



South Fork III Community Development District

August 20, 2026

Agenda Package

TEAMS MEETING INFORMATION

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

2654 Cypress Ridge Blvd.,
Wesley Chapel, Florida 33544

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

South Fork III Community Development District

Agenda Page 2

Board of Supervisors

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

District Staff

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

Regular Meeting Agenda

Thursday, August 20, 2026, at 5:30 p.m.

The Regular Meeting of the **South Fork III Community Development District** will be held on **Thursday, August 20, 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. PUBLIC HEARING ON THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET AND LEVYING OF ASSESSMENTS

- A. Open the Public Hearing
- B. Presentation of the Fiscal Year 2027 Approved Proposed Budget
- C. Close the Public Hearing
- D. Consideration of Resolution 2026-04, Adopting the Fiscal Year 2027 Budget
- E. Consideration of Resolution 2026-05, Levying of O&M Assessments

5. STAFF REPORTS

- A. Aquatic Report
- B. NewLeaf Landscape and Irrigation Maintenance Report
- C. Clubhouse Report
- D. District Engineer
- E. District Counsel
- F. District Manager

6. BUSINESS ITEMS

- A. Consideration of Resolution 2026-06, Adopting Fiscal Year 2027 Meeting Schedule
- B. Consideration of Resolution 2026-07, Adopting Goals and Objectives for Fiscal Year 2027
- C. Discussion of 13518 Wild Ginger ARC Application for Fence Installation on CDD Easement **(Tabled Item)**

D. Discussion of Pradera Boulevard Fencing Options and Scorecard (Tabled Item)

- i. Review of Encroachment Agreement**

E. General Matters of the District

7. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of July 16, 2026, Regular Meeting

B. Review of July 2026 Financial Report

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

D. Review of Cash Flow Analysis as of July 31, 2026, and Financial Snapshot as of August 20, 2026

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT



***South Fork III
Community Development District***

**FISCAL YEAR 2027
PROPOSED BUDGET**

August 20, 2026

CLEAR PARTNERSHIPS



South Fork III

Community Development District

Operating Budget

FY 2027

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Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

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

EXPENDITURES

Administrative

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

Electrical Utility Services

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

Garbage and Solid Waste Control Services

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

South Fork III

Community Development District

Agenda Page 8

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026		FY 2027
Water-Sewer Combination Services						
Utility - Water	\$11,307.00	\$20,949.00	\$15,289.79	\$36,238.79	220%	\$25,000.00
Total Water-Sewer Combination Services	\$11,307.00	\$20,949.00	\$15,289.79	\$36,238.79	220%	\$25,000.00
Other Physical Environment						
Onsite Staff	\$93,940.00	\$66,237.00	\$48,343.59	\$114,580.59	22%	\$116,000.00
Insurance -Property & Casualty	\$51,839.00	\$41,408.00	\$0.00	\$41,408.00	-20%	\$42,107.00
Waterway Management	\$29,640.00	\$16,608.00	\$13,840.00	\$30,448.00	3%	\$33,216.00
Landscape Maintenance	\$258,333.00	\$146,987.00	\$110,240.35	\$257,227.35	0%	\$264,576.84
Landscape Maint. - Seasonal Color Program	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Plant Replacement Program	\$35,000.00	\$8,369.00	\$26,631.00	\$35,000.00	0%	\$35,000.00
Irrigation Maintenance	\$9,000.00	\$17,453.00	\$12,738.21	\$30,191.21	235%	\$31,000.00
Contracts-Pools	\$24,000.00	\$16,585.00	\$12,125.00	\$28,710.00	20%	\$29,100.00
Internet Service	\$4,500.00	\$2,825.00	\$2,061.85	\$4,886.85	9%	\$5,000.00
R&M-Clubhouse	\$6,843.00	\$6,585.00	\$258.00	\$6,843.00	0%	\$7,000.00
Landscape - Mulch	\$6,501.00	\$1,560.00	\$4,941.00	\$6,501.00	0%	\$6,501.00
Security System Monitoring	\$26,955.00	\$9,152.00	\$6,679.66	\$15,831.66	-41%	\$18,000.00
Holiday Lighting	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Mitigation Area Monitoring & Maintenance	\$6,600.00	\$0.00	\$6,600.00	\$6,600.00	0%	\$6,599.00
Contracts-Envirom'l Monitoring	\$11,550.00	\$0.00	\$11,550.00	\$11,550.00	0%	\$11,550.00
Misc-Contingency	\$210,813.00	\$40,094.00	\$29,262.92	\$69,356.92	-67%	\$292,185.00
R&M-Pools	\$0.00	\$3,589.00	\$2,619.46	\$6,208.46	0%	\$7,000.00
Op Supplies - Clubhouse	\$2,500.00	\$1,419.00	\$1,035.67	\$2,454.67	-2%	\$2,500.00
Contracts-Termite Inspection	\$200.00	\$996.00	\$495.00	\$1,491.00	646%	\$1,188.00
Total Other Physical Environment	\$788,214.00	\$379,867.00	\$299,421.71	\$679,288.71	-14%	\$918,522.84
Capital Reserves						
Reserve	\$150,000.00		\$150,000.00	\$150,000.00	0%	\$150,000.00
Total Capital Reserves	\$150,000.00	\$0.00	\$150,000.00	\$150,000.00	0%	\$150,000.00
TOTAL EXPENDITURES	\$1,357,964.00	\$562,442.50	\$575,913.77	\$1,138,356.27	-16%	\$1,401,855.75
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$812,796.50	-\$565,052.61	\$247,743.89	0%	\$0.00
Net change in fund balance		\$812,796.50	-\$565,052.61	\$247,743.89	0%	\$0.00
FUND BALANCE, BEGINNING	\$544,013.00	\$544,013.00	\$0.00	\$544,013.00	0%	\$791,756.89
FUND BALANCE, ENDING	\$544,013.00	\$1,356,809.50	-\$565,052.61	\$791,756.89	46%	\$791,756.89

Budget Narrative
Fiscal Year 2027

REVENUES

Interest Earnings

The District earns interest in its operating accounts.

Special Assmnts - Tax Collector

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

Special Assmnts - Discounts

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

EXPENDITURES

Administrative

District Manager

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

District Engineer

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

Disclosure Report

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

ProfServ-Trustee Fees

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

Auditing Services

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

Postage, Phone, Faxes, Copies

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

Public Officials Insurance

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

District Name
South Fork III Community Development District

General Fund

Budget Narrative
Fiscal Year 2027

Administrative (continued)

Legal Advertising

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

Misc-Contingency

Administrative related costs that the District may incur.

Bank Fees

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

Dues, Licenses and Fees

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

Misc-Non-Ad Valorem Taxes

Hillsborough Tax Collector non ad valorem taxes.

Misc-Ad Valorem Taxes

Hillsborough Tax Collector ad valorem taxes.

Payroll Services

ADP fees for board pay.

Website Compliance

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

Misc-Assessment Collection Cost

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

Supervisor Fee

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

District Counsel

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

Utility Services

Electric Utility Services

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

District Name
South Fork III Community Development District

General Fund

Budget Narrative
Fiscal Year 2027

Garbage and Solid Waste Control Services

Garbage Collection

Cost of garbage collection services.

Water-Sewer Combination Services

Utility - Water

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

Other Physical Environment

Onsite Staff

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

Insurance-Property & Casualty

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

Waterway Management

Cost of maintaining waterways and rivers on district property.

Landscape Maintenance

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

Landscaping Maint – Seasonal Color Program

Cost of replacing seasonal plants

Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

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

Contracts-Pools

Cost of Maintenance for CDD pool facilities.

Internet Service

Internet service for clubhouse and other amenity locations.

R&M-Clubhouse

Cost of repairs and regular maintenance of CDD amenities.

Landscape - Mulch

Cost to mulch the District property.

Security System Monitoring

Cost of CDD security personnel and equipment.

Budget Narrative
Fiscal Year 2027

Other Physical Environment (continued)

Holiday Lighting

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

Mitigation Area Monitoring & Maintenance

Cost of upkeep and protection of wetlands on CDD property.

Contracts- Environmental Monitoring

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

Misc-Contingency

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

R&M-Pools

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

Op Supplies - Clubhouse

Cost for District clubhouse supplies.

Contracts-Termite Inspection

Contract services for Termite inspections.

Capital Reserves

Reserve

Funding of major projects and building improvements to CDD property.

South Fork III

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026		Budget
REVENUES						
Interest - Investments	\$0.00	\$17,094.00	\$12,476.19	\$29,570.19	0%	\$19,000.00
Special Assmnts- Tax Collector	\$596,131.00	\$605,869.00	\$0.00	\$605,869.00	2%	\$645,962.52
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$25,838.50
TOTAL REVENUES	\$596,131.00	\$622,963.00	\$12,476.19	\$635,439.19	7%	\$639,124.02

EXPENDITURES

Administrative

Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,919.25
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$12,919.25

Debt Service

Principal Debt Retirement	\$185,000.00	\$0.00	\$185,000.00	\$185,000.00	0%	\$195,000.00
Interest Expense	\$411,131.00	\$205,566.00	\$205,565.00	\$411,131.00	0%	\$401,881.26
Total Debt Service	\$596,131.00	\$205,566.00	\$390,565.00	\$596,131.00	0%	\$596,881.26

TOTAL EXPENDITURES	\$596,131.00	\$205,566.00	\$390,565.00	\$596,131.00		\$609,800.51
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Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$417,397.00	-\$378,088.81	\$39,308.19	0%	\$29,323.51

Net change in fund balance		\$417,397.00	-\$378,088.81	\$39,308.19	0%	\$29,323.51
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FUND BALANCE, BEGINNING	\$ 729,158.00	\$729,158.00	\$0.00	\$729,158.00	0%	\$768,466.19
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FUND BALANCE, ENDING	\$729,158.00	\$1,146,555.00	-\$378,088.81	\$768,466.19	5%	\$797,789.70
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PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2016 Bonds	\$7,690,000	\$7,495,000	\$7,310,000	\$7,115,000

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

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

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$19,530.00	\$14,254.12	\$33,784.12	0%	\$20,000.00
Special Assmnts- Tax Collector	\$757,069.00	\$754,258.00	\$2,811.00	\$757,069.00	0%	\$804,166.42
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$32,166.66
TOTAL REVENUES	\$757,069.00	\$773,788.00	\$17,065.12	\$790,853.12	4%	\$791,999.76

EXPENDITURES

Administrative

Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$16,083.33
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$16,083.33

Debt Service

Principal Debt Retirement	\$225,000.00	\$0.00	\$225,000.00	\$225,000.00	0%	\$235,000.00
Interest Expense	\$532,069.00	\$266,034.00	\$266,035.00	\$532,069.00	0%	\$521,662.50
Total Debt Service	\$757,069.00	\$266,034.00	\$491,035.00	\$757,069.00	0%	\$756,662.50

TOTAL EXPENDITURES	\$757,069.00	\$266,034.00	\$491,035.00	\$757,069.00		\$772,745.83
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Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$507,754.00	-\$473,969.88	\$33,784.12	0%	\$19,253.93

Net change in fund balance		\$507,754.00	-\$473,969.88	\$33,784.12	0%	\$19,253.93
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FUND BALANCE, BEGINNING	\$ 805,723.00	\$805,723.00	\$0.00	\$805,723.00	0%	\$839,507.12
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FUND BALANCE, ENDING	\$805,723.00	\$1,313,477.00	-\$473,969.88	\$839,507.12	4%	\$858,761.06
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PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2018 Bonds	\$10,460,000	\$10,245,000	\$10,020,000	\$9,785,000

Debt Amortization Schedule
Series 2018 Special Assessment Refunding Bonds

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

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2019 Bonds

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

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2019 Bonds	\$6,440,000	\$6,310,000	\$6,175,000	\$6,035,000

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

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

Budget Narrative
Fiscal Year 2027

REVENUES

Interest - Investments

The District earns interest in its operating accounts.

Special Assmnts – Tax Collector

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

Special Assmnts - Discounts

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

EXPENDITURES

Administrative

Misc-Assessment Collection Cost

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

Debt Service

Principal Debt Retirement

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

Interest Expense

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

South Fork III

Community Development District

Supporting Budget Schedule

FY 2027

South Fork III

Community Development District

Assessment Table

Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026

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

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the South Fork III Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the South

Fork III Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$ 3,381,041, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ <u>1,444,641</u>
Total Reserve Fund [if Applicable]	\$ <u>-0-</u>
Total Debt Service Funds	\$ <u>1,936,400</u>
Total All Funds*	\$ <u>3,381,041</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2026.

Attested By:

**South Fork III
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the South Fork III Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 20, 2026.

Attested By:

**South Fork III
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget

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

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 435 Customer: SOUTH FORK III CDD

Technician: Jarvis

Date: 07/15/2026 Time: 02:50 PM

Customer Signature: _____

[illegible]

CLARITY

- ☒ $< 1'$
☐ $1-2'$
☐ $2-4'$
☐ $> 4'$

FLOW

- ☐ None
☒ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
- ☐ Truck

CARP PROGRAM

- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL

- ☐ High
☐ Normal
☒ Low

WEATHER

- ☐ Clear
☒ Cloudy
☒ Windy
☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|------------------------------------|---|--|---|------------------------------------|
| ☐ Alligator | ☐ Catfish | ☐ Gallinules | ☐ Osprey | ☐ Woodstork |
| ☐ Anhinga | ☒ Coots | ☐ Gambusia | ☐ Otter | ☐ _____ |
| ☐ Bass | ☒ Cormorant | ☒ Herons | ☐ Snakes | ☐ _____ |
| ☐ Bream | ☐ Egrets | ☐ Ibis | ☒ Turtles | |

NATIVE WETLAND HABITAT MAINTENANCE

- ☒ Arrowhead ☐ Bulrush ☐ Golden Canna
☐ Bacopa ☐ Chara ☒ Gulf Spikerush
☐ Blue Flag Iris ☒ Cordgrass ☐ Lily

Beneficial Vegetation Notes:

- ☐ Naiad ☐ _____
- ☐ Pickerelweed
- ☐ Soft Rush ☐

























POND MOWING SUMMARY

July 13

P1, P2, P3, P4, P10, P11, P12, P13, P14, P16, P17, P18, P19, P23, P24, P26, P27, P28

July 25, all mowed by [@Jose Ortega](#):

P1, P2, P3, P4, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P26, P27, P28

August 1 pond mowing — mostly [@Jose Ortega](#) (Jose), with [@Yasel](#) (Yasel) doing 26–28: P1, P2, P3, P4, P5, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P26, P27, P28

August 7 pond mowing, all by [@Enrique Calderin](#):

P2, P3, P13, P15, P20, P21, P22 **NOTE: 4 DAYS OF RAIN**

POND 13 EROSION





Pest & Weed Control

July 14 set covers 4 entrances: Sunstone Ridge, Crestview, and the white-fence one at Padera Blvd.

July 24 – You treated artillery fern and weeds at the SF3 Clubhouse, with a follow-up planned for Monday

August 6 – [@Juan](#) (Juan) sprayed for weeds around the pool area, playground, parking lot, sidewalks, and community entrance

August 11 – [@Juan](#) treated weeds/artillery fern at Park 1, Dog Park 1, Island 1, plus Islands 2–5, Park 3, and the park by White Sapphire Rd and Bearpaw Shale St



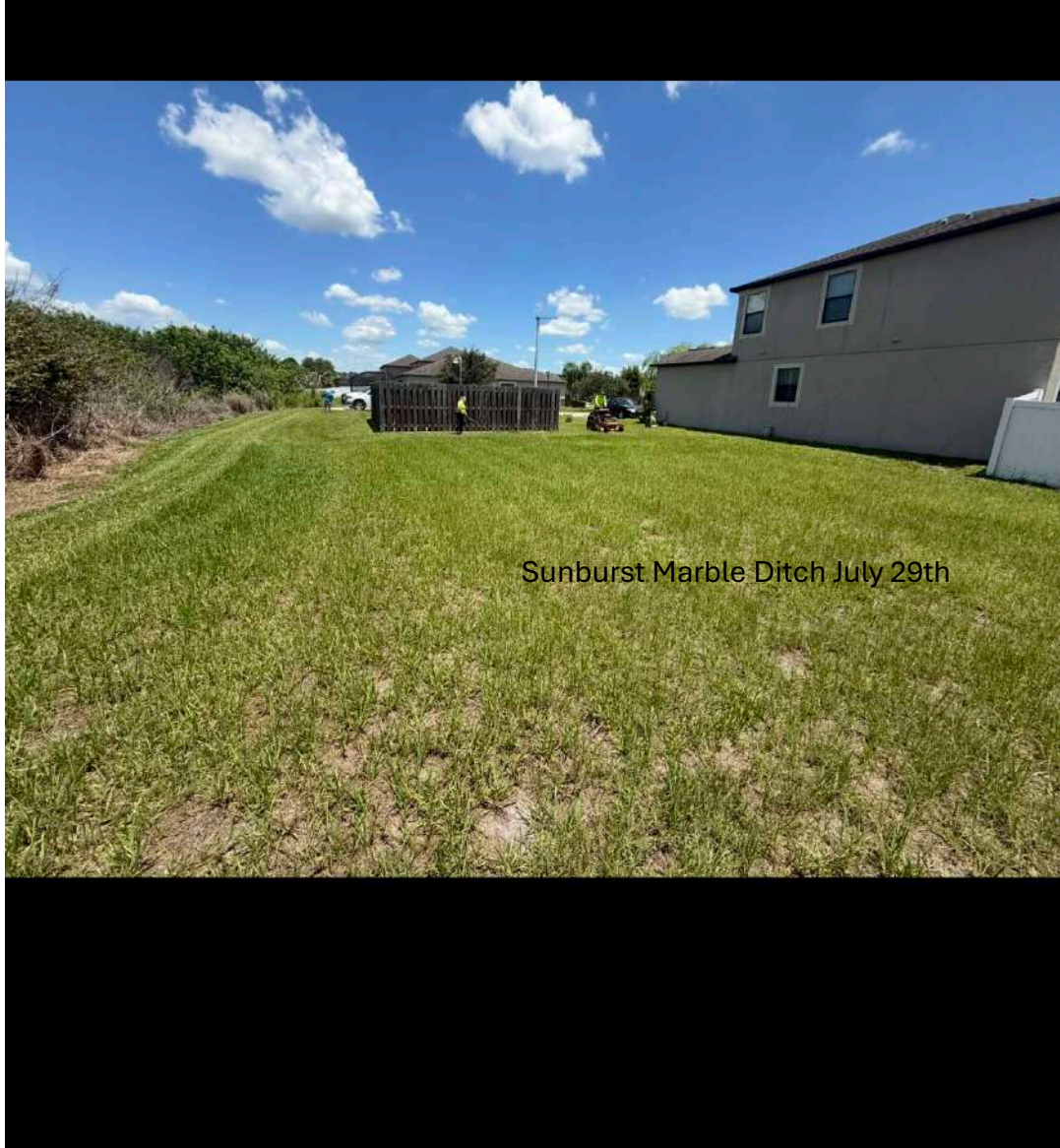


CDD FENCE MOWING



Sunburst Marble Ditch July 29th

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CDD SUMMARY

Here's the SF3-CDD channel summary (Clubhouse, Parks, Roads, Hedges) for July–August:

July 14 – @Yasel did park edge trim/mow/blow work across several parks; **@Enrique Calderin** mowed/blew Parks 2, 5, 6, plus several unnumbered park visits — a full-day crew effort

July 25 – @Enrique Calderin covered a big list: Islands 1, 3, 4, 5, 6, 7, Parks 1, 2, 4, 5, and the Clubhouse (mow/weed eat/blow)

July 28–29 – @Yasel did the SF3 Clubhouse (mow, trim, edge, blower) and the SF3-Sunburst ditch (mow + trim)

August 10 – Big multi-crew day:

@Yasel: Padera Ditch, Island 4, Field Mowing 2/4/5/1, Island 5, Island 7, Dog Park 1, Teco Ditch 2

@Karlaolascoaga (Karla): SF3 Island, Dog Park 1, Field 1, Park 1, Island 1

@Enrique Calderin: SF3 Park, Island, Island 3, Island (multiple mow/blow/trim rounds)

TECO DITCH August 10th

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

Ongoing Projects Report and Updates:

Assessment Report for the 6x12 Wood trim on village monuments

Report is attached for the CDD BOS to review.

Pool Discharge Repairs on CDD property

Proposals for repairs to turf areas from the pool discharge are attached for CDD BOS consideration

South Fork III CDD - Pond Bank Spot Restoration				
Address	Type of Damage	Restoration Type	Proposed Cost - Finn Outdoors	Proposed Cost - East End Landscape
13625 Tonya Anne Dr	Pool Discharge Damage	Fill and Sod	\$1,250.00	\$1,150.00
13613 Tonya Anne Dr	Pool Discharge Damage	Fill and Sod	\$1,500.00	\$1,150.00
13609 Tonya Anne Dr	Pool Discharge Damage	Fill and Sod	\$1,250.00	\$1,150.00
13605 Tonya Anne Dr	Pool Discharge Damage	Fill and Sod	\$1,100.00	\$1,150.00
11924 Sunburst Marble Rd	Pool Discharge Damage	Fill and Sod	\$1,100.00	\$1,150.00
11928 Sunburst Marble Rd	Pool Discharge Damage	Fill and Sod	\$850.00	\$1,050.00
11932 Sunburst Marble Rd	Severe Spot Erosion (possible irrigation)	Compacted Fill and Sod	\$1,850.00	\$2,850.00
13651 Ashlar Slate Pl	Pool Discharge Damage	Fill and Sod	\$1,100.00	\$1,295.00
TOTAL			\$10,000.00	\$10,945.00

ESTIMATE

Finn Outdoor LLC

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075



South Fork CDD

Bill to

South Fork IIII CDD

C/O Inframark

2654 Cypress Ridge Blvd., STE 101

Wesley Chapel, Florida 33544

Estimate details

Estimate no.: 2572

Estimate date: 07/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	11924 Sunburst Marble Dr -- Restore eroded area of slope with imported fill soil as needed and sod to match surroundings	1	\$1,100.00	\$1,100.00
Total						\$1,100.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Finn Outdoor LLC

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075



South Fork CDD

Bill to

South Fork IIII CDD

C/O Inframark

2654 Cypress Ridge Blvd., STE 101

Wesley Chapel, Florida 33544

Estimate details

Estimate no.: 2573

Estimate date: 07/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	11928 Sunburst Marble Dr -- Restore eroded area of slope with imported fill soil as needed and sod to match surroundings	1	\$850.00	\$850.00
Total						\$850.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



South Fork CDD

Bill to

South Fork III CDD
C/O Inframark
2654 Cypress Ridge Blvd., STE 101
Wesley Chapel, Florida 33544

Estimate details

Estimate no.: 2574
Estimate date: 07/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	11932 Sunburst Marble Dr -- Excavate to inspect for cause; Repair irrigation if necessary; Restore eroded area of slope with compacted imported fill soil as needed, geotextile fabric, and sod to match surroundings	1	\$1,850.00	\$1,850.00
Total						\$1,850.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Finn Outdoor LLC

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075



South Fork CDD

Bill to

South Fork IIII CDD

C/O Inframark

2654 Cypress Ridge Blvd., STE 101

Wesley Chapel, Florida 33544

Estimate details

Estimate no.: 2571

Estimate date: 07/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	13605 Tonya Anne Dr -- Restore eroded area of slope with imported fill soil as needed and sod to match surroundings	1	\$1,100.00	\$1,100.00
Total						\$1,100.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Finn Outdoor LLC

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075



South Fork CDD

Bill to

South Fork IIII CDD

C/O Inframark

2654 Cypress Ridge Blvd., STE 101

Wesley Chapel, Florida 33544

Estimate details

Estimate no.: 2570

Estimate date: 07/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	13609 Tonya Anne Dr -- Restore eroded area of slope with imported fill soil as needed and sod to match surroundings	1	\$1,250.00	\$1,250.00
Total						\$1,250.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Finn Outdoor LLC

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075



South Fork CDD

Bill to

South Fork IIII CDD

C/O Inframark

2654 Cypress Ridge Blvd., STE 101

Wesley Chapel, Florida 33544

Estimate details

Estimate no.: 2569

Estimate date: 07/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	13613 Tonya Anne Dr -- Restore eroded area of slope with imported fill soil as needed and sod to match surroundings; Cut pool discharge pipe at lot line and cap	1	\$1,500.00	\$1,500.00
Total						\$1,500.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



South Fork CDD

Bill to

South Fork IIII CDD
C/O Inframark
2654 Cypress Ridge Blvd., STE 101
Wesley Chapel, Florida 33544

Estimate details

Estimate no.: 2568
Estimate date: 07/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	13625 Tonya Anne Dr -- Restore eroded area of slope with imported fill soil as needed and sod to match surroundings.	1	\$1,250.00	\$1,250.00
Total						\$1,250.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

Finn Outdoor LLC

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075



South Fork CDD

Bill to

South Fork IIII CDD

C/O Inframark

2654 Cypress Ridge Blvd., STE 101

Wesley Chapel, Florida 33544

Estimate details

Estimate no.: 2575

Estimate date: 07/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	13651 Ashlar Slate Pl -- Restore eroded area of slope with imported fill soil as needed and sod to match surroundings	1	\$1,100.00	\$1,100.00
Total						\$1,100.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

ESTIMATE

East End Landscape
PO Box 504
Port Richey, FL 34673-0504

joe@eel.design
727-364-5049



Bill to
South Fork III CDD

Ship to
South Fork III CDD

Estimate details

Estimate no.: 1107
Estimate date: 07/30/2026
Expiration date: 08/30/2028

Product or service	Description	Qty	Rate	Amount
Pool Discharge Damage Repair – Location 1	13625 Tonya Anne Dr - Furnish all labor, materials, equipment, and supervision necessary to complete the pool discharge damage repair, including compacted fill and Bahia sod restoration.	1	\$1,150.00	\$1,150.00
Pool Discharge Damage Repair – Location 2	13613 Tonya Anne Dr - Furnish all labor, materials, equipment, and supervision necessary to complete the pool discharge damage repair, including compacted fill and Bahia sod restoration.	1	\$1,150.00	\$1,150.00
Pool Discharge Damage Repair – Location 3	13609 Tonya Anne Dr - Furnish all labor, materials, equipment, and supervision necessary to complete the pool discharge damage repair, including compacted fill and Bahia sod restoration.	1	\$1,150.00	\$1,150.00
Pool Discharge Damage Repair – Location 4	13605 Tonya Anne Dr - Furnish all labor, materials, equipment, and supervision necessary to complete the pool discharge damage repair, including compacted fill and Bahia sod restoration.	1	\$1,150.00	\$1,150.00
Pool Discharge Damage Repair – Location 5	11924 Sunburst Marble Rd - Furnish all labor, materials, equipment, and supervision necessary to complete the pool discharge damage repair, including compacted fill and Bahia sod restoration.	1	\$1,150.00	\$1,150.00
Pool Discharge Damage Repair – Location 6	11928 Sunburst Marble Rd - Furnish all labor, materials, equipment, and supervision necessary to complete the pool discharge damage repair, including compacted fill and Bahia sod restoration.	1	\$1,050.00	\$1,050.00

Spot Erosion Repair – Location 7	11932 Sunburst Marble Rd - Furnish all labor, materials, equipment, and supervision necessary to complete the spot erosion repair, including compacted fill, nonwoven geotextile, and Bahia sod restoration.	1	\$2,805.00	\$2,805.00
Pool Discharge Damage Repair – Location 8	13651 Ashlar Slate Pl - Furnish all labor, materials, equipment, and supervision necessary to complete the pool discharge damage repair, including compacted fill and Bahia sod restoration.	1	\$1,295.00	\$1,295.00

Total			\$10,900.00	
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Note to customer

Payment Terms

Fifty percent (50%) deposit is due upon acceptance of this proposal and scheduling of the work.

Remaining balance is due upon completion of the work and submission of the final invoice.

Approved change orders will be invoiced separately.

Proposal Terms

Proposal is valid for thirty (30) days from the date of issuance.

Pricing includes all labor, materials, equipment, supervision, one (1) continuous mobilization, cleanup, and incidental items necessary to complete the proposed scope.

Proposal is based on the Request for Proposal and project documents.

Expiry date	08/30/2028
-------------	------------

Accepted date

Accepted by



Technical Memorandum

Date: Aug 12, 2026

To: South Fork III CDD

Project Name: Village Monuments

From: Kirk Wagner

Location: South Fork III

Subject: Assessment of 6x12 decorative wood trim on the entrance monuments

South Fork III CDD requested BDi Engineering complete an assessment of the 6x12 decorative wood trim on the entrance monuments located throughout the South Fork III community.

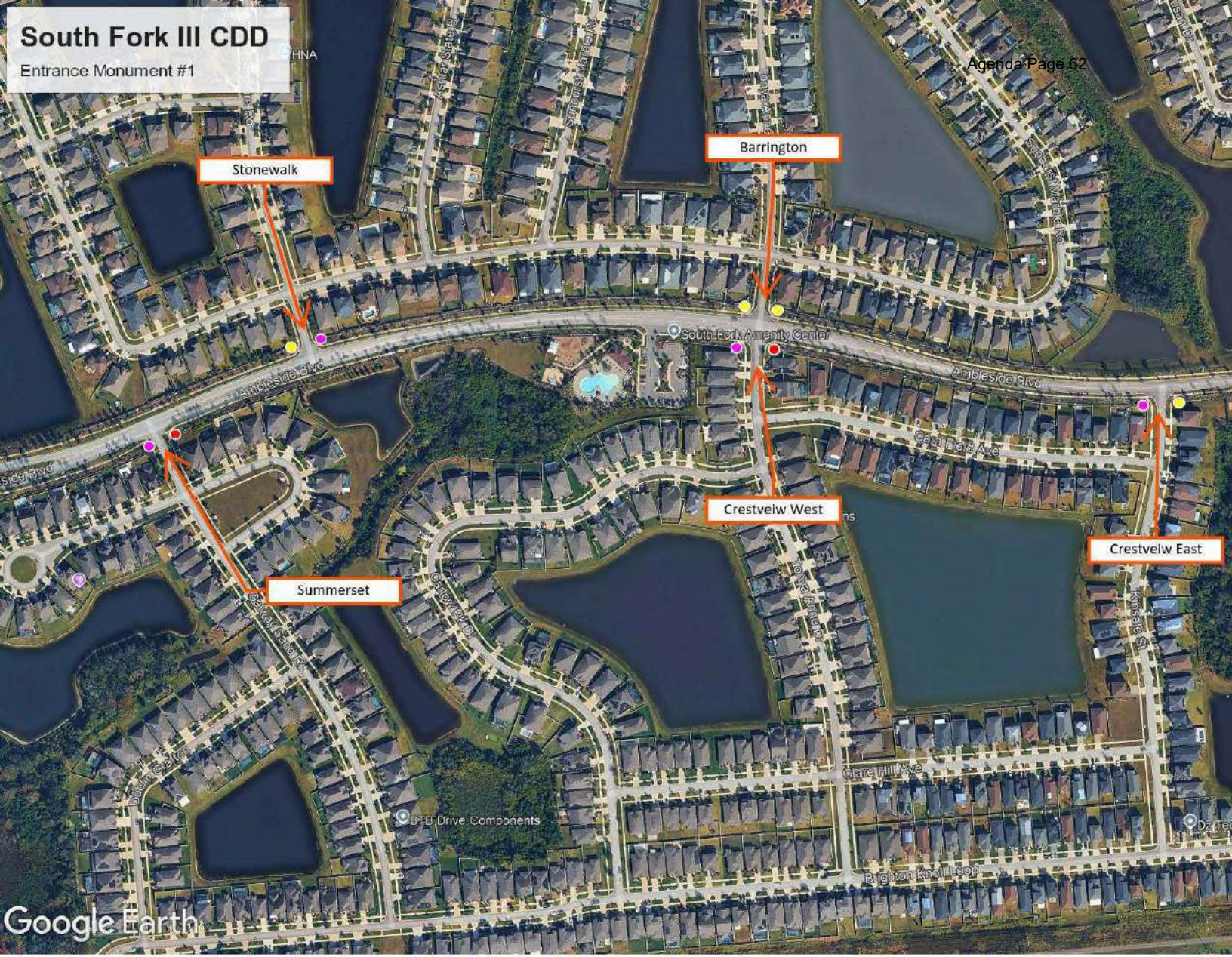
The assessment report will work from the west side of the community east, then south to north on Pradera Reserve Blvd. Google earth documents identifying the location of the monuments locations with ratings of current conditions. Purple – minor issues; Yellow – moderate issues; Red – Severe issues.

The following is a recommended maintenance program for exposed 6x12 decorative wood trim:

- Inspect all exposed 6x12 decorative wood members at each entrance monument for decay, checking, splitting, soft spots, insect damage, loose connections, and stain failure.
- Replace any wood members exhibiting moderate to severe decay, structural deterioration, or loss of section before applying finish treatments.
- Clean remaining wood surfaces to remove dirt, mildew, biological growth, loose stain, and weathered surface material.
- Sand or prepare exposed wood surfaces as needed for proper adhesion of new stain or protective coating.
- Apply an exterior-grade penetrating stain or wood preservative suitable for exposed dimensional lumber in Florida weather conditions.
- Seal all exposed faces, edges, end grain, cuts, fastener penetrations, and joints to reduce moisture intrusion.
- Re-caulk or seal gaps where wood interfaces with masonry, caps, trim, or adjacent monument materials.
- Replace corroded, loose, or failed fasteners with exterior-rated corrosion-resistant fasteners where required.
- Maintain positive drainage and avoid conditions that allow irrigation overspray, mulch, soil, or standing water to contact the wood.
- Establish a routine inspection and recoat schedule, with visual inspections at least annually and refinishing as needed based on fading, checking, or loss of water repellency.

South Fork III CDD

Entrance Monument #1



Google Earth

South Fork III CDD

Entrance Monument Assessment



Google Earth

Image © 2026 Airbus

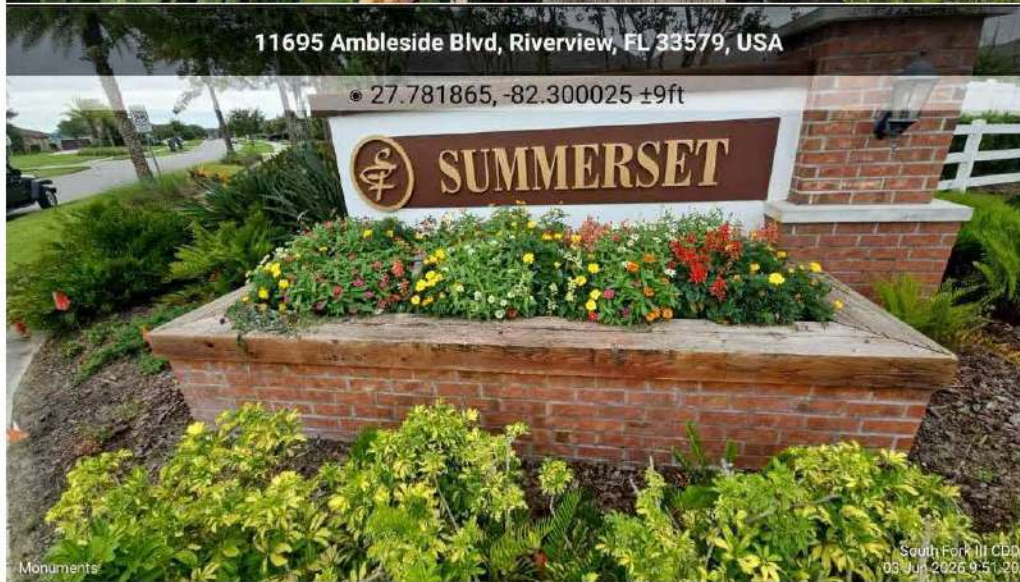




Summerset Monuments:

1. East Side –
 - a. Wood exhibiting deteriorating conditions with minor to severe decaying of the wood observed. Stain color in various stages of fading.
 - b. Recommend replacing severe decayed wood and implement maintenance program for the remaining wood.
2. West Side –
 - a. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 - b. Recommend implementing maintenance program for the wood.











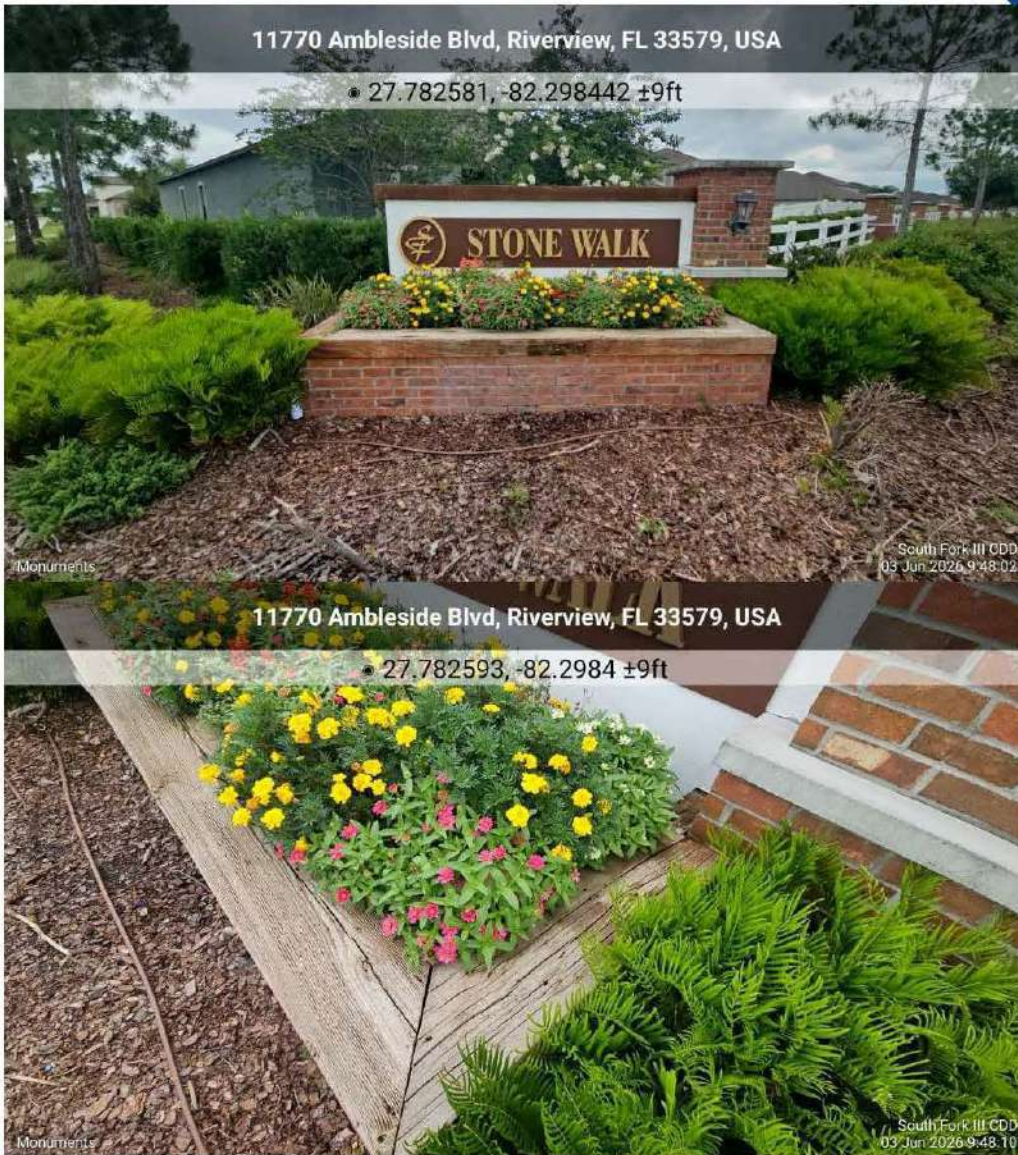






Stonewalk Monuments:

1. East Side –
 - a. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 - b. Recommend implementing maintenance program for the wood.
2. West Side –
 - a. Wood exhibiting deteriorating conditions with minor to moderate decaying of the wood observed. Stain color in various stages of fading.
 - b. Recommend implementing maintenance program for the wood.















Crestview West Monuments:

1. East Side –
 - a. Wood exhibiting deteriorating conditions with minor to severe decaying of the wood observed. Stain color in various stages of fading.
 - b. Recommend replacing severe decayed wood and implement maintenance program for the remaining wood.
2. West Side –
 - a. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 - b. Recommend implementing maintenance program for the wood.

13701 Tonya Anne Dr, Riverview, FL 33579, USA

• 27.782288, -82.29472 ±9ft



Monuments

South Fork III CDD
03 Jun 2026 9:44:11

13701 Tonya Anne Dr, Riverview, FL 33579, USA

• 27.782278, -82.294751 ±9ft

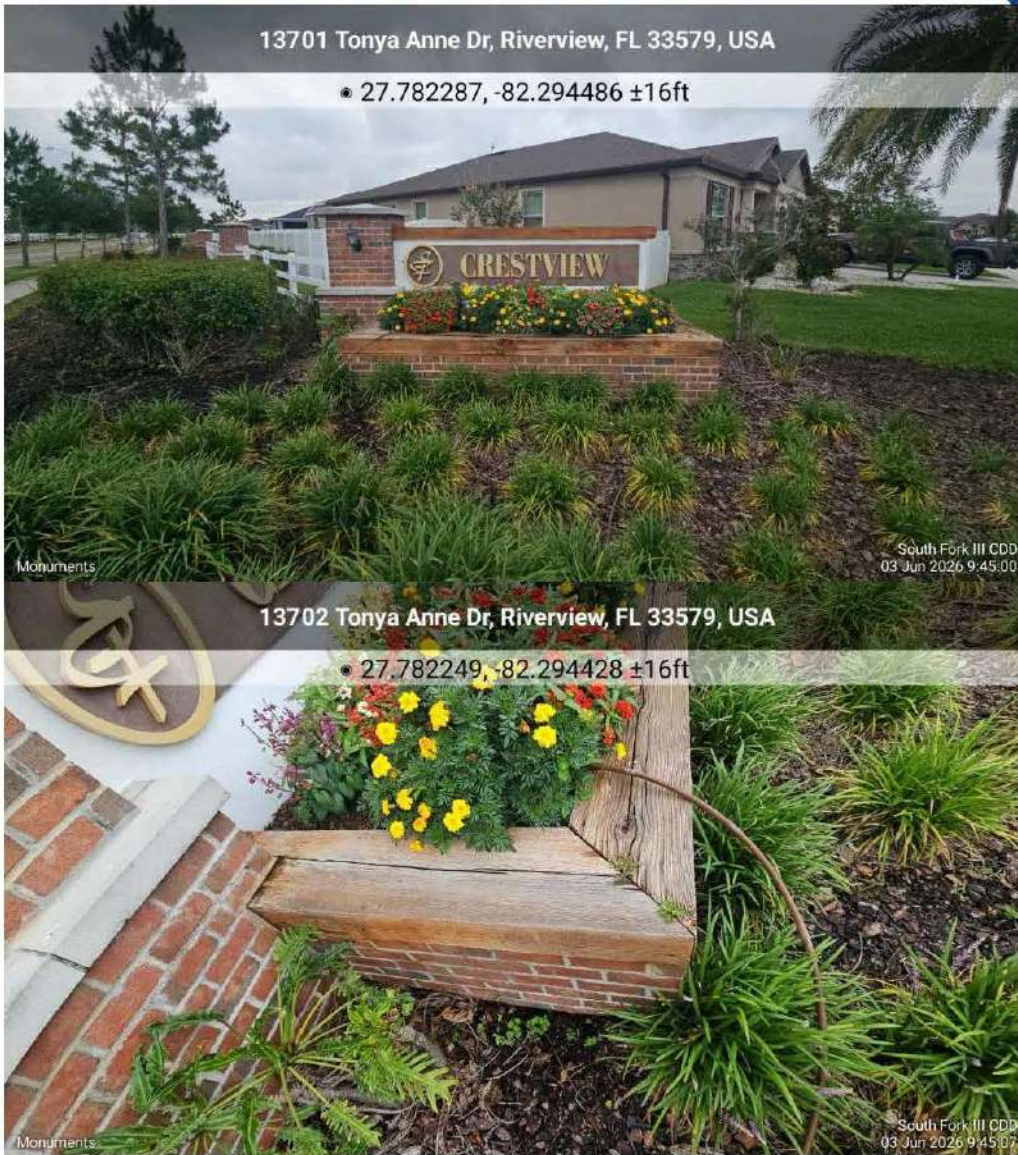


Monuments

South Fork III CDD
03 Jun 2026 9:44:17













Barrington Monuments:

1. East Side –
 - a. Wood exhibiting deteriorating conditions with minor to moderate decaying of the wood observed. Stain color in various stages of fading.
 - b. Recommend replacing moderate decayed wood and implement maintenance program for the remaining wood.
2. West Side –
 - a. Wood exhibiting deteriorating conditions with minor to moderate decaying of the wood observed. Stain color in various stages of fading.
 - b. Recommend replacing moderate decayed wood and implement maintenance program for the remaining wood.

















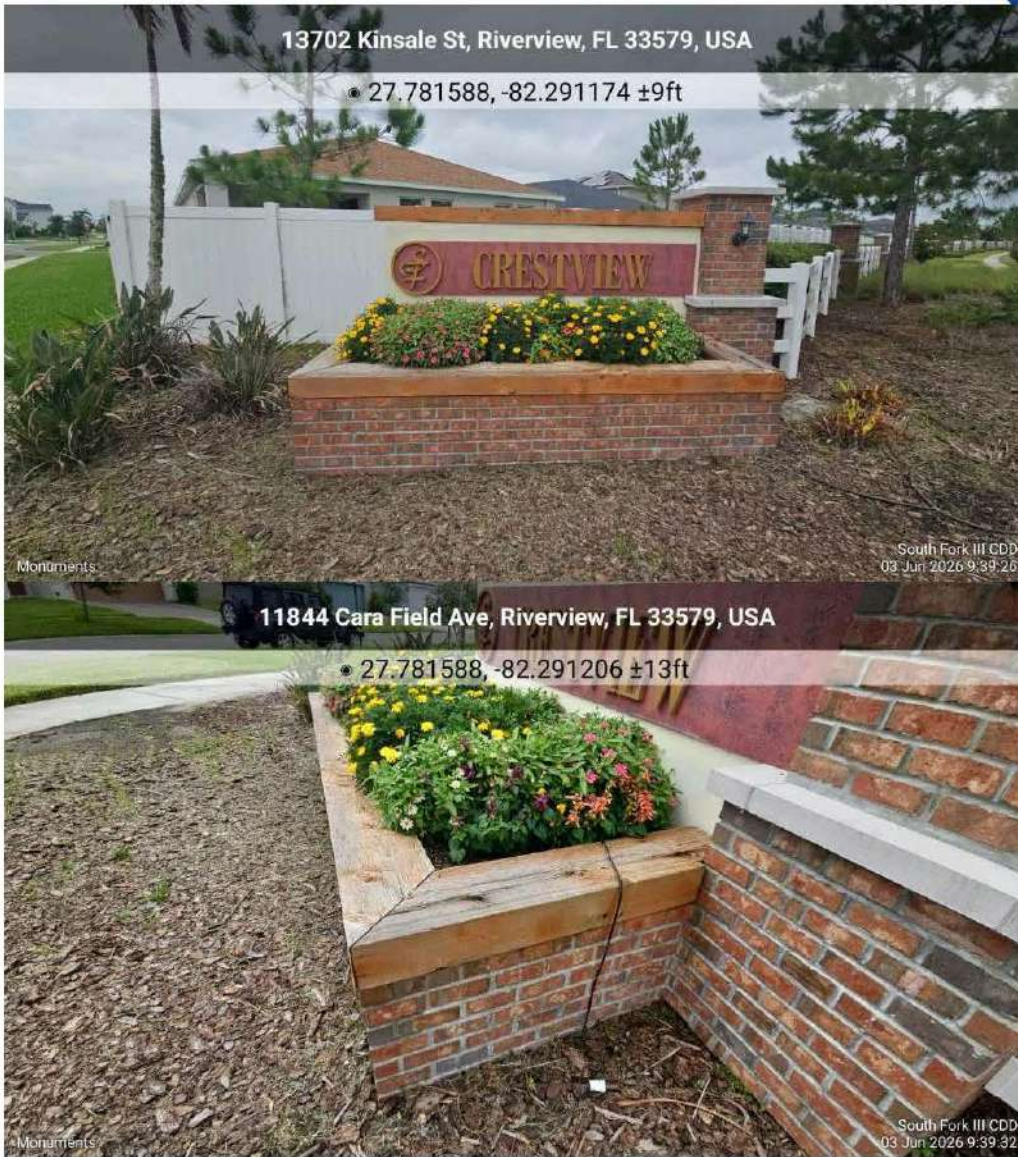
Crestview East Monuments:

1. East Side –
 - a. Wood exhibiting deteriorating conditions with minor to moderate decaying of the wood observed. Stain color in various stages of fading.
 - b. Recommend replacing moderate decayed wood and implement maintenance program for the remaining wood.
2. West Side –
 - a. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 - b. Recommend implementing maintenance program for the wood.















Crestview South Monuments:

1. North Side –
 - a. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 - b. Recommend replacing moderate decayed wood and implement maintenance program for the remaining wood.
2. South Side –
 - a. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 - b. Recommend implementing maintenance program for the wood.

11504 Pradera Reserve Blvd, Riverview, FL 33579, USA

• 27.778178, -82.288791 ±9ft



Monuments

South Fork III CDD
03 Jun 2026 9:34:30

11504 Pradera Reserve Blvd, Riverview, FL 33579, USA

• 27.778191, -82.288797 ±9ft



Monuments

South Fork III CDD
03 Jun 2026 9:34:40









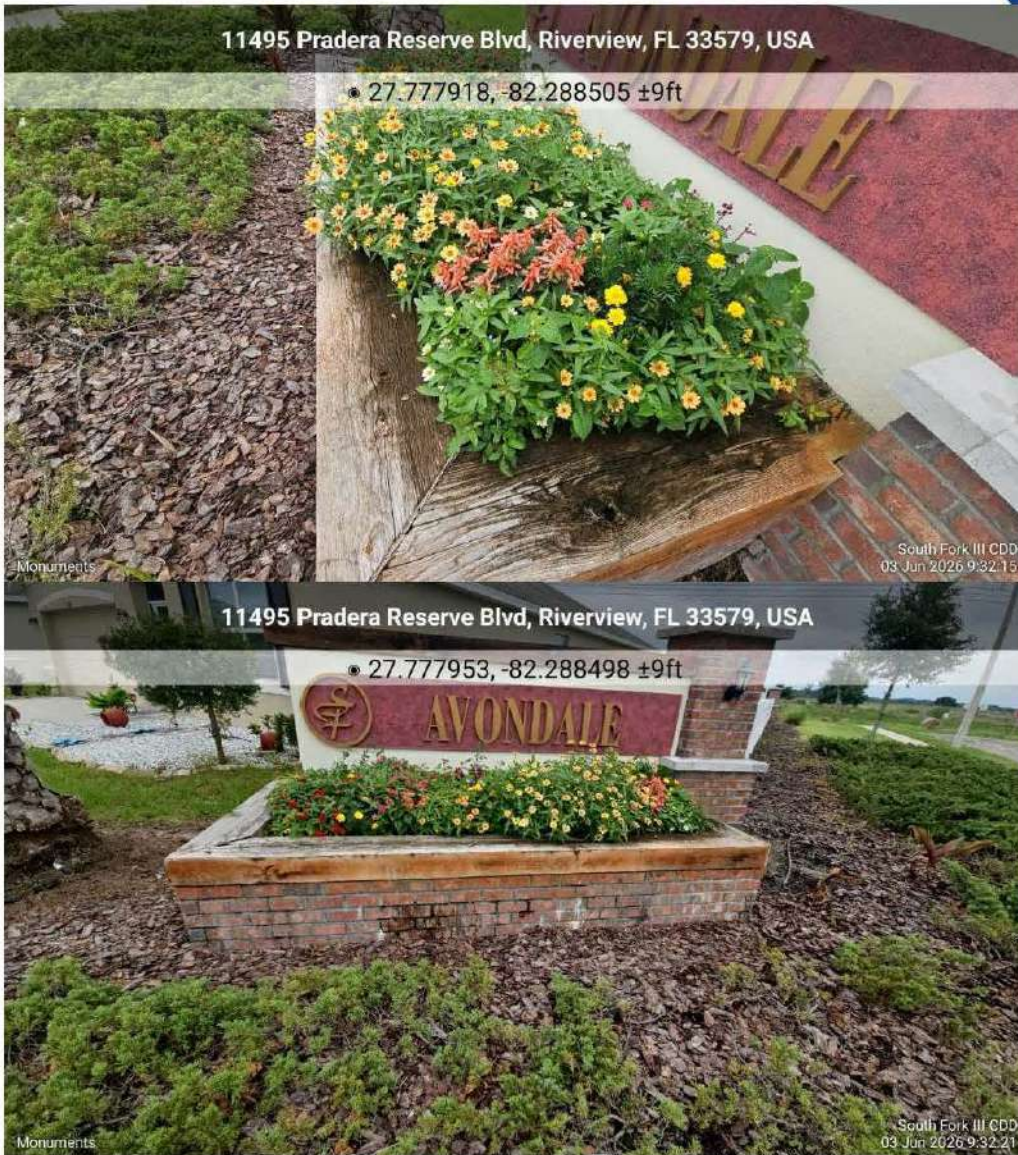




Avondale South Monuments:

1. North Side –
 1. Wood exhibiting deteriorating conditions with minor to severe decaying of the wood observed. Stain color in various stages of fading.
 2. Recommend replacing severe decayed wood and implement maintenance program for the remaining wood.
2. South Side –
 1. Wood exhibiting deteriorating conditions with minor to moderate decaying of the wood observed. Stain color in various stages of fading.
 2. Recommend replacing moderate decayed wood and implement maintenance program for the remaining wood.

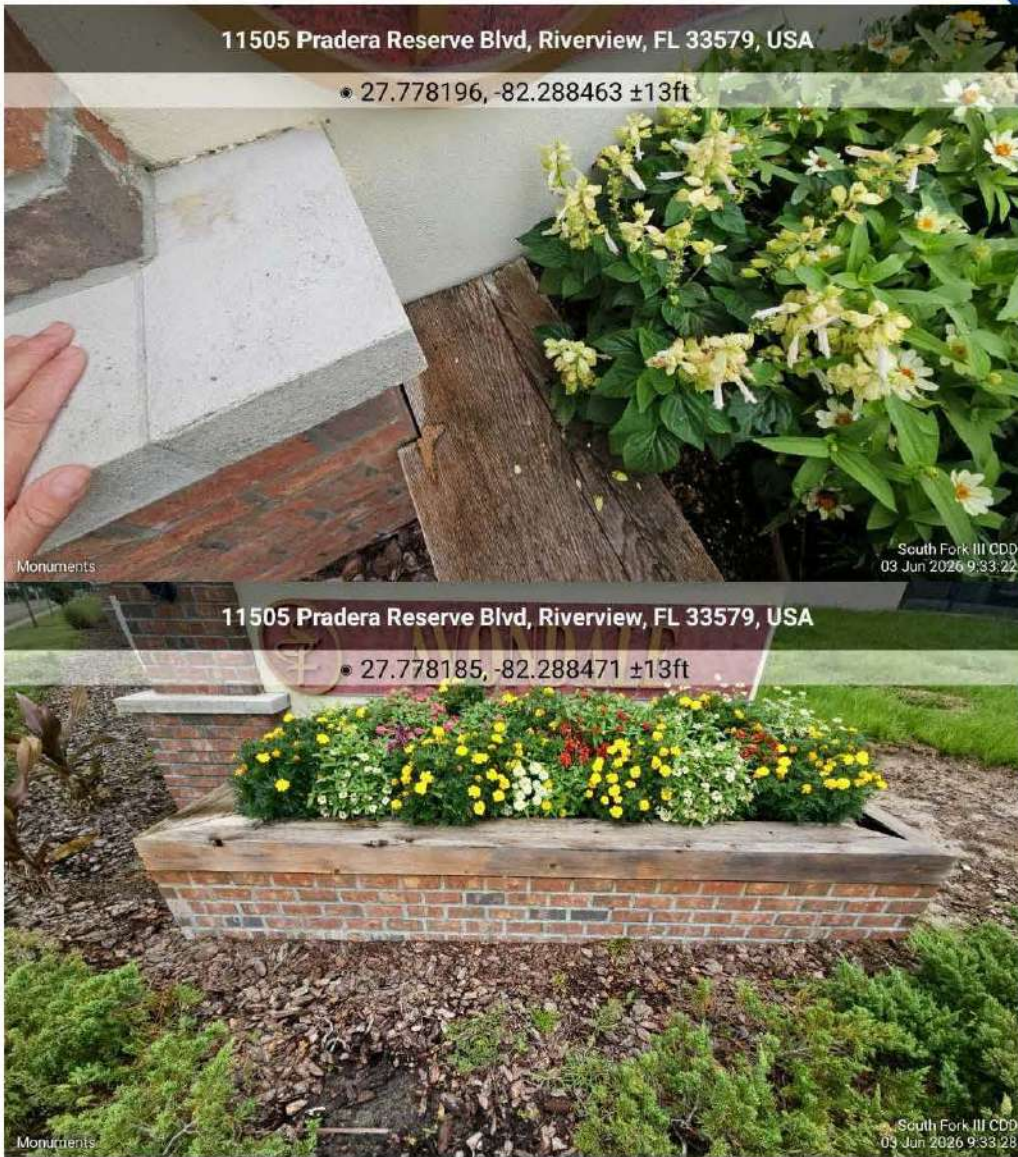


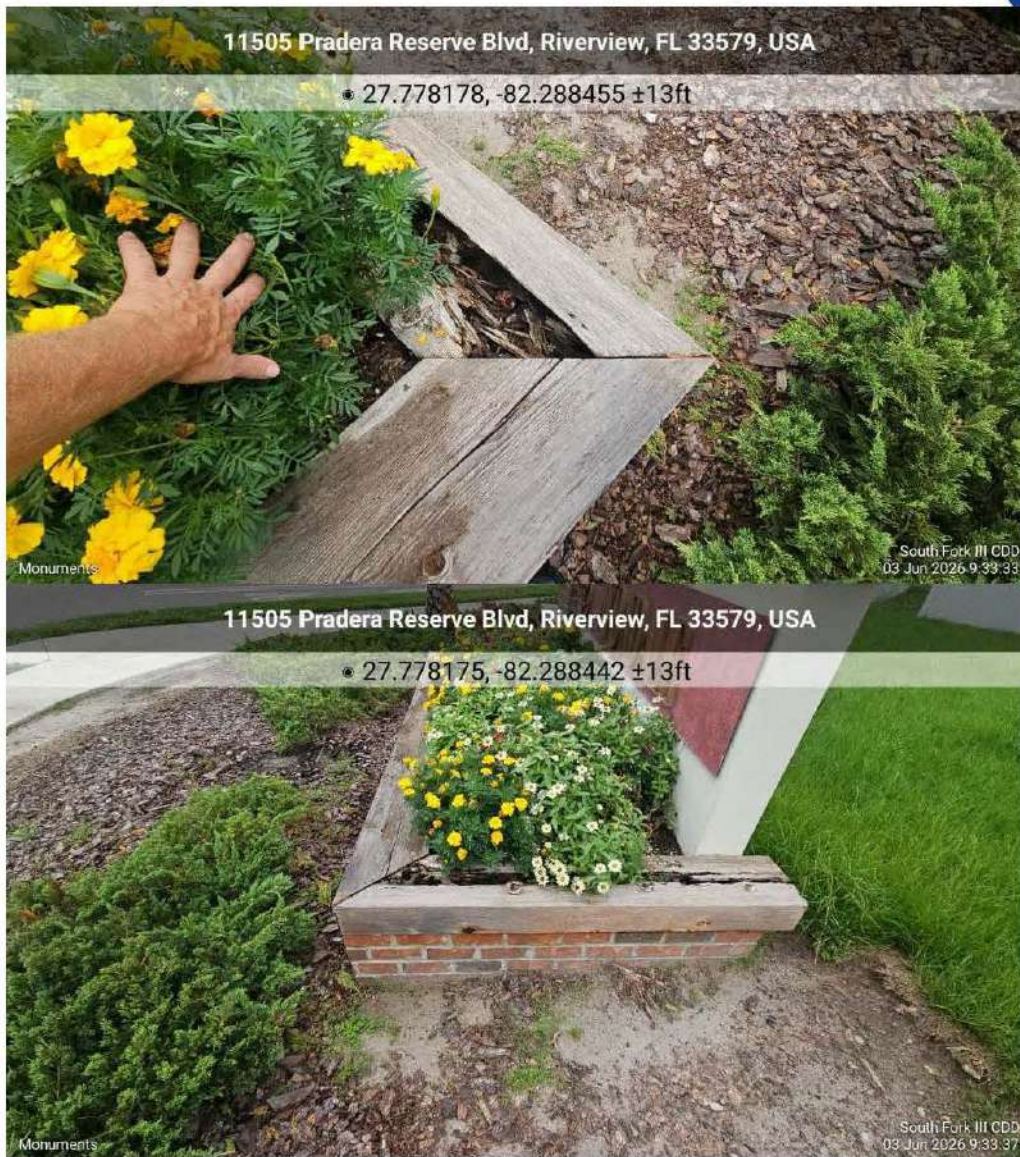
















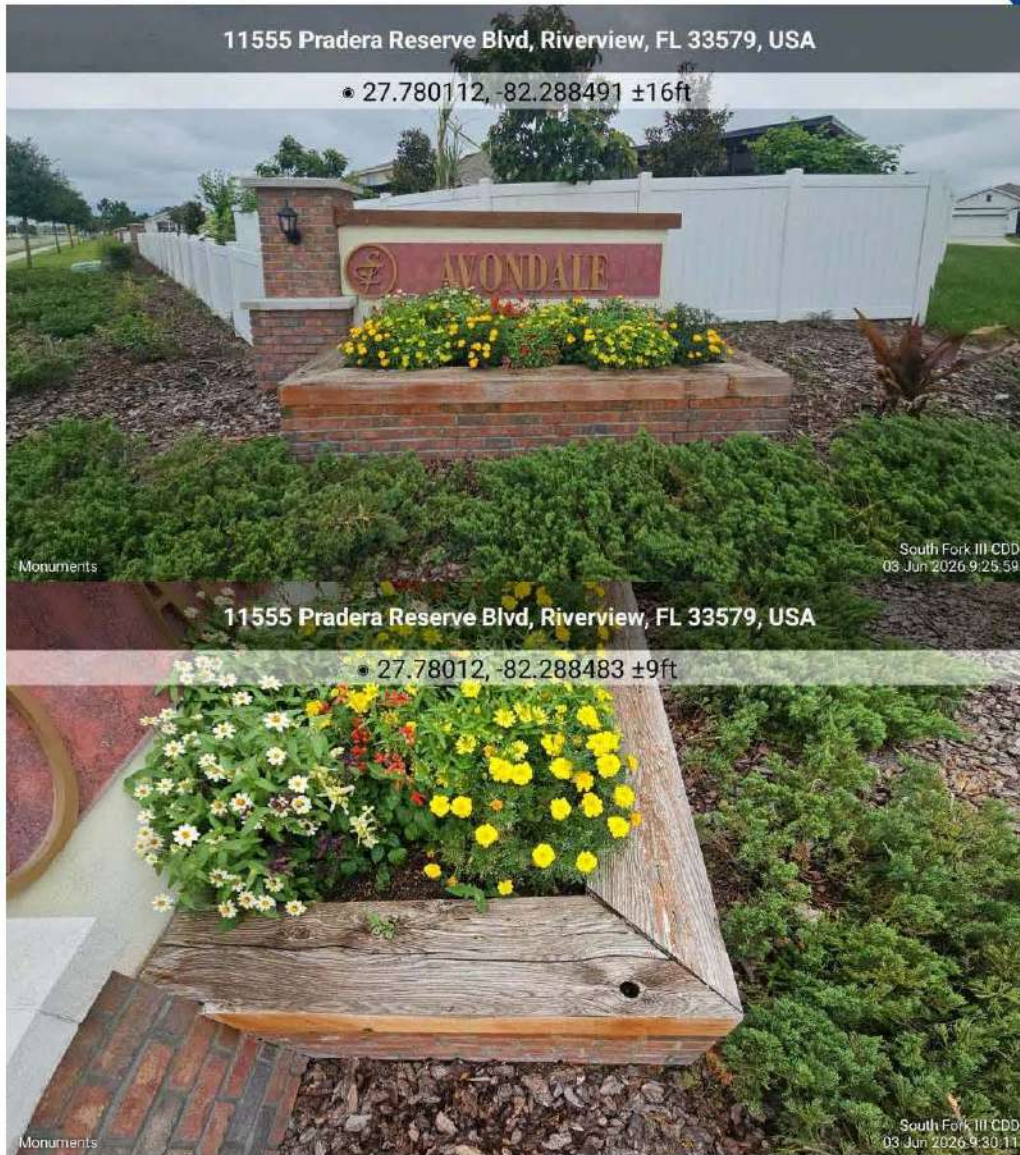
Avondale North Monuments:

1. North Side –
 1. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 2. Recommend implementing maintenance program for the remaining wood.
2. South Side –
 1. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 2. Recommend implementing maintenance program for the remaining wood.















Sunstone Ridge South Monuments:

1. North Side –
 1. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 2. Recommend implementing maintenance program for the remaining wood.
2. South Side –
 1. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 2. Recommend implementing maintenance program for the remaining wood.







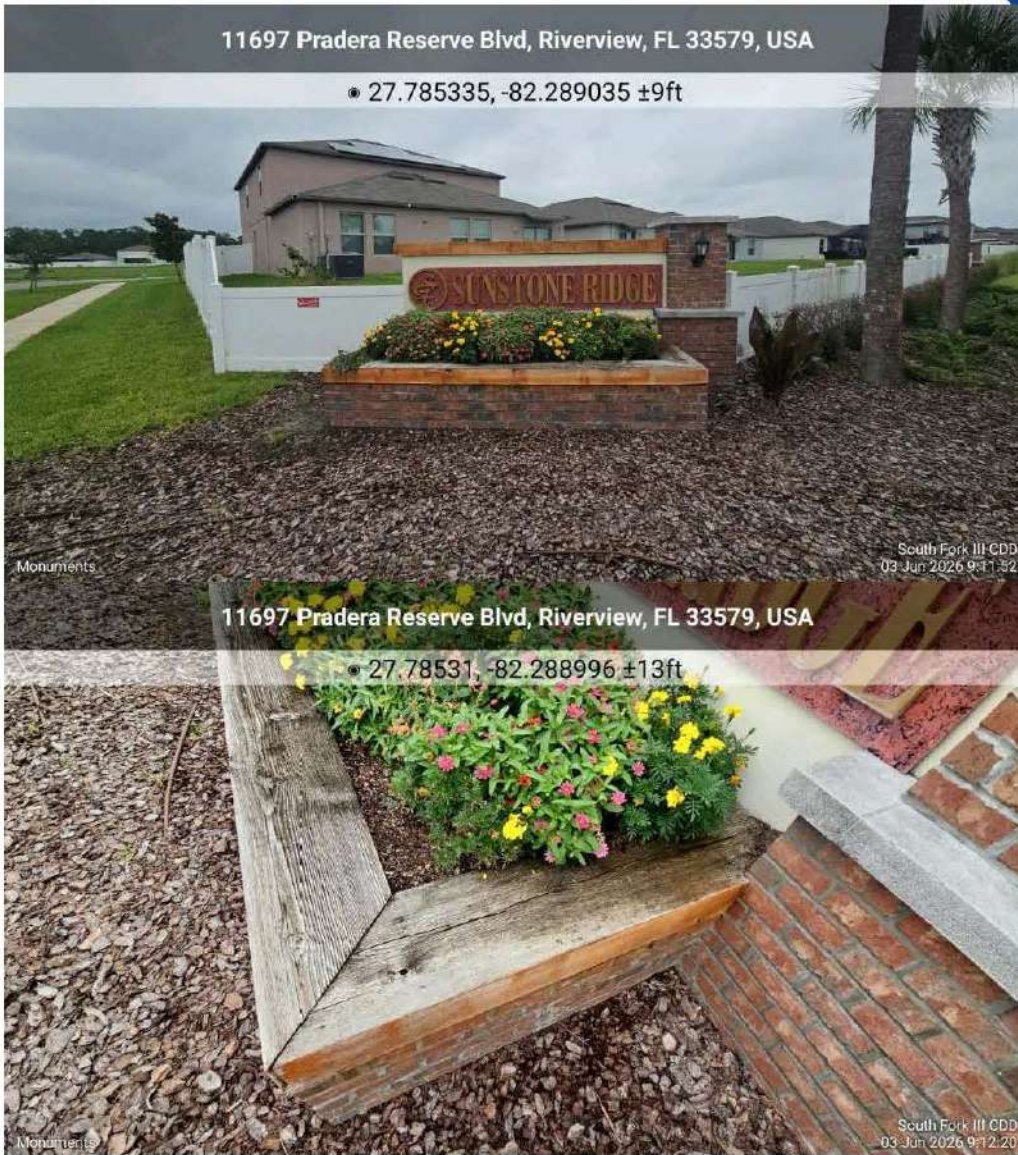






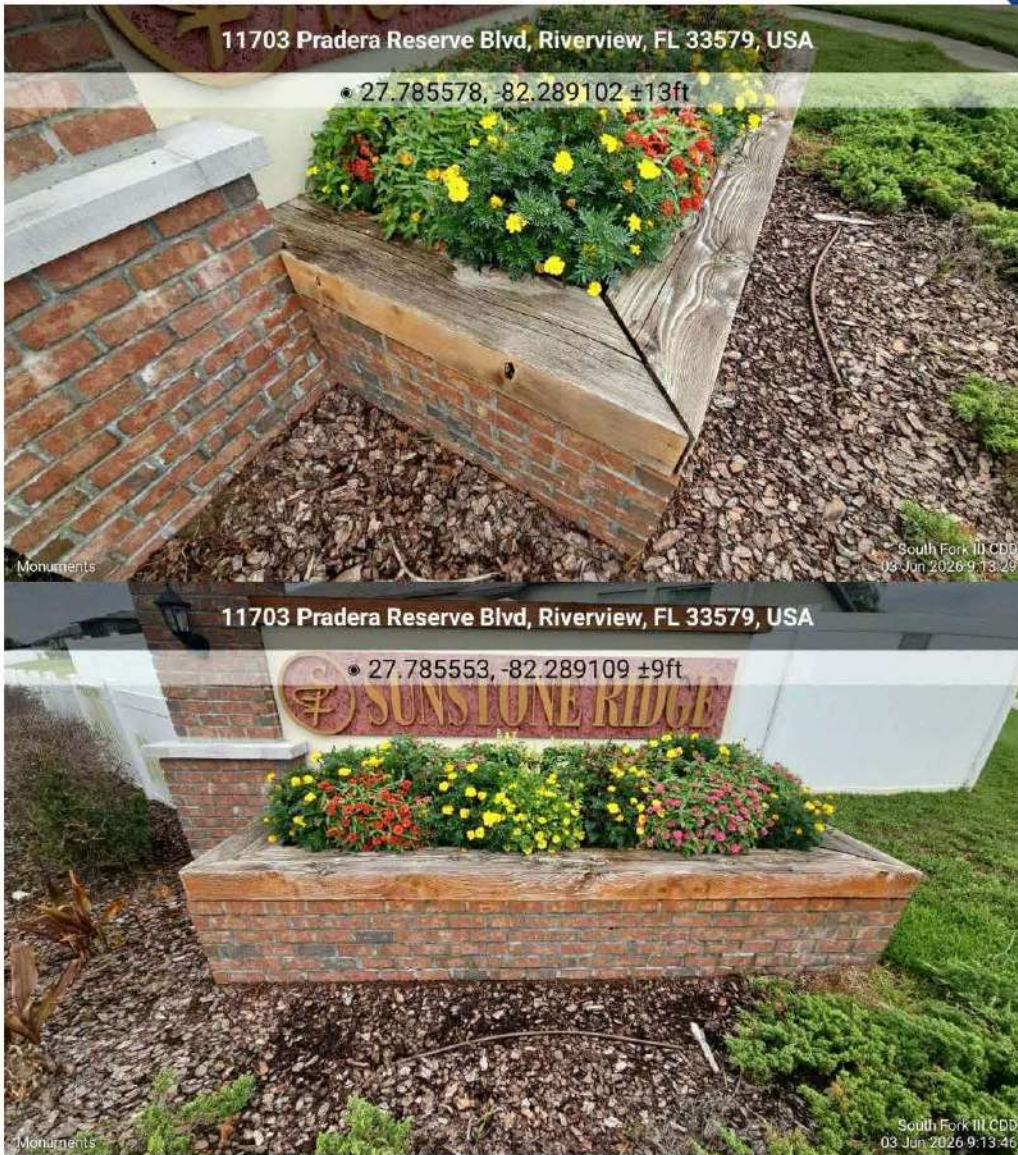
Sunset Ridge North Monuments:

1. North Side –
 1. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 2. Recommend implementing maintenance program for the remaining wood.
2. South Side –
 1. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 2. Recommend implementing maintenance program for the remaining wood.













Stonecrest Monuments:

1. North Side –
 1. Wood exhibiting deteriorating conditions with minor to severe decaying of the wood observed. Stain color in various stages of fading.
 2. Recommend replacing severe decayed wood and implement maintenance program for the remaining wood.
2. South Side –
 1. Wood exhibiting deteriorating conditions with minor decaying of the wood observed. Stain color in various stages of fading.
 2. Recommend implementing maintenance program for the remaining wood.

11882 Yellow Violet Wy, Riverview, FL 33579, USA

• 27.785465, -82.289411 ±9ft



Monuments

South Fork III CDD
03 Jun 2026 9:08:40

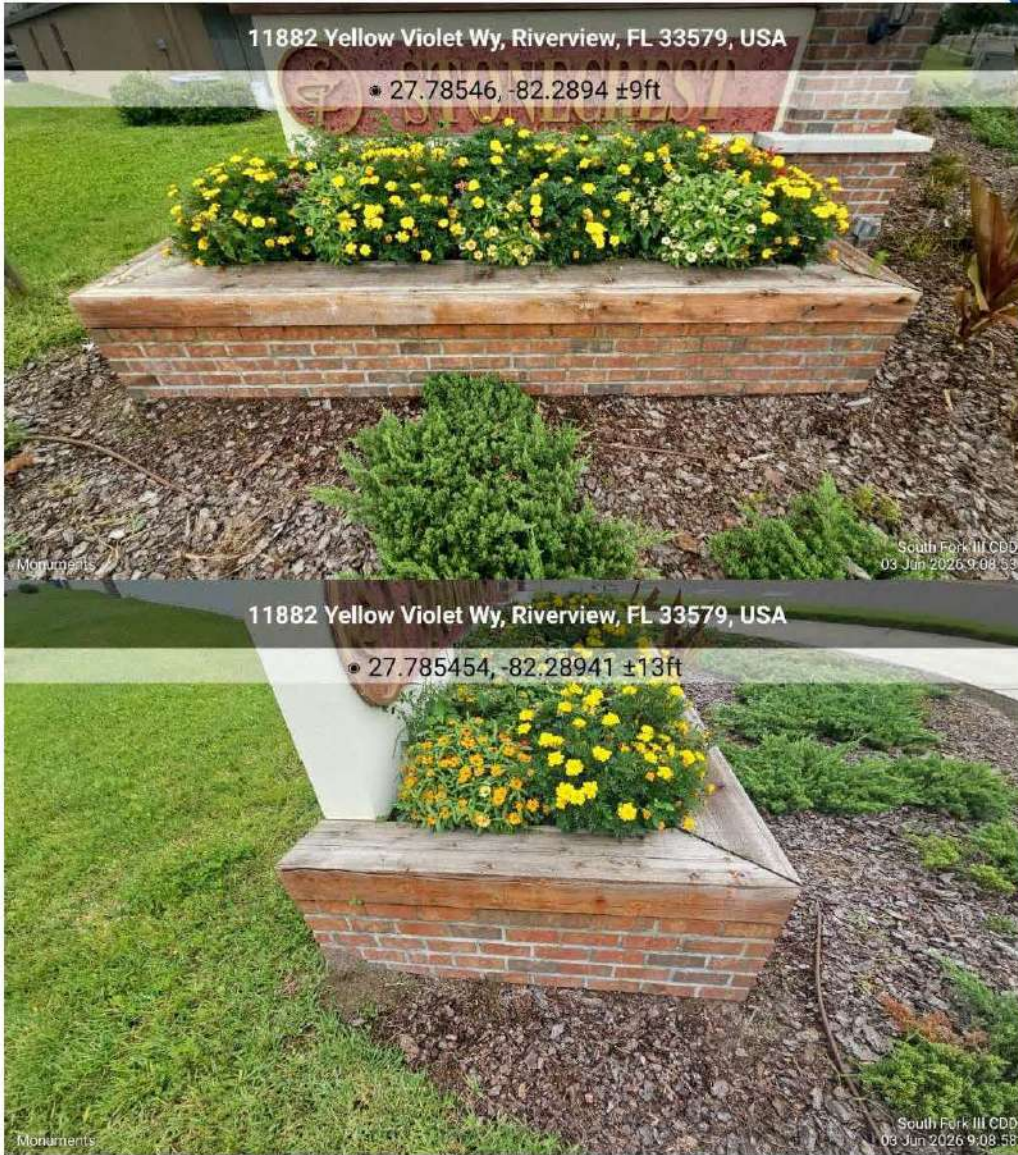
11882 Yellow Violet Wy, Riverview, FL 33579, USA

• 27.785465, -82.289405 ±9ft

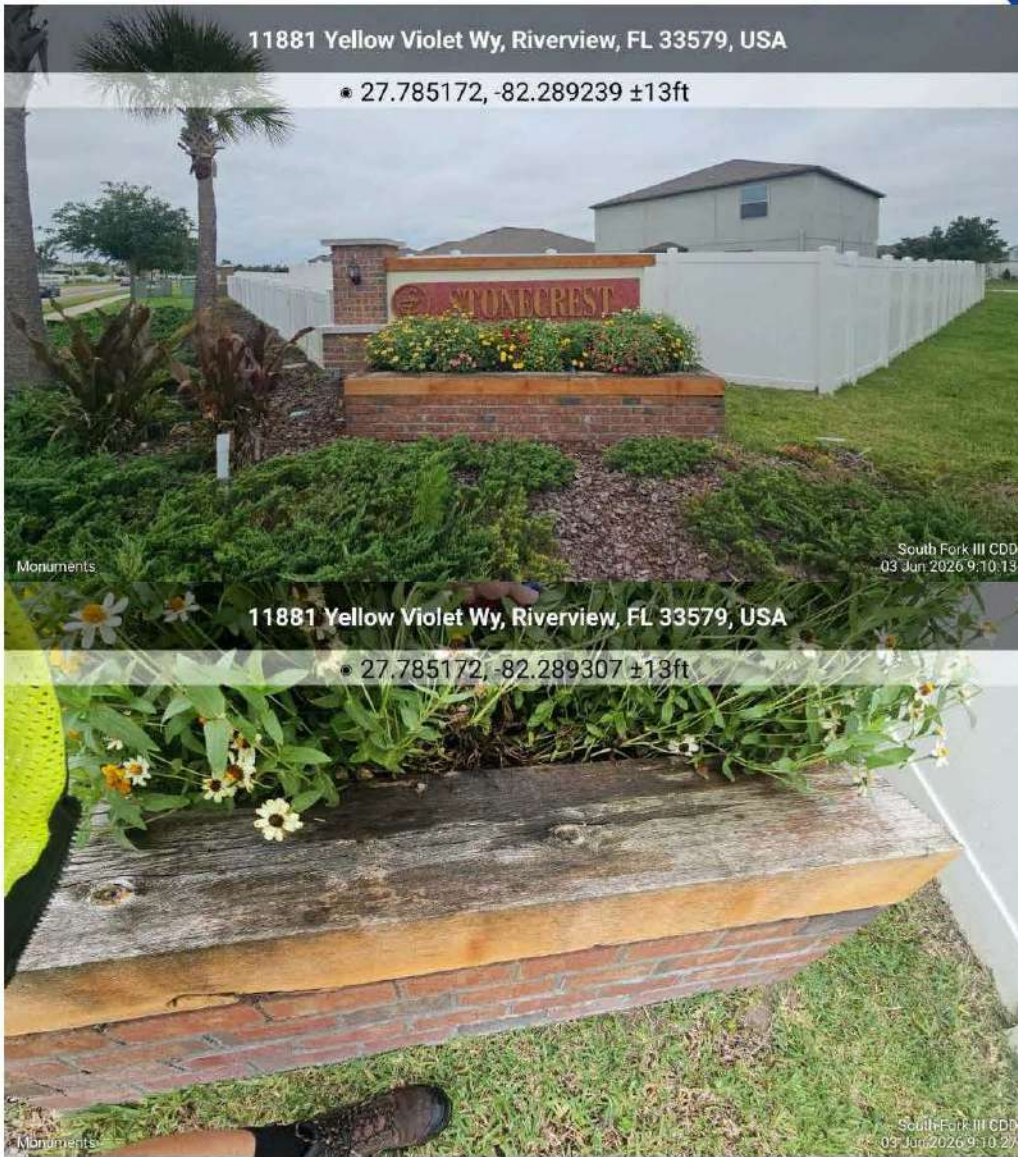


Monuments

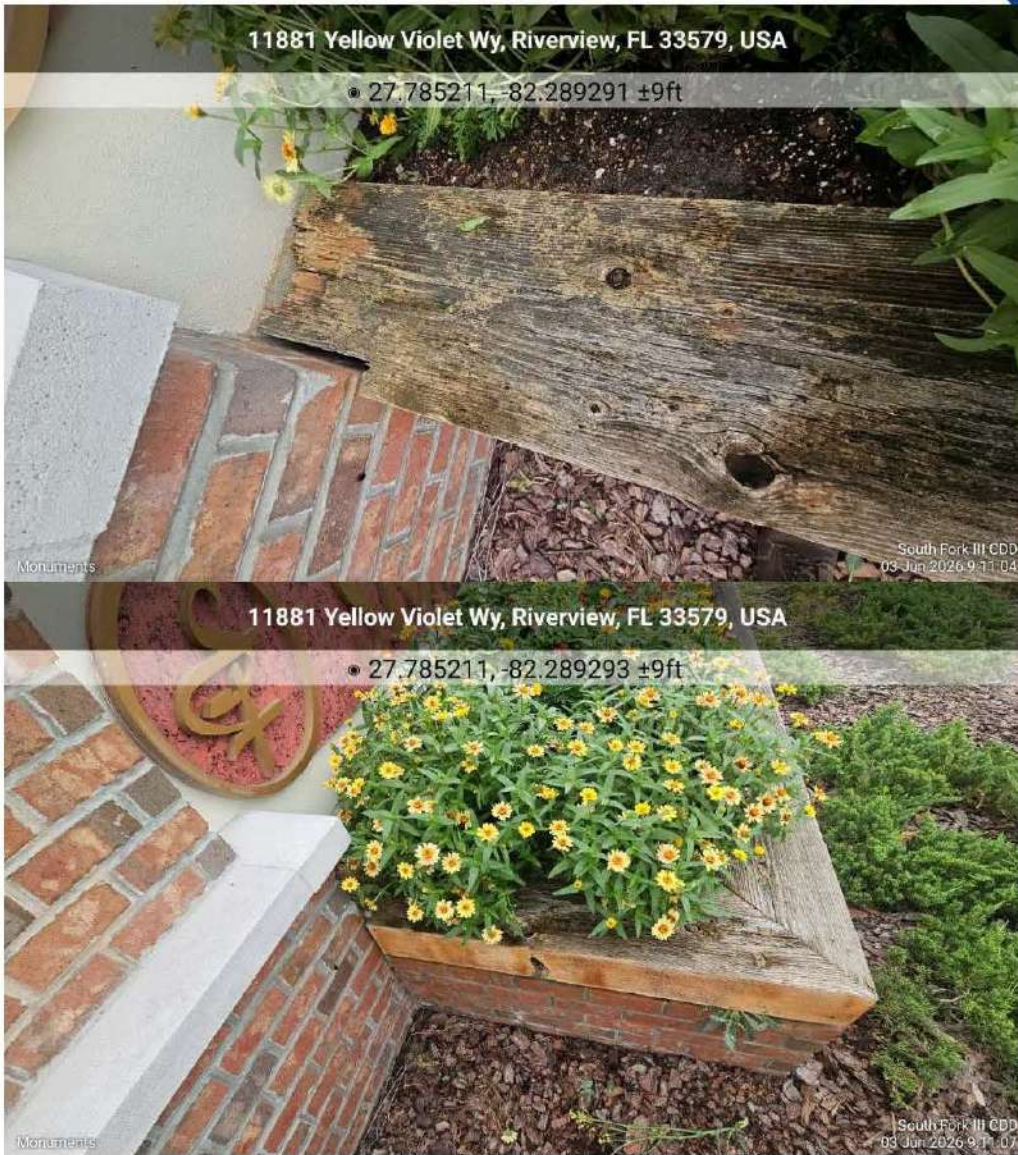
South Fork III CDD
03 Jun 2026 9:08:47













RESOLUTION 2026-06

**A RESOLUTION OF SOUTH FORK III COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2026/2027**

WHEREAS, the South Fork III Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SOUTH FORK III COMMUNITY
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2026.

**SOUTH FORK III
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Chairperson /Vice Chairperson

**BOARD OF SUPERVISORS MEETING DATES
THE SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027**

All meetings will be held at the South Fork III Clubhouse, located at 11771 Ambleside Boulevard, Riverview, Florida 33579, on the third Thursday of every month at 5:30 p.m. as follows:

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027 (**Budget Approval**)
June 17, 2027
July 15, 2027
August 19, 2027 (**Budget Adoption**)
September 16, 2027

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South Fork III Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives, and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of August 2026.

ATTEST:

**SOUTH FORK III
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 20, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisors (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

South Fork 111 Community Development District

District Manager: _____

Date: _____

Printed Name: _____

South Fork 111 Community Development District

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**

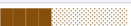
Homeowner cost		4/10	27 connected homes modify fence sections (~\$500–\$1,000 each); all others unaffected
CDD legal cost		8/10	Very high CDD capital cost — rough estimate \$50,000–\$75,000 for full fence removal and reinstallation (contractor bids required)
Gate installation		1/10	None — alley eliminated 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.

#1 Option 3 17/60 Easement Variance for All 88	#2 Option 7 20/60 Gated Connection — Mandatory Gates	#3 Option 4 23/60 Deed Strip to Each Homeowner	#4 Option 6 23/60 Relocate Fence to Property Lines	#5 Option 1 24/60 No Further Action	#6 Option 2 27/60 Require 27 Homes to Remediate	#7 Option 5 27/60 Remove Entire CDD Fence
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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 Lowest upfront 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 lost; partial access via new gates only COMMUNITY FACTORS Homeowner satisfaction 3/10 No costs imposed, but compliant residents may feel unrewarded Community fairness 8/10 Poor precedent — other streets may demand same leniency Total burden score 24/60 Cheapest upfront. Maintenance burden grows silently and fairness perception suffers long-term.	Option 2 Most enforceable Require 27 homes to remediate COST FACTORS Homeowner cost 7/10 ~\$2,000/home for 27 Group 1 homes (~\$54K aggregate) CDD legal cost 4/10 Moderate — enforcement notices, cure periods, potential liens Gate installation 3/10 1–3 gates for remaining blocked spots (~\$400–\$1,800) Ongoing maintenance 2/10 Low — alleys restored; Group 2 alleys maintained by homeowners COMMUNITY FACTORS Homeowner satisfaction 8/10 High resistance from 27 homes facing ~\$2,000 costs Community fairness 3/10 Strong precedent — consistent enforcement across the CDD Total burden score 27/60 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.

Prepared by and return to:
 Kathryn "KC" Hopkinson, Esq.
 Straley Robin Vericker P.A.
 1510 W. Cleveland St.
 Tampa, FL 33606
 Folio No.: _____

Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of _____, 202__ (the "**Effective Date**"), between the **South Fork III Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and _____ and _____ (collectively the "**Landowner(s)**"), whose mailing address is _____.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot ____, SOUTH FORK PLAT NAME (the "**Landowner Property**"), a subdivision according to the plat thereof recorded at Plat Book ____, Pages ____ - ____ (the "**Plat**"), of the Public Records of Hillsborough County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.
2. **District Property.** The District owns Tract ____ as shown on the Plat (the "**District Property**") which abuts the rear (DIRECTIONAL edge) of the Landowner Property.
3. **District Boundary Wall.** The District has a Boundary Wall/Fence (the "**Wall**") within the District Property. Landowner desires to encroach upon the District Property and the Wall by installing _____ that will travel through the District Property and abut the Wall (the "**Improvements**"). The Improvements may be installed as long as they do not directly attach to the Wall. With the exception of cleaning and maintenance, the District's Property and Wall shall remain undisturbed and untouched. The Landowner shall not place articles of any kind (other than the Improvements) on the District Property or the District's Wall.
4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed, and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be

responsible for routine maintenance of the Improvements. The Landowner shall allow the District access through the Improvements.

5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.
6. **Term and Termination.**
 - a. This Agreement shall remain in effect in perpetuity until terminated by either party.
 - b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
 - c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
 - d. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Hillsborough County.
 - e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.
7. **Indemnification.** Landowner agrees to indemnify, defend, and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.
8. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. **Governing Law and Venue.** This Agreement and the provisions contained in this

Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

11. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments.** This Agreement may only be amended in writing by the parties.
14. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[SIGNATURE PAGES TO FOLLOW]

Witnesses:

**South Fork III
Community Development District**

Printed Name: _____
Address: _____

Name: _____
Title: Chair of the Board of Supervisors

Printed Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as Chair of the Board of Supervisors of the South Fork III Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Printed Name: _____
Address: _____

Name: _____
Title: Landowner

Printed Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____, Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Printed Name: _____
Address: _____

Name: _____
Title: Landowner

Printed Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____, Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

**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, July 16, 2026, at 5:30 p.m. at the South Fork III Clubhouse, located at 11771 Ambleside Blvd., Riverview, FL 33579.

Present and constituting a quorum were:

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

Also present either in person or via electronic communications were:

Alba Sanchez	District Manager
Kathryn Hopkinson	District Counsel
Eric Frazier	On-Site Manager
Jessica Urbansky	NewLeaf Landscape

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 Mr. McElroy, seconded by Mr. Fulcher, with all in favor, the July 16, 2026, agenda was approved, as presented.

THIRD ORDER OF BUSINESS

Audience Comments

A homeowner inquired with the landscape vendor regarding the mowing schedule around the pond.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hopkinson provided a high-level overview of a pending pre-suit demand involving the unauthorized removal of CDD surveillance footage and its subsequent distribution to another

property owner. Ms. Hopkinson stated that the footage was removed by Mr. Dustin Heflin, which led to a series of communications from Mr. Balderama to the District and ultimately resulted in the pre-suit demand received by the District.

Ms. Hopkinson explained that the matter is expected to be costly, as it requires the involvement of both the District's insurance counsel and District counsel. She further advised that the District would incur hourly legal fees associated with representation and participation in the matter. An arbitration hearing has been scheduled, and District Counsel will be required to attend.

FIFTH ORDER OF BUSINESS

Business Items

B. Discussion of Pradera Boulevard Fencing Options and Scorecard

Mr. McElroy provided his presentation of viable options for the Board to consider. An open discussion followed, during which the Board reviewed and discussed the various alternatives presented. The Board reached a consensus to have District Counsel provide sample encroachment agreement templates for review. This item will be tabled for the August meeting after the Board reviews the matter.

A. Discussion of 13518 Wild Ginger ARC Application for Fence Installation on CDD Easement

Due to the Board's decision to table further discussion regarding the Pradera Boulevard fencing options and scoreboard, consideration of the 13518 Wild Ginger ARC Application was also tabled to the August 2026 meeting. The address listed on the agenda was incorrect and has been corrected to 13518 Wild Ginger.

FOURTH ORDER OF BUSINESS

Staff Reports (Continued)

B. District Engineer

The District Engineer was not in attendance; therefore, no report was presented.

C. Aquatic Report

The aquatic reports were included in the agenda package.

i. Consideration of Aquatic Weed Control, Inc., Proposal – Midge Fly Treatment

On MOTION by Mr. McElroy, seconded by Mr. Fulcher, with all in favor, the Aquatic Weed Control, Inc. Proposal for Midge Fly Treatment in the amount of \$,2824.00 was approved.

Management will notify the vendor that the proposal has been approved.

D. NewLeaf Landscape and Irrigation Maintenance Report

Ms. Jessica Urbansky provided a high-level overview of the Landscape and Irrigation Report. She discussed the new QR code system, and the Board agreed it is a great improvement and is very happy to move forward.

E. Clubhouse Report

Mr. Frazier presented his report.

On MOTION by Mr. McElroy, seconded by Mr. Fulcher, with all in favor, staff was authorized to purchase one additional table and six dark navy-blue umbrellas, and two additional white umbrellas, with a not-to-exceed amount of \$1,200.00 were approved.

F. District Manager

None.

FIFTH ORDER OF BUSINESS**Business Items (Continued)****C. Consideration of Cooper Pools Monthly Commercial Service Maintenance Agreement**

The Board directed management to send the current pool vendor a notice stating that they are being placed on notice to cure within 30 days.

D. General Matters of the District

None.

E. Consideration of Security Camera Proposals (Tabled Item)**i. Complete I.T.****ii. Secure2ware Security Services**

The current camera monitoring system contract does not expire until April 2027. This item will be added back to the agenda in February 2027 so a 30-day notice can be sent to the current vendor. This item cannot be considered until after the current contract expires.

SIXTH ORDER OF BUSINESS**Business Administration****A. Consideration of Minutes from the Meeting held on June 18, 2026**

On MOTION by Ms. Peltz, seconded by Mr. McElroy, with all in favor, the Minutes from the Meeting held on June 18, 2026, were approved as presented.

B. Review of the June 2026 Financials

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

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

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Mr. Fulcher directed management to ask the pond vendor to identify any ponds that may require additional plantings or mitigation or other improvements.

Mr. Elroy thanked Mr. Frazier and his team for their work maintaining the clubhouse and creating a resort-style environment. He noted that residents are very pleased with the facility and expressed his appreciation for their efforts.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. McElroy, seconded by Mr. Corder, with all in favor, the meeting was adjourned. at 7:19 p.m.

Secretary/Assistant Secretary

Chairperson/ Vice Chairperson



South Fork III Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018							TOTAL
	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 1,312,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,312,591
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	-	394,742	397,200	442,523	-	-	-	1,234,465
Prepaid Items	451	-	-	-	-	-	-	451
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	\$ 1,316,761	\$ 760,595	\$ 833,658	\$ 731,248	\$ 7	\$ 24,050,988	\$ 23,915,000	\$ 51,608,257
LIABILITIES								
Accounts Payable	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38
Accrued Expenses	4,133	-	-	-	-	-	-	4,133
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	192,329	-	-	-	-	-	23,915,000	24,107,329
FUND BALANCES								
Nonspendable:								
Prepaid Items	451	-	-	-	-	-	-	451
Restricted for:								
Debt Service	-	760,595	833,658	731,248	-	-	-	2,325,501
Capital Projects	-	-	-	-	7	-	-	7
Unassigned:	1,123,981	-	-	-	-	24,050,988	-	25,174,969
TOTAL FUND BALANCES	1,124,432	760,595	833,658	731,248	7	24,050,988	-	27,500,928
TOTAL LIABILITIES & FUND BALANCES	\$ 1,316,761	\$ 760,595	\$ 833,658	\$ 731,248	\$ 7	\$ 24,050,988	\$ 23,915,000	\$ 51,608,257

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 19,168	\$ 19,168	0.00%
Interest - Tax Collector	-	3,095	3,095	0.00%
Rental Income	-	1,475	1,475	0.00%
Special Assmnts- Tax Collector	1,357,964	1,362,776	4,812	100.35%
Other Miscellaneous Revenues	-	436	436	0.00%
TOTAL REVENUES	1,357,964	1,386,950	28,986	102.13%

EXPENDITURES**Administration**

Supervisor Fees	12,000	9,600	2,400	80.00%
ProfServ-Trustee Fees	14,671	12,768	1,903	87.03%
Disclosure Report	10,000	8,550	1,450	85.50%
District Counsel	5,000	7,544	(2,544)	150.88%
District Engineer	5,000	24,778	(19,778)	495.56%
District Manager	61,800	51,500	10,300	83.33%
Auditing Services	7,300	-	7,300	0.00%
Website Compliance	1,600	1,553	47	97.06%
Postage, Phone, Faxes, Copies	100	92	8	92.00%
Public Officials Insurance	3,255	3,255	-	100.00%
Legal Advertising	1,065	481	584	45.16%
Misc-Non Ad Valorem Taxes	-	826	(826)	0.00%
Bank Fees	-	3,046	(3,046)	0.00%
Misc-Ad Valorem Taxes	-	621	(621)	0.00%
Payroll Services	-	135	(135)	0.00%
Misc-Contingency	-	669	(669)	0.00%
Op Supplies - Clubhouse	-	407	(407)	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	121,966	126,000	(4,034)	103.31%

Electric Utility Services

Utility - Electric	283,250	86,174	197,076	30.42%
Total Electric Utility Services	283,250	86,174	197,076	30.42%

Water Utility Services

Utility - Water	11,307	23,906	(12,599)	211.43%
Total Water Utility Services	11,307	23,906	(12,599)	211.43%

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	3,227	3,381	(154)	104.77%
Total Garbage/Solid Waste Services	3,227	3,381	(154)	104.77%
<u>Other Physical Environment</u>				
Waterway Management	29,640	24,912	4,728	84.05%
Contracts-Envirom'l Monitoring	11,550	1,198	10,352	10.37%
Contracts-Pools	24,000	23,860	140	99.42%
Contracts-Termite Inspection	200	1,618	(1,418)	809.00%
Onsite Staff	93,940	102,445	(8,505)	109.05%
Insurance -Property & Casualty	51,839	41,594	10,245	80.24%
R&M-Clubhouse	6,843	9,870	(3,027)	144.23%
R&M-Pools	-	8,885	(8,885)	0.00%
Landscape - Mulch	6,501	41,050	(34,549)	631.44%
Landscape Maintenance	258,333	212,186	46,147	82.14%
Plant Replacement Program	35,000	8,369	26,631	23.91%
Security System Monitoring	26,955	12,845	14,110	47.65%
Landscape- Seasonal Color Program	4,999	-	4,999	0.00%
Irrigation Maintenance	9,000	18,708	(9,708)	207.87%
Mitigation Area Monitoring & Maintenance	6,600	-	6,600	0.00%
Internet Services	4,501	3,706	795	82.34%
Misc-Contingency	210,813	54,351	156,462	25.78%
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	567,070	221,144	71.94%
<u>Reserves</u>				
Reserve	150,000	-	150,000	0.00%
Total Reserves	150,000	-	150,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,357,964	806,531	551,433	59.39%
Excess (deficiency) of revenues				
Over (under) expenditures	-	580,419	580,419	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		544,013		
FUND BALANCE, ENDING		\$ 1,124,432		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2016 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,213	\$ 24,213	0.00%
Special Assmnts- Tax Collector	596,131	608,355	12,224	102.05%
TOTAL REVENUES	596,131	632,568	36,437	106.11%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	31,437	31,437	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		729,158		
FUND BALANCE, ENDING		\$ 760,595		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2018 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 27,652	\$ 27,652	0.00%
Special Assmnts- Tax Collector	757,069	757,352	283	100.04%
TOTAL REVENUES	757,069	785,004	27,935	103.69%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	27,935	27,935	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		805,723		
FUND BALANCE, ENDING		\$ 833,658		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2019 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 20,493	\$ 20,493	0.00%
Special Assmnts- Tax Collector	455,138	457,955	2,817	100.62%
TOTAL REVENUES	455,138	478,448	23,310	105.12%
<u>EXPENDITURES</u>				
<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	-	18,310	18,310	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		712,938		
FUND BALANCE, ENDING		\$ 731,248		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2018 Capital Projects Fund (302)
(In Whole Numbers)

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

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Statement Date 07/31/2026

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/29/2026	Payment	100304	STRALEY ROBIN VERICKER	Inv: 28789			-1,026.50
07/29/2026	Payment	100305	ARDURRA GROUP, INC.	Inv: 188991			-117.50
07/29/2026	Payment	300210	BOCC ACH	Inv: 072726-2882			-141.29
07/29/2026	Payment	300211	BOCC ACH	Inv: 072726-5049			-545.27
07/29/2026	Payment	300212	BOCC ACH	Inv: 072726-3327			-33.83
07/31/2026	Payment	100306	ARDURRA GROUP, INC.	Inv: 177523			-1,080.00
07/31/2026	Payment	100307	JAN-PRO OF TAMPA	Inv: 245767			-631.00
07/31/2026	Payment	100308	FCM INDUSTRIES OPCO, LLC	Inv: 5161			-39,999.78
07/31/2026	Payment	300213	BOCC ACH	Inv: 072826-8367			-161.04
07/29/2026	Payment	300215	WASTE MANAGEMENT INC OF FLORIDA ACH	Inv: 0272358-2206-4-ACH			-370.07
Total Outstanding Checks							-44,106.28

Check Total	\$3,600.00
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SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100302							
001	07/23/26	BUSINESS OBSERVER	26-02452H	Legal Advertising #26-02452H - Notice of Public Hearing	Legal Advertising	548002-51301	\$153.12
001	07/23/26	BUSINESS OBSERVER	26-02536H	Legal Advertising #26-02536H - Notice of Public Hearing	Legal Advertising	548002-51301	\$153.12
Check Total							\$306.24
CHECK # 100303							
001	07/29/26	TERMI-NETE PEST MANAGEMENT LLC	93698037	Monthly Pest Control 07/26	Contracts-Termite Inspection	534086-53908	\$99.00
Check Total							\$99.00
CHECK # 100304							
001	07/29/26	STRALEY ROBIN VERICKER	28789	District Counsel 06/26	District Counsel	531146-51401	\$1,026.50
Check Total							\$1,026.50
CHECK # 100305							
001	07/29/26	ARDURRA GROUP, INC.	188991	JUNE 2026 SVCS OFFSITE HABITAT	Contracts-Envirom'l Monitoring	534017-53908	\$117.50
Check Total							\$117.50
CHECK # 100306							
001	07/31/26	ARDURRA GROUP, INC.	177523	SVCS THRU 11/30/25	Contracts-Envirom'l Monitoring	534017-53908	\$1,080.00
Check Total							\$1,080.00
CHECK # 100307							
001	07/31/26	JAN-PRO OF TAMPA	245767	AUG 2026 JANITORIAL SVC	R&M-Clubhouse	546015-53908	\$631.00
Check Total							\$631.00
CHECK # 100308							
001	07/31/26	FCM INDUSTRIES OPCO, LLC	5161	MULCH INSTALL	Landscape - Mulch	546246-53908	\$39,490.00
001	07/31/26	FCM INDUSTRIES OPCO, LLC	5161	MULCH INSTALL	Misc-Contingency	549900-53908	\$509.78
Check Total							\$39,999.78
CHECK # 300199							
001	07/01/26	BOCC ACH	062626-5049	SVC PRD 5/22-6/24/26	Utility - Water	543018-53300	\$763.93
Check Total							\$763.93
CHECK # 300200							
001	07/01/26	BOCC ACH	062626-2882	SVC PRD 5/22-6/24/26	Utility - Water	543018-53300	\$232.57
Check Total							\$232.57
CHECK # 300201							
001	07/01/26	BOCC ACH	062626-3327	SVC PRD 5/22-6/24/26	Utility - Water	543018-53300	\$93.26
Check Total							\$93.26
CHECK # 300202							
001	07/01/26	BOCC ACH	062626-8367	SVC PRD 5/22-6/24/26	Utility - Water	543018-53300	\$160.99
Check Total							\$160.99
CHECK # 300205							
001	07/01/26	ENGAGE PEO - ACH	125864	PAYROLL P/E 6/27/26	Onsite Staff	534215-53908	\$1,977.88

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300206							Check Total <u>\$1,977.88</u>
001	07/10/26	TECO TAMPA ELECTRIC ACH	070726-5924-ACH	BILL PRD 05/16-06/16/2026	Utility - Electric	543041-53100	\$3,514.05
CHECK # 300208							Check Total <u>\$3,514.05</u>
001	07/09/26	ADP, Inc.	070326-1870-ACH	Workforce Now Payroll Solution Bundle 06/18/2026	Payroll Services	549405-51301	\$23.00
CHECK # 300209							Check Total <u>\$23.00</u>
001	07/17/26	ENGAGE PEO - ACH	126104-ACH	Payroll for Period Ending 07/11/2026	Onsite Staff	534215-53908	\$1,794.32
CHECK # 300210							Check Total <u>\$1,794.32</u>
001	07/29/26	BOCC ACH	072726-2882	SVC PRD 06/24-07/24/26	Utility - Water	543018-53300	\$141.29
CHECK # 300211							Check Total <u>\$141.29</u>
001	07/29/26	BOCC ACH	072726-5049	SVC PRD 06/24-07/27/26	Utility - Water	543018-53300	\$545.27
CHECK # 300212							Check Total <u>\$545.27</u>
001	07/29/26	BOCC ACH	072726-3327	SVC PRD 06/24-07/24/26	Utility - Water	543018-53300	\$33.83
CHECK # 300213							Check Total <u>\$33.83</u>
001	07/31/26	BOCC ACH	072826-8367	SVC PRD 06/24-07/24/26	Utility - Water	543018-53300	\$161.04
CHECK # 300214							Check Total <u>\$161.04</u>
001	07/27/26	CHARTER COMMUNICATIONS ACH	2542969071026-ACH	SVC PRD 07/10-08/09/2026	Internet Services	549031-53908	\$209.24
CHECK # 300215							Check Total <u>\$209.24</u>
001	07/29/26	WASTE MANAGEMENT INC OF FLORIDA ACH	0272358-2206-4-ACH	AUG 2026 SVC	Garbage Collection	546913-53400	\$370.07
CHECK # 300216							Check Total <u>\$370.07</u>
001	07/17/26	TECO TAMPA ELECTRIC ACH	062226-6275-ACH 1	SERVICE 05/16/26 - 06/16/26	Utility - Electric	543041-53100	\$104.20
CHECK # DD285							Check Total <u>\$104.20</u>
001	07/31/26	ENGAGE PEO - ACH	126423	PAYROLL P/E 7/25/26	Onsite Staff	534215-53908	\$1,936.35
							Check Total <u>\$1,936.35</u>
Fund Total							<u>\$112,323.95</u>

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Total Checks Paid	\$112,323.95
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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						
AQUATIC WEED CONTROL INC	6/30/2026	1141325	\$2,768.00			JUNE 2026 SVC
BDI ENGINEERING	6/30/2026	2494	\$7,860.00			ENGINEER
CHARTER COMMUNICATIONS ACH	6/21/2026	2503623062126	\$245.38			SVC PRD 06/21-07/20/26
FCM INDUSTRIES OPCO, LLC	7/15/2026	5161	\$509.78			FUEL SURCHG
INFRAMARK LLC	7/6/2026	183749	\$833.31			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	7/6/2026	183749	\$5,150.00			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	7/6/2026	183749	\$7,828.33	\$13,811.64	\$13,811.64	MANAGEMENT FEE
SOUTH COUNTY LANDCARE INC	7/1/2026	11074	\$774.46			LANDSCAPE SERVICES
SOUTH COUNTY LANDCARE INC	7/1/2026	11063	\$20,998.16		\$21,772.62	LANDSCAPE SERVICES
STRALEY ROBIN VERICKER	7/21/2026	28789	\$1,026.50			District Counsel 06/26
TRIANGLE POOL SERVICES	7/1/2026	9186749	\$2,425.00			MTHLY CLEANING SVC
Monthly Contract Subtotal			\$50,418.92			
Variable Contract						
ENGAGE PEO - ACH	7/2/2026	125864	\$1,977.88			PAYROLL P/E 6/27/26
ENGAGE PEO - ACH	7/17/2026	126104-ACH	\$1,794.32		\$3,772.20	Payroll for Period Ending 07/11/2026
Variable Contract Subtotal			\$3,772.20			
Utilities						
BOCC ACH	6/26/2026	062626-5049	\$763.93			SVC PRD 5/22-6/24/26
BOCC ACH	6/26/2026	062626-2882	\$232.57			SVC PRD 5/22-6/24/26
BOCC ACH	6/26/2026	062626-3327	\$93.26			SVC PRD 5/22-6/24/26
BOCC ACH	6/26/2026	062626-8367	\$160.99			SVC PRD 5/22-6/24/26
BOCC ACH	7/27/2026	072726-2882	\$141.29			SVC PRD 6/24-7/24/26
BOCC ACH	7/27/2026	072726-5049	\$545.27			SVC PRD 6/24-7/27/26
BOCC ACH	7/27/2026	072726-3327	\$33.83		\$1,971.14	SVC PRD 6/24-7/24/26
TECO TAMPA ELECTRIC ACH	7/7/2026	070726-5924-ACH	\$3,514.05			SVC PRD 05/16-06/16/2026
TECO TAMPA ELECTRIC ACH	6/22/2026	062226-6275-ACH	\$30.96		\$3,545.01	11651 Ambleside Bl. 05/16/26-06/16/26
WASTE MANAGEMENT INC OF FLORIDA ACH	6/30/2026	0264404-2206-6-ACH	\$370.07			SVC PRD 07/01-07/31/2026

SOUTH FORK III CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Utilities Subtotal			\$5,886.22			
Regular Services						
ADP, Inc.	7/3/2026	070326-1870-ACH	\$23.00			Workforce Now Payroll Solution Bundle 06/18/2026
AQUATIC WEED CONTROL INC	6/30/2026	1141325	\$2,768.00			MAY 2026 SVC
ARDURRA GROUP, INC.	7/16/2026	188991	\$117.50			JUNE 2026 SVCS OFFSITE HABITAT
ARDURRA GROUP, INC.	12/30/2025	177523	\$1,080.00		\$1,197.50	SVCS THRU 11/30/26
BUSINESS OBSERVER	7/17/2026	26-02452H	\$153.12			Legal Advertising #26-02452H - Notice of Public Hearing
BUSINESS OBSERVER	7/17/2026	26-02536H	\$153.12		\$306.24	Legal Advertising #26-02536H - Notice of Public Hearing
COMPLETE I.T.	7/1/2026	20568	\$140.00			JULY 2026 BRIVO TIER MONITORING
CONSTRUCTION MANAGEMENT SERVICES	7/10/2026	315	\$3,600.00			Monument Sign 07/26
FCM INDUSTRIES OPCO, LLC	7/15/2026	5161	\$39,490.00			MULCH INSTALL
JAN-PRO OF TAMPA	7/1/2026	244465	\$631.00			JULY 2026 JANITORIAL SVCS
JAN-PRO OF TAMPA	8/1/2026	245767	\$631.00		\$1,262.00	AUG 2026 JANITORIAL SVC
SECURITEAM INC.	7/1/2026	21999	\$981.00			SECURITY MONITORING
TERMI-NETE PEST MANAGEMENT LLC	7/20/2026	93698037	\$99.00			Monthly Pest Control 07/26
TRUIST BANK	6/2/2026	060226-9047	\$407.49			JUNE 2026 PURCHASE
Regular Services Subtotal			\$50,274.23			
TOTAL						
			\$110,351.57			



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
6/30/2026	1141325

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/30/2026

Description	Amount
Monthly waterway service for the month this invoice is dated completed (2 addl ditches \$289/mo) Completed Jun 17.	2,768.00
Monthly waterway service for the month this invoice is dated completed (2 addl ditches \$289/mo) Completed May 11. (NOT BILLED)	2,768.00

Thank you for your business.

Total	\$5,536.00
Payments/Credits	\$0.00
Balance Due	\$5,536.00

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



INVOICE

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

INVOICE 2494
DATE 06/30/2026
TERMS Net 30
DUE DATE 07/30/2026

PROJECT NAME
South Fork III CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[June 01 - June 30]	37:00	180.00	6,660.00
Senior Inspector	[June 03 - June 25]	10:00	120.00	1,200.00

BALANCE DUE **\$7,860.00**

Pay invoice



SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Jun-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.	3.00	\$180	K. Wagner	\$540.00
Jun 3 - Site visit to assess 6x12 wood trim on all community monuments	4.00	\$120	K.Wagner	\$480.00
Jun 25 - Meet with Alba and BOS board member to review resident cutback in wetland areas on CDD property; review pool discharge areas and verify if repaired or not; mark up shoreline planting map; email contractor for quotes for pool discharge repairs	6.00	\$120	K.Wagner	\$720.00
Final Installment for Pond Bank Assessment Project	1.00		K.Wagner	\$6,120.00
INVOICE TOTAL	14.00			\$7,860.00

June 21, 2026
 Invoice Number: 2503623062126
 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 06/21/26 through 07/20/26
 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 07/08/26	\$245.38



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 21 06222026 NNNNNYNN 01 000771 0003

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



June 21, 2026

SOUTH FORK III CCD

Invoice Number: 2503623062126
 Account Number: 8337 12 029 2503623
 Service At: 11771 AMBLESIDE BLVD
 RIVERVIEW FL 33579

Total Due by 07/08/26	\$245.38
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712029250362300245381

Invoice Number: 2503623062126
 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 06222026 NNNNNYNN 01 000771 0003

Charge Details

Previous Balance	245.38
Check Payment-thank You 06/12	-245.38
Remaining Balance	\$0.00

Payments received after 06/21/26 will appear on your next bill.

Service from 06/21/26 through 07/20/26

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 07/08/26 \$245.38

Billing Information

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

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

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

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

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

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

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

Continued on the next page....

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

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

Simplify your life with Auto Pay!

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

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

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

Visit: spectrumbusiness.net/payment

(My Account login required)

Payment Options

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

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

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



Invoice Number: 2503623062126
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 06222026 NNNNNYNN 01 000771 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: 2503623062126
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 06222026 NNNNNYNN 01 000771 0003





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

Services provided for the Month of: July 2026

INVOICE#
183749
CUSTOMER ID
C2309
PO#

DATE
7/6/2026
NET TERMS
Due On Receipt
DUE DATE
7/6/2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	3	Ea	277.77		833.31
District Management	1	Ea	5,150.00		5,150.00
Personnel Services	1	Ea	7,828.33		7,828.33
Subtotal					13,811.64

Subtotal	\$13,811.64
Tax	\$0.00
Total Due	\$13,811.64

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.



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
11074	07/01/2026	\$774.46	07/01/2026	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/20/2026	Mainline Repair	2 1/2 inch along fence in front of pool.	1	387.23	387.23
06/03/2026	Mainline Repair	2 1/2 inch repair Galway Sand. Believed caused by some driving a stake in the ground. Slipfix	1	387.23	387.23

Ways to pay



SUBTOTAL	774.46
TAX	0.00
TOTAL	774.46
BALANCE DUE	\$774.46

[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
11063	07/01/2026	\$20,998.16	07/01/2026	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/01/2026	SouthFork 3 CDD	Contracted Monthly maintenance for South Fork 3 CDD JULY 2026	1	20,998.16	20,998.16

Ways to pay



SUBTOTAL	20,998.16
TAX	0.00
TOTAL	20,998.16
BALANCE DUE	\$20,998.16

[View and pay](#)



INVOICE

Aqua Triangle 1 Corp

12801 Belcher Rd S

Largo, FL 33773

(727) 531-0473

billing@triangle-pool.com

BILL TO:

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

SHIP TO:

SOUTH FORK III CDD
11771 AMBLESIDE DRIVE
RIVERVIEW, FL 33579

Invoice No: **9186749**
Status: **Open**
Invoice Date: **7/01/2026**
Due Date: **7/31/2026**
Total: **\$2,425.00**

Service Date	Product/Service	Quantity	Unit Price	Total
	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 IMMEDIATELY TO TRIANGLE POOL SERVICE -BACKWASHING FILTER/ HOSING OFF CARTRIDGES INSIDE OF FILTER HOUSING AS NEEDED -DE FILTER SYSTEMS REQUIRE 2 YEARLY CLEAN AND DEGREASING SERVICES FOR OPTIMAL FILTRATION, CIRCULATION, CLARITY AND WATER HEALTH. PRICE FOR	1.00	\$2,425.00	\$2,425.00

Thank you for doing business with us!



INVOICE

Aqua Triangle 1 Corp

12801 Belcher Rd S

Largo, FL 33773

(727) 531-0473

billing@triangle-pool.com

Service Date	Product/Service	Quantity	Unit Price	Total
	CLEAN AND DEGREASING IS DETERMINED PER SYSTEM SIZE. -RECORD CHEMICAL READINGS EACH VISIT USING PROPER COUNTIES HEALTH DEPARTMENT APPROVED LOG SHEETS PROVIDED BY TRIANGLE POOL SERVICE			

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

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

Thank you for doing business with us!

South Fork III CDD
2005 Pan Am Circle

Invoice 125864

Date 07/02/2026

Tampa, FL 33607-

For the Pay Period Ending 06-27-2026

Control Number 202614-722

--

GROSS WAGES	1,760.00
SOCIAL SECURITY & MEDICARE	134.62
FEDERAL UNEMPLOYMENT	5.90
STATE UNEMPLOYMENT	26.56
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80

SUB-TOTAL	1,977.88

TOTAL INVOICE	-----	1,977.88
---------------	-------	----------

PAID - Ref	XXXXXXXXXXXXXXXXX694	1977.88
Do Not Remit Payment		

Glenn Tribhuvan

From: donotreply@engagepeo.com
Sent: Wednesday, July 15, 2026 9:38 AM
To: inframarkcms@payableslockbox.com
Subject: Invoice 126104

South Fork III CDD
 2005 Pan Am Circle

Invoice 126104

Date 07/17/2026

Tampa, FL 33607-

For the Pay Period Ending 07-11-2026
 Control Number 202615-722

--

GROSS WAGES	1,600.00
SOCIAL SECURITY & MEDICARE	122.40
FEDERAL UNEMPLOYMENT	3.84
STATE UNEMPLOYMENT	17.28
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80

SUB-TOTAL	1,794.32

TOTAL INVOICE	1,794.32

PAID - Ref	XXXXXXXXXXXXXXXXX694	1794.32
Do Not Remit Payment		



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	8634535049	06/26/2026	07/17/2026

Service Address: 11771 AMBLESIDE BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60994081	05/22/2026	16371	06/24/2026	16703	33200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$100.26
Water Base Charge	\$71.16
Water Usage Charge	\$50.97
Sewer Base Charge	\$300.28
Sewer Usage Charge	\$234.72

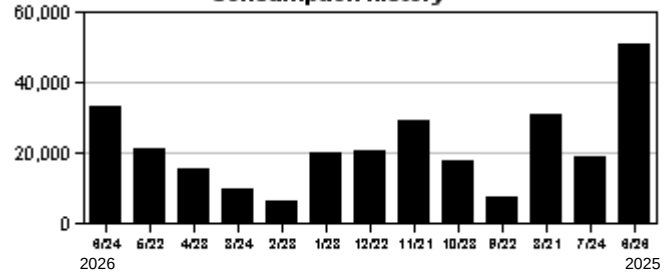
Summary of Account Charges

Previous Balance	\$612.27
Net Payments - Thank You	\$-612.27
Total Account Charges	\$763.93
AMOUNT DUE	\$763.93

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 ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 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

511 0

DUE DATE

07/17/2026

**Auto Pay Scheduled
DO NOT PAY**

0086345350499 00000763938





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	7036042882	06/26/2026	07/17/2026

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	05/22/2026	9330	06/24/2026	9416	8600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$25.97
Water Base Charge	\$22.68
Water Usage Charge	\$10.12
Sewer Base Charge	\$106.46
Sewer Usage Charge	\$60.80

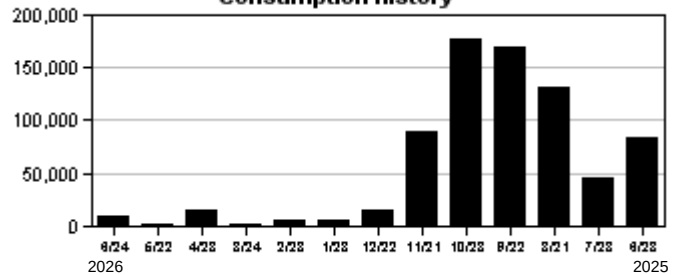
Summary of Account Charges

Previous Balance	\$148.01
Net Payments - Thank You	\$-148.01
Total Account Charges	\$232.57
AMOUNT DUE	\$232.57

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 ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.

Consumption History



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

1.983 0

DUE DATE

07/17/2026

**Auto Pay Scheduled
DO NOT PAY**



0070360428828 00000232579



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	2641583327	06/26/2026	07/17/2026

Service Address: 13600 ASHLAR SLATE PL (IRRIGATION METER)

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38350841	05/22/2026	16721	06/24/2026	16854	13300 GAL	ACTUAL	WATER

Service Address Charges

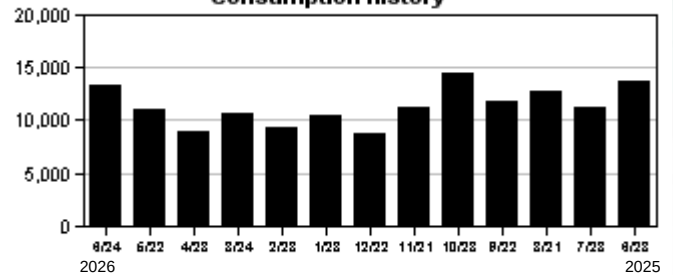
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$40.17
Water Base Charge	\$19.83
Water Usage Charge	\$26.72

Summary of Account Charges

Previous Balance	\$79.81
Net Payments - Thank You	\$-79.81
Total Account Charges	\$93.26

AMOUNT DUE	\$93.26
-------------------	----------------

Consumption History



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

1,727 8

DUE DATE	07/17/2026
AMOUNT DUE	\$93.26
AMOUNT PAID	



0026415833271 00000093260



Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	06/26/2026	07/17/2026

Summary of Account Charges

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

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

1.152 0

DUE DATE

07/17/2026

**Auto Pay Scheduled
DO NOT PAY**



0057713683670 00000160994



Hillsborough
County Florida

Agenda Page 210

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	06/26/2026	07/17/2026

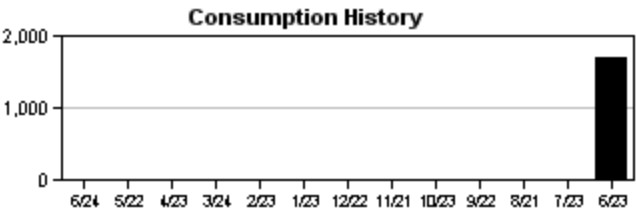
Service Address: 11916 SUNBURST MARBLE RD

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54167575	05/22/2026	14129	06/24/2026	14129	0 GAL	ACTUAL	WATER

Service Address Charges

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	06/26/2026	07/17/2026

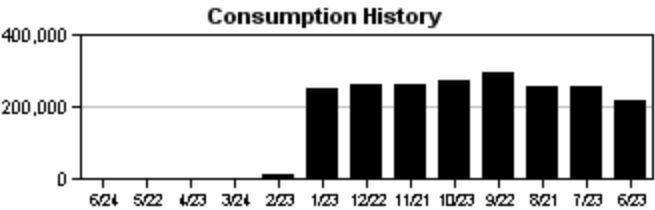
Service Address: 11671 BRIGHTON KNOLL LOOP

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61044212	05/22/2026	54608	06/24/2026	54608	0 GAL	ACTUAL	WATER

Service Address Charges

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





Hillsborough
County Florida

Agenda Page 211

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	5771368367	06/26/2026	07/17/2026

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	05/27/2026	107673	06/26/2026	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	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	7036042882	07/27/2026	08/17/2026

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	06/24/2026	9416	07/24/2026	9421	500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$1.51
Water Base Charge	\$22.68
Water Usage Charge	\$0.56
Sewer Base Charge	\$106.46
Sewer Usage Charge	\$3.54

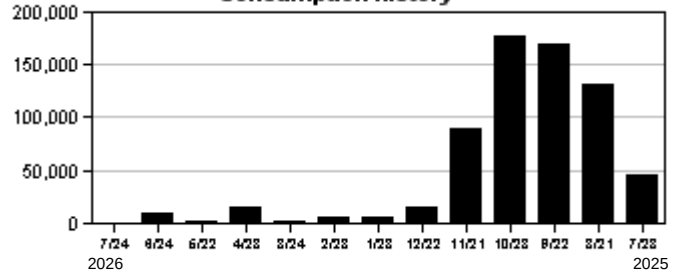
Summary of Account Charges

Previous Balance	\$232.57
Net Payments - Thank You	\$-232.57
Total Account Charges	\$141.29
AMOUNT DUE	\$141.29

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 ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.

Consumption History



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

1.963 0

DUE DATE

08/17/2026

**Auto Pay Scheduled
DO NOT PAY**



0070360428828 00000141291



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	8634535049	07/27/2026	08/17/2026

Service Address: 11771 AMBLESIDE BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60994081	06/24/2026	16703	07/17/2026	16804	10100 GAL	ACTUAL	WATER
707129608	07/17/2026	25	07/27/2026	4848	4823 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$45.07
Water Base Charge	\$71.16
Water Usage Charge	\$16.71
Sewer Base Charge	\$300.28
Sewer Usage Charge	\$105.51

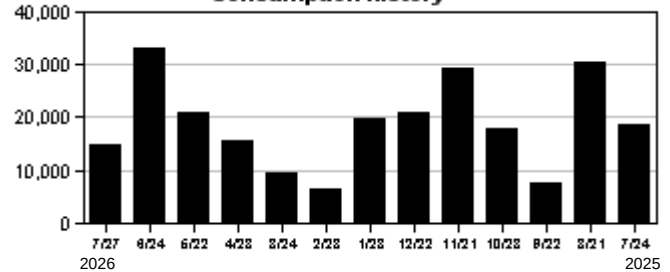
Summary of Account Charges

Previous Balance	\$763.93
Net Payments - Thank You	\$-763.93
Total Account Charges	\$545.27
AMOUNT DUE	\$545.27

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 ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 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

469 0

DUE DATE

08/17/2026

**Auto Pay Scheduled
DO NOT PAY**



0086345350499 00000545277



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SOUTH FORK III CDD	2641583327	07/27/2026	08/17/2026

Service Address: 13600 ASHLAR SLATE PL (IRRIGATION METER)

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38350841	06/24/2026	16854	07/24/2026	16872	1800 GAL	ACTUAL	WATER

Service Address Charges

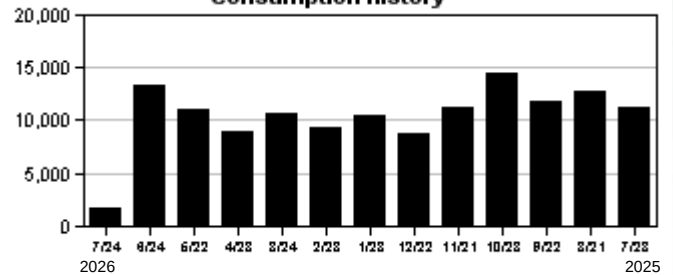
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$5.44
Water Base Charge	\$19.83
Water Usage Charge	\$2.02

Summary of Account Charges

Previous Balance	\$93.26
Net Payments - Thank You	\$-93.26
Total Account Charges	\$33.83

AMOUNT DUE	\$33.83
-------------------	----------------

Consumption History



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

1,729 8

DUE DATE	08/17/2026
AMOUNT DUE	\$33.83
AMOUNT PAID	



0026415833271 00000033837



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

Statement Page: 215 July 07, 2026

Amount Due: \$3,514.05

Due Date: July 21, 2026
Account #: 321000025924

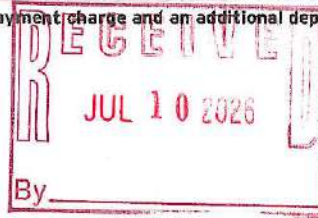
DO NOT PAY. Your account will be drafted on July 21, 2026

Account Summary

Previous Amount Due	\$3,375.31
Payment(s) Received Since Last Statement	-\$3,375.31
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$3,514.05

Amount Due by July 21, 2026 \$3,514.05

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



Your Locations With The Highest Usage

11771 AMBLESIDE BL,
RIVERVIEW, FL 33579 **11,214 KWH**

11920 BRIGHTON
KNOLL LOOP,
FOUNTAIN,
RIVERVIEW, FL
33579-2200 **4,105 KWH**



Scan here to interact
with your bill online.

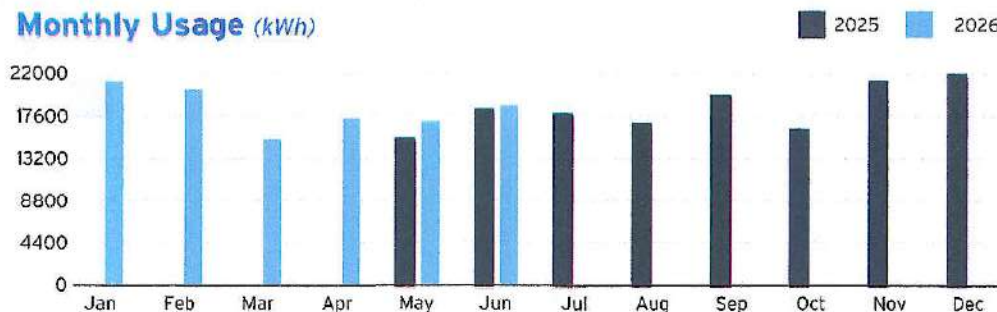


**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage (kWh)



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



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

Account #: 321000025924

Due Date: July 21, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,514.05

Payment Amount: \$ _____

700875003559

Your account will be
drafted on July 21, 2026

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

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

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

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

Amount: \$228.61

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	06/16/2026	184		180		4 kWh	1	32 Days	\$22.31
									▲ 33.3%

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	06/16/2026	184		181		3 kWh	1	32 Days	\$22.15
									▼ 25.0%

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

Sub-Account Number: 211024423298

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835994	06/16/2026	5,425		5,314		111 kWh	1	32 Days	\$39.66
									▲ 11.0%

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways to Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free: 866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000025924

Energy Usage From Last Month

 Increased
  Same
  Decreased

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

Sub-Account Number: 211027012791

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000581259	06/16/2026	4,764		3,067		1,697 kWh	1	32 Days	\$670.12
									 21.9%

Service Address: 11770 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Sub-Account Number: 221000137812

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555994	06/16/2026	1,586		1,563		23 kWh	1	32 Days	\$25.41
									 15.0%

Service Address: 11685 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Sub-Account Number: 221000137846

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000832120	06/16/2026	1,346		1,322		24 kWh	1	32 Days	\$25.56
									 4.3%

Service Address: 11774 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Sub-Account Number: 221002769828

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555995	06/16/2026	2,832		2,794		38 kWh	1	32 Days	\$27.85
									 5.6%

Service Address: 11771 AMBLESIDE BL, RIVERVIEW, FL 33579

Sub-Account Number: 221002798967

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000345731	06/17/2026	98,995		87,781		11,214 kWh	1	33 Days	\$1,125.97
1000345731	06/17/2026	19.06		0		19.06 kWh	1	33 Days	 17.0%

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	06/17/2026	50,006		45,901		4,105 kWh	1	33 Days	\$688.62
									 13.1%

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

Sub-Account Number: 221007876271

Amount: \$518.42

Continued on next page →

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	06/17/2026	567		556		11 kWh	1	33 Days	\$24.12
									 0.0%

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

Sub-Account Number: 221008114482

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000597963	06/17/2026	890		878		12 kWh	1	33 Days	\$24.28
									 20.0%

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	06/16/2026	747		735		12 kWh	1	32 Days	\$23.60
									 20.0%

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	06/16/2026	860		848		12 kWh	1	32 Days	\$23.60
									 7.7%

Service Address: 11869 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Sub-Account Number: 221008511331

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000838853	06/16/2026	857		844		13 kWh	1	32 Days	\$23.77
									 8.3%

Total Current Month's Charges

\$3,514.05



Sub-Account #: 211019161192
Statement Date: 07/01/2026

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

Meter Location: WELL

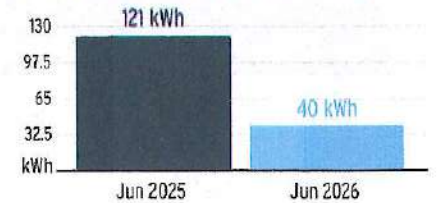
Service Period: 05/16/2026 - 06/16/2026

Rate Schedule: General Service - Non Demand

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	1,275 kWh @ \$0.09202/kWh	\$117.33
Fuel Charge	1,275 kWh @ \$0.03516/kWh	\$44.83
Storm Protection Charge	1,275 kWh @ \$0.00568/kWh	\$7.24
Clean Energy Transition Mechanism	1,275 kWh @ \$0.00418/kWh	\$5.33
Storm Surcharge	1,275 kWh @ \$0.02121/kWh	\$27.04
Florida Gross Receipt Tax		\$5.72
Electric Service Cost		\$228.61

Avg kWh Used Per Day



Current Month's Electric Charges

\$228.61

Billing information continues on next page →



Sub-Account #: 211023108387
Statement Date: 07/01/2026

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

Meter Read

Meter Location: IRRIGATION

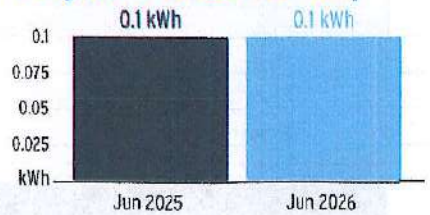
Service Period: 05/16/2026 - 06/16/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835942	06/16/2026	184	180		4 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
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		\$0.56
Electric Service Cost		\$22.31

Current Month's Electric Charges

\$22.31

Billing information continues on next page →



Sub-Account #: 211023108395
Statement Date: 07/01/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 05/16/2026 - 06/16/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835921	06/16/2026	184	181		3 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	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		\$0.55
	Electric Service Cost		\$22.15

Avg kWh Used Per Day



Current Month's Electric Charges

\$22.15

Billing information continues on next page →



Sub-Account #: 211024423298
Statement Date: 07/01/2026

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

Meter Read

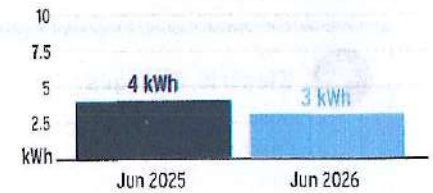
Service Period: 05/16/2026 - 06/16/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000835994	06/16/2026	5,425	5,314	111 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	111 kWh @ \$0.09202/kWh	\$10.21
Fuel Charge	111 kWh @ \$0.03516/kWh	\$3.90
Storm Protection Charge	111 kWh @ \$0.00568/kWh	\$0.63
Clean Energy Transition Mechanism	111 kWh @ \$0.00418/kWh	\$0.46
Storm Surcharge	111 kWh @ \$0.02121/kWh	\$2.35
Florida Gross Receipt Tax		\$0.99

Electric Service Cost

\$39.66

Current Month's Electric Charges

\$39.66

Billing information continues on next page →



Sub-Account #: 211027012791
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/16/2026 - 06/16/2026

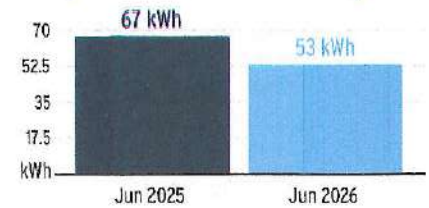
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000581259	06/16/2026	4,764	3,067	1,697 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12	
Energy Charge	1,697 kWh @ \$0.09202/kWh	\$156.16	
Fuel Charge	1,697 kWh @ \$0.03516/kWh	\$59.67	
Storm Protection Charge	1,697 kWh @ \$0.00568/kWh	\$9.64	
Clean Energy Transition Mechanism	1,697 kWh @ \$0.00418/kWh	\$7.09	
Storm Surcharge	1,697 kWh @ \$0.02121/kWh	\$35.99	
Florida Gross Receipt Tax		\$7.43	
Electric Service Cost		\$297.10	

Avg kWh Used Per Day



Current Month's Electric Charges

\$297.10

Billing information continues on next page →



Sub-Account #: 211027012791
Statement Date: 07/01/2026

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

Service Period: 05/16/2026 - 06/16/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →



Sub-Account #: 221000137812
Statement Date: 07/01/2026

Service Address: 11770 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Meter Read

Service Period: 05/16/2026 - 06/16/2026

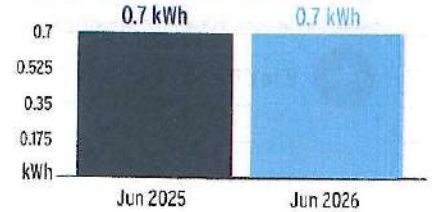
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555994	06/16/2026	1,586	1,563		23 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	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		\$0.64
	Electric Service Cost		\$25.41

Avg kWh Used Per Day



Current Month's Electric Charges

\$25.41

Billing information continues on next page →



Sub-Account #: 221000137846
Statement Date: 07/01/2026

Service Address: 11685 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Meter Read

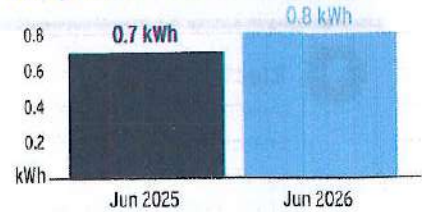
Service Period: 05/16/2026 - 06/16/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000832120	06/16/2026	1,346	1,322	24 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	24 kWh @ \$0.09202/kWh	\$2.21
Fuel Charge	24 kWh @ \$0.03516/kWh	\$0.84
Storm Protection Charge	24 kWh @ \$0.00568/kWh	\$0.14
Clean Energy Transition Mechanism	24 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	24 kWh @ \$0.02121/kWh	\$0.51
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.56

Current Month's Electric Charges

\$25.56

Billing information continues on next page →



Sub-Account #: 221002769828
Statement Date: 07/01/2026

Service Address: 11774 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Meter Read

Meter Location: ENTRANCE

Service Period: 05/16/2026 - 06/16/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555995	06/16/2026	2,832	2,794		38 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	38 kWh @ \$0.09202/kWh	\$3.50
	Fuel Charge	38 kWh @ \$0.03516/kWh	\$1.34
	Storm Protection Charge	38 kWh @ \$0.00568/kWh	\$0.22
	Clean Energy Transition Mechanism	38 kWh @ \$0.00418/kWh	\$0.16
	Storm Surcharge	38 kWh @ \$0.02121/kWh	\$0.81
	Florida Gross Receipt Tax		\$0.70
	Electric Service Cost		\$27.85

Avg kWh Used Per Day



Current Month's Electric Charges

\$27.85

Billing information continues on next page →



Sub-Account #: 221002798967
Statement Date: 07/01/2026

Service Address: 11771 AMBLESIDE BL, RIVERVIEW, FL 33579

Meter Read

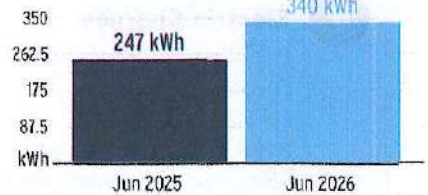
Service Period: 05/16/2026 - 06/17/2026

Rate Schedule: General Service Demand - Standard

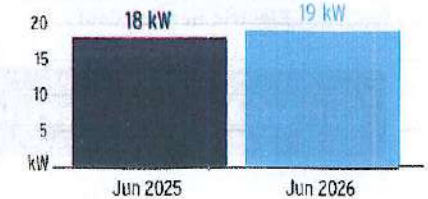
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000345731	06/17/2026	98,995	87,781		11,214 kWh	1	33 Days
1000345731	06/17/2026	19.06	0		19.06 kW	1	33 Days

Charge Details

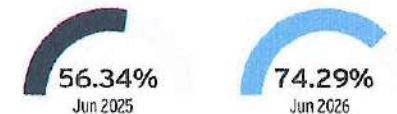
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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



Electric Charges

Daily Basic Service Charge	33 days @ \$1.12000	\$36.96
Billing Demand Charge	19 kW @ \$19.06000/kW	\$362.14
Energy Charge	11,214 kWh @ \$0.00815/kWh	\$91.39
Fuel Charge	11,214 kWh @ \$0.03516/kWh	\$394.28
Capacity Charge	19 kW @ \$0.72000/kW	\$13.68
Storm Protection Charge	19 kW @ \$2.02000/kW	\$38.38
Energy Conservation Charge	19 kW @ \$0.79000/kW	\$15.01
Environmental Cost Recovery	11,214 kWh @ \$0.00072/kWh	\$8.07
Clean Energy Transition Mechanism	19 kW @ \$1.15000/kW	\$21.85
Storm Surcharge	11,214 kWh @ \$0.01035/kWh	\$116.06
Florida Gross Receipt Tax		\$28.15

Electric Service Cost \$1,125.97

Current Month's Electric Charges

\$1,125.97

Billing information continues on next page →



Sub-Account #: 221007645890
Statement Date: 07/01/2026

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

Meter Read

Meter Location: FOUNTAIN PUMP

Service Period: 05/16/2026 - 06/17/2026

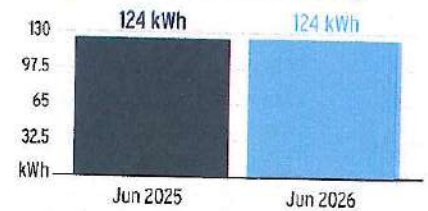
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000490200	06/17/2026	50,006	45,901		4,105 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	4,105 kWh @ \$0.09202/kWh	\$377.74
Fuel Charge	4,105 kWh @ \$0.03516/kWh	\$144.33
Storm Protection Charge	4,105 kWh @ \$0.00568/kWh	\$23.32
Clean Energy Transition Mechanism	4,105 kWh @ \$0.00418/kWh	\$17.16
Storm Surcharge	4,105 kWh @ \$0.02121/kWh	\$87.07
Florida Gross Receipt Tax		\$17.22
Electric Service Cost		\$688.62

Avg kWh Used Per Day



Current Month's Electric Charges

\$688.62

Billing information continues on next page →



Sub-Account #: 221007876271
Statement Date: 07/01/2026

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

Service Period: 05/16/2026 - 06/16/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 →



Sub-Account #: 221008114474
Statement Date: 07/01/2026

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

Meter Read

Service Period: 05/16/2026 - 06/17/2026

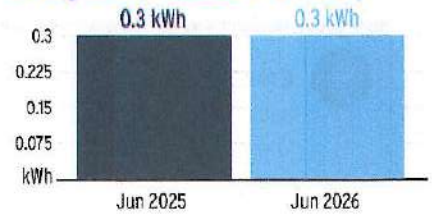
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000597986	06/17/2026	567	556	11 kWh	1	33 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.66000		\$21.78
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			\$0.60
Electric Service Cost			\$24.12

Avg kWh Used Per Day



Current Month's Electric Charges

\$24.12

Billing information continues on next page →



Sub-Account #: 221008114482
Statement Date: 07/01/2026

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

Meter Read

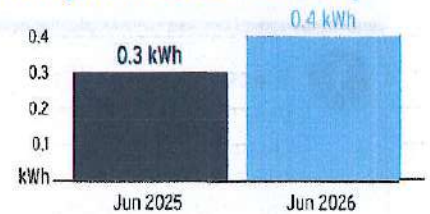
Service Period: 05/16/2026 - 06/17/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597963	06/17/2026	890	878		12 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
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		\$0.61
Electric Service Cost		\$24.28

Current Month's Electric Charges

\$24.28

Billing information continues on next page →



Sub-Account #: 221008114490
Statement Date: 07/01/2026

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

Meter Read



Service Period: 05/16/2026 - 06/16/2026

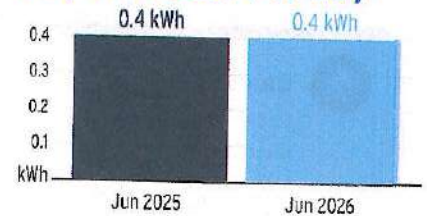
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000597988	06/16/2026	747	735	12 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
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		\$0.59
Electric Service Cost		\$23.60

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.60

Billing information continues on next page →



Sub-Account #: 221008126676
Statement Date: 07/01/2026

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

Meter Read

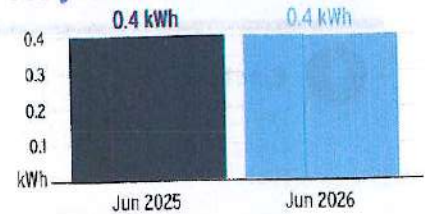
Service Period: 05/16/2026 - 06/16/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000803036	06/16/2026	860	848		12 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
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 @ \$0.02127/kWh	\$0.25
Florida Gross Receipt Tax		\$0.59
Electric Service Cost		\$23.60

Current Month's Electric Charges

\$23.60

Billing information continues on next page →



Sub-Account #: 221008511331
Statement Date: 07/01/2026

Service Address: 11869 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Meter Read

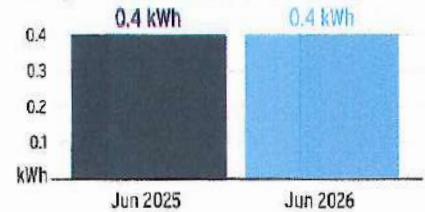
Service Period: 05/16/2026 - 06/16/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multipier	Billing Period
1000838853	06/16/2026	857	844		13 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
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		\$0.59

Electric Service Cost

\$23.77

Current Month's Electric Charges

\$23.77

Total Current Month's Charges

\$3,514.05



SOUTH FORK III COMMUNITY
11651 AMBLESIDE BL
RIVERVIEW, FL 33569

Statement Date: June 22, 2026
Agenda Page 236

Amount Due: \$104.20

Due Date: July 13, 2026
Account #: 211038206275

Past Due – Pay Immediately

Your Energy Insight



Your average daily kWh used was **20% lower** than it was in your previous period.



Scan here to view your account online.

Account Summary

Current Service Period: May 16, 2026 - June 16, 2026

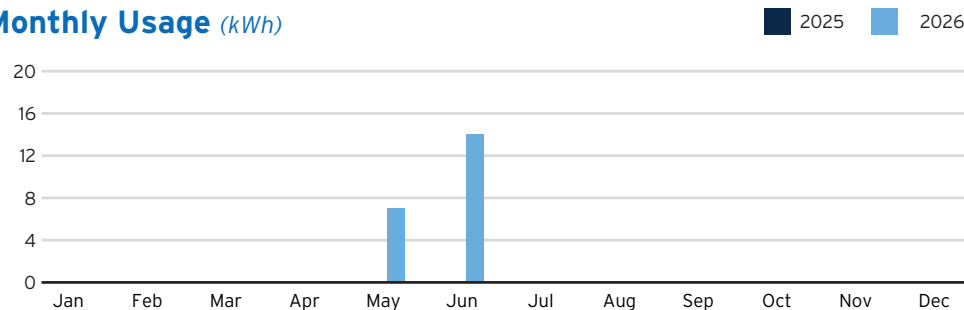
Previous Amount Due	\$73.24
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately	\$73.24
Current Month's Charges – Pay by July 13, 2026	\$30.96

Amount Due \$104.20

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

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 #: 211038206275

Due Date: July 13, 2026

Amount Due: \$104.20

Payment Amount: \$ _____

604471172237

Past Due – \$73.24
Current – \$30.96



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.

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

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.

6044711722372110382062750000000104206



Service For:
11651 AMBLESIDE BL
RIVERVIEW, FL 33569

Account #: 211038206275
Statement Date: June 22, 2026
Charges Due: July 13, 2026

Meter Read

Service Period: May 16, 2026 - Jun 16, 2026

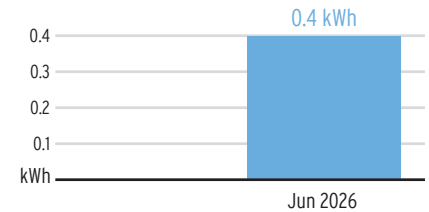
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555922	06/16/2026	753		739		14 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	14 kWh @ \$0.09202/kWh	\$1.29
	Fuel Charge	14 kWh @ \$0.03516/kWh	\$0.49
	Storm Protection Charge	14 kWh @ \$0.00568/kWh	\$0.08
	Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06
	Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30
	Florida Gross Receipt Tax		\$0.60
	Electric Service Cost		\$23.94
	State Tax		\$2.02
	Total Electric Cost, Local Fees and Taxes		\$25.96

Avg kWh Used Per Day



	Other Fees and Charges	
	Electric Late Payment Fee	\$5.00
	Total Other Fees and Charges	\$5.00

Total Current Month's Charges

\$30.96

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



INVOICE

Customer ID:

Customer Name:

Service Period:

Invoice Date:

Invoice Number:

26-23402-83004

SOUTH FORK III CDD

07/01/26-07/31/26

06/30/2026

0264404-2206-6

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****Jul 30, 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
07/30/2026: **\$ 379.32**

Previous Balance

370.07

+

Payments

(370.07)

+

Adjustments

0.00

+

**Current Invoice
Charges**

370.07

=

**Total Account
Balance Due****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	07/01/26		1.00	30.75
Disposal 4 Yard Dumpster 1X Week	07/01/26		1.00	158.63
4 Yard Dumpster 1X Week	07/01/26		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)
06/30/2026	0264404-2206-6	26-23402-83004
Payment Terms	Total Due	Amount
Total Due by 07/30/2026	\$370.07	
If Received after 07/30/2026	\$379.32	

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

2206000262340283004002644040000003700700000037007 3

I0290C95

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

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.

Your Payment is Due

10/25/2022

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

\$123.45

If payment is received after 10/25/2022: \$128.45

- 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.
- 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.
- Service location details the total current charges of this invoice.

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 Toler	10/01/22		1.00	86.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				12.00
Total Current Charges				123.45

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.

☐ Check Here to Change Contact Info	☐ 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.																				
<table border="1"> <tr><td>Address 1</td><td></td></tr> <tr><td>Address 2</td><td></td></tr> <tr><td>City</td><td></td></tr> <tr><td>State</td><td></td></tr> <tr><td>Zip</td><td></td></tr> <tr><td>Email</td><td></td></tr> <tr><td>Date Valid</td><td></td></tr> </table>	Address 1		Address 2		City		State		Zip		Email		Date Valid		<table border="1"> <tr><td>Email</td><td></td></tr> <tr><td>Date</td><td></td></tr> <tr><td>Bank Account Holder Signature</td><td></td></tr> </table>	Email		Date		Bank Account Holder Signature	
Address 1																					
Address 2																					
City																					
State																					
Zip																					
Email																					
Date Valid																					
Email																					
Date																					
Bank Account Holder Signature																					

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 800 Capitol St. Ste 3000, Houston TX 77002. 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



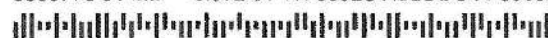
Inquiries

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

ADVICE OF DEBIT

Client Name : INFRAMARK, LLC
Client Number : 2991870
Advice of Debit Number : 725228999
Advice of Debit Date : 07/03/2026
Advice of Debit Due Date : 07/10/2026
Total Debited This Invoice : \$23.00

0006773 01 MB 0.672 01 TR 00028 R2BDDC11 000000



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



CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-JSE

Processing Charges for
Period Ending Date: 06/18/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Workforce Now Payroll Solution Bundle	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

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

Total Debited \$23.00

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXX8694 on 07/10/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



South Fork III Community Development District
 Eric.davidson@merituscorp.com
 111 S. Armenia Ave.
 Suite 201
 Tampa, FL 33609

July 16, 2026

Project No: R2017-01-0018202

Invoice No: 188991

Project Manager: Tuyen Tran

Project R2017-01-0018202 2017-0232-01 - South Fork Tract W Off Site Restor Monit

SOUTH FORK TRACT V & W.

ASA#05

Eric.davidson@merituscorp.com

Professional Services from June 01, 2026 to June 30, 2026

Phase	001	ASA#05 Ecological Services
Task	010	J Offsite Habitat Restor Monitoring
Fee		

Billing Phase	Fee	Percent Complete	BTD Earned	Previous Fee Billing	Current Fee Billing
ASA#05 Ecological Services					
J Offsite Habitat Restoration Monitoring	31,500.00	95.1116	29,960.15	29,842.65	117.50
Total ASA#05 Ecological Services	31,500.00		29,960.15	29,842.65	117.50
Total Fee	31,500.00		29,960.15	29,842.65	117.50
Total Fee					117.50
Total this Task					117.50
Description of Work:					
1.) ELAPP Coordination 6/26/2026					
Total this Phase					117.50
Total this Invoice					117.50

Outstanding Invoices

Number	Date	Balance
177523	12/30/2025	1,080.00
Total		1,080.00

Authorized By: Tuyen Tran
 Tuyen Tran

Date: 7/21/2026

Ardurra Group, Inc.

ACH Remit To: Valley National Bank | Routing #021201383 | Account #42083001

Remit Address: PO Box 23402 | Tampa, FL 33623 | Remit Email: Accounts_Receivable@ardurra.com

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-02452H

Date 07/17/2026

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

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

Description

Amount

Serial # 26-02452H

\$153.12

Notice of Public Hearing

RE: South Fork III CDD Board of Supervisors Meeting on 8/20/26 at 5:30 PM

Published: 7/17/2026, 7/24/2026

Important Message

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

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Total

\$153.12

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

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

NOTICE

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

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

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the South Fork III Community Development District

The Board of Supervisors (the “**Board**”) of the South Fork III Community Development District (the “**District**”) will hold a public hearing and a regular meeting on Thursday, August 20, 2026, at 5:30 p.m. at the South Fork III CDD Clubhouse located at 11771 Ambleside Blvd, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A regular meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least two (2) days before the meeting <https://www.southfork3cdd.org/> or may be obtained by contacting the District Manager's office via email at alba.sanchez@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or regular meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Alba Sanchez, District Manager
July 17, 24, 2026

26-02452H

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

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Business Observer

Agenda Page 244

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

INVOICE

Legal Advertising

Invoice # 26-02536H

Date 07/17/2026

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

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

Description

Amount

Serial # 26-02536H

\$153.12

Notice of Public Hearing

RE: South Fork CDD Board of Supervisors Meeting on 8/11/26 at 6:45 PM

Published: 7/17/2026, 7/24/2026

Important Message

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

Paid

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Total

\$153.12

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Sarasota, FL 34236
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INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the South Fork Community Development District

The Board of Supervisors (the “**Board**”) of the South Fork Community Development District (the “**District**”) will hold a public hearing and a regular meeting on Tuesday, August 11, 2026, at 6:45 p.m. at the South Fork HOA Pool Building located at 10952 Ambleside Blvd., Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least two (2) days before the meeting <https://www.southfork.us/> or may be obtained by contacting the District Manager's office via email at mark.vega@inframark.com or via phone at (954) 603-0033.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

Mark Vega, District Manager
July 17, 24, 2026

26-02536H

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



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

Invoice #	20568
Invoice Date	07-01-26
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

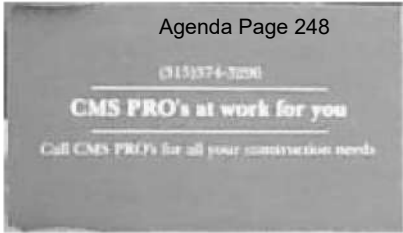
Subtotal	\$140.00
Tax	\$0.00
Invoice Total	\$140.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$140.00



INVOICE

Construction Management
Services inc.
5233 MOON SHELL DR
Apollo Beach, FL 33572

mikeambriati@live.com
+1 (315) 374-3296



Bill to
South Fork 3 CDD

Ship to
South Fork 3 CDD
South Fork 3 CDD

Invoice details

Invoice no.: 315
Terms: Due on receipt
Invoice date: 07/10/2026
Due date: 07/10/2026

#	Date	Description	Rate	Amount
1.		4'x4' One sided full color 3MM max with PVC Post kit Khaki in color. Materials and labor to install signs in location indicated by engineer. Multiple correspondences for sign selection, art, font and graphic set up, revisions and changes.	\$3,600.00	\$3,600.00

Total \$3,600.00

Overdue 07/10/2026

JAN-PRO of Tampa Bay

Invoice No.

PO Box 340271
Tampa FL 33694

7/1/2026 244465

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 07/01/2026 to 07/31/2026	631.00

Please Remit Payment To:

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

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

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

Invoice

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 #
	07/01/2026	21999	07/31/2026	VID0214/0626

[illegible]

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 # 93698037
 Invoice Date 07/20/26

Invoice Total \$99.00

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

Terms

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

Subtotal \$99.00

Total \$99.00

Amount Paid \$0.00

Amount Due \$99.00

Account Balance \$0.00

Notes

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

Balance Due \$99.00

Service Date: 07/20/26
 Next Service Date: 08/19/26

www.Termi-Nate.com

MATERIAL / EPA #	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Cyzmic CS .06% 53883-261	1 gal						
Crosscheck	4.5 lb			Perimeter / Mulch & Rock Areas	Roaches-Ants-Silverfish-Earwigs-Spiders-Wasp		

LIL Nate Tech JB259031

OSV MR

WFE

CLIENT SIGNATURE

South Fork III / 07/21/26

TECH SIGNATURE

LIL Nate Tech / 07/21/26



SOUTH FORK III COMMUNITY DEVELOPMEN
Business Visa



Page 1 of 4
Billing cycle 05/03/26 - 06/02/26
Account number ending in 9047

Account summary

Previous balance		\$1,080.18
Payments & other credits	-	\$1,080.18
Purchases & other charges	+	\$407.49
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$407.49

Credit limit	\$10,000.00
Available credit	\$9,592.51
Available for cash advance	\$0.00
Statement closing date	06/02/2026
Days in billing cycle	31

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.

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
SOUTH FORK III COMMUNITY DEVELOPMEN			Account number ending in 9047	Total: -\$1,080.18
				- A

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

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

Account number ending in	9047
Statement closing date	06/02/26
New balance	\$407.49
Minimum payment due	\$20.00
Payment due Date	06/27/26
Amount enclosed	\$

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

480000502206900000000000000020000000000040749

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

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622





SOUTH FORK III COMMUNITY DEVELOPMENT

Business Visa**Page 2 of 4**

Billing cycle 05/03/26 - 06/02/26

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

Business Visa

Page 3 of 4

Billing cycle 05/03/26 - 06/02/26

Account number ending in 9047

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
05/27	05/27	0626052704907992	PAYMENTS - THANK YOU	-\$1,080.18

Cardholder activity

Total cardholder new activity: \$407.49

Tran date	Post date	Reference number	Transaction description	Amount
ERIC FRAZER		Account number ending in 8346		Total: \$407.49
05/21	05/22	24692166141402338555485	Amazon.com*QD7JW71U3 Amzn.com/billWA	\$27.50
05/25	05/26	24692166145405958530270	Amazon.com*LQ0YP4RQ3 Amzn.com/billWA	\$379.99

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

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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.

9:18

5G

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Search or ask a question

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Write a product review

Print packing slip

Replacement ordered

Your replacement has been ordered.



See details

▼

Order summary

Order placed May 10, 2026

Order # 112-4079495-2381038

Item(s) Subtotal:	\$407.49
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Total before tax:	\$407.49
Estimated tax to be collected:	\$0.00
Grand Total:	\$407.49

[Download Invoice](#)

Payment method

Visa ending in 8346

View related transactions

>

Ship to

Eric Frazier

11771 Ambleside blvd

RIVERVIEW, FL 33579

|||

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South Fork III
Cash Flow Projection
7/31/2026

	<u>Balance</u>	<u>Interest Rate</u>
Operating Account - Truist	\$ 1,312,591	1.40%
Less: Current Outstanding AP	<u>(4,171)</u>	
Estimated Cash Available Today	<u>1,308,420</u>	
 Outstanding FY 2026 Tax Roll	 -	
 Estimated Total Cash Available with Tax Roll	 <u>1,308,420</u>	
 <u>Projections:</u>		
Monthly Average Spent	80,653	
 Total Monthly Average Spend	 <u>80,653</u>	
 Average budgeted Spend to YE (2 months Aug -Sept)	 (161,306)	
 Expected Cash Flow at YE (9/30/26)	 <u>1,147,114</u>	
 Average budgeted Spend 1st QTR FY 2027	 312,964	
 Expected Need through 1st QTR FY 2027	 <u>834,150</u>	

**Assessments collections begin Nov-Dec 2026*

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot August 20, 2026

- **Current Cash Balances:**
 - o Truist Operating: \$1,312,591
- **Assessment collections:**
 - o 100% collected on the tax roll
- **Prepaid Items:**
 - o Truist credit card payment
- **Deposits:**
 - o Deposit on account
- **Accounts Payable:**
 - o Expenditures paid in the next month
- **Due To Other Funds:**
 - o Debt Service funds transfer to Trustee
- **Expenses:**
 - o Current expenses are approximately 59% compared to 83.33% budget target.
Total expenses for the first 10 months are \$806,531.