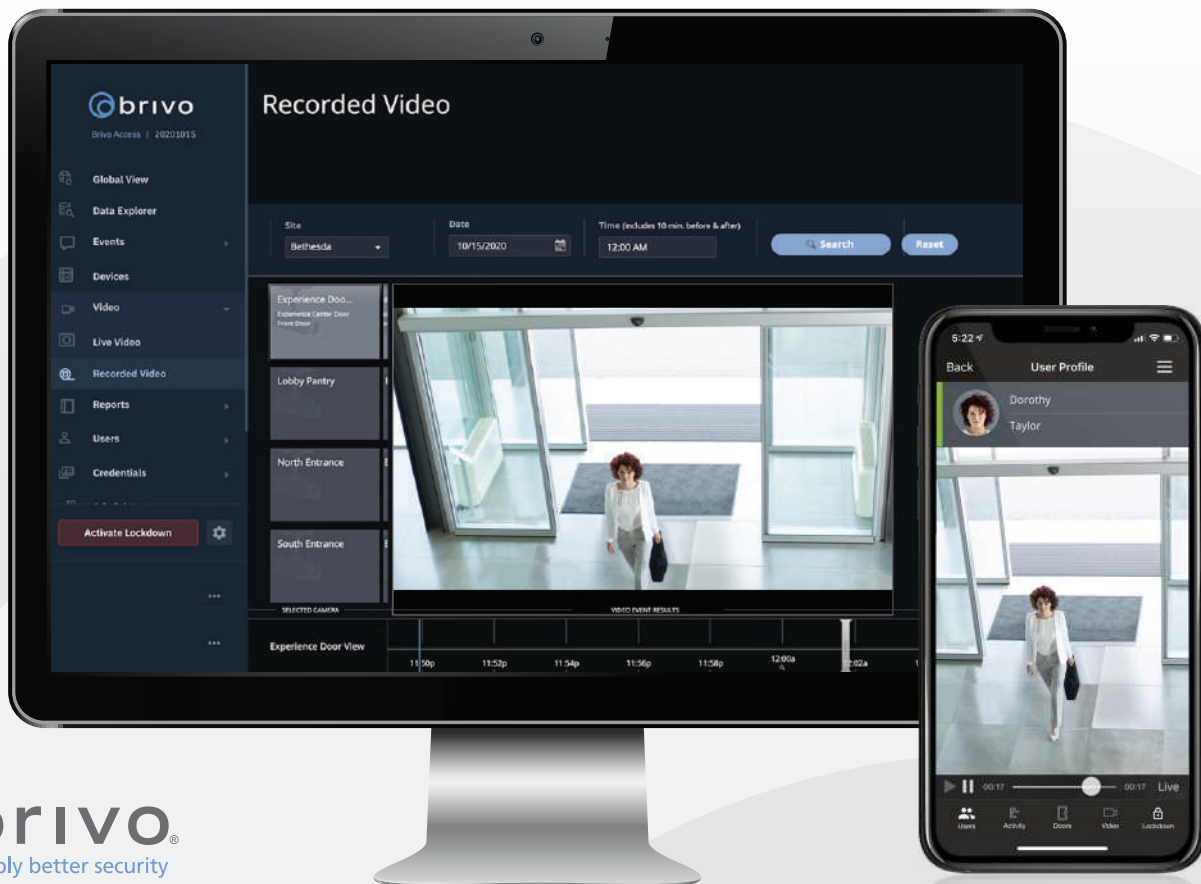
Use your mobile device to view live activity and remotely open doors with the click of a button.

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

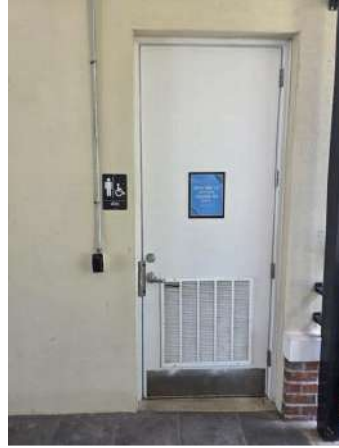
South Fork III - 1
Single Door
1DR-001



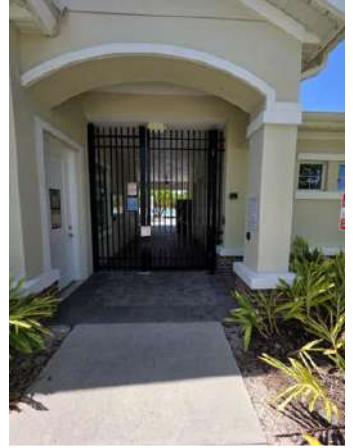
South Fork III - 1
Single Door
1DR-002



South Fork III - 1
Single Door
1DR-003



South Fork III - 1
Single Door
1DR-004



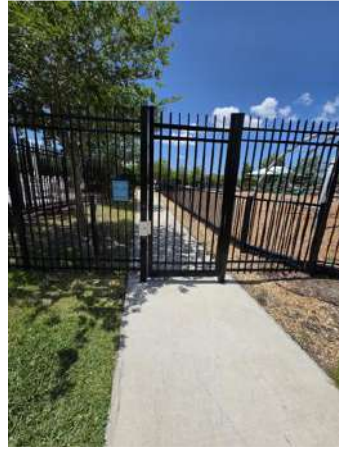
South Fork III - 1
Single Door
1DR-005



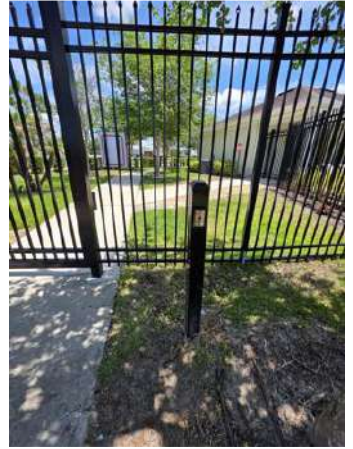
South Fork III - 1
Single Door
1DR-005



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

(Optional) Adding camera to playground \$6,954.00

- 150ft Conduit trenching
- Wiring including CAT6
- Black aluminum pole
- DT03 Starlight camera
- Strobes
- AXIS loudspeaker

Surge Protection & Battery Backup

(optional) Surge Protection & UPS Battery Backup \$4,019.00

- 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: Revision 2

Equipment	Description	Quantity	Price
20CH Network Video Recorder	-4K NVR -Supports 20 Cameras -10TB Hard Drive (2)	1	\$1,755.00
10Ch Network Video Recorder	-4K NVR -Supports 10 Cameras -10TB Hard Drive	1	\$900.00
8MP IP Turret Camera	-8 Mega Pixel -2.8mm Lens -100ft Night Vision -Audio Recording	16	\$4,400.00
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: **\$10,255.00**

-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: _____

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 77

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

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!

TOTAL

\$59,832.54

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
 Brooks
 Columns





11505

13927

13925

13923

13921

13917

13915

13913

13911

13909

13905

13903

11545

Smiling Daisy Pl

Smiling Daisy Pl

Smiling Daisy Pl

Smiling Daisy Pl

Blooming Dandelion Ct

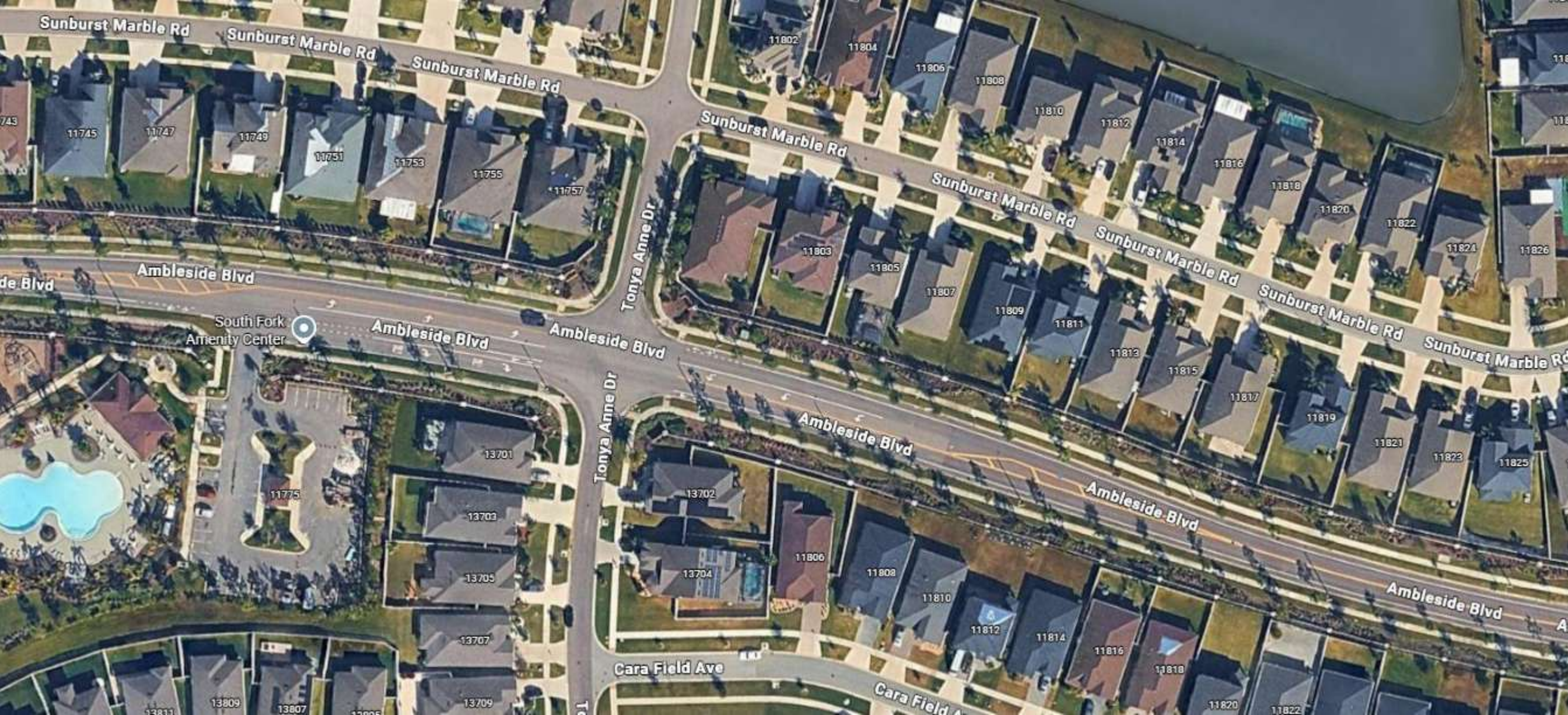
Pradera Reserve Blvd

Pradera Reserve Blvd

Pradera Reserve Blvd













**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, May 21, 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
Dustin Heflin	NewLeaf Landscape
Kirk Wagner	District Engineer (via Teams)
Keith Ware	Secure2ware Security Services (via Teams)

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 May 21, 2026, agenda was approved, as presented.

THIRD ORDER OF BUSINESS

Audience Comments

None.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

The aquatic reports were included in the agenda package.

46 **B. NewLeaf Landscape and Irrigation Maintenance Report**

47 Mr. Heflin presented his report.

48

49 **i. NewLeaf Estimate #1324 – Tree Removals and Oak Tree Replacement**

50

51 On MOTION by Mr. Dew, seconded by Mr. Corder, with all in favor,
52 NewLeaf Estimate #1324 for tree removals and Oak tree
53 replacement in the amount of \$1,475 was ratified.

54

55 **C. Clubhouse Report**

56 Mr. Frazier presented his report. The mulch proposals were tabled to the June meeting. Mr.

57 Frazier will mulch the Clubhouse area independently while they wait on the beautification

58 project of the monuments. Once the monument project is complete, mulching will be performed

59 at each village.

60

61 **D. District Engineer**

62 Mr. Wagner discussed the monument logo design with the Board. Mr. McElroy presented a new

63 design that he shared with the Board. The Board agreed to move forward with Mr. McElroy’s

64 proposed design. BDI Engineering will proceed with the selected design and revise the layout

65 accordingly.

66

67 **E. District Counsel**

68 **i. Reminder of Form 1 Submission**

69 The Board was asked to review the instructions for Form 1, and the associated timeline was

70 discussed.

71

72 **F. District Manager**

73 **i. Information on the Number of Registered Voters – 2,607**

74 Ms. Sanchez read into the record that there are 2,607 registered voters within the District.

75

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

77 **A. Presentation of Fiscal Year 2027 Proposed Budget**

78 The Board discussed the Fiscal Year 2027 Proposed Budget.

79 **i. Consideration of Resolution 2026-03, Approving the Fiscal Year 2027 Budget**
80 **and Setting the Public Hearing**

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On MOTION by Ms. Peltz, seconded by Mr. Dew, with all in favor, Resolution 2026-03, Approving the Fiscal Year 2027 Budget, maintaining a flat budget, and Setting the Public Hearing, was adopted.

B. General Matters of the District

None.

C. Consideration of Complete I.T. Proposal for Creation of District Emails

The Board did not proceed with the Complete I.T. proposal and instead chose to establish their own CDD email accounts.

D. Consideration of Security Camera Proposals (Tabled Item)

- i. Complete I.T.**
- ii. Secure2ware Security Services**

A discussion was held regarding proposals from Complete I.T. and Secure2ware. Mr. Keith Ware, owner of Secure2Ware, attended via Teams. The Board requested revisions to the proposal, and Mr. Ware will present an updated proposal at the June meeting.

E. Consideration of Pool Furniture Estimates

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

On MOTION by Mr. McElroy, seconded by Ms. Peltz, with all in favor, the purchase by the Clubhouse Manager of pool umbrellas, with a not-to-exceed amount of \$300, was approved.

Mr. Frazier will contact Florida Patio Furniture to ensure that the quote is comparable (“apples to apples”) with the proposal received from Leisurecreations. This item was tabled to the June meeting.

F. Consideration of Mulch Installation Estimates

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

As discussed earlier, the mulch installation proposals were tabled to the June meeting.

120 **SIXTH ORDER OF BUSINESS** **Business Administration**

121 **A. Consideration of Minutes from the Meeting held on April 16, 2026**

122

123 On MOTION by Ms. Peltz, seconded by Mr. Dew, with all in favor,
124 the Minutes from the Meeting held on April 16, 2026, were
125 approved as presented.

126

127 **B. Review of the April 2026 Financials**

128 **C. Consideration of the April 2026 Check Register and Operations and**
129 **Maintenance Report**

130

131 On MOTION by Ms. Peltz, seconded by Mr. Fulcher, with all in
132 favor, the April 2026 Financials were accepted, and the Check
133 Register and Operations and Maintenance Report were approved.

134

135 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests**

136 A discussion was held regarding the purchase of a golf cart from Sun City Electric Vehicles, LLC.

137

138 On MOTION by Ms. Peltz, seconded by Mr. McElroy, with all in
139 favor, purchase of a golf cart from Sun City Electric Vehicles, LLC,
140 in the amount of \$8,008 was approved.

141

142 Ms. Sanchez will contact the insurance carrier and add this as an asset to the District, and add Auto
143 Policy to the current binder.

144

145 **EIGHTH ORDER OF BUSINESS** **Adjournment**

146 There being no further business,

147

148 On MOTION by Mr. Dew, seconded by Mr. Corder, with all in favor,
149 the meeting was adjourned at 7:07 p.m.

150

151

152

153 _____
Secretary/Assistant Secretary

Chairperson/ Vice Chairperson



*South Fork III
Community
Development
District*

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 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	\$ 1,477,546	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,477,546
Accounts Receivable	429	-	-	-	-	-	-	-	429
Due From Other Funds	-	67,976	56,459	58,105	-	-	-	-	182,540
Investments:									
Acq. & Construction - Other	-	-	-	-	7	-	-	-	7
Reserve Fund	-	296,003	377,666	229,209	-	-	-	-	902,878
Revenue Fund	-	390,723	167,692	438,615	-	-	-	-	997,030
Sinking fund	-	-	225,000	-	-	-	-	-	225,000
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	\$ 1,481,694	\$ 754,702	\$ 826,817	\$ 725,929	\$ 7	\$ -	\$ 24,050,988	\$ 23,915,000	\$ 51,755,137
LIABILITIES									
Accounts Payable	\$ 3,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,878
Accrued Expenses	2,768	-	-	-	-	-	-	-	2,768
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	182,540	-	-	-	-	-	-	-	182,540
TOTAL LIABILITIES	189,186	-	-	-	-	-	-	23,915,000	24,104,186
FUND BALANCES									
Restricted for:									
Debt Service	-	754,702	826,817	725,929	-	-	-	-	2,307,448
Capital Projects	-	-	-	-	7	-	-	-	7
Unassigned:	1,292,508	-	-	-	-	-	24,050,988	-	25,343,496
TOTAL FUND BALANCES	1,292,508	754,702	826,817	725,929	7	-	24,050,988	-	27,650,951
TOTAL LIABILITIES & FUND BALANCES	\$ 1,481,694	\$ 754,702	\$ 826,817	\$ 725,929	\$ 7	\$ -	\$ 24,050,988	\$ 23,915,000	\$ 51,755,137

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 15,826	\$ 15,826	0.00%
Interest - Tax Collector	-	3,013	3,013	0.00%
Rental Income	-	825	825	0.00%
Special Assmnts- Tax Collector	1,357,964	1,358,577	613	100.05%
Other Miscellaneous Revenues	-	350	350	0.00%
TOTAL REVENUES	1,357,964	1,378,591	20,627	101.52%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	7,600	4,400	63.33%
ProfServ-Trustee Fees	14,671	12,768	1,903	87.03%
Disclosure Report	10,000	6,883	3,117	68.83%
District Counsel	5,000	4,006	994	80.12%
District Engineer	5,000	13,373	(8,373)	267.46%
District Manager	61,800	41,200	20,600	66.67%
Auditing Services	7,300	-	7,300	0.00%
Website Compliance	1,600	1,553	47	97.06%
Postage, Phone, Faxes, Copies	100	67	33	67.00%
Public Officials Insurance	3,255	3,255	-	100.00%
Legal Advertising	1,065	175	890	16.43%
Misc-Non Ad Valorem Taxes	-	826	(826)	0.00%
Bank Fees	-	2,082	(2,082)	0.00%
Misc-Ad Valorem Taxes	-	621	(621)	0.00%
Payroll Services	-	89	(89)	0.00%
Misc-Contingency	-	669	(669)	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	121,966	95,342	26,624	78.17%
<u>Electric Utility Services</u>				
Utility - Electric	283,250	76,662	206,588	27.07%
Total Electric Utility Services	283,250	76,662	206,588	27.07%
<u>Water Utility Services</u>				
Utility - Water	11,307	22,420	(11,113)	198.28%
Total Water Utility Services	11,307	22,420	(11,113)	198.28%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	3,227	2,641	586	81.84%
Total Garbage/Solid Waste Services	3,227	2,641	586	81.84%

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	19,376	10,264	65.37%
Contracts-Envirom'l Monitoring	11,550	-	11,550	0.00%
Contracts-Pools	24,000	19,010	4,990	79.21%
Contracts-Termite Inspection	200	1,095	(895)	547.50%
Onsite Staff	93,940	78,088	15,852	83.13%
Insurance -Property & Casualty	51,839	41,408	10,431	79.88%
R&M-Clubhouse	6,843	8,874	(2,031)	129.68%
R&M-Pools	-	3,989	(3,989)	0.00%
Landscape - Mulch	6,501	1,560	4,941	24.00%
Landscape Maintenance	258,333	169,035	89,298	65.43%
Plant Replacement Program	35,000	8,369	26,631	23.91%
Security System Monitoring	26,955	10,273	16,682	38.11%
Landscape- Seasonal Color Program	4,999	-	4,999	0.00%
Irrigation Maintenance	9,000	17,933	(8,933)	199.26%
Mitigation Area Monitoring & Maintenance	6,600	-	6,600	0.00%
Internet Services	4,501	3,525	976	78.32%
Misc-Contingency	210,813	40,772	170,041	19.34%
Holiday Lighting	5,000	-	5,000	0.00%
Op Supplies - Clubhouse	2,500	1,716	784	68.64%
Total Other Physical Environment	788,214	425,023	363,191	53.92%
<u>Reserves</u>				
Reserve	150,000	8,008	141,992	5.34%
Total Reserves	150,000	8,008	141,992	5.34%
TOTAL EXPENDITURES & RESERVES	1,357,964	630,096	727,868	46.40%
Excess (deficiency) of revenues				
Over (under) expenditures	-	748,495	748,495	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		544,013		
FUND BALANCE, ENDING		\$ 1,292,508		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 31, 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	\$ -	\$ 20,195	\$ 20,195	0.00%
Special Assmnts- Tax Collector	596,131	606,480	10,349	101.74%
TOTAL REVENUES	596,131	626,675	30,544	105.12%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	185,000	185,000	-	100.00%
Principal Prepayments	-	5,000	(5,000)	0.00%
Interest Expense	411,131	411,131	-	100.00%
Total Debt Service	596,131	601,131	(5,000)	100.84%
TOTAL EXPENDITURES	596,131	601,131	(5,000)	100.84%
Excess (deficiency) of revenues				
Over (under) expenditures	-	25,544	25,544	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		729,158		
FUND BALANCE, ENDING		\$ 754,702		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 31, 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	\$ -	\$ 23,145	\$ 23,145	0.00%
Special Assmnts- Tax Collector	757,069	755,019	(2,050)	99.73%
TOTAL REVENUES	757,069	778,164	21,095	102.79%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	225,000	225,000	-	100.00%
Interest Expense	532,069	532,069	-	100.00%
Total Debt Service	757,069	757,069	-	100.00%
TOTAL EXPENDITURES	757,069	757,069	-	100.00%
Excess (deficiency) of revenues Over (under) expenditures	-	21,095	21,095	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		805,723		
FUND BALANCE, ENDING		\$ 826,818		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 31, 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	\$ -	\$ 16,585	\$ 16,585	0.00%
Special Assmnts- Tax Collector	455,138	456,544	1,406	100.31%
TOTAL REVENUES	455,138	473,129	17,991	103.95%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	135,000	135,000	-	100.00%
Principal Prepayments	-	5,000	(5,000)	0.00%
Interest Expense	320,138	320,138	-	100.00%
Total Debt Service	455,138	460,138	(5,000)	101.10%
TOTAL EXPENDITURES	455,138	460,138	(5,000)	101.10%
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,991	12,991	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		712,938		
FUND BALANCE, ENDING		\$ 725,929		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 31, 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. 05-26

Statement Date 05/31/2026

G/L Account No. 101001 Balance	1,477,545.52	Statement Balance	1,488,028.93
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,477,545.52	Subtotal	1,488,028.93
Negative Adjustments	0.00	Outstanding Checks	-10,483.41
Ending G/L Balance	1,477,545.52	Ending Balance	1,477,545.52

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
05/26/2026	Payment	3003	SUN CITY ELECTRIC VEHICLES, LLC	Payment of Invoice 002409			-8,008.00
05/27/2026	Payment	100272	STRALEY ROBIN VERICKER	Inv: 28421			-868.00
Total Outstanding Checks							-10,483.41

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100260							
001	05/06/26	INFRAMARK LLC	178480	Management Fee May 2025	District Manager	531150-51301	\$5,150.00
001	05/06/26	INFRAMARK LLC	178480	Management Fee May 2025	Disclosure Report	531142-51301	\$833.34
001	05/06/26	INFRAMARK LLC	178480	Management Fee May 2025	Onsite Staff	534215-53908	\$7,828.33
Check Total							\$13,811.67
CHECK # 100261							
001	05/12/26	JAN-PRO OF TAMPA	242169	MAY 2026 JANITORIAL SVC	R&M-Clubhouse	546015-53908	\$631.00
Check Total							\$631.00
CHECK # 100262							
001	05/12/26	BUSINESS OBSERVER	26-01606H	NOTICE OF QUALIFYING PERIOD FOR CANDIDATES	Legal Advertising	548002-51301	\$87.50
Check Total							\$87.50
CHECK # 100263							
001	05/12/26	USBANK CM-9690	8160258	TRUSTEE FEES 4/1/26-3/31/27	ProfServ-Trustee Fees	531045-51301	\$4,256.13
001	05/12/26	USBANK CM-9690	8160062	TRUSTEE FEES 4/1/26-3/31/27	ProfServ-Trustee Fees	531045-51301	\$4,256.13
Check Total							\$8,512.26
CHECK # 100264							
001	05/12/26	COMPLETE I.T.	19947	MAY 2026 BRIVO ONAIR TIER 1	Security System Monitoring	546473-53908	\$140.00
Check Total							\$140.00
CHECK # 100265							
001	05/12/26	TRIANGLE POOL SERVICES	432286	MAY 2026 POOL SVC	Contracts-Pools	534078-53908	\$2,425.00
Check Total							\$2,425.00
CHECK # 100266							
001	05/12/26	SECURITEAM INC.	21737	MAY 2026 VIDEO MONITORING	Security System Monitoring	546473-53908	\$981.00
Check Total							\$981.00
CHECK # 100267							
001	05/15/26	DON HARRISON ENTERPRISES	3187	ELECTRICAL REPAIR	R&M-Clubhouse	546015-53908	\$1,084.50
Check Total							\$1,084.50
CHECK # 100268							
001	05/20/26	INFRAMARK LLC	179218	postage May 2026	Legal Advertising	548002-51301	\$10.44
Check Total							\$10.44
CHECK # 100269							
001	05/20/26	BDI ENGINEERING	2416	APR 2026 FEES	District Engineer	531147-51301	\$2,100.00
Check Total							\$2,100.00
CHECK # 100270							
001	05/27/26	BUSINESS OBSERVER	26-01687H	NOTICE OF CANDIDATES	Legal Advertising	548002-51301	\$87.50
Check Total							\$87.50

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100271							
001	05/27/26	TERMI-NETE PEST MANAGEMENT LLC	93696275	MAY 2026 SVCS	Contracts-Termite Inspection	534086-53908	\$99.00
							Check Total
							<u>\$99.00</u>
CHECK # 100272							
001	05/27/26	STRALEY ROBIN VERICKER	28421	APR 2026 SVCS	District Counsel	531146-51401	\$868.00
							Check Total
							<u>\$868.00</u>
CHECK # 300176							
001	05/12/26	BOCC ACH	042426-2882	SVC PRD 3/24-4/23/26	Utility - Water	543018-53300	\$309.02
							Check Total
							<u>\$309.02</u>
CHECK # 300177							
001	05/12/26	BOCC ACH	042426-5049	SVC PRD 03/24-04/23/26	Utility - Water	543018-53300	\$552.85
							Check Total
							<u>\$552.85</u>
CHECK # 300178							
001	05/12/26	BOCC ACH	042426-3327	SVC PRD 3/24-4/23/26	Utility - Water	543018-53300	\$66.98
							Check Total
							<u>\$66.98</u>
CHECK # 300179							
001	05/12/26	BOCC ACH	042426-8367	SVC PRD 3/24-4/23/26	Utility - Water	543018-53300	\$160.99
							Check Total
							<u>\$160.99</u>
CHECK # 300181							
001	05/05/26	ENGAGE PEO - ACH	122226	PAYROLL P/E 12/27/25	Onsite Staff	534215-53908	\$1,133.97
							Check Total
							<u>\$1,133.97</u>
CHECK # 300182							
001	05/08/26	ADP, Inc.	050126-1870-ACH	ADP FEES P/E 4/16/26	Payroll Services	549405-51301	\$23.00
							Check Total
							<u>\$23.00</u>
CHECK # 300183							
001	05/20/26	TECO TAMPA ELECTRIC ACH	050626-5924-ACH	BILL PRD 03/18-04/16/2026	Utility - Electric	543041-53100	\$3,794.47
							Check Total
							<u>\$3,794.47</u>
CHECK # 300184							
001	05/26/26	CHARTER COMMUNICATIONS ACH	2542969051026-ACH	SVC PRD 05/10-06/09/2026	Internet Services	549031-53908	\$209.09
							Check Total
							<u>\$209.09</u>
CHECK # 300185							
001	05/26/26	WASTE MANAGEMENT INC OF FLORIDA ACH	0248814-2206-7-ACH	SVC PRD 5/1-5/31/26	Garbage Collection	546913-53400	\$370.07
							Check Total
							<u>\$370.07</u>
CHECK # 300186							
001	05/26/26	ENGAGE PEO - ACH	124778	PAYROLL P/E 5/2/26	Onsite Staff	534215-53908	\$1,453.20
							Check Total
							<u>\$1,453.20</u>

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300192								
001	05/22/26	ENGAGE PEO - ACH	125038	PAYROLL P/E 5/16/26	Onsite Staff	534215-53908	\$1,435.46	
							Check Total	<u>\$1,435.46</u>
CHECK # 300193								
001	05/27/26	TRUIST BANK	050226-9047	APR 2026 PURCHASES	Misc-Contingency	549900-53908	\$209.44	
001	05/27/26	TRUIST BANK	050226-9047	APR 2026 PURCHASES	R&M-Clubhouse	546015-53908	\$459.08	
001	05/27/26	TRUIST BANK	050226-9047	APR 2026 PURCHASES	Op Supplies - Clubhouse	552003-53908	\$296.49	
001	05/27/26	TRUIST BANK	050226-9047	APR 2026 PURCHASES	R&M-Clubhouse	546015-53908	\$75.22	
001	05/27/26	TRUIST BANK	050226-9047	APR 2026 PURCHASES	R&M-Clubhouse	546015-53908	\$39.95	
							Check Total	<u>\$1,080.18</u>
CHECK # 3002								
001	05/12/26	FLORIDA U.C. FUND	1000001099300	2024 & 2025 PAST DUE TAXES DUE/INTEREST/PENALTIES/FEES	Misc-Contingency	549900-51301	\$669.08	
							Check Total	<u>\$669.08</u>
CHECK # 3003								
001	05/26/26	SUN CITY ELECTRIC VEHICLES, LLC	3157A	GOLF CART	Reserve	568022-58100	\$8,008.00	
							Check Total	<u>\$8,008.00</u>
							Fund Total	<u>\$50,104.23</u>

Total Checks Paid	\$50,104.23
--------------------------	--------------------

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						
BDI ENGINEERING	5/1/2026	2416	\$2,100.00			ENGINEER
CHARTER COMMUNICATIONS ACH	5/10/2026	2542969051026-ACH	\$209.09			INTERNET
Monthly Contract Subtotal			\$2,309.09			
Variable Contract						
ENGAGE PEO - ACH	4/24/2026	124483-ACH	\$1,328.96			PAYROLL P/E 4/18/26
ENGAGE PEO - ACH	5/5/2026	122226	\$1,133.97			PAYROLL P/E 12/27/25
ENGAGE PEO - ACH	5/8/2026	124778	\$1,453.20		\$3,916.13	PAYROLL P/E 5/2/26
Variable Contract Subtotal			\$3,916.13			
Utilities						
BOCC ACH	4/24/2026	042426-2882	\$309.02			SVC PRD 3/24-4/23/26
BOCC ACH	4/24/2026	042426-5049	\$552.85			SVC PRD 3/24-4/23/26
BOCC ACH	4/24/2026	042426-3327	\$66.98			SVC PRD 3/24-4/23/26
BOCC ACH	4/24/2026	042426-8367	\$160.99		\$1,089.84	SVC PRD 3/24-4/23/26
TECO TAMPA ELECTRIC ACH	5/6/2026	050626-5924-ACH	\$3,794.47			ELECTRIC
WASTE MANAGEMENT INC OF FLORIDA ACH	4/24/2026	0248814-2206-7-ACH	\$370.07			GARBAGE
Utilities Subtotal			\$5,254.38			
Regular Services						
ADP, Inc.	5/1/2026	050126-1870-ACH	\$23.00			ADP FEES P/E 4/16/26
BUSINESS OBSERVER	5/8/2026	26-01606H	\$87.50			NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
BUSINESS OBSERVER	5/15/2026	26-01687H	\$87.50		\$175.00	NOTICE OF CANDIDATES
COMPLETE I.T.	5/1/2026	19947	\$140.00			MAY 2026 BRIVO ONAIR TIER 1
DON HARRISON ENTERPRISES	5/8/2026	3187	\$1,084.50			ELECTRICAL REPAIR
INFRAMARK LLC	5/1/2026	178480	\$5,150.00			MANAGEMENT FEE
INFRAMARK LLC	5/1/2026	178480	\$833.34			MANAGEMENT FEE
INFRAMARK LLC	5/1/2026	178480	\$7,828.33	\$13,811.67		MANAGEMENT FEE
INFRAMARK LLC	5/14/2026	179218	\$10.44		\$13,822.11	MANAGEMENT FEE APRIL 2024

SOUTH FORK III CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
JAN-PRO OF TAMPA	5/1/2026	242169	\$631.00			MAY 2026 JANITORIAL SVC
SECURITEAM INC.	5/1/2026	21737	\$981.00			MAY 2026 VIDEO MONITORING
STRALEY ROBIN VERICKER	5/15/2026	28421	\$868.00			APR 2026 SVCS
TERMI-NETE PEST MANAGEMENT LLC	5/14/2026	93696275	\$99.00			MAY 2026 SVCS
TRIANGLE POOL SERVICES	5/1/2026	432286	\$2,425.00			MAY 2026 POOL SVC
USBANK CM-9690	4/24/2026	8160258	\$4,256.13			TRUSTEE FEES 4/1/26-3/31/27
USBANK CM-9690	4/24/2026	8160062	\$4,256.13		\$8,512.26	TRUSTEE FEES 4/1/26-3/31/27
Regular Services Subtotal			\$28,760.87			
Additional Services						
FLORIDA U.C. FUND	4/25/2026	1000001099300	\$669.08			2024 & 2025 PAST DUE TAXES/INTERST/PENALTIES
SUN CITY ELECTRIC VEHICLES, LLC	5/19/2026	3157A	\$8,008.00			GOLF
Additional Services Subtotal			\$8,677.08			
TOTAL			\$48,917.55			

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
Inframark IMS
11555 Heron Bay Blvd
Suite 201
Coral Springs, Florida 33076

INVOICE 2416
DATE 05/01/2026
TERMS Net 30
DUE DATE 05/31/2026

PROJECT NAME
South Fork III CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[April 27 - April 28]	16:00	120.00	1,920.00
Project Manager II	[April 30]	1:00	180.00	180.00

BALANCE DUE **\$2,100.00**

Pay invoice



**SOUTH FORK III CDD
Apr-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.	1.00	\$180	K. Wagner	\$180.00
Pond Bank Assesement Project - Field evaluation on 4/27 & 28			1 K.Wagner	\$1,920.00
INVOICE TOTAL	1.00			\$2,100.00

May 10, 2026
 Invoice Number: 2542969051026
 Account Number: **8337 12 029 2542969**
 Security Code: **7807**
 Service At: 11601 PRADERA RESERVE BLVD
 RIVERVIEW FL 33579

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
 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 05/10/26 through 06/09/26
 details on following pages*

Previous Balance	209.09
Payments Received -Thank You!	-209.09
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 05/27/26</i>	
Total Due by Auto Pay	\$209.09

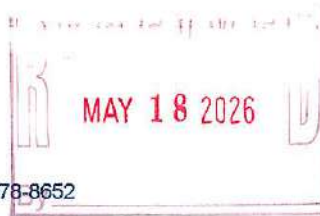


Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

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 05112026 NNNNNNNN 01 002156 0011



May 10, 2026
S FORK 3 CDD
 Invoice Number: 2542969051026
 Account Number: 8337 12 029 2542969
 Service At: 11601 PRADERA RESERVE BLVD
 RIVERVIEW FL 33579

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

Total Due by Auto Pay **\$209.09**



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



South Fork III CDD
2005 Pan Am Circle

Invoice 124483
Agenda Page 109

Date 04/24/2026

Tampa, FL 33607-

For the Pay Period Ending 04-18-2026
Control Number 20269-722

--

GROSS WAGES	1,152.00
SOCIAL SECURITY & MEDICARE	88.14
FEDERAL UNEMPLOYMENT	6.91
STATE UNEMPLOYMENT	31.11
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80

SUB-TOTAL	1,328.96

TOTAL INVOICE	1,328.96



Invoice **122226**
 Agenda Page 110
 Date **01/02/2026**

Pay Period Ending **12/27/2025**
 Control Number **722-20261**

South Fork III CDD

2005 Pan Am Circle
 Tampa, FL 33607

GROSS WAGES	976.00
SOCIAL SECURITY & MEDICARE	74.66
FEDERAL UNEMPLOYMENT	5.86
STATE UNEMPLOYMENT	26.35
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80
SUB-TOTAL ..	1,133.67
TOTAL INVOICE	1,133.67

PAID - Ref **XXXXXXXXXXXX694** **1,133.67**
 Do Not Remit Payment

Payment Record as of 05/06/2026 10:41AM

12-31-2025	ACH	H122226ACH1	1,133.67	Ref WFACHR2025123101*0000001
01-02-2026	ACH	RETURNED	-1,133.97	Ref 5090*722*RETURNED
05-05-2026	ACH	H122226ACH5	1,133.97	Ref WFACHR2026050501*0000001

Arvind Mirgule

From: donotreply@engagepeo.com
Sent: Thursday, May 7, 2026 1:09 PM
To: inframarkcms@payableslockbox.com
Subject: Invoice 124778

South Fork III CDD
2005 Pan Am Circle

Invoice 124778

Date 05/08/2026

Tampa, FL 33607-

For the Pay Period Ending 05-02-2026
Control Number 202610-722
--

GROSS WAGES	1,264.00
SOCIAL SECURITY & MEDICARE	96.70
FEDERAL UNEMPLOYMENT	7.58
STATE UNEMPLOYMENT	34.12
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80

SUB-TOTAL	1,453.20

TOTAL INVOICE	1,453.20

PAID - Ref XXXXXXXXXXXXXXX694 1453.20
Do Not Remit Payment



Hillsborough County Florida

CUSTOMER NAME SOUTH FORK III CDD	ACCOUNT NUMBER 7036042882	BILL DATE 04/24/2026	DUE DATE 05/15/2026
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Service Address: 11601 PRADERA RESERVE BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61120621	03/24/2026	9175	04/23/2026	9319	14400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$43.49
Water Base Charge	\$22.68
Water Usage Charge	\$28.04
Sewer Base Charge	\$106.46
Sewer Usage Charge	\$101.81

Summary of Account Charges

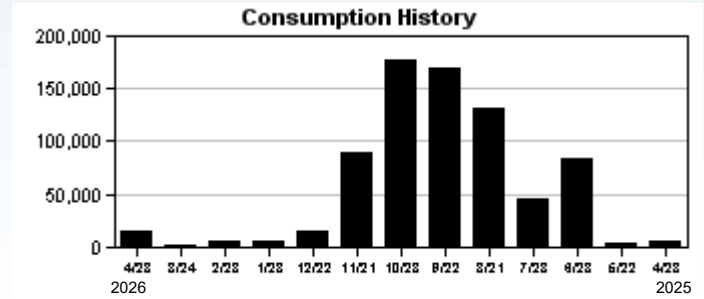
Previous Balance	\$160.33
Net Payments - Thank You	\$-160.33
Total Account Charges	\$309.02
AMOUNT DUE	\$309.02

Important Message

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

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.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 7036042882



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

7,346 0

DUE DATE	05/15/2026
Auto Pay Scheduled DO NOT PAY	



0070360428828 00000309021



Hillsborough County Florida

CUSTOMER NAME SOUTH FORK III CDD	ACCOUNT NUMBER 8634535049	BILL DATE 04/24/2026	DUE DATE 05/15/2026
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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	03/24/2026	16006	04/23/2026	16162	15600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$47.11
Water Base Charge	\$71.16
Water Usage Charge	\$17.47
Sewer Base Charge	\$300.28
Sewer Usage Charge	\$110.29

Summary of Account Charges

Previous Balance	\$485.59
Net Payments - Thank You	\$-485.59
Total Account Charges	\$552.85
AMOUNT DUE	\$552.85

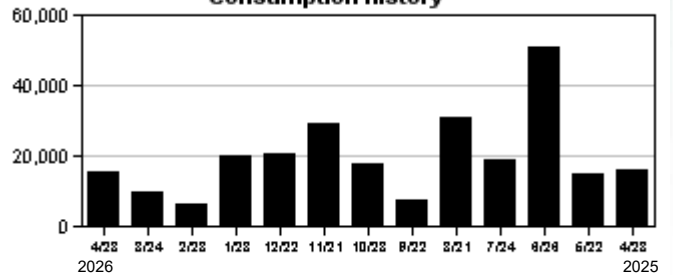
Important Message

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Notice

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Consumption History



Hillsborough County Florida

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

9.023 0

DUE DATE	05/15/2026
Auto Pay Scheduled DO NOT PAY	



0086345350499 00000552851



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	2641583327	04/24/2026	05/15/2026

Service Address: 13600 ASHLAR SLATE PL (IRRIGATION METER)

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38350841	03/24/2026	16520	04/23/2026	16610	9000 GAL	ACTUAL	WATER

Service Address Charges

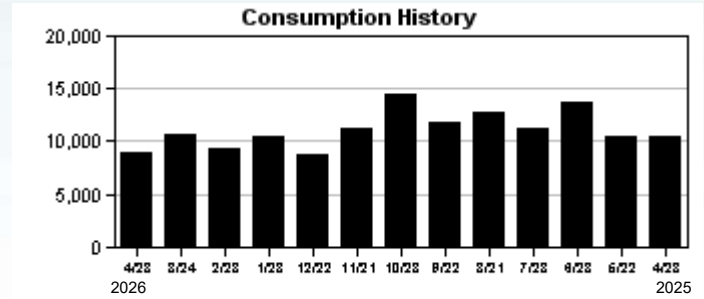
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$27.18
Water Base Charge	\$19.83
Water Usage Charge	\$13.43

Summary of Account Charges

Previous Balance	\$76.76
Net Payments - Thank You	-\$76.76
Total Account Charges	\$66.98
AMOUNT DUE	\$66.98

Important Message

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: **2641583327**



ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!



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

2.770 8

DUE DATE	05/15/2026
AMOUNT DUE	\$66.98
AMOUNT PAID	



0026415833271 00000066985



Hillsborough County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	04/24/2026	05/15/2026

Summary of Account Charges

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

AMOUNT DUE	\$160.99
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Important Message

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

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

6,042 0

DUE DATE	05/15/2026
Auto Pay Scheduled DO NOT PAY	



0057713683670 00000160994



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	04/24/2026	05/15/2026

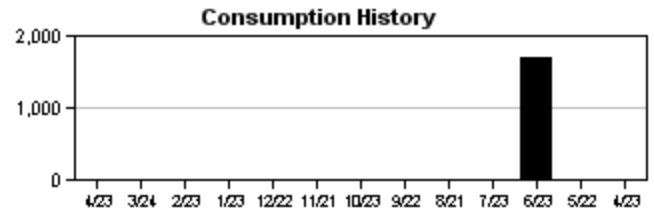
Service Address: 11916 SUNBURST MARBLE RD

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54167575	03/24/2026	14129	04/23/2026	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	04/24/2026	05/15/2026

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	03/24/2026	54608	04/23/2026	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

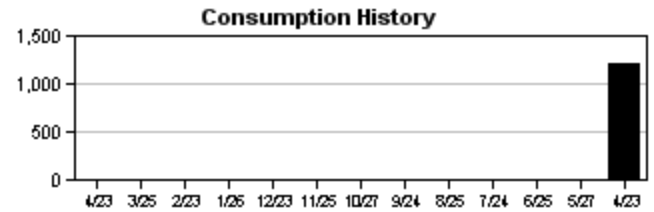
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	04/24/2026	05/15/2026

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	03/25/2026	107673	04/23/2026	107673	0 GAL	ACTUAL	WATER

Service Address Charges

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





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

Amount Due: \$3,794.47
Due Date: May 20, 2026
Account #: 321000025924

DO NOT PAY. Your account will be drafted on May 20, 2026

Your Locations With The Highest Usage

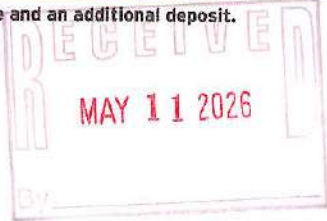
- 11771 AMBLESIDE BL, RIVERVIEW, FL 33579 **10,075 KWH**
- 11920 BRIGHTON KNOLL LOOP, FOUNTAIN, RIVERVIEW, FL 33579-2200 **3,758 KWH**

Account Summary

Previous Amount Due	\$3,381.28
Payment(s) Received Since Last Statement	-\$3,381.28
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$3,794.47

Amount Due by May 20, 2026 \$3,794.47

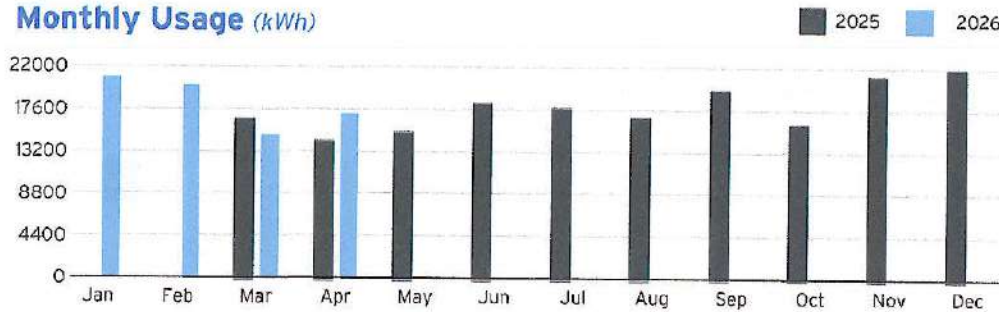
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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: May 20, 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: \$3,794.47
Payment Amount: \$ _____

700750003761

Your account will be drafted on May 20, 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.

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	04/16/2026	18,527		17,268		1,259 kWh	1	30 Days	\$243.63
									▲ 211.6%

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	04/16/2026	177		174		3 kWh	1	30 Days	\$22.56
									= 0.0%

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	04/16/2026	177		174		3 kWh	1	30 Days	\$22.56
									= 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	04/16/2026	5,214		5,109		105 kWh	1	30 Days	\$40.51
									▲ 8.2%

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	04/16/2026	893		98,932		1,961 kWh	1	30 Days	\$768.33
									▲ 365.8%

Service Address: 11770 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Sub-Account Number: 221000137812

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555994	04/16/2026	1,543		1,521		22 kWh	1	30 Days	\$25.89
									= 0.0%

Service Address: 11685 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Sub-Account Number: 221000137846

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000832120	04/16/2026	1,299		1,276		23 kWh	1	30 Days	\$26.08
									= 0.0%

Service Address: 11774 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Sub-Account Number: 221002769828

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555995	04/16/2026	2,758		2,719		39 kWh	1	30 Days	\$28.89
									▲ 5.4%

Service Address: 11771 AMBLESIDE BL, RIVERVIEW, FL 33579

Sub-Account Number: 221002798967

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000345731	04/16/2026	78,193		68,118		10,075 kWh	1	30 Days	\$1,254.13
1000345731	04/16/2026	23.42		0		23.42 kW	1	30 Days	▼ 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	04/16/2026	42,273		38,515		3,758 kWh	1	30 Days	\$683.53
									▲ 3.1%

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	04/16/2026	545		533		12 kWh	1	30 Days	\$24.13
									<input type="checkbox"/> 0.0%

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	04/16/2026	868		856		12 kWh	1	30 Days	\$24.13
									<input checked="" type="checkbox"/> 9.1%

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	04/16/2026	725		713		12 kWh	1	30 Days	\$24.13
									<input checked="" type="checkbox"/> 9.1%

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	04/16/2026	835		823		12 kWh	1	30 Days	\$24.13
									<input checked="" type="checkbox"/> 7.7%

Service Address: 11869 AMBLESIDE BLVD, RIVERVIEW, FL 33579						Sub-Account Number: 221008511331			
Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000838853	04/16/2026	832		819		13 kWh	1	30 Days	\$24.31
									<input checked="" type="checkbox"/> 8.3%

Total Current Month's Charges	\$3,794.47
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Sub-Account #: 211019161192
Statement Date: 05/01/2026

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

Meter Read

Meter Location: WELL

Service Period: 03/18/2026 - 04/16/2026

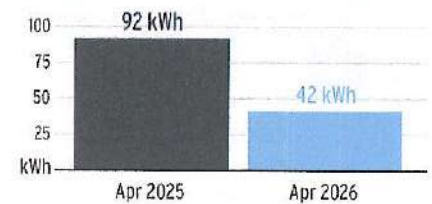
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000864583	04/16/2026	18,527	17,268		1,259 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,259 kWh @ \$0.09202/kWh	\$115.85
Fuel Charge	1,259 kWh @ \$0.03516/kWh	\$44.27
Storm Protection Charge	1,259 kWh @ \$0.00568/kWh	\$7.15
Clean Energy Transition Mechanism	1,259 kWh @ \$0.00418/kWh	\$5.26
Storm Surcharge	1,259 kWh @ \$0.02121/kWh	\$26.70
Florida Gross Receipt Tax		\$5.62
Electric Service Cost		\$224.65
State Tax		\$18.98
Total Electric Cost, Local Fees and Taxes		\$243.63

Avg kWh Used Per Day



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Current Month's Electric Charges \$243.63

Billing information continues on next page →



Sub-Account #: 211023108387
Statement Date: 05/01/2026

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

Meter Read

Meter Location: IRRIGATION

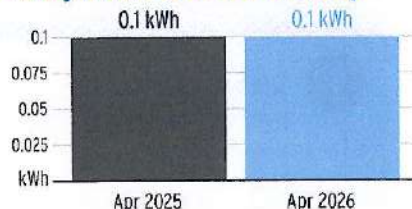
Service Period: 03/18/2026 - 04/16/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000835942	04/16/2026	177	174	3 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.52
Electric Service Cost		\$20.80
State Tax		\$1.76
Total Electric Cost, Local Fees and Taxes		\$22.56

Current Month's Electric Charges \$22.56

Billing information continues on next page →

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Sub-Account #: 211023108395
Statement Date: 05/01/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 03/18/2026 - 04/16/2026

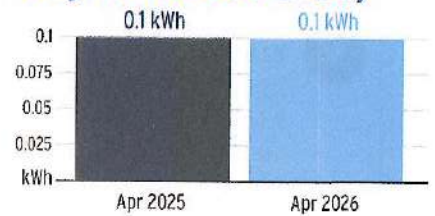
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835921	04/16/2026	177	174		3 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.52
Electric Service Cost		\$20.80
State Tax		\$1.76
Total Electric Cost, Local Fees and Taxes		\$22.56

Avg kWh Used Per Day



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Current Month's Electric Charges \$22.56

Billing information continues on next page →



Sub-Account #: 211024423298
 Statement Date: 05/01/2026

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

Meter Read

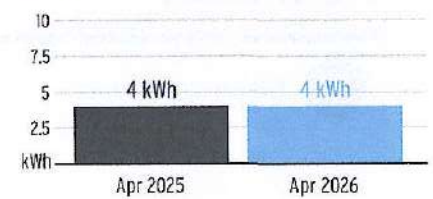
Service Period: 03/18/2026 - 04/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000835994	04/16/2026	5,214	5,109	105 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	105 kWh @ \$0.09202/kWh	\$9.66
Fuel Charge	105 kWh @ \$0.03516/kWh	\$3.69
Storm Protection Charge	105 kWh @ \$0.00568/kWh	\$0.60
Clean Energy Transition Mechanism	105 kWh @ \$0.00418/kWh	\$0.44
Storm Surcharge	105 kWh @ \$0.02121/kWh	\$2.23
Florida Gross Receipt Tax		\$0.93
Electric Service Cost		\$37.35
State Tax		\$3.16
Total Electric Cost, Local Fees and Taxes		\$40.51

Avg kWh Used Per Day



Current Month's Electric Charges \$40.51

Billing information continues on next page →

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Sub-Account #: 211027012791
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/18/2026 - 04/16/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000581259	04/16/2026	893	98,932	1,961 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,961 kWh @ \$0.09202/kWh	\$180.45
Fuel Charge	1,961 kWh @ \$0.03516/kWh	\$68.95
Storm Protection Charge	1,961 kWh @ \$0.00568/kWh	\$11.14
Clean Energy Transition Mechanism	1,961 kWh @ \$0.00418/kWh	\$8.20
Storm Surcharge	1,961 kWh @ \$0.02121/kWh	\$41.59
Florida Gross Receipt Tax		\$8.46
Electric Service Cost		\$338.59
State Tax		\$28.61
Total Electric Cost, Local Fees and Taxes		\$367.20

Avg kWh Used Per Day



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Current Month's Electric Charges \$367.20

Billing information continues on next page →



Sub-Account #: 211027012791
 Statement Date: 05/01/2026

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

Service Period: 03/18/2026 - 04/16/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

Service Address: 11770 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Meter Read

Service Period: 03/18/2026 - 04/16/2026

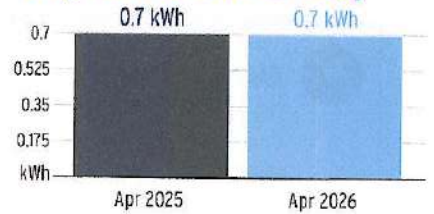
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000555994	04/16/2026	1,543	1,521	22 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.60
Electric Service Cost		\$23.87
State Tax		\$2.02
Total Electric Cost, Local Fees and Taxes		\$25.89

Avg kWh Used Per Day



Current Month's Electric Charges \$25.89

Billing information continues on next page →

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Sub-Account #: 221000137846
 Statement Date: 05/01/2026

Service Address: 11685 AMBLESIDE BLVD, RIVERVIEW, FL 33578

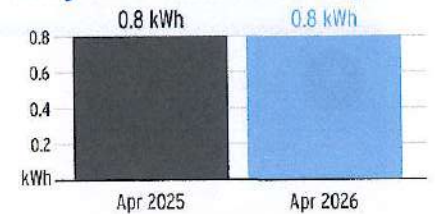
Meter Read

Service Period: 03/18/2026 - 04/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000832120	04/16/2026	1,299	1,276	23 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.60
Electric Service Cost		\$24.05
State Tax		\$2.03
Total Electric Cost, Local Fees and Taxes		\$26.08

Current Month's Electric Charges \$26.08

Billing information continues on next page →



Sub-Account #: 221002769828
Statement Date: 05/01/2026

Service Address: 11774 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Meter Read

Meter Location: ENTRANCE

Service Period: 03/18/2026 - 04/16/2026

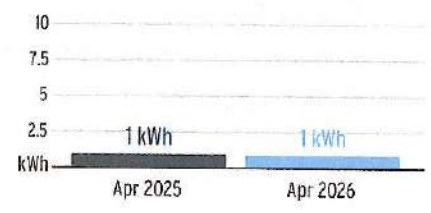
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555995	04/16/2026	2,758	2,719		39 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	39 kWh @ \$0.09202/kWh	\$3.59
Fuel Charge	39 kWh @ \$0.03516/kWh	\$1.37
Storm Protection Charge	39 kWh @ \$0.00568/kWh	\$0.22
Clean Energy Transition Mechanism	39 kWh @ \$0.00418/kWh	\$0.16
Storm Surcharge	39 kWh @ \$0.02121/kWh	\$0.83
Florida Gross Receipt Tax		\$0.67
Electric Service Cost		\$26.64
State Tax		\$2.25
Total Electric Cost, Local Fees and Taxes		\$28.89

Avg kWh Used Per Day



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Current Month's Electric Charges \$28.89

Billing information continues on next page →



Sub-Account #: 221002798967
 Statement Date: 05/01/2026

Service Address: 11771 AMBLESIDE BL, RIVERVIEW, FL 33579

Meter Read

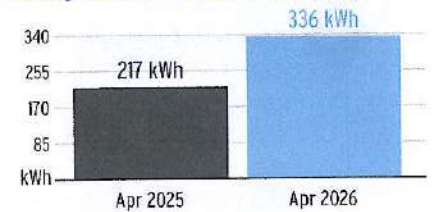
Service Period: 03/18/2026 - 04/16/2026

Rate Schedule: General Service Demand - Standard

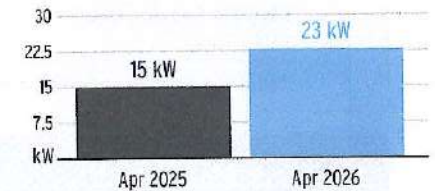
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000345731	04/16/2026	78,193	68,118		10,075 kWh	1	30 Days
1000345731	04/16/2026	23.42	0		23.42 kW	1	30 Days

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	30 days @ \$1.12000	\$33.60
Billing Demand Charge	23 kW @ \$19.06000/kW	\$438.38
Energy Charge	10,075 kWh @ \$0.00815/kWh	\$82.11
Fuel Charge	10,075 kWh @ \$0.03516/kWh	\$354.24
Capacity Charge	23 kW @ \$0.72000/kW	\$16.56
Storm Protection Charge	23 kW @ \$2.02000/kW	\$46.46
Energy Conservation Charge	23 kW @ \$0.79000/kW	\$18.17
Environmental Cost Recovery	10,075 kWh @ \$0.00072/kWh	\$7.25
Clean Energy Transition Mechanism	23 kW @ \$1.15000/kW	\$26.45
Storm Surcharge	10,075 kWh @ \$0.01035/kWh	\$104.28
Florida Gross Receipt Tax		\$28.91
Electric Service Cost		\$1,156.41
State Tax		\$97.72
Total Electric Cost, Local Fees and Taxes		\$1,254.13

Current Month's Electric Charges \$1,254.13

Billing information continues on next page →

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Sub-Account #: 221007645890
Statement Date: 05/01/2026

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

Meter Read

Meter Location: FOUNTAIN PUMP

Service Period: 03/18/2026 - 04/16/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000490200	04/16/2026	42,273		38,515		3,758 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	3,758 kWh @ \$0.09202/kWh	\$345.81
Fuel Charge	3,758 kWh @ \$0.03516/kWh	\$132.13
Storm Protection Charge	3,758 kWh @ \$0.00568/kWh	\$21.35
Clean Energy Transition Mechanism	3,758 kWh @ \$0.00418/kWh	\$15.71
Storm Surcharge	3,758 kWh @ \$0.02121/kWh	\$79.71
Florida Gross Receipt Tax		\$15.76
Electric Service Cost		\$630.27
State Tax		\$53.26
Total Electric Cost, Local Fees and Taxes		\$683.53

Avg kWh Used Per Day



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Current Month's Electric Charges \$683.53

Billing information continues on next page →



Sub-Account #: 221007876271
Statement Date: 05/01/2026

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

Service Period: 03/18/2026 - 04/16/2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 05/01/2026

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

Meter Read

Service Period: 03/18/2026 - 04/16/2026

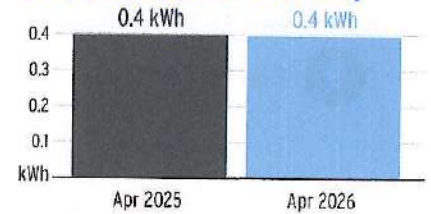
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000597986	04/16/2026	545	533	12 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.56
Electric Service Cost		\$22.25
State Tax		\$1.88
Total Electric Cost, Local Fees and Taxes		\$24.13

Avg kWh Used Per Day



0000026-0000278-Page 19 of 24

Current Month's Electric Charges \$24.13

Billing information continues on next page →



Sub-Account #: 221008114482
 Statement Date: 05/01/2026

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

Meter Read

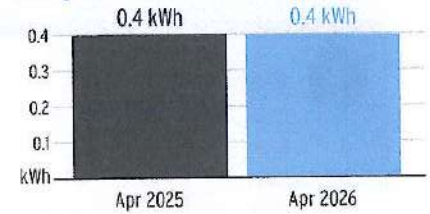
Service Period: 03/18/2026 - 04/16/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597963	04/16/2026	868	856		12 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.56
Electric Service Cost		\$22.25
State Tax		\$1.88
Total Electric Cost, Local Fees and Taxes		\$24.13

Current Month's Electric Charges \$24.13

Billing information continues on next page →

00000025-0000278- Page 20 of 24



Sub-Account #: 221008114490
Statement Date: 05/01/2026

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

Meter Read

Service Period: 03/18/2026 - 04/16/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000597988	04/16/2026	725	713	12 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.56
Electric Service Cost		\$22.25
State Tax		\$1.88
Total Electric Cost, Local Fees and Taxes		\$24.13

Avg kWh Used Per Day



00000025-0000279-Page 21 of 24

Current Month's Electric Charges \$24.13

Billing information continues on next page →



Sub-Account #: 221008126676
 Statement Date: 05/01/2026

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

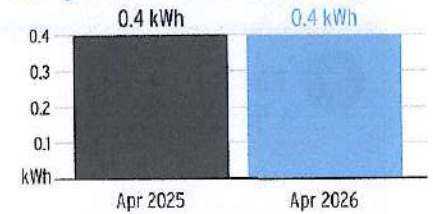
Meter Read

Service Period: 03/18/2026 - 04/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000803036	04/16/2026	835	823		12 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



00000025-0000279-Page 22 of 24

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.56
Electric Service Cost		\$22.25
State Tax		\$1.88
Total Electric Cost, Local Fees and Taxes		\$24.13

Current Month's Electric Charges \$24.13

Billing information continues on next page →



Sub-Account #: 221008511331
Statement Date: 05/01/2026

Service Address: 11869 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Meter Read

Service Period: 03/18/2026 - 04/16/2026

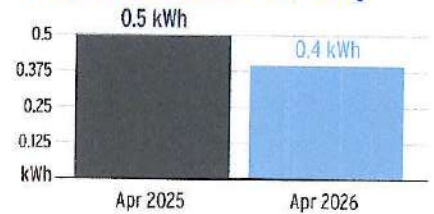
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000838853	04/16/2026	832	819		13 kWh	1	30 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
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		\$0.56
Electric Service Cost		\$22.42
State Tax		\$1.89
Total Electric Cost, Local Fees and Taxes		\$24.31

Avg kWh Used Per Day



0000025-0000260-Page 23 of 24

Current Month's Electric Charges **\$24.31**

Total Current Month's Charges **\$3,794.47**



INVOICE

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

26-23402-83004
SOUTH FORK III CDD
05/01/26-05/31/26
04/24/2026
0248814-2206-7

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

May 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

\$370.07

If payment is received after 05/24/2026: **\$ 379.32**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
330.53		(330.53)		0.00		370.07		370.07

IMPORTANT MESSAGES

Invoice includes price increase that requires your consent. Your enclosed invoice (next invoice for some customers billed in arrears) contains a Service rate increase. All or some of this increase (1) above the increase in the Consumer Price Index (using the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics, 12 month rolling average) and (2) above any increase in disposal, processing and/or transportation costs, plus an amount for operating margin, requires your consent. Your consent will be deemed to occur upon payment of the new Service rate. If you do not consent to the increase, you have the right to terminate the service agreement within 30 days. Check your service agreement for your applicable terms and visit wm.com/billhelp or contact us if you have any questions.

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



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 (Include with your payment)
04/24/2026	0248814-2206-7	26-23402-83004
Payment Terms	Total Due	Amount
Total Due by 05/24/2026	\$370.07	
If Received after 05/24/2026	\$379.32	

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
Your bank account will be drafted \$370.07.

2206000262340283004002488140000003700700000037007 4

I0290C74

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

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	05/01/26		1.00	30.75
Disposal 4 Yard Dumpster 1X Week	05/01/26		1.00	158.63
4 Yard Dumpster 1X Week	05/01/26		1.00	180.69
Total Current Charges				370.07

GREENER WAYS TO PAY

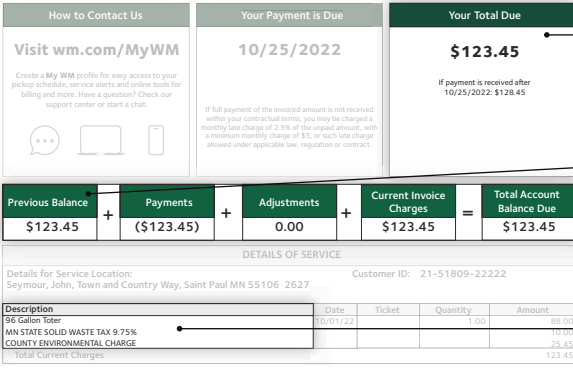
Please choose one of these sustainable payment options:

 **AutoPay**
Set up recurring payments with us at wm.com/myaccount

 **Online**
Use wm.com for quick and easy payments

 **By Phone**
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

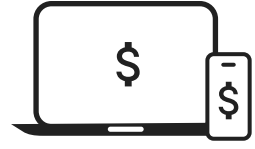


The screenshot shows an invoice summary with the following details:

- How to Contact Us:** Visit wm.com/MyWM
- Your Payment is Due:** 10/25/2022
- Your Total Due:** \$123.45 (Note: If payment is received after 10/25/2022: \$128.45)
- Breakdown:** Previous Balance (\$123.45) + Payments (\$123.45) + Adjustments (0.00) + Current Invoice Charges (\$123.45) = Total Account Balance Due (\$123.45)
- Service Location:** Seymour, John, Town and Country Way, Saint Paul MN 55106 2627
- Customer ID:** 21-51809-22222
- Charges:** 35 Gallon Toner (88.00), MN STATE SOLID WASTE TAX 9.75% (25.45), COUNTY ENVIRONMENTAL CHARGE (10.00)

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform



Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2			
City		Date	
State		Bank Account Holder Signature	
Zip			
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



Always Designing
for People®

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

ADVICE OF DEBIT

Agenda Page 141

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 720086468
Advice of Debit Date	: 05/01/2026
Advice of Debit Due Date	: 05/08/2026
Total Debited This Invoice	: \$23.00



0007238 01 MB 0.672 01 TR 00029 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

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 0062-10-JSE					
Processing Charges for Period Ending Date: 04/16/2026					
Workforce Now Payroll Solution Bundle	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-JSE \$23.00

Total Debited \$23.00

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXX8694 on 05/08/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01606H

Date 05/08/2026

Attn:
South Fork III CDD - Inframark
11771 AMBLESIDE BLVD
RIVERVIEW FL 33579

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-01606H Notice of Qualifying Period for Candidates for the Board of Supervisors RE: South Fork CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26 Published: 5/8/2026	\$87.50
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$87.50

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SOUTH FORK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the South Fork Community Development District (the "District") will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center
601 E. Kennedy Blvd, 16th Floor
Tampa, FL 33602

Northwest Regional Office
4575 Gunn Hwy.
Tampa, FL 33624

Robert L. Gilder Elections Service Center
2514 North Falkenburg Rd.
Tampa, FL 33619

Southeast Regional Office
10020 South U.S. Hwy. 301
Riverview, FL 33578

SouthShore Regional Service Center
410 30th Street SE
Ruskin, FL 33570

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three (3) seats up for election, specifically **Seat 1, Seat 2 and Seat 3**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday, November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at <https://www.votehillsborough.gov>.

May 8, 2026

26-01606H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01687H

Date 05/15/2026

Attn:
South Fork III CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-01687H Notice of Qualifying Period for Candidates for the Board of Supervisors RE: South Fork III CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26 Published: 5/15/2026	\$87.50
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$87.50

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the South Fork III Community Development District (the "District") will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the Office of Supervisor with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center
601 E. Kennedy Blvd, 16th Floor
Tampa, FL 33602

Northwest Regional Office
4575 Gunn Hwy.
Tampa, FL 33624

Robert L. Gilder Elections Service Center
2514 North Falkenburg Rd.
Tampa, FL 33619

Southeast Regional Office
10020 South U.S. Hwy. 301
Riverview, FL 33578

SouthShore Regional Service Center
410 30th Street SE
Ruskin, FL 33570

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three (3) seats up for election, specifically **Seat 3, Seat 4, and Seat 5.** Each Seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on Tuesday, November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at <https://www.votehillsborough.gov>.

Alba Sanchez, District Manager
May 15, 2026

26-01687H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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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 #	19947
Invoice Date	05-01-26
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



No 3187

Don Harrison Enterprises LLC

2510 Priscilla Ct. Lutz, FL 33559-5679
 (813) 363-6286
 #00434 #13010124

DATE 05/08/26

COST	QTY.	ITEM	UNIT PRICE	PRICE
	1	20amp mil. panel		485.00
	1	Photo Cell Electronic type		97.50
	2	Brge dist breakers		2.00
		Other misc N/C.		

NAME South Fork East III C.D.P.
 STREET 2605 Pan Am Circle STE 300 PHONE (813) 873-7300
 CITY TAMPA STATE FL ZIP 33607

JOB NAME/LOCATION CLUBHOUSE/amenity Center JOB PHONE

ADDRESS CLUBHOUSE/amenity Center

SCHEDULED DATE/TIME

WORK TAKEN BY Don ORDERED BY ERIC

DESCRIPTION OF WORK

1) changed out electrical panel for pool equipment sub panel AS needed.
 2) Fixed automatic timeclock for pool lights.
 3) Installed photo-electric cell for low voltage lights AS needed.

(Completed)

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Don			2.5	160.00	400.00

	TOTALS	CHARGES	AMOUNT
MAT.	<input type="checkbox"/> CC	PARTS	584.50
PERMITS	<input type="checkbox"/> BILL	LABOR	400.00
MISC.	<input type="checkbox"/> S	SERVICE CALL	100.00
TAX	<input type="checkbox"/> CK	PREVENTIVE MAINTENANCE DISCOUNT	
LABOR			
TOTAL		TOTAL AMOUNT DUE	\$1084.50

ASK ABOUT OUR SERVICE CONTRACTS

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
 LABOR GUARANTEE - If labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a flat charge, if applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1 1/2% per month on all past due balances.

CUSTOMER SIGNATURE
 I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

DATE COMPLETED 05-08-26

TERMS: Net Due Upon Completion

CUSTOMER SIGNATURE



2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE

INVOICE#

178480

DATE

5/1/2026

CUSTOMER ID

C2309

NET TERMS

Due On Receipt

PO#

DUE DATE

5/1/2026

BILL TO

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

Services provided for the Month of: May 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.



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

179218

DATE

5/14/2026

CUSTOMER ID

C2309

NET TERMS

Due On Receipt

PO#

DUE DATE

5/14/2026

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
Postage	1	Ea	10.44		10.44
Subtotal					10.44

Subtotal	\$10.44
Tax	\$0.00
Total Due	\$10.44

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.

JAN-PRO of Tampa Bay

Invoice No.

PO Box 340271
Tampa FL 33694

5/1/2026 242169

Service Address:

Bill To:

South Fork III CDD
11771 Ambleside Blvd.
Riverview, FL 33579

P.O. #	Terms	F.O.
	Net 15	0437

<u>DESCRIPTION:</u>	<u>AMOUNT:</u>
Regular Janitorial Service from 05/01/2026 to 05/31/2026	631.00

Please Remit Payment To:

JAN-PRO OF TAMPA
PO Box 340271
Tampa, FL 33694
(813) 864-1940

Sales Tax (7.5%)	\$0.00
TOTAL	\$631.00
Payments/Credits	\$0.00
Balance Due	\$631.00



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 #
	05/01/2026	21737	05/31/2026	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!

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

South Fork III CDD
 c/o Meritus Districts
 2005 PAN AM CIRCLE, SUITE 300
 Tampa, FL 33607

May 15, 2026
 Client: 001466
 Matter: 000001
 Invoice #: 28421

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
4/7/2026	KCH	REVIEW EMAIL COMPLAINTS FROM RESIDENT J. BALDERRAMA; EMAILS WITH A. SANCHEZ REGARDING SAME.	0.4	\$122.00
4/9/2026	KCH	REVIEW VIDEO FOOTAGE THAT WAS PROVIDED TO A RESIDENT; EMAILS WITH RESIDENT J. BALDERRAMA REGARDING SAME; PHONE CALL WITH INFRAMARK TO DISCUSS SAME.	0.4	\$122.00
4/10/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
4/15/2026	KCH	EMAILS WITH J. BALDERRAMA RE: STATUS OF VIDEO FOOTAGE INVESTIGATION; REVIEW COMPLETE IT CAMERA SYSTEM PROPOSAL AND SECURE2WARE CAMERA SYSTEM PROPOSAL.	0.5	\$152.50
4/20/2026	LC	PREPARE DRAFT RESOLUTION RE COMPLETION OF 2018 PROJECT.	0.8	\$140.00
4/23/2026	KCH	REVIEW AND REVISE RESOLUTION APPROVING A PROPOSED BUDGET AND SETTING A PUBLIC HEARING; REVIEW AND REVISE NOTICE OF QUALIFYING PERIOD FOR GENERAL ELECTION.	0.5	\$152.50
4/29/2026	LC	WORK ON PROJECT COMPLETION RESOLUTION AND EXHIBITS.	0.3	\$52.50
Total Professional Services			3.3	\$863.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/30/2026	Photocopies	\$4.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$4.50
	Total Services	\$863.50
	Total Disbursements	\$4.50
	Total Current Charges	\$868.00
	Previous Balance	\$846.00
	Less Payments	(\$846.00)
	PAY THIS AMOUNT	\$868.00

Please Include Invoice Number on all Correspondence

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 # 93696275
 Invoice Date 05/14/26

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	\$0.00
Balance Due	\$99.00

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

Service Date: 05/14/26
 Next Service Date: 06/19/26

www.Termi-Nate.com

MATERIAL / EPA #	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Taurus SC 53883-279	1.5 gal						

LIL Nate Tech JB259031

CLIENT SIGNATURE
 South Fork III / 05/14/26

TECH SIGNATURE
 LIL Nate Tech / 05/14/26



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: **432286**
 Status: **Open**
 Invoice Date: **5/01/2026**
 Due Date: **5/31/2026**
 Total: **\$2,425.00**

Service Date	Product/Service	Quantity	Unit Price	Total
	<p>3X WEEKLY COMMERCIAL POOL SERVICE</p> <ul style="list-style-type: none"> -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 	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!



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8160258



000001317 02 SP 106481842630743 S

Meritus
Attn- Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8160258
Account Number: 250240000
Invoice Date: 04/24/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Meritus
Attn- Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

SOUTH FORK III CDD 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

SOUTH FORK III CDD 2016

Invoice Number: 8160258
Account Number: 250240000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 250240000
Invoice # 8160258
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8160258
 Invoice Date: 04/24/2026
 Account Number: 250240000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

Agenda Page 160

SOUTH FORK III CDD 2016

Accounts Included 250240000 250240001 250240002 250240003 250240004 250240005
 In This Relationship: 250240006 250240007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 04/01/2026 - 03/31/2027				\$3,950.00
Incidental Expenses 04/01/2026 to 03/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8160062



000001290 02 SP 106481842630716 S

South Fork III Community Dev Dist
ATTN Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8160062
Account Number: 245568000
Invoice Date: 04/24/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

South Fork III Community Dev Dist
ATTN Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

SOUTH FORK III SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

SOUTH FORK III SERIES 2018

Invoice Number: 8160062
Account Number: 245568000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 245568000
Invoice # 8160062
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8160062
 Invoice Date: 04/24/2026
 Account Number: 245568000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

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SOUTH FORK III SERIES 2018

Accounts Included 245568000 245568001 245568002 245568003 245568004 245568005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 04/01/2026 - 03/31/2027				\$3,950.00
Incidental Expenses 04/01/2026 to 03/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





Florida Department of Revenue
Reemployment Tax
NOTICE OF TAX LIEN
04/25/26

RT Account # : 4113250
Business Partner # : 4723617
Contract Object # : 19636502
Lien # : 1000001099300

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Pursuant to the provisions of Section 443.141(3)(a) and (g), Florida Statutes, notice is hereby given that the above named employer is liable for the payment of reemployment tax to the Florida Department of Revenue. The following tax, interest, penalties, and fees, which after demand for payment thereof remain unpaid, constitute a lien in favor of the STATE OF FLORIDA DEPARTMENT OF REVENUE upon the title to and interest, whether legal or equitable, in any real or personal property of said employer. Interest on unpaid tax will continue to accrue until paid in full.

This is a copy of a Tax Lien, filed with the Clerk of Court. Payment of the total amount of this lien plus recording fees will be necessary to obtain a Satisfaction of Tax Lien, which is required to clear the lien from the public records. Payment in certified funds will ensure that a Satisfaction of Tax Lien will be issued immediately.

Table with 6 columns: REPORTING PERIOD, TAX/ASSESSMENT DUE, INTEREST AS OF 04/08/2026, PENALTY DUE, FEES, TOTAL DUE. Includes rows for reporting periods 03/31/2025, 06/30/2025, 09/30/2024, 12/31/2024 and summary rows for Total Amount Due This Page and TOTAL AMOUNT OF TAX LIEN.

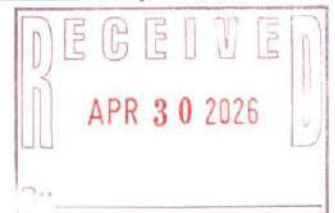
Witness my hand and official seal in this City of TALLAHASSEE, LEON County, Florida,
this 25 day of April, 2026.



Jim Zingale, Executive Director
Department of Revenue
State of Florida

This instrument prepared by:

Handwritten signature and 'Authorized Agent' text.



ZT62



Florida Department of Revenue Reemployment Tax Lien Payment

04/25/26

RT Account # : 4113250
Business Partner # : 4723617
Contract Object # : 19636502
Lien # : 1000001099300

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Detach and return the payment coupon below with your certified check or money order in the amount of \$ 669.08 to the address listed on the coupon. **Make certified check or money order payable to Florida U.C. Fund.**

If you have not filed your tax reports with wage items, you must also include them with your payment.

If you have any questions, please contact the office listed below.

Sincerely,

H009 SERVICE CENTER
2639 N MONROE ST STE 100B
TALLAHASSEE FL 32303-4045
850/488-9719

R. 07/17

Florida Department of Revenue Warrant/Lien Payment Coupon



Please detach and return this portion with your payment.

DR-75
R. 01/15

Date of Notice : 04/25/26
Reporting Period : 09/30/2024
Tax : Reemployment Tax
RT Account# : 4113250
Business Partner #: 4723617
Contract Object # : 19636502

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Make check or money order payable to:

Total Due : \$669.08
Additional Interest/Penalty : \$

FLORIDA U.C. FUND
H009 SERVICE CENTER
2639 N MONROE ST STE 100B
TALLAHASSEE FL 32303-4045
850/488-9719

Amount Enclosed: \$ _____

Sun City Electric Vehicles , LLC

1605 Sun City Center Plaza
 Sun City Center, FL 33573
 813-633-7843

Sales Order

Date	S.O. No.
5/19/2026	3157

Name / Address
INFRAMARK 11771 Ambleside Blvd. Riverview, Fl 33579
SOUTH FORK III

Ship To

P.O. No.	Rep	Ship Date	Project
	FF	5/19/2026	

Item	Description	Qty	Price\$	Invoiced	Amount
RO23B4822MS0318	Cap 2+2-XP-Artic White, Flip WS, OEM-beige	1	7,995.00	0	7,995.00T
Battery Waste Fee	Battery Waste Fee	6	1.50	0	9.00T
TIRE WASTE FEE	Tire Waste Fee	4	1.00	0	4.00T
TAX EXEMPT # 85-8016851404C-2					
Signature _____					
Minimum 4% Dealer Fee If Paid In Full with Credit Card or Financing. \$2,000.00 Non-Refundable Deposit.					

I hereby authorize the sale and purchase of the above-referenced golf cart(s). I understand and agree that I and/or my business is liable for the cost of the golf cart(s) as reflected on this invoice. Sun City Electric Vehicles may charge a reasonable fee on any returned checks. All deposits are nonrefundable. No refunds on electrical, special orders or golf cart purchases. I understand that due to supply chain issues, my golf cart delivery may be longer than the expected date of delivery. I acknowledge that in the case of a delay, my order is non-cancellable and my deposit is non-refundable. Pricing may change by time of Delivery for unforeseen surcharges or additional fees from Manufacturer. If necessary, final pricing will be adjusted at time of Delivery. Customer acknowledges & accepts this possibility.

Lithium Warranty- 5 Year OEM Manufacturer Limited Warranty
 Trojan Battery Warranty- 2 Year OEM Manufacturer Limited Warranty
 New Cart Warranty- Limited OEM Manufacturer Warranty
 As-is-Sale- As-Is Sale. All Sales are Final. No Warranty is expressed or Implied.
 Reman Warranty- 1 Year Major Components Limited Warranty. Major Components are Motor, Controller, & Rear End.

Subtotal	\$8,008.00
Sales Tax (0.0%)	\$0.00
Total	\$8,008.00
Prepayments	\$0.00
Balance Due	\$8,008.00