



South Fork III Community Development District

July 16, 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

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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, July 16, 2026, at 5:30 p.m.

The Regular Meeting of the South Fork III Community Development District will be held on **Thursday, July 16, 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. District Counsel
- B. District Engineer **(To Be Sent Under Separate Cover)**
- C. Aquatic Report
 - i. Consideration of Aquatic Weed Control, Inc. Proposal – Midge Fly Treatment
- D. NewLeaf Landscape and Irrigation Maintenance Report
- E. Clubhouse Report
- F. District Manager Report

5. BUSINESS ITEMS

- A. Discussion of 1357 Wild Ginger ARC Application for Fence Installation on CDD Easement
- B. Discussion of Pradera Boulevard Fencing Options and Scorecard
- C. Consideration of Cooper Pools Monthly Commercial Service Maintenance Agreement
- D. General Matters of the District
- E. Consideration of Security Camera Proposals **(Tabled Item)**
 - i. Complete I.T.
 - ii. Secure2ware Security Services

6. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of June 18, 2026, Regular Meeting

B. Review of June 2026 Financial Report

C. Consideration of June 2026 Check Register and Operations and Maintenance Report

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT









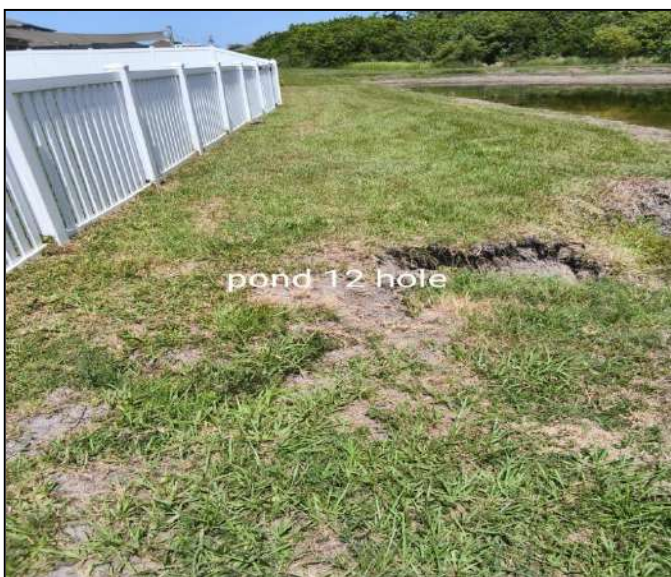








ditch tall grasses



pond 12 hole









Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AMENDMENT made the date set forth below, by and between **Aquatic Weed Control, Inc.** Hereinafter called "AWC," and

South Fork III – Midge Fly treatments
c/o Inframark
2005 Pan Am Corp
Tampa, Fl. 33607
Alba Sanchez 813-373-1170 alba.sanchez@inframark.com

07/08/2026

Hereinafter called "**CUSTOMER.**" The parties hereto agree as follows:

AWC agrees to apply **(4)** biological treatments using the product (skeeter) for the control of midge flies for ponds T-1, Q4, Q5, Q6, and Q7 approximately 12.83 acers located in the **South Fork III Community Development District** in accordance with the terms and conditions of this agreement. (Recommended amounts are 2 pints per acre)

PONDS

- **T-1 (.7.68ac.)**
- **Q4 (.35ac.)**
- **Q5 (.26ac.)**
- **Q6 (.64ac.)**
- **Q7 (3.90ac.)**

Total ac.'s (12.83) 2 pints per acer = 25.66 pints/3.21 gallons @ \$ 220.20 per gallon = \$ 706.20 per treatment

(4) Total treatments @ \$ 706.20 per treatment = \$ 2,824 TOTAL INVESTMENT

Payment is due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Romax

Aquatic Weed Control, Inc.

Customer's Signature Title

Print Signature Date

Print Company Name

28 of 166





Eric Frazier
Inframark

PROJECT

Monday, 06 July 2026

4 Issues Identified



CLUBHOUSE POOL

Assigned To On-site Manager

The Clubhouse pool has been upgraded with new umbrellas and table stands, providing residents with more comfortable shaded.



POOL AREA

Assigned To On-site Manager

Installing edging around the pool area to help keep the mulch in place and improve the overall appearance.



ELECTRICAL BOX

Assigned To On-site Manager

A service ticket was submitted to Teco electric regarding the issue. Down Pradera blvd.

COMMUNITY UPDATE

Assigned To On-site Manager

- New sign have been installed along the boulevard identifying community as South Fork 3.
- Mulch project will started this month throughout community. Down Ambleside blvd and Pradera blvd first.
- Newleaf continued to stay on schedule with mowing and Maintaining the landscaping throughout the community.

Pradera Reserve Blvd Fencing Issue

CDD Board — Options Analysis

Prepared: June 26, 2026

Background

A 5-foot easement runs between the CDD 4-foot privacy fence and the rear yard of each residence along Pradera Reserve Blvd. This corridor was established to allow CDD landscaping crews unobstructed access for ongoing maintenance. Of the 88 homes on Pradera Blvd, 42 have created fence configurations that affect the easement corridor. These homes fall into two distinct groups.

Current Situation: Two Groups of Affected Homes

Group 1 — 27 Homes Connected to CDD Fence	These homeowners have connected their yard fencing directly to the CDD privacy fence, eliminating the 5-foot alley entirely. There is no gap, no corridor, and no access for the CDD landscaping team. This is the primary compliance issue before the board.
Group 2 — 15 Homes Back Fence / Accessible Alley	These homeowners have installed a second fence set back from the CDD fence, creating an enclosed 5-foot alley between the two fence lines. The corridor still exists physically but is currently inaccessible without gates. The board's position is that these 15 homeowners will NOT be required to remove their back fence under any option. Under Option 2 specifically, once the 27 Group 1 homes disconnect, the restored corridor gives CDD landscaping crews access to the Group 2 alleys — requiring no action or obligation from Group 2 homeowners.

The 46 homes that have neither connected to the CDD fence nor installed a back fence maintain a standard open alley accessible to CDD landscaping crews.

Key Considerations

Aesthetics	Fence line uniformity along Pradera Blvd affects the streetscape for all residents. Connected homes create a visually flush fence line; homes with accessible alleys maintain the original setback. Inconsistent configurations create an uneven visual appearance from the roadway.
Homeowner Cost	Group 1 homeowners required to disconnect face ~\$2,000 per home for a replacement fence. Group 2 homeowners have no removal obligation under any option. Gate installation where needed runs ~\$400–\$700 per opening.
Landscaping Access	CDD crews cannot access alleys behind any of the 27 Group 1 homes. Group 2 alleys are physically intact but currently enclosed. The 46 standard homes have open, accessible alleys maintained on the normal CDD schedule.
Maintenance Burden	Under Option 2, restoring the 27 alleys also reopens access to Group 2 alleys through the continuous corridor — no separate maintenance obligation is needed for Group 2 homeowners.

Property Sales	Easement encroachments may surface during title searches and complicate disclosures. Buyers and lenders may require formal resolution before a sale can close.
Legal Exposure	The CDD has a duty to maintain the easement corridor it owns. Where that corridor is inaccessible, the CDD may bear liability for conditions it cannot correct. Legal counsel is recommended before acting on Options 3 or 4.
Equity Among Homes	Any option treating Group 1 and Group 2 differently — or Pradera Blvd differently from other streets — should be defensible on objective grounds to avoid perceptions of favoritism.

Options Analysis

Seven options are presented below. Each is analyzed for all three groups: the 27 connected homes (Group 1), the 15 back-fence homes (Group 2), and the 46 standard homes. Pros and cons address cost, aesthetics, access, legal risk, and community relations.

Option 1: Disallow Future Connections — No Further Action on Existing Homes

Adopt a policy prohibiting any future connections to the CDD fence. The 27 homes already connected are grandfathered with no retroactive action. The 15 back-fence homes have no maintenance obligation imposed — the CDD landscaping team continues to maintain accessible alley sections as part of their standard scope.

PROS	CONS
+ No cost or disruption to any of the 42 affected homeowners	- 27 alley sections remain permanently inaccessible to CDD landscaping
+ Simplest and fastest to adopt — board resolution only, no legal process	- Overgrown alleys behind connected homes will deteriorate and affect boulevard aesthetics
+ Prevents all future non-compliance with a clear written policy	- Easement encroachments remain unresolved for all 27 homes — may cause title issues at sale
+ Avoids legal challenges from homeowners who acted in good faith	- Creates inequity: connected homeowners enjoy added security while others cannot
+ Preserves community goodwill; no retroactive enforcement	- Sets a precedent that non-compliance carries no consequence, weakening future CDD enforcement
+ The 15 back-fence homes keep their fences with no obligations attached	- CDD retains liability for corridor conditions it cannot access or correct

Option 2: Disallow Future Connections & Require Remediation by the 27 Connected Homes

Prohibit all future fence connections. Require the 27 connected homes to disconnect and restore alley access, at an estimated cost of ~\$2,000 per home. Once the 27 homes disconnect, the alley corridor is fully reopened for all homes — including the 15 back-fence sections, which the CDD landscaping team can access through the restored corridor. The 15 back-fence homeowners are not required to remove their fences and have no maintenance obligation under this option.

PROS	CONS
+ Fully restores CDD landscaping access to all 27 previously blocked alley sections	- ~\$2,000 per home for 27 homeowners to install a replacement fence (~\$54,000 aggregate private cost)
+ Once alleys reopen, the CDD can also access the 15 back-fence alleys without any obligation on those homeowners	- Homeowners may claim they connected without knowing the restriction — grounds for dispute
+ The 15 back-fence homeowners keep their fences with no removal or maintenance requirement	- Enforcement requires formal notices, cure periods, and potential lien proceedings
+ Most enforceable and community-fair option — demonstrates consistent CDD policy	- Community relations risk — residents may organize opposition to enforcement
+ Clarifies easement status for all affected homes, simplifying future property sales	- Patchwork fence line during remediation period as homes comply at different times
+ Only 1–3 gates needed for any remaining access gaps — a modest CDD capital cost	- Some homeowners may require legal clarification on property boundary before complying

Option 3: Grant Easement Variance — Allow All 88 Homes to Connect to CDD Fence

Formally grant an easement variance for all 88 Pradera Blvd homeowners permitting direct connection to the CDD fence, eliminating the 5-foot alley corridor. The 27 connected homes are retroactively validated. The 15 back-fence homeowners may connect or keep their existing fence — their alley is dissolved under the variance, removing any future maintenance question.

PROS	CONS
+ Permanently resolves the issue for all 88 homes in a single action — no enforcement needed	- Requires formal legal action — attorney fees and county approval likely significant
+ Eliminates CDD landscaping maintenance obligation for the corridor entirely	- CDD permanently and irrevocably loses the corridor along the full boulevard
+ The 27 connected homes are validated; the 15 back-fence homes are relieved of any future alley concern	- Utility or drainage infrastructure in the easement may complicate future access
+ Generates maximum community goodwill — no homeowner faces penalties or costs	- Not all homeowners may connect — inconsistent fence lines could harm boulevard aesthetics
+ Reduces long-term CDD landscaping contract	- Sets a precedent that easement non-compliance is

PROS	CONS
scope and cost	eventually ratified rather than enforced
+ Simplifies all future property sales — no easement encroachment to disclose	- Other CDD streets may demand the same variance treatment once this action is known

Option 4: Deed the 5-Foot Easement Strip to Each Homeowner

Amend property lines for all 88 homes, deeding each the 5-foot easement strip as private property. The CDD relinquishes the corridor permanently. The 27 connected homes have no encroachment to remedy; the 15 back-fence homeowners gain ownership of the alley strip and are solely responsible for its upkeep.

PROS	CONS
+ Most permanent resolution — each homeowner holds clear recorded title to the strip	- Most legally complex option — 88 deed amendments, boundary surveys, county re-platting required
+ Eliminates all CDD maintenance, liability, and enforcement responsibility permanently	- Hillsborough County approval needed; process may take 12–24 months
+ All 27 connected homes fully resolved with no enforcement or cost	- Significant CDD legal fees — the most expensive legal process of all seven options
+ Homeowners gain deeded property value (~5 ft × lot width per home)	- CDD permanently relinquishes the corridor with no ability to reclaim it
+ Cleanest title outcome for all future property sales on Pradera Blvd	- Utility or drainage infrastructure in the strip could create homeowner access complications
+ No gates, no ongoing monitoring, and no future board involvement required	- Other streets may demand equivalent land transfers once this action is publicized

Option 5: Remove the Entire CDD 4-Foot Privacy Fence

Remove the existing CDD privacy fence along Pradera Blvd entirely, eliminating the structure, the easement corridor, and all related maintenance obligations. Homeowners are not mandated to replace it, but many who purchased with the fence in place will likely need to install a private fence along their property line at their own expense.

PROS	CONS
+ Permanently eliminates the CDD fence maintenance and replacement obligation	- Up to 88 homeowners face unexpected private fence costs of ~\$2,000–\$4,000 each (~\$176K–\$352K aggregate)
+ Removes the easement corridor entirely — no	- Residents purchased homes expecting a CDD

PROS	CONS
encroachment can exist without the fence	fence — removal may trigger complaints or legal claims
+ All 42 affected homes (Groups 1 and 2) are resolved simultaneously with no enforcement	- CDD bears full demolition and removal cost with no homeowner contribution
+ No legal filings or easement changes required — board resolution and contractor only	- Patchwork aesthetics likely as homeowners install inconsistent fence styles and materials
+ Treats all 88 homeowners identically — same outcome for every residence	- Roadway appearance suffers during transition before replacement fences are installed
+ Eliminates all future disputes about fence connections or alley access	- Highest homeowner opposition of all seven options — serious community relations risk

Option 6: Relocate CDD Fence to Residents' Property Lines

Move the CDD fence from its current location to the rear property line of all 88 homes, eliminating the 5-foot corridor through a physical construction project. No legal filings are needed. The 27 connected homeowners must modify their connecting fence sections. The 15 back-fence homeowners gain usable yard space as the alley is absorbed into their property.

PROS	CONS
+ Permanently resolves the encroachment for all 88 homes without legal filings	- Highest CDD capital expenditure of all seven options — rough estimate of \$50,000–\$75,000 for full fence removal and reinstallation across 88 lots (estimate only; contractor bids required)
+ Every homeowner ends up with a fence at their property line — clear, clean boundary	- Construction disrupts all 88 rear yards — landscaping and irrigation may be damaged
+ The 15 back-fence homeowners gain their alley space back as usable yard	- The 27 connected homes must modify connecting sections, adding individual remediation cost on top of CDD construction budget
+ Eliminates the alley corridor entirely — no future maintenance, access, or enforcement issues	- Project may take weeks to months, leaving sections temporarily unfenced
+ Treats all 88 homes consistently with the same physical outcome	- Underground utilities or irrigation along the existing fence line must be surveyed before work begins
+ No county approvals or easement amendments required	- CDD bears all construction costs with no cost recovery from homeowners who created the problem

Option 7: Gated Connection — Allow Connection with Mandatory Access Gates

Formally permit homeowners to connect to the CDD fence but require compliant gates on both sides of every connection, allowing CDD landscaping crews to pass through. The 27 connected homes must retrofit gates at ~\$700 each, or may alternatively disconnect and install a back fence. The 15 back-fence alleys benefit from the restored corridor access; any remaining blocked spots require only 1–3 additional gates.





PROS	CONS
+ Most practical resolution — ~\$700 per gate is far less than ~\$2,000 for fence replacement	- 27 homeowners face a ~\$700 gate retrofit cost; those choosing back-fence alternative face ~\$2,000
+ Homeowners retain their fence connections — maximum goodwill among affected residents	- Gates must meet a defined CDD specification — width, latch, clearance — requiring documented standards
+ CDD regains full corridor access without legal action or construction	- Broken, locked, or overgrown gates re-create the access problem and require ongoing enforcement
+ Gives homeowners a genuine choice: install gates or install their own back fence	- Periodic compliance audits needed to ensure gates remain operational over time
+ Simple to implement — policy resolution and notices only, no county filings	- Some homeowners may object to landscaping crew access through their yard
+ Lowest aggregate cost of any option that actively restores CDD maintenance access	- Does not formally resolve the easement question — a documented policy acknowledgment is recommended



Decision Scorecard

Each option is scored 1–10 across six categories, where 1 = lowest burden / highest satisfaction and 10 = highest burden / lowest satisfaction. Lower totals are better. Maximum score is 60.





COST FACTORS (scored in blue)	COMMUNITY FACTORS (scored in purple)
Homeowner cost — out-of-pocket expense to residents CDD legal cost — attorney fees, filings, enforcement Gate installation — capital cost for access gates Ongoing maintenance — annual CDD landscaping burden	Homeowner satisfaction — expected reaction from Pradera Blvd residents; 1 = broadly supported, 10 = significant opposition Community fairness — perception among residents on other CDD streets; 1 = clearly defensible, 10 = likely seen as preferential

Option 1: No Further Action





COST FACTORS		
Homeowner cost		1/10 \$0 — no action required of any resident
CDD legal cost		1/10 Minimal — simple board resolution only
Gate installation		3/10 3–5 gates at critically inaccessible spots (~\$1,200–\$3,000)
Ongoing maintenance		8/10 High — 27 alleys permanently inaccessible; CDD cannot maintain them

COMMUNITY FACTORS			
Homeowner satisfaction		3/10	Affected homeowners relieved; compliant residents may feel unrewarded
Community fairness		8/10	Poor precedent — other streets may demand the same leniency
Total burden score: 24/60 — Cheapest upfront but maintenance burden grows indefinitely and fairness perception suffers.			





Option 2: Require 27 Homes to Remediate

COST FACTORS			
Homeowner cost		7/10	~\$2,000/home for 27 Group 1 homes (~\$54K aggregate); Group 2 has no cost
CDD legal cost		4/10	Moderate — enforcement notices, cure periods, potential lien process
Gate installation		3/10	1–3 gates for any remaining access gaps (~\$400–\$1,800 CDD cost)
Ongoing maintenance		2/10	Low — all alleys restored; Group 2 alleys accessible via reopened corridor
COMMUNITY FACTORS			
Homeowner satisfaction		8/10	High resistance from 27 Group 1 homeowners; Group 2 homes unaffected
Community fairness		3/10	Strong precedent — consistent CDD enforcement visible to all streets
Total burden score: 27/60 — Fairest community-wide outcome. Group 2 has no obligation — restored corridor gives CDD full access.			

Option 3: Easement Variance for All 88

COST FACTORS			
Homeowner cost		1/10	\$0 — all configurations validated; no changes required
CDD legal cost		7/10	High — formal variance, county review, possible plat amendment
Gate installation		1/10	None — corridor eliminated by variance
Ongoing maintenance		1/10	None — CDD relinquishes corridor entirely
COMMUNITY FACTORS			
Homeowner satisfaction		1/10	Very high — all 88 homeowners benefit with no penalties or costs
Community fairness		6/10	Mixed — other streets may view this as preferential treatment
Total burden score: 17/60 — One-time legal cost eliminates all future maintenance and enforcement permanently.			

Option 4: Deed Strip to Each Homeowner

COST FACTORS			
Homeowner cost		2/10	Low — possible survey/recording fees only
CDD legal cost		10/10	Very high — 88 deed amendments, surveys, county re-platting
Gate installation		1/10	None — CDD relinquishes all corridor responsibility
Ongoing maintenance		1/10	None — homeowners own and maintain their deeded strip

COMMUNITY FACTORS

Homeowner satisfaction		2/10	High — homeowners gain deeded property at minimal personal cost
Community fairness		7/10	Concern likely — land transfer may be seen as favoritism by other streets

Total burden score: 23/60 — Most legally permanent but by far the most expensive and time-consuming CDD process.

Option 5: Remove Entire CDD Fence

COST FACTORS

Homeowner cost		9/10	Up to 88 homes need new private fencing at ~\$2,000–\$4,000 each
CDD legal cost		2/10	Low — board resolution and demolition contractor only
Gate installation		1/10	None — fence and corridor removed entirely
Ongoing maintenance		1/10	None — no structure or corridor remaining to maintain

COMMUNITY FACTORS

Homeowner satisfaction		10/10	Very high opposition — unexpected replacement cost falls on all 88 homeowners
Community fairness		4/10	Consistent across all 88 homes but widely unpopular

Total burden score: 27/60 — Eliminates all CDD obligation but places the highest unexpected burden on all 88 residents.

Option 6: Relocate Fence to Property Lines

COST FACTORS

Homeowner cost		4/10	27 connected homes modify fence sections (~\$500–\$1,000 each); all others unaffected
CDD legal cost		8/10	Very high CDD capital cost — rough estimate \$50,000–\$75,000 for full fence removal and reinstallation (contractor bids required)
Gate installation		1/10	None — alley eliminated by physical relocation
Ongoing maintenance		2/10	Low — uniform fence at property line; no alley corridor to maintain

COMMUNITY FACTORS



Homeowner satisfaction		5/10	Mixed — positive long-term outcome but construction disrupts all 88 yards
Community fairness		3/10	High fairness — all 88 homes treated equally; clear and proportionate CDD response

Total burden score: 23/60 — Clean physical resolution with no legal complexity, but rough estimates of \$50K–\$75K make this the highest CDD capital expenditure of all seven options.

Option 7: Gated Connection — Mandatory Gates

COST FACTORS

Homeowner cost		4/10	~\$700/gate for 27 homes (~\$18,900 aggregate); back-fence alternative ~\$2,000
CDD legal cost		2/10	Low — policy resolution and homeowner notices only

Gate installation		3/10	27 homes retrofit gates + 1–3 for remaining back-fence alley gaps
Ongoing maintenance		3/10	Low-moderate — periodic gate compliance audits required

COMMUNITY FACTORS

Homeowner satisfaction		4/10	Moderate to good — connections retained; gate cost is modest
Community fairness		4/10	Reasonable — clear enforceable standard other streets can adopt

Total burden score: 20/60 — Most operationally practical. Restores full CDD access at lowest cost with no legal filings.

Overall Ranking — All Seven Options

All seven options ranked by total burden score. Lower scores indicate lower combined cost, legal complexity, maintenance burden, and community friction.

<p>#1 Option 3 17/60 Easement Variance for All 88</p>	<p>#2 Option 7 20/60 Gated Connection — Mandatory Gates</p>	<p>#3 Option 4 23/60 Deed Strip to Each Homeowner</p>	<p>#4 Option 6 23/60 Relocate Fence to Property Lines</p>	<p>#5 Option 1 24/60 No Further Action</p>	<p>#6 Option 2 27/60 Require 27 Homes to Remediate</p>	<p>#7 Option 5 27/60 Remove Entire CDD Fence</p>
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Key takeaways across all seven options

Option 7 (Gated Connection) is the most operationally practical — homeowners keep their connections, CDD access is fully restored at low cost, and no legal filings are required. Ongoing gate compliance monitoring is the only long-term tradeoff.

Option 3 (Easement Variance) delivers the lowest overall burden score and maximum homeowner satisfaction. The one-time CDD legal cost permanently eliminates all maintenance and enforcement. Proactive communication with other streets is needed to manage fairness perception.

Option 2 (Require Remediation) is the most enforceable and community-fair option. A key clarification: once the 27 Group 1 homes disconnect, the restored corridor also gives CDD access to the 15 Group 2 alleys — no maintenance obligation falls on Group 2 homeowners under this option.

Option 5 (Remove Fence) scores worst on homeowner satisfaction and should be approached with caution. Option 6 (Relocate Fence) offers a clean physical resolution but at the highest CDD capital cost. Option 4 (Deed Strip) provides the most permanent legal clarity but requires the most complex and expensive legal process. Option 1 (No Action) is simplest upfront but leaves 27 alleys permanently inaccessible.

Note: All cost estimates are approximate and should be confirmed with licensed contractors before being cited in formal communications. Legal counsel should be consulted before acting on Options 3 or 4, as both involve modification of platted easements requiring county or regulatory approval. A formal written survey of all 42 affected homes is recommended to document current configurations before issuing any notices.

Pradera Reserve Blvd — Fencing Options

Decision Scorecard — All Seven Options

Prepared for CDD Board Review — June 26, 2026

■ Blue bars = Cost factors ■ Purple bars = Community factors ■ Green score = Low burden (1-3) ■ Amber score = Moderate (4-6) ■ Red score = High burden (7-10)

Scored 1-10 per category. **Lower scores = lower burden / higher satisfaction.** Maximum total = 60. Scores below 20 indicate a generally low-burden option; above 30 indicates significant tradeoffs.

Option 1 No further action	Lowest upfront	Option 2 Require 27 homes to remediate	Most enforceable
COST FACTORS		COST FACTORS	
Homeowner cost \$0 — no action required of any resident	1/10	Homeowner cost ~\$2,000/home for 27 Group 1 homes (~\$54K aggregate)	7/10
CDD legal cost Minimal — simple board resolution only	1/10	CDD legal cost Moderate — enforcement notices, cure periods, potential liens	4/10
Gate installation 3-5 gates at critically inaccessible spots (~\$1,200-\$3,000)	3/10	Gate installation 1-3 gates for remaining blocked spots (~\$400-\$1,800)	3/10
Ongoing maintenance High — 27 alleys permanently lost; partial access via new gates only	8/10	Ongoing maintenance Low — alleys restored; Group 2 alleys maintained by homeowners	2/10
COMMUNITY FACTORS		COMMUNITY FACTORS	
Homeowner satisfaction No costs imposed, but compliant residents may feel unrewarded	3/10	Homeowner satisfaction High resistance from 27 homes facing ~\$2,000 costs	8/10
Community fairness Poor precedent — other streets may demand same leniency	8/10	Community fairness Strong precedent — consistent enforcement across the CDD	3/10
Total burden score	24/60	Total burden score	27/60
Cheapest upfront. Maintenance burden grows silently and fairness perception suffers long-term.		Fairest community-wide. Once Group 1 disconnects, restored corridor gives CDD access to Group 2 alleys — no obligation on Group 2.	

Option 3

Best long-term savings

Easement variance for all 88

COST FACTORS

Homeowner cost **1/10**

\$0 — all configurations validated; no changes required of any resident

CDD legal cost **7/10**

High — formal variance, county review, possible plat amendment

Gate installation **1/10**

None — corridor eliminated by variance; no access needed

Ongoing maintenance **1/10**

None — CDD relinquishes the corridor entirely

COMMUNITY FACTORS

Homeowner satisfaction **1/10**

Very high — all 88 homeowners benefit with no penalties or costs

Community fairness **6/10**

Mixed — other streets may see this as preferential treatment

Total burden score 17/60

One-time legal cost buys permanent elimination of all maintenance and enforcement costs.

Option 4

Highest legal cost

Deed strip to each homeowner

COST FACTORS

Homeowner cost **2/10**

Low — possible survey/recording fees only; no fence changes required

CDD legal cost **10/10**

Very high — 88 deed amendments, surveys, county re-platting

Gate installation **1/10**

None — CDD relinquishes all responsibility for the corridor

Ongoing maintenance **1/10**

None — homeowners own and maintain their deeded strip permanently

COMMUNITY FACTORS

Homeowner satisfaction **2/10**

High — homeowners gain deeded property at minimal personal cost

Community fairness **7/10**

Concern likely — land transfer may be seen as favoritism by other streets

Total burden score 23/60

Most legally permanent but the most expensive and time-consuming CDD process available.

Option 5

Highest disruption

Remove entire CDD fence

COST FACTORS

Homeowner cost **9/10**

Up to 88 homes need new fencing at ~\$2,000–\$4,000 each

CDD legal cost **2/10**

Low — board resolution and demolition contractor only

Gate installation **1/10**

None — fence and corridor removed entirely

Ongoing maintenance **1/10**

None — no structure or corridor remaining to maintain

COMMUNITY FACTORS

Homeowner satisfaction **10/10**

Very high opposition — unexpected replacement cost on all 88 homeowners

Community fairness **4/10**

Consistent across all 88 homes but widely unpopular community-wide

Total burden score **27/60**

Eliminates all CDD obligation but places the highest unexpected financial burden on all residents.

Option 6

Highest CDD capital cost

Relocate fence to property lines

COST FACTORS

Homeowner cost **4/10**

27 connected homes modify fence sections (~\$500–\$1,000 each); all others unaffected

CDD legal cost **8/10**

Very high — rough estimate \$50,000–\$75,000 for full fence removal and reinstallation (contractor bids required)

Gate installation **1/10**

None — alley eliminated by physical fence relocation

Ongoing maintenance **2/10**

Low — uniform fence at property line; no alley corridor to landscape

COMMUNITY FACTORS

Homeowner satisfaction **5/10**

Mixed — positive long-term outcome but construction disrupts all 88 yards

Community fairness **3/10**

High fairness — all 88 homes treated equally; clear and proportionate CDD response

Total burden score **23/60**

Clean physical resolution with no legal complexity, but rough estimates of \$50K–\$75K make this the highest CDD capital expenditure of all seven options.

Option 7

Most practical

Gated connection — mandatory gates

COST FACTORS

Homeowner cost 4/10

~\$700/gate for 27 homes (~\$18,900 aggregate); back-fence alternative ~\$2,000

CDD legal cost 2/10

Low — policy resolution and homeowner notices only; no filings

Gate installation 3/10

27 homes retrofit gates + 1-3 for remaining back-fence alleys

Ongoing maintenance 3/10

Low-moderate — periodic gate compliance audits needed

COMMUNITY FACTORS

Homeowner satisfaction 4/10

Moderate to good — connections retained; gate cost is modest

Community fairness 4/10

Reasonable — clear enforceable standard other streets can adopt

Total burden score 20/60

Most operationally practical. Preserves CDD access and homeowner connections at lowest overall cost.



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

CMVR Rented

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.



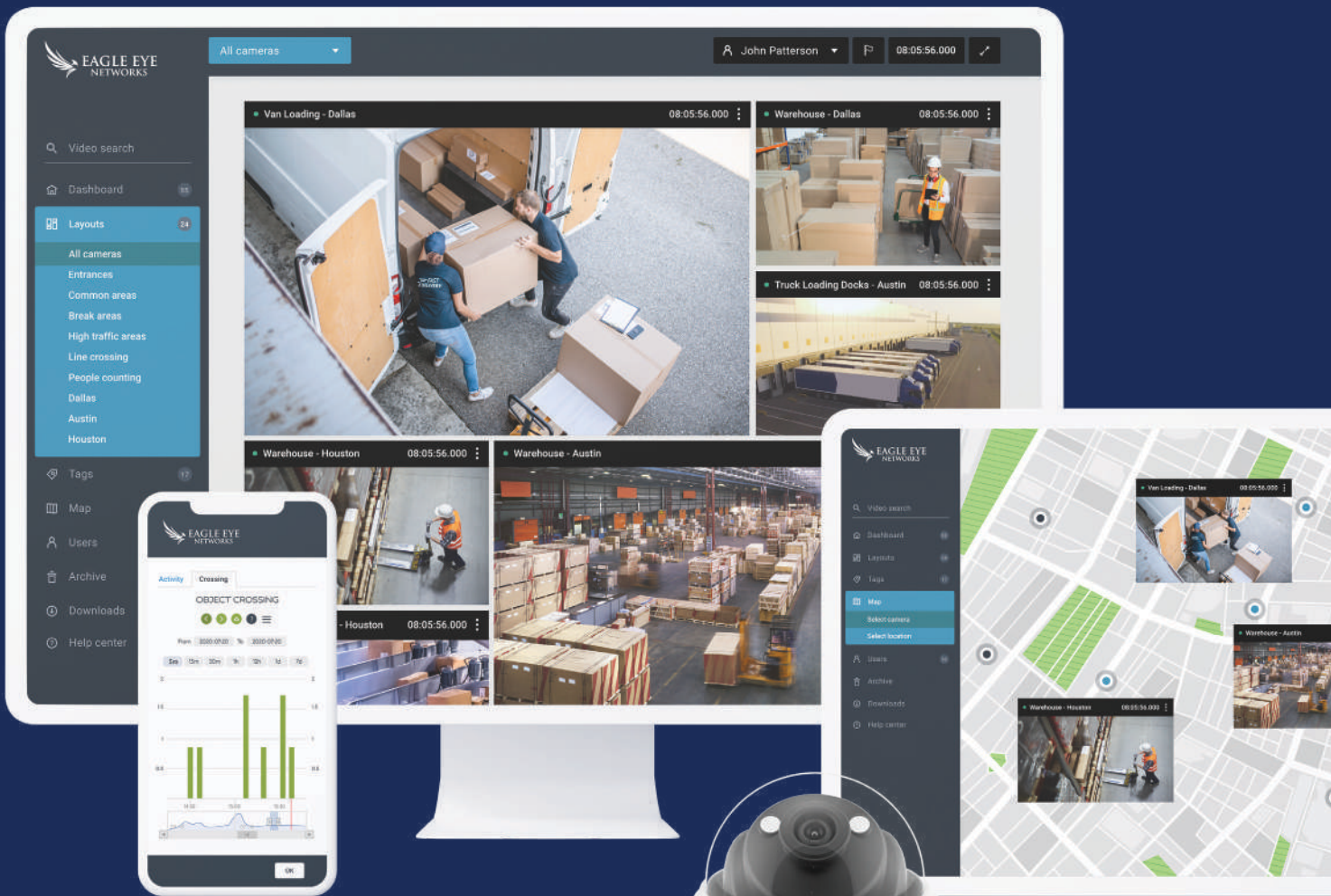
AI & ANALYTICS

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.

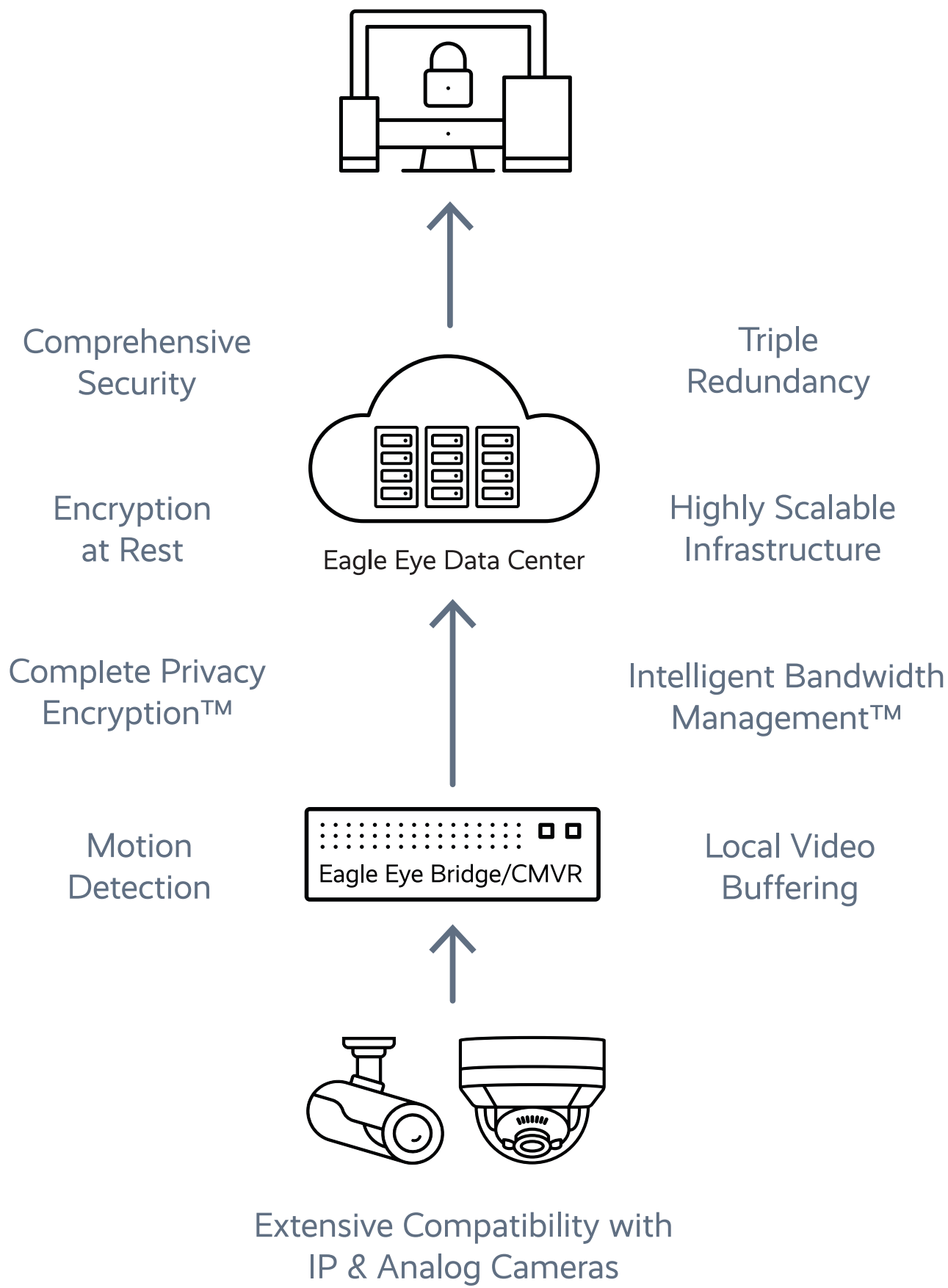
Our open API platform offers:

- 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.

BENEFITS

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

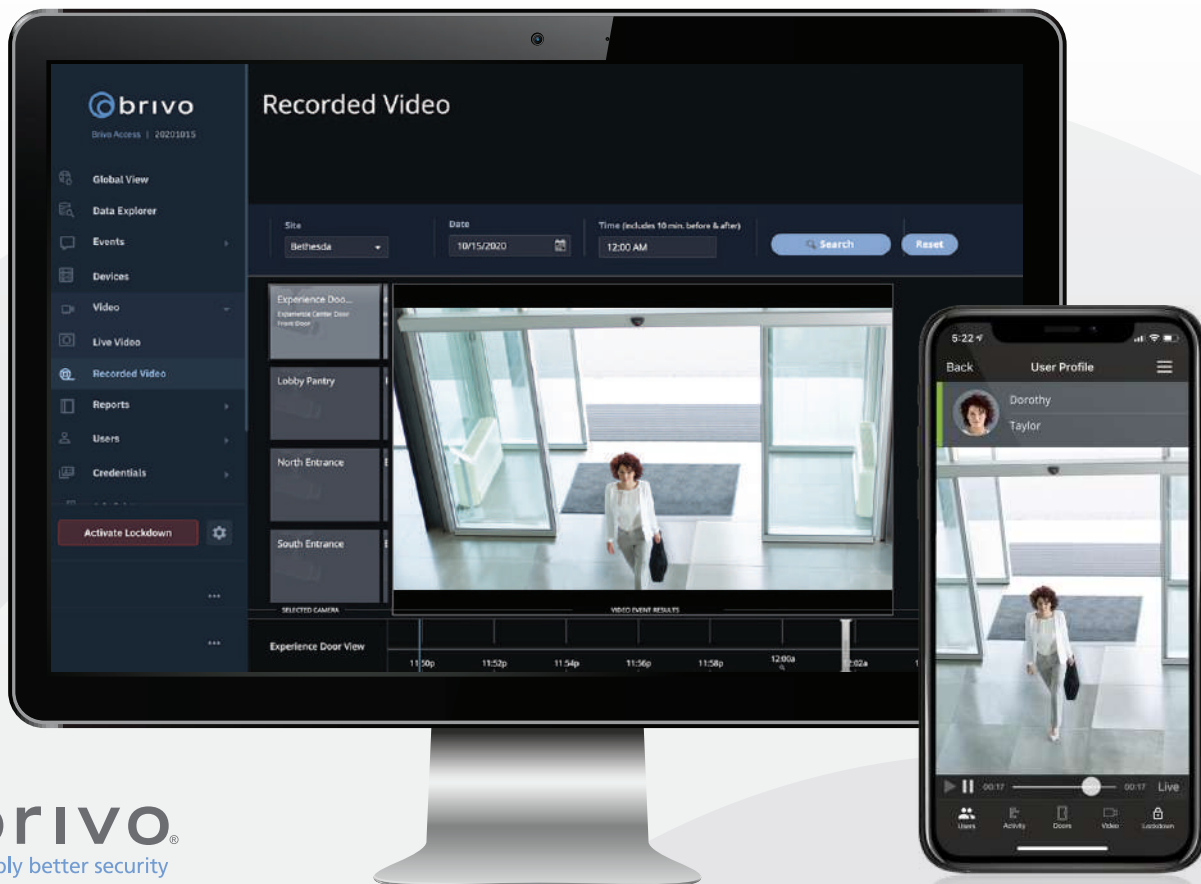
Use your mobile device to view live activity and remotely open doors with the click of a button.

Leverage multi-platform access control and video

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

Track access events with Brivo's activity log on your desktop or 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.





South Fork III - 1

Single Door
1DR-001



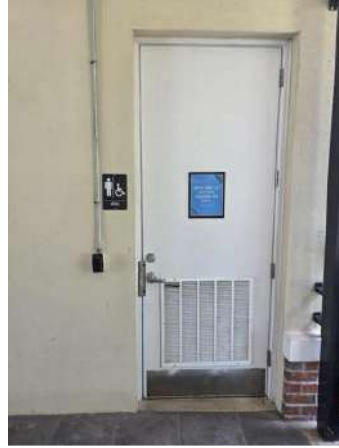
South Fork III - 1

Single Door
1DR-002



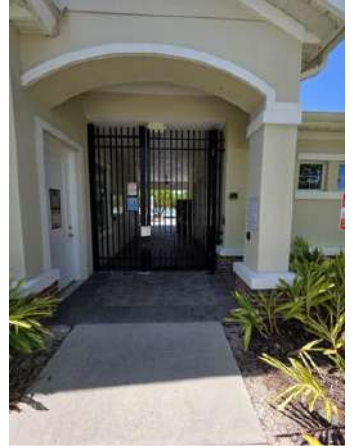
South Fork III - 1

Single Door
1DR-003



South Fork III - 1

Single Door
1DR-004



South Fork III - 1

Single Door
1DR-005



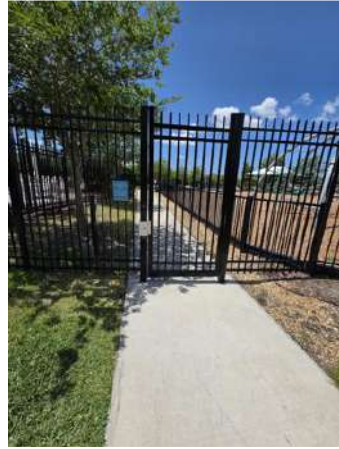
South Fork III - 1

Single Door
1DR-005



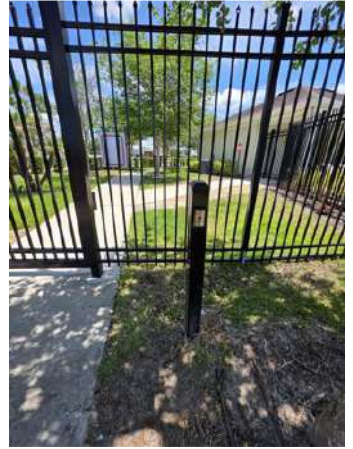
South Fork III - 1

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 – CMVR RENTED

Cameras System - Clubhouse & Park (18 Cameras)	Price
<p>Clubhouse - Cameras & PA System (monitored at night)</p> <ul style="list-style-type: none"> • Installation of CMVR 420 RENTED (Lifetime Manufacturer Warranty) • (11) EEN DT03 Starlight cameras • (4) EEN DT01 Cameras • Reuse AXIS Intercom • (1) New CAT6 • Labor • Minimum of 30-days recording retention, and 30-days of preview stream cloud recording • 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 • Clean up technology closet 	<p>\$9,248.00</p>
<p>Playground - Camera & PA System</p> <ul style="list-style-type: none"> • Installation of CMVR 324+ RENTED (Lifetime Manufacturer Warranty) • (3) EEN DT03 Starlight Cameras • Labor • Minimum of 30-days recording retention, and 30-days of preview stream cloud recording • 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>\$1,848.00</p>
Optional Items	
<p><input type="checkbox"/> (Optional) Adding camera pole to playground</p> <ul style="list-style-type: none"> • 150ft Conduit trenching • (2) New CAT6 • Black aluminum pole • (1) EEN DT03 Starlight camera • Strobes • AXIS loudspeaker 	<p>\$6,644.00</p>
<p><input type="checkbox"/> (Optional) Surge Protection & UPS Battery Backup</p>	<p>\$3,784.00</p>

- Dytek 16 POE Surge Protection
- Dytek 8 POE Surge Protection
- (2) DITEK DTK-UPS100 Uninterruptible Power Supply, 1000VA, 1000W
- (2) PDU
- If grounding rods are not installed, installation is \$650 for each location

Estimated Project Total \$11,096.00

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
CMVR 420 RENTAL (Lifetime Manufacturer Warranty)	\$50.00	1	\$50.00
CMVR 324+ RENTAL (Lifetime Manufacturer Warranty)	\$30.00	1	\$30.00
<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	2	\$130.00
Monitoring			
Nightly Camera Monitoring Service (per monitored camera)	\$125.00	5	\$625.00

Estimated Monthly Licensing/Service \$1,046.00

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: _____



Eagle Eye Network Camera System with Night Time Monitoring

Revised 7-1-26

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.

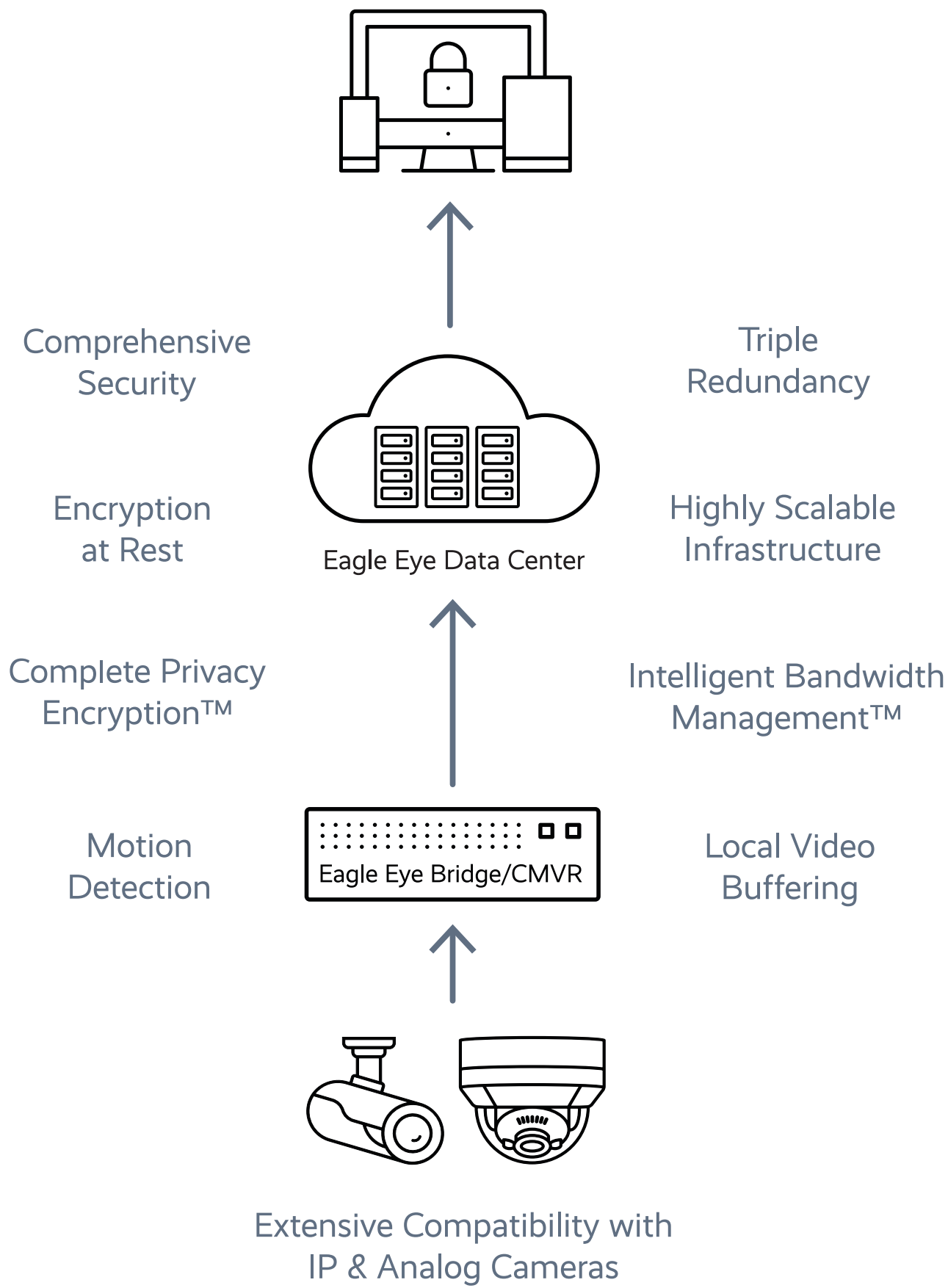
Our open API platform offers:

- 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.

BENEFITS

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

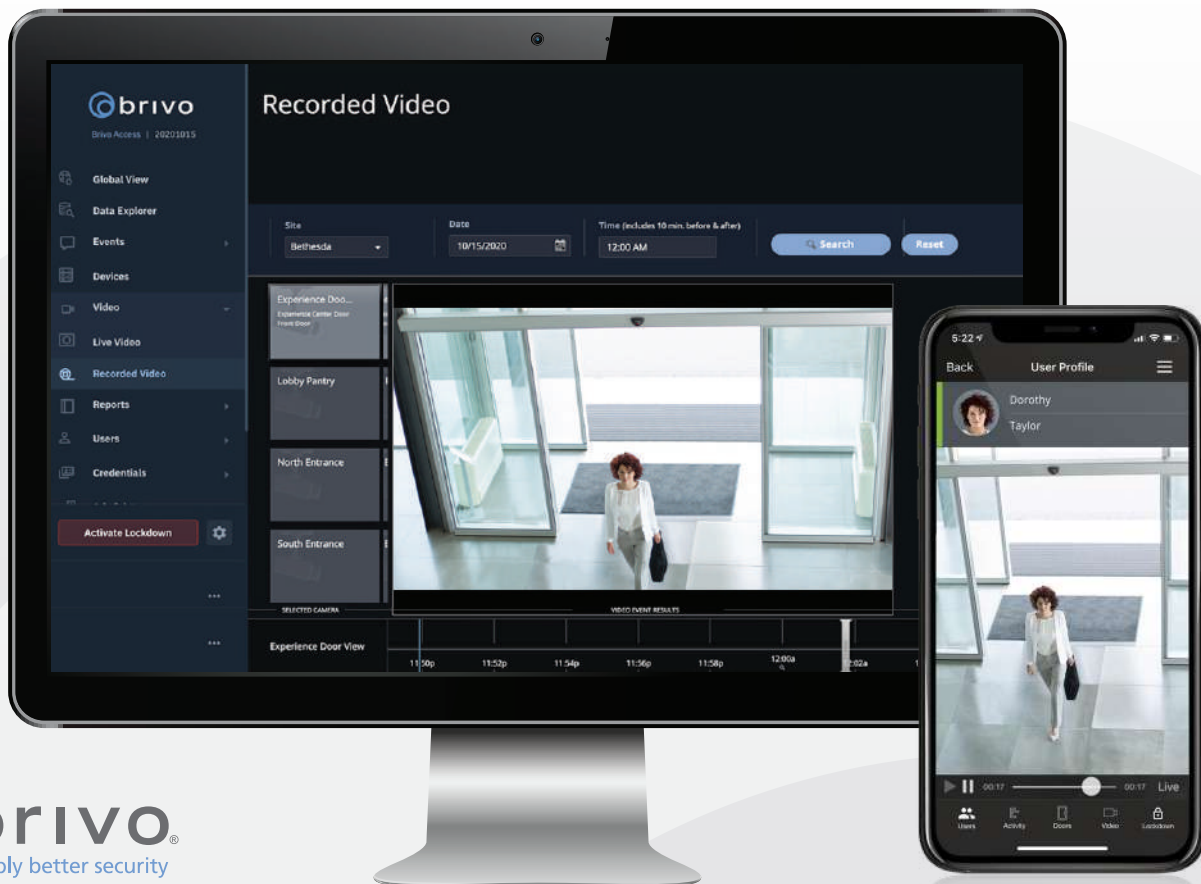
Use your mobile device to view live activity and remotely open doors with the click of a button.

Leverage multi-platform access control and video

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

Track access events with Brivo's activity log on your desktop or 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.





South Fork III - 1

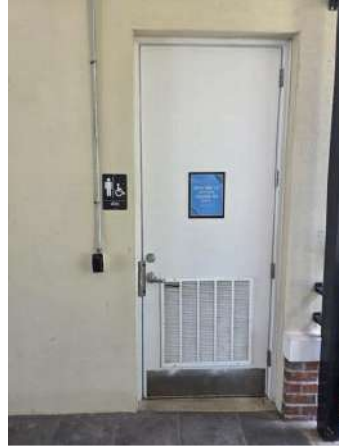
South Fork III - 1
Single Door
1DR-001



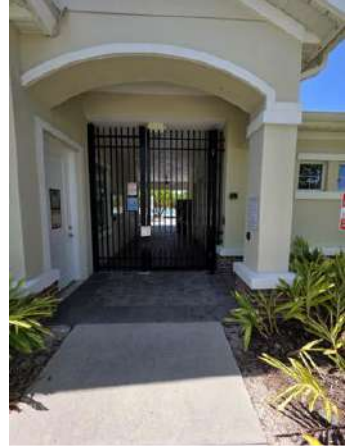
South Fork III - 1
Single Door
1DR-002



South Fork III - 1
Single Door
1DR-003



South Fork III - 1
Single Door
1DR-004



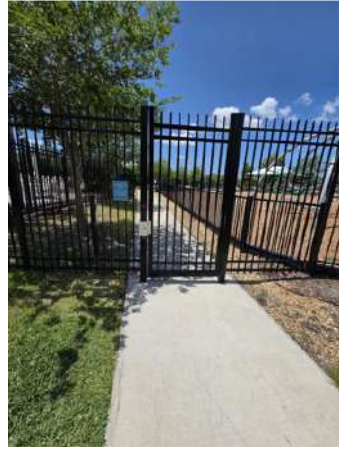
South Fork III - 1
Single Door
1DR-005



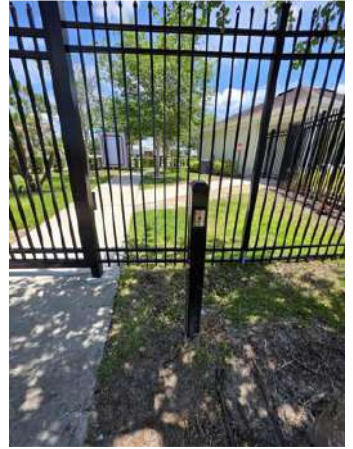
South Fork III - 1
Single Door
1DR-005



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 & Park (18 Cameras)	Price
<p>Clubhouse - Cameras & PA System (monitored at night)</p> <ul style="list-style-type: none"> • Installation of CMVR 426+ • (11) EEN DT03 Starlight cameras • (4) EEN DT01 Cameras • Reuse AXIS Intercom • (1) New CAT6 • Labor • Minimum of 30-days recording retention, and 30-days of preview stream cloud recording • 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 • Clean up technology closet 	<p>\$11,747.00</p>
<p>Playground - Camera & PA System</p> <ul style="list-style-type: none"> • Installation of CMVR 324+ • (3) EEN DT03 Starlight Cameras • Labor • Minimum of 30-days recording retention, and 30-days of preview stream cloud recording • 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>\$3,447.00</p>
Optional Items	
<p><input type="checkbox"/> (Optional) Adding camera pole to playground</p> <ul style="list-style-type: none"> • 150ft Conduit trenching • (2) New CAT6 • Black aluminum pole • (1) EEN DT03 Starlight camera • Strobes • AXIS loudspeaker 	<p>\$6,644.00</p>
<p><input type="checkbox"/> (Optional) Surge Protection & UPS Battery Backup</p>	<p>\$3,784.00</p>

- Dytek 16 POE Surge Protection
- Dytek 8 POE Surge Protection
- (2) DITEK DTK-UPS100 Uninterruptible Power Supply, 1000VA, 1000W
- (2) PDU
- If grounding rods are not installed, installation is \$650 for each location

Estimated Project Total \$15,194.00

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	2	\$130.00
Monitoring			
Nightly Camera Monitoring Service (per monitored camera)	\$125.00	5	\$625.00

Estimated Monthly Licensing/Service \$966.00

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

**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, June 18, 2026, at 5:30 p.m. at the South Fork III Clubhouse, located at 11771 Ambleside Blvd., Riverview, FL 33579.

Present and constituting a quorum were:

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

Also present either in person or via electronic communications were:

Alba Sanchez	District Manager
Eric Frazier	On-Site Manager
Kirk Wagner	District Engineer (via Teams)
Jessica Urbansky	NewLeaf Landscape
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 June 18, 2026, agenda was approved, as presented.

THIRD ORDER OF BUSINESS

Audience Comments

The owner at 13571 Wild Ginger addressed the Board regarding a fence installation request.

On MOTION by Mr. McElroy, seconded by Mr. Dew, with all in favor, to add this item to the July 16, 2026, Meeting Agenda for an opportunity to fully review the request for a fence installation before making a decision was approved.

46 **FOURTH ORDER OF BUSINESS** **Staff Reports**

47 **A. Aquatic Report**

48 The aquatic reports were included in the agenda package.

49

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

51 Ms. Jessica Urbansky, owner of NewLeaf, introduced a new field reporting system utilizing QR
52 codes. This system will allow residents to view real-time updates on landscaping efforts throughout
53 the District.

54

55 **C. Clubhouse Report**

56 Mr. Frazier presented his report. The Board requested that the mulch proposal be revised to
57 exclude the monuments.

58

59 On MOTION by Mr. McElroy, seconded by Mr. Dew, with all in
60 favor, a request for a revised mulch proposal to exclude the
61 monuments and to include the pocket parks, in an amount not to
62 exceed \$40,000.00, was approved.

63

64 **D. District Engineer**

65 Mr. Wagner discussed erosion concerns at several ponds, identifying Pond P-5 and Pond T-1 as
66 the most urgent areas requiring remediation. Mr. Wagner provided a spreadsheet outlining all
67 ponds ranked from most urgent to least urgent, along with projected costs.

68 The Board designated Mr. McElroy as liaison to coordinate with BDI Engineering and the
69 District Manager walking the ponds, taking photographs, and making an informed decision.

70

71 **E. District Counsel**

72 None.

73

74 **F. District Manager**

75 None.

76

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

78 **A. Consideration of Cooper Pools Monthly Commercial Service Maintenance Agreement**

79 This item was presented, and discussion ensued.

80

81 **B. General Matters of the District**

82 None.

83 **C. Consideration of Security Camera Proposals (Tabled Item)**

84 **i. Complete I.T.**

85 **ii. Secure2ware Security Services**

86 The Board reviewed the proposal from Secure2ware Security Services and compared it with
87 the proposal from Complete IT. The Board had questions regarding pricing and requested a side-
88 by-side comparison of the proposals before they can make a decision.

89

90 **D. Consideration of Pool Furniture Estimates**

91 **i. Leisurecreations**

92 The Board decided to move forward with Admiral Furniture.

93

94 **E. Consideration of Mulch Installation Estimates**

95 **i. American Mulch & Soil, LLC**

96 **ii. Duval Landscape Maintenance**

97 **iii. EZ Mulch**

98

99 On MOTION by Mr. McElroy, seconded by Mr. Dew, with all in
100 favor, to move forward with EZ Mulch with a not-to-exceed amount
101 of \$40,000, excluding monuments, was approved.

102

103 **F. Discussion of Fence Installations and Fencing on CDD Property**

104 The Board discussed fence installations and fencing on CDD property. BDI Engineering and
105 the District Manager will walk the property to identify homes encroaching on CDD property, and
106 the District Manager will issue the appropriate notices.

107

108 **SIXTH ORDER OF BUSINESS Business Administration**

109 **A. Consideration of Minutes from the Meeting held on May 21, 2026**

110

111 On MOTION by Mr. Fulcher, seconded by Ms. Peltz, with all in
112 favor, the Minutes from the Meeting held on May 21, 2026, were
113 approved as presented.

114

115 **B. Review of the May 2026 Financials**

116 **C. Consideration of the May 2026 Check Register and Operations and**
117 **Maintenance Report**

118

119 On MOTION by Ms. Peltz, seconded by Mr. Corder, with all in
120 favor, reclassification of the golf cart expense in the amount of
121 \$8,008.00 to contingency was approved, the May 2026 Financials
122 were approved, and the Check Register and Operations and
123 Maintenance Report were accepted.

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

125 Mr. Corder requested that District Counsel attend the next meeting to provide an update on
126 the status of mediation and to discuss the ongoing issues related to the theft of video at the clubhouse.

127 Mr. McElroy commended Mr. Frazier and his team for maintaining a clean clubhouse and
128 for staff consistently being present and friendly to residents. He also expressed appreciation to Ms.
129 Jessica Urbansky and the NewLeaf team for their continued excellent work in maintaining the
130 District's landscaping and overall appearance.

131

132 **EIGHTH ORDER OF BUSINESS** **Adjournment**

133 There being no further business,

134

135 On MOTION by Mr. Fulcher, seconded by Ms. Peltz, with all in
136 favor, the meeting was adjourned at 7:31 p.m.

137

138

139

140 _____
Secretary/Assistant Secretary

Chairperson/ Vice Chairperson



*South Fork III
Community
Development
District*

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of June 30, 2026
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016	SERIES 2018	SERIES 2019	SERIES 2018	SERIES 2019	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS									
Cash - Operating Account	\$ 1,424,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,424,657
Due From Other Funds	-	69,850	58,792	59,516	-	-	-	-	188,158
Investments:									
Acq. & Construction - Other	-	-	-	-	7	-	-	-	7
Prepayment Account	-	105	-	78	-	-	-	-	183
Reserve Fund	-	295,898	377,666	229,131	-	-	-	-	902,695
Revenue Fund	-	392,762	394,980	440,598	-	-	-	-	1,228,340
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	\$ 1,428,376	\$ 758,615	\$ 831,438	\$ 729,323	\$ 7	\$ -	\$ 24,050,988	\$ 23,915,000	\$ 51,713,747
LIABILITIES									
Accounts Payable	\$ 7,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,032
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	188,158	-	-	-	-	-	-	-	188,158
TOTAL LIABILITIES	195,190	-	-	-	-	-	-	23,915,000	24,110,190
FUND BALANCES									
Restricted for:									
Debt Service	-	758,615	831,438	729,323	-	-	-	-	2,319,376
Capital Projects	-	-	-	-	7	-	-	-	7
Unassigned:	1,233,186	-	-	-	-	-	24,050,988	-	25,284,174
TOTAL FUND BALANCES	1,233,186	758,615	831,438	729,323	7	-	24,050,988	-	27,603,557
TOTAL LIABILITIES & FUND BALANCES	\$ 1,428,376	\$ 758,615	\$ 831,438	\$ 729,323	\$ 7	\$ -	\$ 24,050,988	\$ 23,915,000	\$ 51,713,747

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 17,508	\$ 17,508	0.00%
Interest - Tax Collector	-	3,013	3,013	0.00%
Rental Income	-	1,525	1,525	0.00%
Special Assmnts- Tax Collector	1,357,964	1,362,776	4,812	100.35%
Other Miscellaneous Revenues	-	350	350	0.00%
TOTAL REVENUES	1,357,964	1,385,172	27,208	102.00%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	8,600	3,400	71.67%
ProfServ-Trustee Fees	14,671	12,768	1,903	87.03%
Disclosure Report	10,000	7,717	2,283	77.17%
District Counsel	5,000	6,517	(1,517)	130.34%
District Engineer	5,000	15,553	(10,553)	311.06%
District Manager	61,800	46,350	15,450	75.00%
Auditing Services	7,300	-	7,300	0.00%
Website Compliance	1,600	1,553	47	97.06%
Postage, Phone, Faxes, Copies	100	89	11	89.00%
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	-	2,783	(2,783)	0.00%
Misc-Ad Valorem Taxes	-	621	(621)	0.00%
Payroll Services	-	112	(112)	0.00%
Misc-Contingency	-	669	(669)	0.00%
Op Supplies - Clubhouse	-	407	(407)	0.00%
Dues, Licenses, Subscriptions	175	89	86	50.86%
Total Administration	121,966	108,084	13,882	88.62%
<u>Electric Utility Services</u>				
Utility - Electric	283,250	82,525	200,725	29.14%
Total Electric Utility Services	283,250	82,525	200,725	29.14%
<u>Water Utility Services</u>				
Utility - Water	11,307	23,671	(12,364)	209.35%
Total Water Utility Services	11,307	23,671	(12,364)	209.35%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	3,227	3,011	216	93.31%
Total Garbage/Solid Waste Services	3,227	3,011	216	93.31%
<u>Other Physical Environment</u>				
Waterway Management	29,640	22,144	7,496	74.71%
Contracts-Envirom'I Monitoring	11,550	-	11,550	0.00%
Contracts-Pools	24,000	21,435	2,565	89.31%
Contracts-Termite Inspection	200	1,519	(1,319)	759.50%
Onsite Staff	93,940	88,908	5,032	94.64%
Insurance -Property & Casualty	51,839	41,594	10,245	80.24%
R&M-Clubhouse	6,843	9,505	(2,662)	138.90%
R&M-Pools	-	8,885	(8,885)	0.00%
Landscape - Mulch	6,501	1,560	4,941	24.00%
Landscape Maintenance	258,333	191,188	67,145	74.01%
Plant Replacement Program	35,000	8,369	26,631	23.91%
Security System Monitoring	26,955	11,724	15,231	43.49%
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	3,261	1,240	72.45%
Misc-Contingency	210,813	49,210	161,603	23.34%
Holiday Lighting	5,000	-	5,000	0.00%
Op Supplies - Clubhouse	2,500	1,473	1,027	58.92%
Total Other Physical Environment	788,214	478,708	309,506	60.73%
<u>Reserves</u>				
Reserve	150,000	-	150,000	0.00%
Total Reserves	150,000	-	150,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,357,964	695,999	661,965	51.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	689,173	689,173	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		544,013		
FUND BALANCE, ENDING		\$ 1,233,186		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 22,233	\$ 22,233	0.00%
Special Assmnts- Tax Collector	596,131	608,355	12,224	102.05%
TOTAL REVENUES	596,131	630,588	34,457	105.78%
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	-	29,457	29,457	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		729,158		
FUND BALANCE, ENDING		\$ 758,615		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 25,432	\$ 25,432	0.00%
Special Assmnts- Tax Collector	757,069	757,352	283	100.04%
TOTAL REVENUES	757,069	782,784	25,715	103.40%
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	-	25,715	25,715	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		805,723		
FUND BALANCE, ENDING		\$ 831,438		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 18,568	\$ 18,568	0.00%
Special Assmnts- Tax Collector	455,138	457,955	2,817	100.62%
TOTAL REVENUES	455,138	476,523	21,385	104.70%
EXPENDITURES				
<u>Debt Service</u>				
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	-	16,385	16,385	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		712,938		
FUND BALANCE, ENDING		\$ 729,323		

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

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

Bank Account Statement

South Fork III CDD

Bank Account No. 8694
Statement No. 06-26

Statement Date 06/30/2026

G/L Account No. 101001 Balance	1,424,657.44	Statement Balance	1,425,304.02
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,424,657.44	Subtotal	1,425,304.02
Negative Adjustments	0.00	Outstanding Checks	-646.58
Ending G/L Balance	1,424,657.44	Ending Balance	1,424,657.44

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
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
Total Outstanding Checks							-646.58

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100273								
001	06/04/26	CHARTER COMMUNICATIONS ACH	2503623052126-ACH	SVC PRD 05/21-06/20/2026	Internet Services	549031-57212	\$245.38	
							Check Total	<u>\$245.38</u>
CHECK # 100274								
001	06/04/26	TRIPLE D FENCING	4238	FENCE REPAIR	Misc-Contingency	549900-53908	\$898.00	
							Check Total	<u>\$898.00</u>
CHECK # 100275								
001	06/04/26	FLORIDA DEPARTMENT OF HEALTH IN	29-BID-8542883	POOL PERMIT	R&M-Pools	546074-53908	\$400.00	
							Check Total	<u>\$400.00</u>
CHECK # 100276								
001	06/04/26	SOUTH COUNTY LANDCARE INC	11025	IRRIG REPAIR MAINLINE CLUBHSE PARKING LO	Irrigation Maintenance	546930-53908	\$480.62	
001	06/04/26	SOUTH COUNTY LANDCARE INC	11039	JUNE 2026 LANDSCAPE MAINT	Landscape Maintenance	546300-53908	\$22,153.06	
							Check Total	<u>\$22,633.68</u>
CHECK # 100277								
001	06/04/26	JAN-PRO OF TAMPA	243099	JUNE 2026 JANITORIAL SVC	R&M-Clubhouse	546015-53908	\$631.00	
							Check Total	<u>\$631.00</u>
CHECK # 100278								
001	06/10/26	SOUTH FORK EAST CDD	053026-REIMB	TECO REIMBURSEMENT	Utility - Electric	543041-53100	\$2,487.62	
							Check Total	<u>\$2,487.62</u>
CHECK # 100279								
001	06/10/26	SECURITEAM INC.	21869	JUNE 2026 VIDEO MONITORING	Security System Monitoring	546473-53908	\$981.00	
							Check Total	<u>\$981.00</u>
CHECK # 100280								
001	06/10/26	INFRAMARK LLC	180990	management fee June 2026	Disclosure Report	531142-51301	\$833.34	
001	06/10/26	INFRAMARK LLC	180990	management fee June 2026	District Manager	531150-51301	\$5,150.00	
001	06/10/26	INFRAMARK LLC	180990	management fee June 2026	Onsite Staff	534215-53908	\$7,828.33	
							Check Total	<u>\$13,811.67</u>
CHECK # 100281								
001	06/10/26	BDI ENGINEERING	2449	MAY 2026 FEES	District Engineer	531147-51301	\$2,180.00	
							Check Total	<u>\$2,180.00</u>
CHECK # 100282								
001	06/10/26	COMPLETE I.T.	20245	JUNE 2026 BRIVO TIER MONITORING	Security System Monitoring	546473-53908	\$140.00	
							Check Total	<u>\$140.00</u>

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100283							
001	06/10/26	TRIANGLE POOL SERVICES	37551	JUNE 2026 POOL MAINT	Contracts-Pools	534078-53908	\$2,425.00
							Check Total
							<u>\$2,425.00</u>
CHECK # 100284							
001	06/16/26	COMPLETE I.T.	20349	TECH LABOR	Security System Monitoring	546473-53908	\$330.00
							Check Total
							<u>\$330.00</u>
CHECK # 100285							
001	06/16/26	TRIANGLE POOL SERVICES	35800246	FILTER GRID/LABOR	R&M-Pools	546074-53908	\$4,895.80
							Check Total
							<u>\$4,895.80</u>
CHECK # 100286							
001	06/16/26	TERMI-NETE PEST MANAGEMENT LLC	93697757	ONE TIME SVC APPLICATION TREATMENT	Contracts-Termite Inspection	534086-53908	\$200.00
							Check Total
							<u>\$200.00</u>
CHECK # 100287							
001	06/24/26	EGIS INSURANCE	32551	AUTO/GOLF CART	Insurance -Property & Casualty	545009-53908	\$186.00
							Check Total
							<u>\$186.00</u>
CHECK # 100288							
001	06/24/26	TERMI-NETE PEST MANAGEMENT LLC	93697016	JUNE 2026 SVCS	Contracts-Termite Inspection	534086-53908	\$99.00
001	06/24/26	TERMI-NETE PEST MANAGEMENT LLC	93698118	JUNE 2026 SVCS	Contracts-Termite Inspection	534086-53908	\$125.00
							Check Total
							<u>\$224.00</u>
CHECK # 100289							
001	06/24/26	STRALEY ROBIN VERICKER	28570	5/7-5/31/26 SVCS	District Counsel	531146-51401	\$2,511.00
							Check Total
							<u>\$2,511.00</u>
CHECK # 100290							
001	06/26/26	INFRAMARK LLC	182465	MAY 2026 POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$21.60
							Check Total
							<u>\$21.60</u>
CHECK # 300187							
001	06/03/26	BOCC ACH	052726-8367	SVC PRD 4/23-5/22/26	Utility - Water	543018-53300	\$160.99
							Check Total
							<u>\$160.99</u>
CHECK # 300188							
001	06/03/26	BOCC ACH	052726-5049	SVC PRD 4/23-5/22/26	Utility - Water	543018-53300	\$612.27
							Check Total
							<u>\$612.27</u>
CHECK # 300189							
001	06/03/26	BOCC ACH	052726-2882	SVC PRD 4/23-5/22/26	Utility - Water	543018-53300	\$148.01
							Check Total
							<u>\$148.01</u>

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300190								
001	06/03/26	BOCC ACH	052726-3327	SVC PRD 4/23-5/22/26	Utility - Water	543018-53300	\$79.81	
							Check Total	\$79.81
CHECK # 300191								
001	06/23/26	WASTE MANAGEMENT INC OF FLORIDA ACH	0256647-2206-0-ACH	JUNE 2026 SVC	Garbage Collection	546913-53400	\$370.07	
							Check Total	\$370.07
CHECK # 300194								
001	06/22/26	TECO TAMPA ELECTRIC ACH	060526-5924-ACH	BILL PRD 04/17-05/15/2026	Utility - Electric	543041-53100	\$3,375.31	
							Check Total	\$3,375.31
CHECK # 300195								
001	06/22/26	ENGAGE PEO - ACH	125321	PAYROLL P/E 5/30/26	Onsite Staff	534215-53908	\$1,648.48	
							Check Total	\$1,648.48
CHECK # 300196								
001	06/23/26	ENGAGE PEO - ACH	125582	PAYROLL P/E 6/13/26	Onsite Staff	534215-53908	\$2,110.05	
							Check Total	\$2,110.05
CHECK # 300197								
001	06/23/26	ADP, Inc.	722976235	ADP FEES P/E 5/21/26	Payroll Services	549405-51301	\$23.00	
							Check Total	\$23.00
CHECK # 300198								
001	06/25/26	CHARTER COMMUNICATIONS ACH	2542969061026-ACH	SVC PRD 06/10-07/09/2026	Internet Services	549031-53908	\$209.09	
							Check Total	\$209.09
CHECK # 300203								
001	06/30/26	TRUIST BANK	060226-9047	JUNE 2026 AMAZON PURCHASE	Op Supplies - Clubhouse	552003-51301	\$407.49	
							Check Total	\$407.49
							Fund Total	\$64,346.32

Total Checks Paid	\$64,346.32
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SOUTH FORK III CDD						
Summary of Operations and Maintenance Invoices						

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARTER COMMUNICATIONS ACH	6/10/2026	2542969061026-ACH	\$209.09			SVC PRD 06/10-07/09/2026
JAN-PRO OF TAMPA	6/1/2026	243099	\$631.00			JUNE 2026 JANITORIAL SVC
SOUTH COUNTY LANDCARE INC	5/20/2026	11025	\$480.62			IRR REPAIRS
SOUTH COUNTY LANDCARE INC	6/1/2026	11039	\$22,153.06		\$22,633.68	JUNE 2026 LANDSCAPE MAINT
Monthly Contract Subtotal			\$23,473.77			
Variable Contract						
ENGAGE PEO - ACH	5/22/2026	125038	\$1,435.46			PAYROLL P/R 5/16/26
ENGAGE PEO - ACH	6/5/2026	125321	\$1,648.48			PAYROLL P/R 5/30/26
ENGAGE PEO - ACH	6/18/2026	125582	\$2,110.05		\$5,193.99	PAYROLL P/E 6/13/26
Variable Contract Subtotal			\$5,193.99			
Utilities						
BOCC ACH	5/27/2026	052726-8367	\$160.99			SVC PRD 4/23-5/22/26
BOCC ACH	5/27/2026	052726-5049	\$612.27			WATER
BOCC ACH	5/27/2026	052726-2882	\$148.01			SVC PRD 4/23-5/22/26
BOCC ACH	5/27/2026	052726-3327	\$79.81		\$1,001.08	SVC PRD 4/23-5/22/26
CHARTER COMMUNICATIONS ACH	5/21/2026	2503623052126-ACH	\$245.38			INTERNET
TECO TAMPA ELECTRIC ACH	6/5/2026	060526-5924-ACH	\$3,375.31			BILL PRD 04/17-05/15/2026
WASTE MANAGEMENT INC OF FLORIDA ACH	5/26/2026	0256647-2206-0-ACH	\$370.07			JUNE 2026 SVC
Utilities Subtotal			\$4,991.84			
Regular Services						
ADP, Inc.	6/5/2026	722976235	\$23.00			ADP FEES P/E 5/21/26
BDI ENGINEERING	5/29/2026	2449	\$2,180.00			ENGINEER
COMPLETE I.T.	6/1/2026	20245	\$140.00			JUNE 2026 BRIVO TIER MONITORING
COMPLETE I.T.	6/10/2026	20349	\$330.00		\$470.00	TECH LABOR
EGIS INSURANCE	6/10/2026	32551	\$186.00			AUTO/GOLF CART
FLORIDA DEPARTMENT OF HEALTH IN	5/21/2026	29-BID-8542883	\$400.00			POOL PERMIT

SOUTH FORK III CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	6/3/2026	180990	\$833.34			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	6/3/2026	180990	\$5,150.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	6/3/2026	180990	\$7,828.33	\$13,811.67		MANAGEMENT FEE
INFRAMARK LLC	6/22/2026	182465	\$21.60		\$13,833.27	MAY 2026 POSTAGE
SECURITEAM INC.	6/1/2026	21869	\$981.00			SECURITY MONITORING
SOUTH FORK EAST CDD	5/30/2026	053026-REIMB	\$2,487.62			TECO
STRALEY ROBIN VERICKER	6/15/2026	28570	\$2,511.00			5/7-5/31/26 SVCS
TERMI-NETE PEST MANAGEMENT LLC	6/15/2026	93697757	\$200.00			ONE TIME SVC APPLICATION TREATMENT
TERMI-NETE PEST MANAGEMENT LLC	6/15/2026	93697016	\$99.00			JUNE 2026 SVCS
TERMI-NETE PEST MANAGEMENT LLC	6/17/2026	93698118	\$125.00		\$424.00	JUNE 2026 SVCS
TRIANGLE POOL SERVICES	6/1/2026	37551	\$2,425.00			JUNE 2026 POOL MAINT
TRIANGLE POOL SERVICES	6/9/2026	35800246	\$4,895.80		\$7,320.80	FILTER GRID/LABOR
TRIPLE D FENCING	5/21/2026	4238	\$898.00			FENCE REPAIR
TRUIST BANK	5/2/2026	050226-9047	\$209.44			FERRELL GAS
TRUIST BANK	5/2/2026	050226-9047	\$459.08			AMAZON
TRUIST BANK	5/2/2026	050226-9047	\$296.49			SAMS
TRUIST BANK	5/2/2026	050226-9047	\$75.22			AMAZON
TRUIST BANK	5/2/2026	050226-9047	\$39.95	\$1,080.18	\$1,080.18	AMAZON
Regular Services Subtotal			\$32,794.87			
TOTAL			\$66,454.47			

June 10, 2026
 Invoice Number: 2542969061026
 Account Number: 8337 12 029 2542969
 Security Code: 7807
 Service At: 11601 PRADERA RESERVE BLVD
 RIVERVIEW FL 33579

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling 1-866-486-9947.



Summary *Service from 06/10/26 through 07/09/26 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 06/27/26</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 06112026 NNNNNNNN 01 002113 0011

JUN 22 2026

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

June 10, 2026

S FORK 3 CDD

Invoice Number: 2542969061026
 Account Number: 8337 12 029 2542969
 Service At: 11601 PRADERA RESERVE BLVD
 RIVERVIEW FL 33579

Total Due by Auto Pay \$209.09

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712029254296900209098

Invoice Number: S FORK 3 CDD
 2542969061026
 Account Number: 8337 12 029 2542969
 Security Code: 7807

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

8633 2390 DY RP 10 06112026 NNNNNNNN 01 002113 0011

Charge Details

Previous Balance		209.09
EFT Payment	05/27	-209.09
Remaining Balance		\$0.00

Payments received after 06/10/26 will appear on your next bill.

Service from 06/10/26 through 07/09/26

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$160.00

Spectrum Business™ Voice

Phone number (813) 443-6062

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

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$35.00

Other Charges

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

Taxes, Fees and Charges

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

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

Billing Information

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

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

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

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

Continued on the next page...

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

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



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



JAN-PRO of Tampa Bay

Invoice No.

PO Box 340271
Tampa FL 33694

6/1/2026 243099

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 06/01/2026 to 06/30/2026	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



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

Invoice

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11025	05/20/2026	\$480.62	05/20/2026	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/20/2026	mainline	repair mainline next to club house parking lot	1	480.62	480.62

Ways to pay



SUBTOTAL	480.62
TAX	0.00
TOTAL	480.62
BALANCE DUE	\$480.62

[View and pay](#)



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

Invoice

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11039	06/01/2026	\$22,153.06	06/01/2026	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	SouthFork 3 CDD	Contracted Monthly maintenance for South Fork 3 CDD	1	20,998.16	20,998.16
	fuel charge	fuel surcharge	0.055	20,998.16	1,154.90

Ways to pay



SUBTOTAL	22,153.06
TAX	0.00
TOTAL	22,153.06
BALANCE DUE	\$22,153.06

[View and pay](#)

South Fork III CDD
 2005 Pan Am Circle

Invoice 125038

Tampa, FL 33607-

Date 05/22/2026

For the Pay Period Ending 05-16-2026
 Control Number 202611-722

--

GROSS WAGES	1,248.00
SOCIAL SECURITY & MEDICARE	95.46
FEDERAL UNEMPLOYMENT	7.50
STATE UNEMPLOYMENT	33.70
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80

SUB-TOTAL	1,435.46

TOTAL INVOICE	1,435.46

PAID - Ref XXXXXXXXXXXXXXX694 1435.46
 Do Not Remit Payment

South Fork III CDD
2005 Pan Am Circle

Invoice 125321

Tampa, FL 33607-

Date 06/05/2026

For the Pay Period Ending 05-30-2026
Control Number 202612-722

--

GROSS WAGES	1,440.00
SOCIAL SECURITY & MEDICARE	110.16
FEDERAL UNEMPLOYMENT	8.64
STATE UNEMPLOYMENT	38.88
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80

SUB-TOTAL	1,648.48

TOTAL INVOICE	1,648.48

PAID - Ref	XXXXXXXXXXXXXXXXX694	1648.48
Do Not Remit Payment		

South Fork III CDD
2005 Pan Am Circle

Invoice 125582
Agenda Page 129

Date 06/18/2026

Tampa, FL 33607-

For the Pay Period Ending 06-13-2026

Control Number 202613-722

--

GROSS WAGES	1,856.00
SOCIAL SECURITY & MEDICARE	142.00
FEDERAL UNEMPLOYMENT	11.14
STATE UNEMPLOYMENT	50.11
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80

SUB-TOTAL	2,110.05

TOTAL INVOICE	2,110.05

PAID - Ref

XXXXXXXXXXXXXXXX694

2110.05

Do Not Remit Payment



Hillsborough County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	05/27/2026	06/17/2026

Agenda Page 136

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

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

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

1,191 0

DUE DATE	06/17/2026
Auto Pay Scheduled DO NOT PAY	



0057713683670 00000160994



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	05/27/2026	06/17/2026

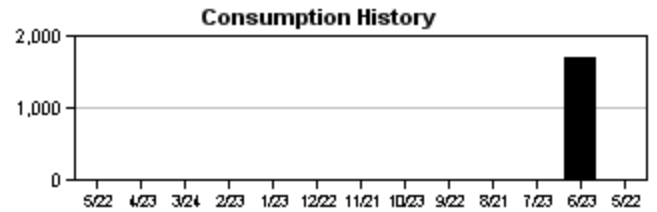
Service Address: 11916 SUNBURST MARBLE RD

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54167575	04/23/2026	14129	05/22/2026	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	05/27/2026	06/17/2026

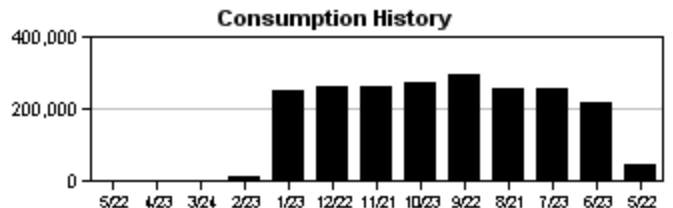
Service Address: 11671 BRIGHTON KNOLL LOOP

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61044212	04/23/2026	54608	05/22/2026	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	05/27/2026	06/17/2026

Service Address: 11842 CLARE HILL AVE - COMM IRRIG MTR

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701222402	04/23/2026	107673	05/27/2026	107673	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge \$6.54

Water Base Charge \$23.22

Total Service Address Charges \$29.76





Hillsborough County Florida

CUSTOMER NAME SOUTH FORK III CDD	ACCOUNT NUMBER 8634535049	BILL DATE 05/27/2026	DUE DATE 06/17/2026
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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	04/23/2026	16162	05/22/2026	16371	20900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$63.12
Water Base Charge	\$71.16
Water Usage Charge	\$23.41
Sewer Base Charge	\$300.28
Sewer Usage Charge	\$147.76

Summary of Account Charges

Previous Balance	\$552.85
Net Payments - Thank You	\$-552.85
Total Account Charges	\$612.27
AMOUNT DUE	\$612.27

Important Message

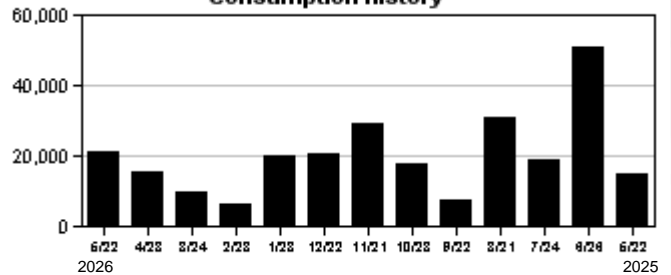
Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

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.

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

509 0

DUE DATE	06/17/2026
Auto Pay Scheduled DO NOT PAY	



0086345350499 00000612275



Hillsborough County Florida

CUSTOMER NAME SOUTH FORK III CDD	ACCOUNT NUMBER 7036042882	BILL DATE 05/27/2026	DUE DATE 06/17/2026
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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	04/23/2026	9319	05/22/2026	9330	1100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$3.32
Water Base Charge	\$22.68
Water Usage Charge	\$1.23
Sewer Base Charge	\$106.46
Sewer Usage Charge	\$7.78

Summary of Account Charges

Previous Balance	\$309.02
Net Payments - Thank You	\$-309.02
Total Account Charges	\$148.01
AMOUNT DUE	\$148.01

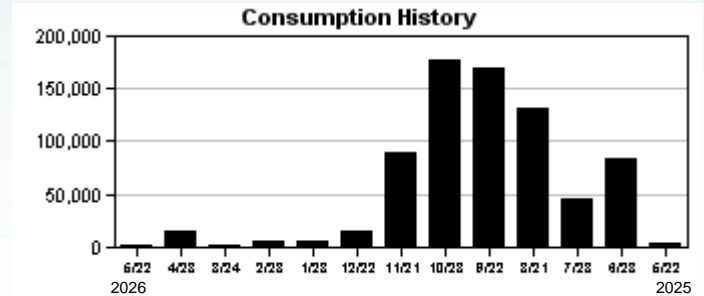
Important Message

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

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

2,001 0

DUE DATE	06/17/2026
Auto Pay Scheduled DO NOT PAY	



0070360428828 00000148015



Hillsborough County Florida

CUSTOMER NAME SOUTH FORK III CDD	ACCOUNT NUMBER 2641583327	BILL DATE 05/27/2026	DUE DATE 06/17/2026
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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	04/23/2026	16610	05/22/2026	16721	11100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$33.52
Water Base Charge	\$19.83
Water Usage Charge	\$19.92

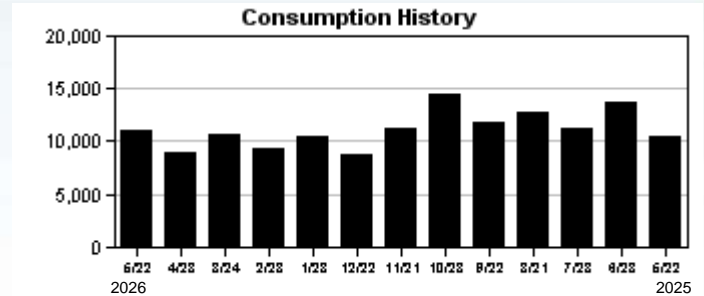
Summary of Account Charges

Previous Balance	\$66.98
Net Payments - Thank You	\$-66.98
Total Account Charges	\$79.81
AMOUNT DUE	\$79.81

Important Message

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

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
Additional Information: HCFL.gov/Water

THANK YOU!



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

1.737 8

DUE DATE	06/17/2026
AMOUNT DUE	\$79.81
AMOUNT PAID	



0026415833271 00000079814

May 21, 2026
 Invoice Number: 2503623052126
 Account Number: **8337 12 029 2503623**
 Security Code: **3034**
 Service At: 11771 AMBLESIDE BLVD
 RIVERVIEW FL 33579

NEWS AND INFORMATION

Contact Us

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

Summary *Service from 05/21/26 through 06/20/26
 details on following pages*

Previous Balance	245.38
Payments Received -Thank You!	-245.38
Remaining Balance	\$0.00
Spectrum Business™ Internet	230.00
Other Charges	15.00
Taxes, Fees and Charges	0.38
Current Charges	\$245.38
Total Due by 06/07/26	\$245.38



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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 21 05222026 NNNNNYNN 01 000761 0003

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



May 21, 2026

SOUTH FORK III CCD

Invoice Number: 2503623052126
 Account Number: 8337 12 029 2503623
 Service At: 11771 AMBLESIDE BLVD
 RIVERVIEW FL 33579

Total Due by 06/07/26	\$245.38
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712029250362300245381

Invoice Number: 2503623052126
Account Number: 8337 12 029 2503623
Security Code: 3034

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

8633 2390 DY RP 21 05222026 NNNNNYNN 01 000761 0003

Charge Details

Previous Balance		245.38
Check Payment-thank You	05/06	-245.38
Remaining Balance		\$0.00

Payments received after 05/21/26 will appear on your next bill.

Service from 05/21/26 through 06/20/26

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$230.00

Other Charges

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

Taxes, Fees and Charges

State and Local Sales Tax	0.38
Taxes, Fees and Charges Total	\$0.38

Current Charges \$245.38
Total Due by 06/07/26 \$245.38

Billing Information

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

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

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

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

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

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

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

Continued on the next page....

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

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

Simplify your life with Auto Pay!

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

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

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment

(My Account login required)

Payment Options

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

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

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



Invoice Number: 2503623052126
Account Number: 8337 12 029 2503623
Security Code: **3034**

Contact Us

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

8633 2390 DY RP 21 05222026 NNNNNYNN 01 000761 0003

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

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



Invoice Number: 2503623052126
Account Number:: 8337 12 029 2503623
Security Code: **3034**

SOUTH FORK III CCD

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 21 05222026 NNNNNYNN 01 000761 0003





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

Amount Due: \$3,375.31

Due Date: June 19, 2026
Account #: 321000025924

DO NOT PAY. Your account will be drafted on June 19, 2026

Your Locations With The Highest Usage

11771 AMBLESIDE BL,
RIVERVIEW, FL 33579 **9,588 KWH**

11920 BRIGHTON
KNOLL LOOP,
FOUNTAIN,
RIVERVIEW, FL
33579-2200 **3,628 KWH**



Scan here to interact with your bill online.

Account Summary

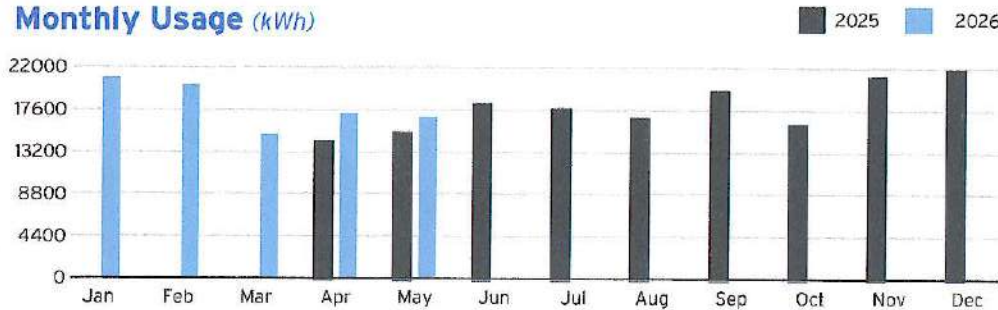
Previous Amount Due	\$3,794.47
Payment(s) Received Since Last Statement	-\$3,794.47
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$3,375.31

Amount Due by June 19, 2026 \$3,375.31

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

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

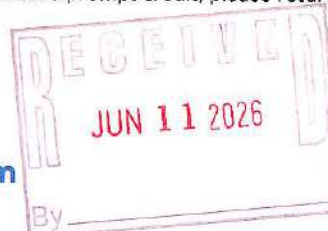


To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000025924
Due Date: June 19, 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: \$3,375.31

Payment Amount: \$ _____

700125004741

Your account will be drafted on June 19, 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.

00000028-0000299-Page 3 of 24

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	05/15/2026	19,893		18,527		1,366 kWh	1	29 Days	\$241.34
									▲ 8.5%

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	05/15/2026	180		177		3 kWh	1	29 Days	\$20.12
									= 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	05/15/2026	181		177		4 kWh	1	29 Days	\$20.28
									▲ 33.3%

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	05/15/2026	5,314		5,214		100 kWh	1	29 Days	\$35.87
									▼ 4.8%

Continued on next page →

0000026-0000299-Page 4 of 24

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:

7-11

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	05/15/2026	3,067		893		2,174 kWh	1	29 Days	\$745.51
									<input checked="" type="checkbox"/> 10.9%

Service Address: 11770 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Sub-Account Number: 221000137812

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555994	05/15/2026	1,563		1,543		20 kWh	1	29 Days	\$22.86
									<input type="checkbox"/> 9.1%

Service Address: 11685 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Sub-Account Number: 221000137846

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000832120	05/15/2026	1,322		1,299		23 kWh	1	29 Days	\$23.37
									<input type="checkbox"/> 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	05/15/2026	2,794		2,758		36 kWh	1	29 Days	\$25.47
									<input type="checkbox"/> 7.7%

Service Address: 11771 AMBLESIDE BL, RIVERVIEW, FL 33579

Sub-Account Number: 221002798967

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000345731	05/15/2026	87,781		78,193		9,588 kWh	1	29 Days	\$1,006.35
1000345731	05/15/2026	17.53		0		17.53 kW	1	29 Days	<input type="checkbox"/> 4.8%

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	05/15/2026	45,901		42,273		3,628 kWh	1	29 Days	\$608.49
									<input type="checkbox"/> 3.5%

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

Sub-Account Number: 221007876271

Amount: \$518.42

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	05/15/2026	556		545		11 kWh	1	29 Days	\$21.42
									 8.3%


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

Sub-Account Number: 221008114482

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000597963	05/15/2026	878		868		10 kWh	1	29 Days	\$21.25
									 16.7%


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	05/15/2026	735		725		10 kWh	1	29 Days	\$21.25
									 16.7%


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	05/15/2026	848		835		13 kWh	1	29 Days	\$21.74
									 8.3%

Service Address: 11869 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Sub-Account Number: 221008511331

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000838853	05/15/2026	844		832		12 kWh	1	29 Days	\$21.57
									 7.7%

Total Current Month's Charges

\$3,375.31



Sub-Account #: 211019161192
Statement Date: 06/02/2026

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

Meter Read

Meter Location: WELL

Service Period: 04/17/2026 - 05/15/2026

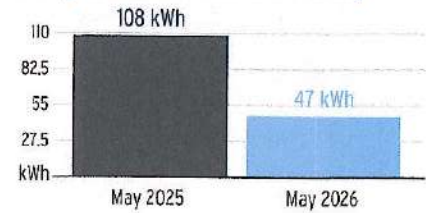
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000864583	05/15/2026	19,893	18,527	1,366 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,366 kWh @ \$0.09202/kWh	\$125.70
Fuel Charge	1,366 kWh @ \$0.03516/kWh	\$48.03
Storm Protection Charge	1,366 kWh @ \$0.00568/kWh	\$7.76
Clean Energy Transition Mechanism	1,366 kWh @ \$0.00418/kWh	\$5.71
Storm Surcharge	1,366 kWh @ \$0.02121/kWh	\$28.97
Florida Gross Receipt Tax		\$6.03
Electric Service Cost		\$241.34

Avg kWh Used Per Day



Current Month's Electric Charges \$241.34

Billing information continues on next page →

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Sub-Account #: 211023108387
Statement Date: 06/02/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835942	05/15/2026	180	177		3 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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

Current Month's Electric Charges \$20.12

Billing information continues on next page →



Sub-Account #: 211023108395
Statement Date: 06/02/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 04/17/2026 - 05/15/2026

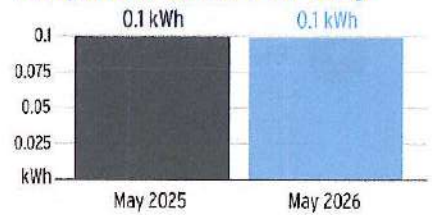
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835921	05/15/2026	181	177		4 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.28

Avg kWh Used Per Day



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Current Month's Electric Charges \$20.28

Billing information continues on next page →



Sub-Account #: 211024423298
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835994	05/15/2026	5,314		5,214		100 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	100 kWh @ \$0.09202/kWh	\$9.20
Fuel Charge	100 kWh @ \$0.03516/kWh	\$3.52
Storm Protection Charge	100 kWh @ \$0.00568/kWh	\$0.57
Clean Energy Transition Mechanism	100 kWh @ \$0.00418/kWh	\$0.42
Storm Surcharge	100 kWh @ \$0.02121/kWh	\$2.12
Florida Gross Receipt Tax		\$0.90
Electric Service Cost		\$35.87

Current Month's Electric Charges \$35.87

Billing information continues on next page →



Sub-Account #: 211027012791
Statement Date: 06/02/2026

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

Meter Read

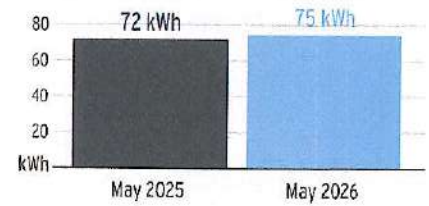
Service Period: 04/17/2026 - 05/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000581259	05/15/2026	3,067	893	2,174 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	2,174 kWh @ \$0.09202/kWh	\$200.05
Fuel Charge	2,174 kWh @ \$0.03516/kWh	\$76.44
Storm Protection Charge	2,174 kWh @ \$0.00568/kWh	\$12.35
Clean Energy Transition Mechanism	2,174 kWh @ \$0.00418/kWh	\$9.09
Storm Surcharge	2,174 kWh @ \$0.02121/kWh	\$46.11
Florida Gross Receipt Tax		\$9.31
Electric Service Cost		\$372.49

Avg kWh Used Per Day



Current Month's Electric Charges \$372.49

Billing information continues on next page →

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Sub-Account #: 211027012791
Statement Date: 06/02/2026

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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	152 kWh @ \$0.03411/kWh	\$5.18
Fixture & Maintenance Charge	8 Fixtures	\$132.88
Lighting Pole / Wire	8 Poles	\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03452/kWh	\$5.25
Storm Protection Charge	152 kWh @ \$0.00574/kWh	\$0.87
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	152 kWh @ \$0.01230/kWh	\$1.87
Florida Gross Receipt Tax		\$0.34
Lighting Charges		\$373.02

Current Month's Electric Charges \$373.02

Billing information continues on next page →

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Sub-Account #: 221000137812
Statement Date: 06/02/2026

Service Address: 11770 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Meter Read

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555994	05/15/2026	1,563	1,543		20 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	20 kWh @ \$0.09202/kWh	\$1.84
Fuel Charge	20 kWh @ \$0.03516/kWh	\$0.70
Storm Protection Charge	20 kWh @ \$0.00568/kWh	\$0.11
Clean Energy Transition Mechanism	20 kWh @ \$0.00418/kWh	\$0.08
Storm Surcharge	20 kWh @ \$0.02121/kWh	\$0.42
Florida Gross Receipt Tax		\$0.57
Electric Service Cost		\$22.86

Avg kWh Used Per Day



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Current Month's Electric Charges \$22.86

Billing information continues on next page →



Sub-Account #: 221000137846
Statement Date: 06/02/2026

Service Address: 11685 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Meter Read

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000832120	05/15/2026	1,322		1,299		23 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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

Current Month's Electric Charges \$23.37

Billing information continues on next page →



Sub-Account #: 221002769828
Statement Date: 06/02/2026

Service Address: 11774 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Meter Read

Meter Location: ENTRANCE

Service Period: 04/17/2026 - 05/15/2026

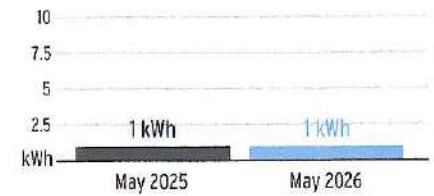
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555995	05/15/2026	2,794		2,758		36 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	36 kWh @ \$0.09202/kWh	\$3.31
Fuel Charge	36 kWh @ \$0.03516/kWh	\$1.27
Storm Protection Charge	36 kWh @ \$0.00568/kWh	\$0.20
Clean Energy Transition Mechanism	36 kWh @ \$0.00418/kWh	\$0.15
Storm Surcharge	36 kWh @ \$0.02121/kWh	\$0.76
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.47



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Current Month's Electric Charges \$25.47

Billing information continues on next page →



Sub-Account #: 221002798967
Statement Date: 06/02/2026

Service Address: 11771 AMBLESIDE BL, RIVERVIEW, FL 33579

Meter Read

Service Period: 04/17/2026 - 05/15/2026

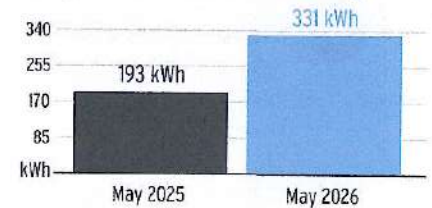
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000345731	05/15/2026	87,781	78,193		9,588 kWh	1	29 Days
1000345731	05/15/2026	17.53	0		17.53 kW	1	29 Days

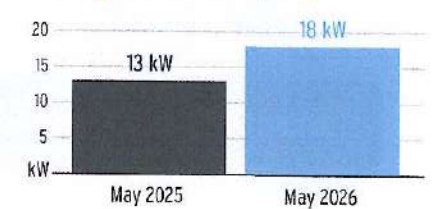
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	18 kW @ \$19.06000/kW	\$343.08
Energy Charge	9,588 kWh @ \$0.00815/kWh	\$78.14
Fuel Charge	9,588 kWh @ \$0.03516/kWh	\$337.11
Capacity Charge	18 kW @ \$0.72000/kW	\$12.96
Storm Protection Charge	18 kW @ \$2.02000/kW	\$36.36
Energy Conservation Charge	18 kW @ \$0.79000/kW	\$14.22
Environmental Cost Recovery	9,588 kWh @ \$0.00072/kWh	\$6.90
Clean Energy Transition Mechanism	18 kW @ \$1.15000/kW	\$20.70
Storm Surcharge	9,588 kWh @ \$0.01035/kWh	\$99.24
Florida Gross Receipt Tax		\$25.16
Electric Service Cost		\$1,006.35

Avg kWh Used Per Day



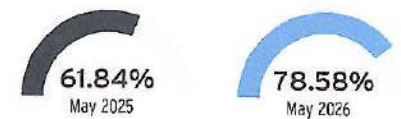
Billing Demand (kW)



Current Month's Electric Charges \$1,006.35

Billing information continues on next page →

Load Factor



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

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Sub-Account #: 221007645890
Statement Date: 06/02/2026

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

Meter Read

Meter Location: FOUNTAIN PUMP

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000490200	05/15/2026	45,901	42,273	3,628 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	3,628 kWh @ \$0.09202/kWh	\$333.85
Fuel Charge	3,628 kWh @ \$0.03516/kWh	\$127.56
Storm Protection Charge	3,628 kWh @ \$0.00568/kWh	\$20.61
Clean Energy Transition Mechanism	3,628 kWh @ \$0.00418/kWh	\$15.17
Storm Surcharge	3,628 kWh @ \$0.02121/kWh	\$76.95
Florida Gross Receipt Tax		\$15.21
Electric Service Cost		\$608.49

Current Month's Electric Charges \$608.49

Billing information continues on next page →



Sub-Account #: 221007876271
Statement Date: 06/02/2026

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

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	270 kWh @ \$0.03411/kWh	\$9.21
Fixture & Maintenance Charge	10 Fixtures	\$211.10
Lighting Pole / Wire	10 Poles	\$283.20
Lighting Fuel Charge	270 kWh @ \$0.03452/kWh	\$9.32
Storm Protection Charge	270 kWh @ \$0.00574/kWh	\$1.55
Clean Energy Transition Mechanism	270 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	270 kWh @ \$0.01230/kWh	\$3.32
Florida Gross Receipt Tax		\$0.60
Lighting Charges		\$518.42

Current Month's Electric Charges **\$518.42**

Billing information continues on next page →

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Sub-Account #: 221008114474
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/17/2026 - 05/15/2026

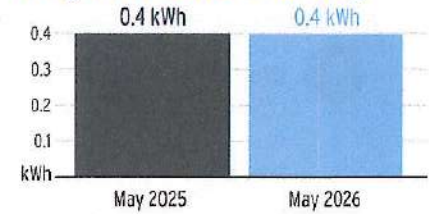
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597986	05/15/2026	556		545		11 kWh	1	29 Days

Charge Details

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

Avg kWh Used Per Day



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Current Month's Electric Charges \$21.42

Billing information continues on next page →



Sub-Account #: 221008114482
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/17/2026 - 05/15/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000597963	05/15/2026	878	868	10 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	10 kWh @ \$0.09202/kWh	\$0.92
Fuel Charge	10 kWh @ \$0.03516/kWh	\$0.35
Storm Protection Charge	10 kWh @ \$0.00568/kWh	\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh	\$0.21
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.25



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Current Month's Electric Charges \$21.25

Billing information continues on next page →



Sub-Account #: 221008114490
Statement Date: 06/02/2026

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

Meter Read

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597988	05/15/2026	735		725		10 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	10 kWh @ \$0.09202/kWh	\$0.92
Fuel Charge	10 kWh @ \$0.03516/kWh	\$0.35
Storm Protection Charge	10 kWh @ \$0.00568/kWh	\$0.06
Clean Energy Transition Mechanism	10 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	10 kWh @ \$0.02121/kWh	\$0.21
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.25

Current Month's Electric Charges \$21.25

Billing information continues on next page →



Sub-Account #: 221008126676
Statement Date: 06/02/2026

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

Meter Read

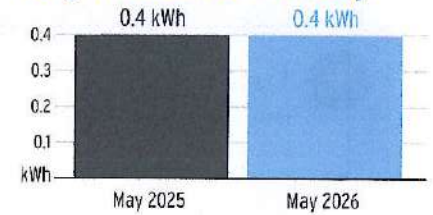
Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000803036	05/15/2026	848	835		13 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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

Current Month's Electric Charges \$21.74

Billing information continues on next page →



Sub-Account #: 221008511331
Statement Date: 06/02/2026

Service Address: 11869 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Meter Read

Service Period: 04/17/2026 - 05/15/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000838853	05/15/2026	844		832		12 kWh	1	29 Days

Charge Details

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

Avg kWh Used Per Day



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Current Month's Electric Charges \$21.57

Total Current Month's Charges \$3,375.31



INVOICE

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

26-23402-83004
SOUTH FORK III CDD
06/01/26-06/30/26
05/26/2026
0256647-2206-0

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

Jun 25, 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 06/25/2026: **\$ 379.32**

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

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	06/01/26		1.00	30.75
Disposal 4 Yard Dumpster 1X Week	06/01/26		1.00	158.63
4 Yard Dumpster 1X Week	06/01/26		1.00	180.69
Total Current Charges				370.07

----- 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)
05/26/2026	0256647-2206-0	26-23402-83004
Payment Terms	Total Due	Amount
Total Due by 06/25/2026	\$370.07	
If Received after 06/25/2026	\$379.32	

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

2206000262340283004002566470000003700700000037007 ?

I0290C84

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

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

How to Contact Us		Your Payment Is Due		Your Total Due				
Visit wm.com/MyWM		10/25/2022		\$123.45				
<small>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.</small>		<small>If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.25% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.</small>		<small>If payment is received after 10/25/2022: \$128.45</small>				
Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45
DETAILS OF SERVICE								
Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106 2627				Customer ID: 21-51809-22222				
Description	Date	Ticket	Quantity	Amount				
35 Gallon Toner	10/01/22		1.00	88.00				
MN STATE SOLID WASTE TAX 9.75%				25.45				
COUNTY ENVIRONMENTAL CHARGE				123.45				
Total Current Charges					123.45			

- 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			
Zip		Bank Account Holder Signature	
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)



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

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 722976235
Advice of Debit Date	: 06/05/2026
Advice of Debit Due Date	: 06/12/2026
Total Debited This Invoice	: \$23.00



0006283 01 MB 0.672 01 TR 00026 R2BDDC11 000000



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

JUN 15 2026

Inquiries

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

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-JSE	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for					
Period Ending Date: 05/21/2026					
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

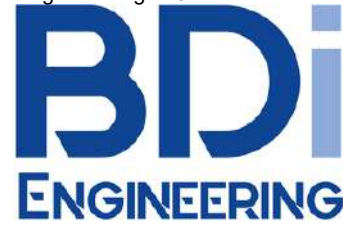
WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXXXX8694 on 06/12/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

Brletic Dvorak Inc

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



INVOICE

BILL TO

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

INVOICE 2449
DATE 05/29/2026
TERMS Net 30
DUE DATE 06/28/2026

PROJECT NAME
South Fork III CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[May 08]	8:30	120.00	1,020.00
Project Manager II	[May 21 - May 29]	2:00	180.00	360.00
Designer	[May 26]	8:00	100.00	800.00

BALANCE DUE **\$2,180.00**

Pay invoice



**SOUTH FORK III CDD
May-26**

<u>CDD Activities</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
INFRAMARK Coordination and Administration Includes engineer's reports, board meeting attendance, invoicing, etc.	2.00	\$180	K. Wagner	\$360.00
Pond Bank Assesement Project - Project Report and CAD Docs	16.50		K.Wagner	\$1,820.00
INVOICE TOTAL	18.50			\$2,180.00

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



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

Invoice #	20245
Invoice Date	06-01-26
Balance Due	\$140.00

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

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



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

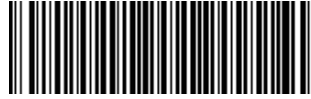


South Fork 3 CDD
11771 Ambleside Boulevard
Riverview, FL, United States 33579

Invoice #	20349
Invoice Date	06-10-26
Balance Due	\$330.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service Minimum 2-hours	\$165.00	2.0	\$330.00

Subtotal	\$330.00
Tax	\$0.00
Invoice Total	\$330.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$330.00



Invoice Ticket

Ticket Date	Thu 05-21-26 09:35 AM
Ticket #	13000
Subject	Brivo down after lightning strike

Ticket Issue

Initial Issue Thu 05-21-26 09:35 AM Troy Bacon	Eric called to let us know that their doors are not functioning properly. The restroom strikes are not releasing upon valid fob entry and the mag lock gates are just open and not engaging the magnet. Devices are up in Brivo and reading valid access but the strikes/mag locks are not functioning properly.
--	--

Ticket Comments

Date	Comment
Initial Issue Thu 05-21-26 09:35 AM Troy Bacon	Eric called to let us know that their doors are not functioning properly. The restroom strikes are not releasing upon valid fob entry and the mag lock gates are just open and not engaging the magnet. Devices are up in Brivo and reading valid access but the strikes/mag locks are not functioning properly.



Customer	South Fork III Community Development District
Acct #	709
Date	06/10/2026
Customer Service	Christina Wood
Page	1 of 1

South Fork III Community Development District
 c/o Inframark Management Services
 2005 Pan Am Cr. Ste 300
 Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 186.00
Payment Amount	
Payment for:	Invoice#32551
100125683	

Thank You

Please detach and return with payment



Customer: South Fork III Community Development District

Invoice	Effective	Transaction	Description	Amount
32551	06/10/2026	Policy change	Policy #100125683 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Add Auto/Golf Cart Due Date: 6/10/2026	186.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 186.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	06/10/2026



South Fork III Community Development District

Policy No.: 100125683
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Electric Golf Cart	Golf Cart		06/10/2026	\$1,000	06/10/2026	06/10/2026	\$8,000	
1	2023	RO23B4822MS0318	Private Passenger	10/01/2026	\$1,000	06/10/2026	10/01/2026	Actual cash value	\$8,000

Total \$8,000
APD Rptd \$8,000

**FLORIDA AUTOMOBILE INSURANCE IDENTIFICATION
CARD**

COMPANY: Florida Insurance Alliance 33467
POLICY #: 100125683 EFFECTIVE DATE: 06/10/2026

PERSONAL INJURY PROTECTION BENEFITS / PROPERTY DAMAGE LIABILITY BODILY INJURY LIABILITY

NAMED INSURED: South Fork III Community Development District

YEAR: 2023 MAKE: Star - Golf Cart

VIN #: R023B4822MS0318

FLEET COVERAGE:

(If more than 25 vehicles insured)

NOT VALID FOR MORE THAN ONE YEAR FROM EFFECTIVE DATE

**FLORIDA AUTOMOBILE INSURANCE IDENTIFICATION
CARD**

COMPANY: Florida Insurance Alliance 33467
POLICY #: 100125683 EFFECTIVE DATE: 06/10/2026

PERSONAL INJURY PROTECTION BENEFITS / PROPERTY DAMAGE LIABILITY BODILY INJURY LIABILITY

NAMED INSURED: South Fork III Community Development District

YEAR: 2023 MAKE: Star - Golf Cart

VIN #: R023B4822MS0318

FLEET COVERAGE:

(If more than 25 vehicles insured)

NOT VALID FOR MORE THAN ONE YEAR FROM EFFECTIVE DATE

THIS CARD MUST BE KEPT IN THE INSURED
VEHICLE AND PRESENTED UPON DEMAND

IN CASE OF ACCIDENT: Report all accidents to your
Agent/Company as soon as possible. Obtain the
following information:

1. Name and address of each driver, passenger
and witness.
2. Name of Insurance Company and policy number
for each vehicle involved.

Rental car coverage is provided. If rental car coverage is provided,
refer to the outline of coverage as to the details or extent of coverage.

MISREPRESENTATION OF INSURANCE IS A FIRST DEGREE MISDEMEANOR

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THIS CARD MUST BE KEPT IN THE INSURED
VEHICLE AND PRESENTED UPON DEMAND

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Florida Department of Health
in Hillsborough County
Notification of Fees Due



Permit Number
29-60-1747013

For: **Swimming Pools - Public Pool > 25000 Gallons**

Fee Amount: \$400.00
Previous Balance: \$0.00
Total Amount Due: \$400.00

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Payment Due Date: 06/30/2026 or Upon Receipt

If not paid by 06/30/2026 then the fee will be: \$450.00

Mail To: South Fork III CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607



Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: South Fork Zero Entry Swimming Pool Pool Volume: 140,000
Location: 11771 Ambleside Boulevard gallons
Riverview, FL 33579 Bathing Load: 152
Flow Rate: 761

Owner Information:

Name: South Fork III CDD
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: (813) 397-5120 Work Phone: ()

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ___/___ Security Code (CVV): _____

Card's Billing Address: _____

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: **29-60-1747013** Bill ID: **29-BID-8542883**

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County
ATTN: Environmental Health
P O Box 5135
Tampa, FL 33675

City: _____ State: _____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$ _____ For: _____

Signature _____ Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:113246

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

180990

DATE

6/3/2026

CUSTOMER ID

C2309

NET TERMS

Due On Receipt

PO#

DUE DATE

6/3/2026

BILL TO

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

Services provided for the Month of: June 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#

182465

DATE

6/22/2026

CUSTOMER ID

C2309

NET TERMS

Due On Receipt

PO#

DUE DATE

6/22/2026

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
Postage	3	Ea	7.20		21.60
Subtotal					21.60

Subtotal	\$21.60
Tax	\$0.00
Total Due	\$21.60

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

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 #
	06/01/2026	21869	07/01/2026	VID0214/0626

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

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

Securiteam is now a part of Safetouch!

CHECK REQUEST FORM

District Name: SOUTHFORK III

Date: 5/30/26

Invoice Number: _____

Please issue a check to:

Vendor Name: SOUTHFORK EAST CDD

Vendor No.: TECO reimbursement

Check amount: \$2,487.62

Please code to:

Check Description/Reason: I need to know how much South Fork East has paid since they started service on account number 2210000328007 with a service address of 11651 Ambleside Bl Riverview, Thank you so much.

Mailing instructions: reimbursement from SFIII for a Teco BILL that was being paid by SFE

Due Date for Check: ASAP

Requestor: Alba Sanchez

the account has been changed with TECO this is a reimbursement for payment made thus far

Manager's review: _____

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

June 15, 2026
 Client: 001466
 Matter: 000001
 Invoice #: 28570

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/7/2026	KCH	REVIEW FOOTAGE THAT HAD BEEN DISBURSED TO A COMMUNITY MEMBER; CONDUCT INVESTIGATION INTO THE FOOTAGE BEING OBTAINED AND DISBURSED; EMAILS WITH RESIDENT J. BALDERRAMA REGARDING SAME; EMAILS WITH A. SANCHEZ AND M. VEGA RE: SAME.	1.5	\$457.50
5/14/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$122.00
5/15/2026	MS	PREPARE CORRESPONDENCE TO DISTRICT MANAGEMENT RE REQUESTING THE STATUS OF THE FY 24/25 AUDIT AND REMINDING THEM OF THE JUNE 30TH DEADLINE.	0.1	\$17.50
5/20/2026	KCH	REVIEW PRESUIT MEDIATION DEMAND LETTER FROM ATTORNEY JUSTIN CLARK & PARTNERS RE: RESIDENT JAMES BALDERRAMA.	1.0	\$305.00
5/21/2026	KCH	PHONE CALL WITH CHAIR TO DISCUSS POTENTIAL LITIGATION FROM RESIDENT E. BALDERRAMA'S ATTORNEY; EMAILS WITH INSURANCE TEAM RE: SAME.	0.8	\$244.00
5/22/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
5/26/2026	MS	FINALIZE PUBLICATION AD FOR FY 26/27 BUDGET; CALCULATE PUBLICATION DATES; PREPARE CORRESPONDENCE WITH INSTRUCTIONS FOR PUBLICATION TO THE DISTRICT ADMIN; TRANSMIT AD; REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	1.1	\$192.50

SERVICES

Date	Person	Description of Services	Hours	Amount
5/26/2026	KCH	REVIEW AND REVISE PUBLICATION ADVERTISEMENT FOR PUBLIC HEARING ON PROPOSED BUDGET.	0.2	\$61.00
5/26/2026	KCH	TEAMS CALL WITH INSURANCE TEAM RE: BALDERRAMA POTENTIAL LAWSUIT; PHONE CALL WITH HOA ATTORNEY B. BOWLES RE: SAME; EMAILS WITH E. FRAZIER RE: NEED TO FILE OFFICIAL POLICE REPORT IN RELATION TO THE ILLEGAL TAKING OF THE VIDEO FOOTAGE.	2.8	\$854.00
5/29/2026	KCH	TEAMS CALL WITH EGIS AND INFRAMARK RE: PRE-SUIT MEDIATION ON BALDERRAMA.	0.5	\$152.50
Total Professional Services			9.0	\$2,511.00
Total Services			\$2,511.00	
Total Disbursements			\$0.00	
Total Current Charges				\$2,511.00
Previous Balance				\$868.00
<i>Less Payments</i>				<i>(\$868.00)</i>
PAY THIS AMOUNT				\$2,511.00

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 # 93697757
 Invoice Date 06/15/26

Invoice Total \$200.00

ITEM	DESCRIPTION	COST	QTY	PRICE
one time service				
1 TIME	ONE APPLICATION TREATMENT -- backpack spider Mister machine- through all shrubs in Clubhouse area- wasp-	\$200.00	1	\$200.00

Terms

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

Subtotal \$200.00

Total \$200.00

Amount Paid \$0.00

Amount Due \$200.00

Account Balance \$0.00

Notes

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

Balance Due \$200.00

Service Date: 06/15/26

www.Termi-Nate.com

LIL Nate Tech JB259031

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 # 93697016
 Invoice Date 06/15/26

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	\$200.00
Balance Due	\$299.00

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

Service Date: 06/15/26
 Next Service Date: 07/19/26

www.Termi-Nate.com

MATERIAL / EPA #	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Cyzmic CS .06% 53883-261	1 gal						

LIL Nate Tech JB259031

OSU - office staff

[Handwritten Signature]

CLIENT SIGNATURE
 South Fork III / 06/15/26

TECH SIGNATURE
 LIL Nate Tech / 06/15/26

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 # 93698118
 Invoice Date 06/17/26

Invoice Total \$125.00

ITEM	DESCRIPTION	COST	QTY	PRICE
1 TIME	ONE APPLICATION TREATMENT - Add on playground--	\$125.00	1	\$125.00

Terms

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

Notes

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

Subtotal	\$125.00
Total	\$125.00
Amount Paid	\$0.00
Amount Due	\$125.00
Account Balance	\$299.00
Balance Due	\$424.00

Service Date:

www.Termi-Nate.com



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: **37551**
 Status: **Open**
 Invoice Date: **6/01/2026**
 Due Date: **7/01/2026**
 Total: **\$2,425.00**

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

Thank you for doing business with us!



INVOICE

Aqua Triangle 1 Corp

12801 Belcher Rd S

Largo, FL 33773

(727) 531-0473

billing@triangle-pool.com

Service Date	Product/Service	Quantity	Unit Price	Total
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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!



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: **35800246**
 Status: **Open**
 Invoice Date: **6/09/2026**
 Due Date: **7/09/2026**
 Total: **\$5,168.53**

Service Date	Product/Service	Quantity	Unit Price	Total
5/26/2026	FG-2417 ANTHONY FG-2417 17 1/2" X 24" FILTER GRID	84.00	\$49.95	\$4,195.80
	Labor / Service Call Labor / Service Call	4.00	\$175.00	\$700.00
	IF YOU HAVE ANY QUESTIONS, PLEASE EMAIL REPAIR@TRIANGLE-POOL.COM	1.00	\$0.00	\$0.00

Notes

Replaced all grids 6-5-26
 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: \$4,895.80
Tax: \$272.73
Invoice Amount: \$5,168.53
Previous Payment(s): \$0.00
Amount Due (USD) **\$5,168.53**

Thank you for doing business with us!

Triple D Fencing

1615 6th St SE Ruskin, FL 33570
Office:352-257-3086

BILL TO

South Fork 3 CDD
11771 Ambleside Blvd.
Riverview,FL 33579

INVOICE

Invoice # 4238

Invoice Date

5-21-26

Due Date

5-21-26

DESCRIPTION	QUANTITY	PRICE	TOTAL
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Repairs on both locations after Hurricane			\$898.00
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Subtotal

Tax

TOTAL DUE

\$898.00

AVAILABLE PAYMENT OPTIONS:

Cash Check Square (3.5% fee added)

Venmo CashApp Apple Pay

Owner Approval: *Donald Buzbee*

Thank you!



SOUTH FORK III COMMUNITY DEVELOPMEN

Business Visa



Page 1 of 4

Billing cycle 04/03/26 - 05/02/26

Account number ending in 9047

Account summary

Previous balance		\$0.00
Payments & other credits	-	\$0.00
Purchases & other charges		\$1,080.18
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$1,080.18

Credit limit	\$10,000.00
Available credit	\$8,919.82
Available for cash advance	\$0.00
Statement closing date	05/02/2026
Days in billing cycle	30

Payment information

New balance	\$1,080.18
Minimum payment due	\$20.00
Payment due date	05/27/26

Questions?

	Visit truist.com		Call 844-4TRUIST (844-487-8478)
	International collect 910-914-8250		Write TRUIST CARD SERVICES PO BOX 200 WILSON, NC 27894-0200

Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

- A

Please detach bottom portion and submit with payment using enclosed envelope.

Account number ending in	9047
Statement closing date	05/02/26
New balance	\$1,080.18
Minimum payment due	\$20.00
Payment due Date	05/27/26
Amount enclosed	\$

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

480000502206900000000000000020000000000108018

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622

SOUTH FORK III COMMUNITY DEVELOPMEN
ERIC DAVIDSON
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008





SOUTH FORK III COMMUNITY DEVELOPMEN

Page 2 of 4

Business Visa

Billing cycle 04/03/26 - 05/02/26

Account number ending in 9047

Important contact details

Lost/Stolen Card? Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account.

Address Change? Call us at 844-487-8478

Making payments

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement - please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch.
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- Payment must not include restrictive language (e.g., "payment in full") or other language attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coupon from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

Authorization to convert your check to an electronic transfer debit

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Calculating interest charges

To calculate the Average Daily Balance on your Account: Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle.

We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

To calculate the Finance Charges on your Account: Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

If you see an error on your statement or wish to dispute a charge

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank, P.O. Box 819, Wilson, NC 27894-0819. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

- Account Information: Your name and account number
- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Sharing of information

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

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SOUTH FORK III COMMUNITY DEVELOPMEN

Page 3 of 4

Billing cycle 04/03/26 - 05/02/26

Business Visa

Account number ending in 9047

Cardholder activity

Total cardholder new activity: \$1,080.18

Tran date	Post date	Reference number	Transaction description	Amount
ERIC FRAZER			Account number ending in 8346	Total: \$1,080.18
04/10	04/12	24692166100406394039739	FERRELL*GAS LP 888-337-7355 MO	\$209.44
04/14	04/15	24692166104409541295309	AMAZON MKTPL*BY3CG6IV2 Amzn.com/billWA	\$459.08
04/14	04/15	24455016104141007416939	SAMSCLUB #4801 RIVERVIEW FL	\$296.49
04/15	04/16	24692166105400770912507	AMAZON MKTPL*B724T5261 Amzn.com/billWA	\$75.22
04/23	04/24	24692166113408511647118	AMAZON MKTPL*BY4AX88U0 Amzn.com/billWA	\$39.95

Interest charge calculation

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	22.74% (V)	0.06231% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.

Ferrellgas
PO Box 1003
Liberty, MO 64069

Thank you for your payment!

Your one-time bill payment made on 04/10/2026 has been successfully submitted to Ferrellgas.

Confirmation Number: 3775640

Account Name: SOUTH FORK III CDD
Account Number: ****3272
Your Bank Account or Card #: *8346

Scheduled Payment Date: 04/10/2026
Payment Amount: \$209.44
Convenience Fee: \$0.00
Total: \$209.44

Payments made after 7 p.m. CST will be applied to your account the next business day following the Scheduled Date.

For more information, please contact your account manager or by calling toll-free to 888-337-7355 if you have

Apr 13, 2020

Order Summary

Order placed April 13, 2020 Order # 114-6197439-4984265

Ship to

Eric Frazier
12929 FIELDMOOR CT
RIVERVIEW, FL 33579-4069
United States


Payment method


Visa ending in 8346
[View related transactions](#)

Order Summary


Item(s) Subtotal:	\$427.04
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Total before tax:	\$427.04
Estimated tax to be collected:	\$32.04
Grand Total:	\$459.08


Arriving Saturday


 **DEWENWILS Retractable Extension Cord Reel, 60FT Heavy Duty Open Cord Reel for Indoor Outdoor, 14/3 AWG SJTW, 4 Grounded Outlets, 15 Amp Circuit Breaker, Handle Rewind, Metal Stand, ETL Listed**
Sold by: Dewenwils
Supplied by: Other
~~\$68.99~~


 **YASHINE SOFT Retractable Garden Hose Reel, Portable Hose Reel, 45+5FT with 10 Patterns Spray Nozzle, Adapts to standard US hose plugs, SOFT Hose Reel for Garden Watering Car Washing Pet -Green**
Sold by: YASHINE
Supplied by: Other
\$41.99

 **Brotima 4 Pack Brushed Nickel Exterior Door Lock Set with Deadbolt, Square Front Door Handle Set, Door Levers Single Cylinder Deadbolt Set, Keyed Alike Heavy Duty Keyed Entry Handles Locksets**
Sold by: home improvement direct
Supplied by: Other
\$113.14

 **UNMADE Shop Towels, 100 Pack, Commercial Grade Work Rags Microfiber Towels for Cars Cleaning Rags Bulk Detailing Cloth for Automotive Bar Mechanic Restaurant Garage Housekeeping, 11.5" x 11.5", White**
Sold by: UNMADE Global
Supplied by: Other
\$21.99

 **Simply 20x20x4 Air Filter, MERV 8, 6 Pack, Furnace Air Filter for HVAC (Actual Size: 19.5"x19.5"x3.63") DUST, Pet, & Allergy Control**
Sold by: Amazon.com
Supplied by: Other
\$89.97

 **Zero Waste USA - Commercial Grade Dog Waste Station Can Liners - 1 Roll of 50 bags - Standard Size 26" W x 33" L (10-15 gallons) - Heavy Duty, Thicker than competitors' bags (1.1 mil)**
Sold by: Zero Waste USA
Supplied by: Other
\$23.99

 **POOLWHALE Professional Pool Skimmer Net, Heavy Duty Swimming Leaf Rake Cleaner Tool with Deep Fine Nylon Mesh Net Bar - Feet**

Eric elv 101-xxxx xxxx xxxx *411 1

2 @ 24.76	
980022770 BATH TISSUE	49.52 I
990343422 DEGREASER	8.98 I
990342119 CLEANER	10.46 I
2 @ 33.98	
46974 TOWEL	67.96 I
980308124 LYSOLSP3PK	15.98 I
990285551 FABULOSO	10.98 I
3 @ 24.98	
990304472 55 GAL BRBS	74.94 I
980143709 138 TRSH LA	17.98 I
980246459 BLEACH	18.98 I

SUBTOTAL	275.80
TAX1 7.5000 %	20.69
TOTAL	296.49

VISA TENQ	296.49
CHANGE DUE	0.00

VISA CREDIT- 8346 1 1 APPR#060628
 296.49 TOTAL PURCHASE
 REF # 610477011163
 TRANS ID - 386104489863698
 VALIDATION - P5LD
 PAYMENT SERVICE - E
 AID A0000000031010
 TERMINAL # 57391895
 *No Signature Required
 04/14/26 09:36:25

ITEMS SOLD 13
 TC# 8648 5849 0745 7059 4440 3




Yay! You earned \$5.52 San's Cash with Plus. Check all earnings and savings at SamsClub.com/Account

Order Summary

Order placed April 13, 2026 Order # 114-1710493-2777845

Ship to Eric Frazier 12929 FIELDMOOR CT RIVERVIEW, FL 33579-4069 United States	Payment method Visa ending in 8346 View related transactions	Order Summary	
		Item(s) Subtotal:	\$69.97
		Shipping & Handling:	\$0.00
		Total before tax:	\$69.97
		Estimated tax to be collected:	\$5.25
		Grand Total:	\$75.22

Arriving Saturday

 Alpine Commercial Soap Dispenser Wall Mount Soap Dispenser for Bathroom, Manual Metal Soap Dispenser, Stainless Hanging Soap Dispenser, Large 1200 ml ADA Compliant - 2 Pack
Sold by: Berger Industries
Supplied by: Other
\$69.97

Write a product review

Buy it again

Change Payment Method

Order summary

Order placed April 23, 2026

Order # 112-1601836-1095453

Item(s) Subtotal:	\$39.95
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Total before tax:	\$39.95
Estimated tax to be collected:	\$0.00
Grand Total:	\$39.95

[Download Invoice](#)

Payment method

Visa ending in 8346

[View related transactions](#) >

Ship to

Eric Frazier
11771 Ambleside blvd
RIVERVIEW, FL 33579

