INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

South Fork III Community Development District

September 17, 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#

2005 Pan Am Circle, Suite 300,
Tampa, Florida 33607

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

South Fork III Community Development District

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

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, September 17, 2026, at 5:30 p.m.

The Regular Meeting of the **South Fork III Community Development District** will be held on **Thursday**, **September 17, 2026, at 5:30 p.m. at the South Fork III Clubhouse, 11771 Ambleside Boulevard, Riverview, Florida, 33579.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join the meeting now

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

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

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **AUDIENCE COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
4. **STAFF REPORTS**
   A. Aquatic Report
   B. NewLeaf Landscape and Irrigation Maintenance Report
   C. Clubhouse Report
   D. District Engineer
      i. Consideration of BDI Engineering Increase in CDD Labor Rates (October 1, 2026 – September 30, 2027)
   E. District Counsel
   F. District Manager
5. **BUSINESS ITEMS**
   A. Acceptance of Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2025 Audit Report
   B. General Matters of the District
6. **BUSINESS ADMINISTRATION**
   A. Consideration of the Minutes of August 20, 2026, Regular Meeting
   B. Review of August 2026 Financial Report
   C. Consideration of August 2026 Check Register and Operations and Maintenance Report
   D. Review of Cash Flow Analysis as of August 31, 2026, and Financial Snapshot as of September 17, 2026

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

The next Regular Meeting is scheduled for Thursday, October 15, 2026, at 5:30 p.m.

AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 435 Customer: SOUTH FORK III CDD

Technician: Paola

Date: 08/20/2026 Time: 01:28 PM

Customer Signature:

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Pond 6	x		x						
Pond 5	x		x						
Pond 4	x		x						
Pond 3	x		x						
Pond 2	x		x						
Pond 1	x		x						
Ditch 7			x						
Pond 8	x		x						
Pond 9	x		x						

CLARITY
- ☒ < I'
- ☐ 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
- ☐ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☐ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☐ Herons
- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☐ Turtles
- ☐ Woodstork
- ☐ ____
- ☐ ____

NATIVE WETLAND HABITAT MAINTENANCE
- ☐ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☐ Gulf Spikerush
- ☐ Lily

Beneficial Vegetation Notes:
- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush
- ☐ ____
- ☐ ____


pond 6


pond 5


pond 4


pond 3


pond 2


pond 1


Ditch


pond 8


pond 9

AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name:
Customer Number: 435
Customer: SOUTH FORK III CDD
Technician: Paola
Date: 08/20/2026
Time: 01:33 PM

Customer Signature:

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

Trash & need more access for Ditch 6.

CLARITY
- ☒ < I'
- ☐ 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
- ☐ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☐ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☐ Herons
- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☐ Turtles
- ☐ Woodstork
- ☐ ____________
- ☐ ____________

NATIVE WETLAND HABITAT MAINTENANCE
- ☐ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☐ Gulf Spikerush
- ☐ Lily

Beneficial Vegetation Notes:
- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush
- ☐ ____________
- ☐ ____________


pond 10


pond 11


pond 12


pond 13


pond 14


pond 20


trash


need more access to treat
Ditch 6

AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name:
Customer Number: 435 Customer: SOUTH FORK III CDD
Technician: Jarvis
Date: 08/20/2026 Time: 01:29 PM

Customer Signature:

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

Midge fly treatment completed.

CLARITY
- ☒ < I'
- ☐ 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
- ☐ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☒ Coots
- ☒ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☐ Herons
- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☒ Turtles
- ☐ Woodstork
- ☐
- ☐

NATIVE WETLAND HABITAT MAINTENANCE
- ☐ Arrowhead
- ☐ Bacopa
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- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☐ Gulf Spikerush
- ☐ Lily

Beneficial Vegetation Notes:
- ☐ Naiad
- ☐ Pickerelweed
- ☒ Soft Rush
- ☐
- ☐


pond 17


pond 16


pond 15


pond 21


pond 23


pond 24


pond 22


pond 19


pond 18

AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name:
Customer Number: 435 Customer: SOUTH FORK III CDD
Technician: Jarvis
Date: 08/20/2026 Time: 02:45 PM

Customer Signature:

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Pond 26	x		x						
27	x		x						
28	x		x						
29	x		x						

Pond 15 and pond 22 have overgrown tree limbs infested with fire ants and spiders that prevent treatment and often harm tech when they come into contact with the limbs. Attached photos.

CLARITY
- ☒ < I'
- ☐ 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
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- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☐ Coots
- ☒ Cormorant
- ☐ Egrets
- ☒ Gallinules
- ☐ Gambusia
- ☒ Herons
- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☒ Turtles
- ☐ Woodstork
- ☐ ______
- ☐ ______

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

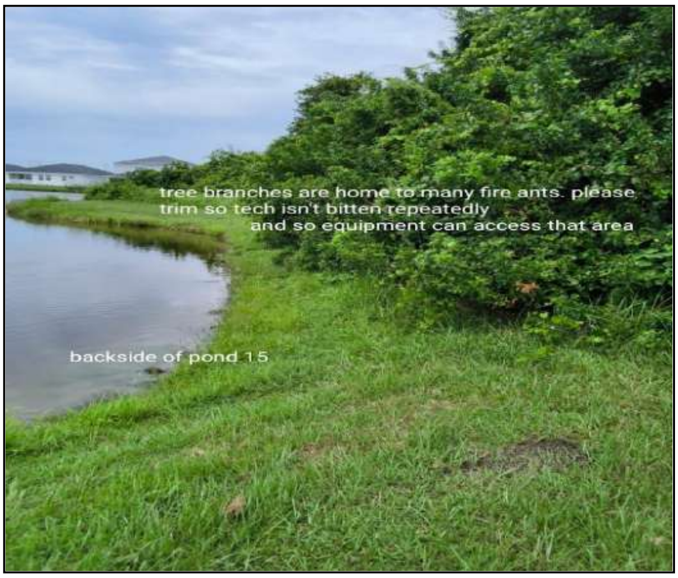
Beneficial Vegetation Notes:
- ☐ Naiad
- ☐ Pickerelweed
- ☒ Soft Rush
- ☐ ______
- ☐ ______


pond 26


pond 27


pond 28


pond 29


tree branches are home to many fire ants. please
trim so tech isn't bitten repeatedly
and so equipment can access that area
backside of pond 15


fire ant colony
&
overgrown
fire ant colony
&
overgrown
backside of 15


overgrown tree limbs at pond 22


4 bags of trash collected

Aquatic Weed Control, Inc.

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

Newsletter

August 2026

SALVINIA – A floating mat that covers your pond!

SALVINIA -

An invasive, fast-growing floating fern that has leaf-like fronds that fold along the spine. They can be 1/2 to 1 inch long and varied in color from green to brown and Salvinia has no roots. There is a third leaf under the leave surface that is divided into many threads. As these threads find other threads, they become entangled and soon chain themselves together and form dense mats. It spreads rapidly in calm, nutrient-rich freshwater.

Ecosystems are damaged as the plant outgrows and replaces native plants that provide food and habitat for native animals and waterfowl. They restrict oxygen and light, causing death to other plants and organisms in the aquatic food chain. It blocks out sunlight and decreases oxygen concentrations to the detriment of fish and other aquatic animals. It blocks movement, making boating, fishing, and water flow very difficult.

AQUATIC WEED CONTROL - Comes in and sprays the waterway and in a short amount of time, a clear blue pond is revealed. The mat hid the true beauty and inhibited the purpose of the pond.

Working together we can keep Salvinia at bay.

Please take a minute and write us a review.

From our brand new customers to the hundreds of you that have been with us for many years, let people know how much you like us.

Just look us up, Aquatic Weed Control, Inc. and click rate and review from your cell phone or write a review from your PC.

Thank you!

NewLeaf

HORTICULTURE

Southfork 3 Ponds — August mowing by date •

Aug 1: P1, P2, P3, P4, P5, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P26, P27, P28

.

- **Aug 25**: 2,7, 12, 13,15,17,18,20,21,22,,23,26 LINED TRIMMED

- **Aug 15**: 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 .

POND 13

- **Aug 24–25**: P1, P2, P3, P4, P5, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P26, P27, P28 .

- **Aug 31**: P1, P2, P3, P4, P5, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P26, P27, P28 .

POND 13 **Aug 25, 1:42 PM**


POND 13


Mon Off
Tue Off
Wed Off
Thu Off
Fri On
Sat Off
Sun Off
Off
On

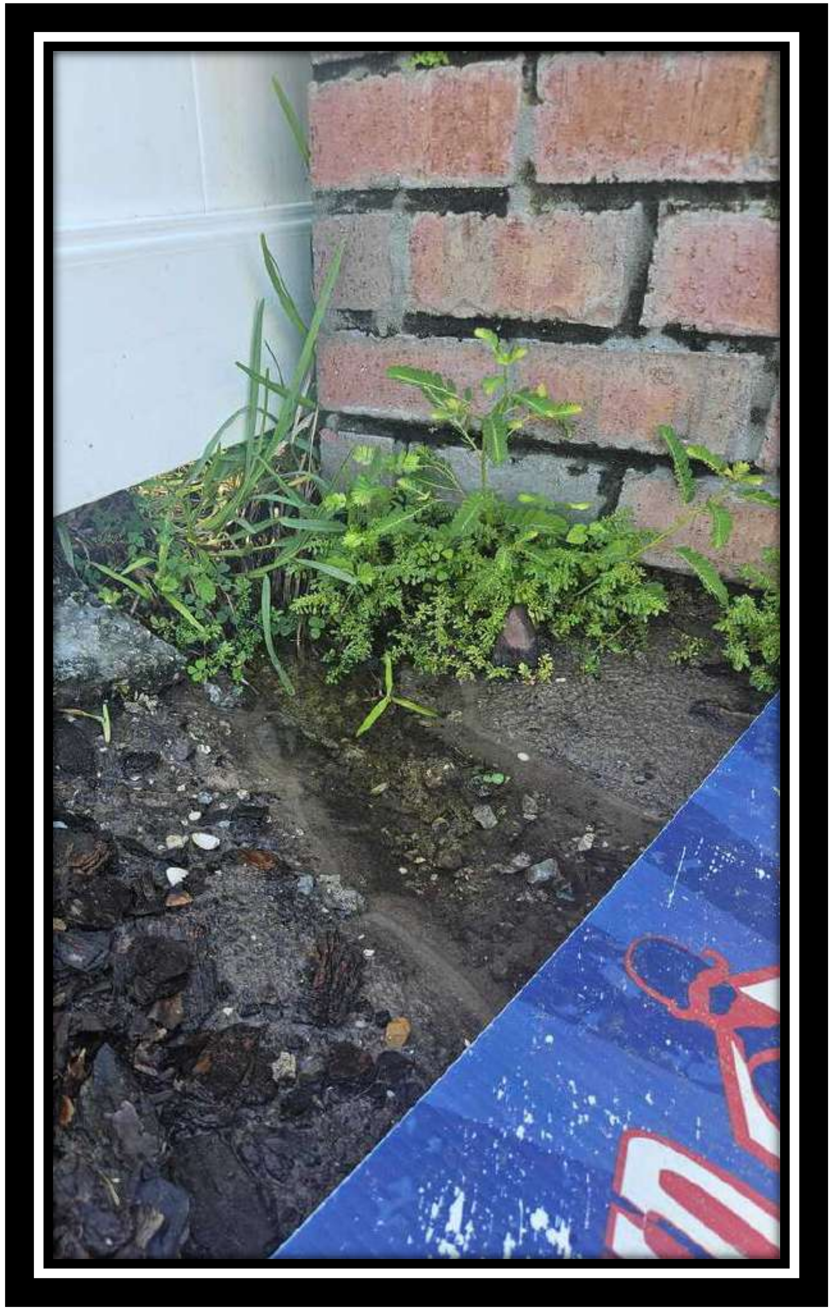

SOUTH FORK
III

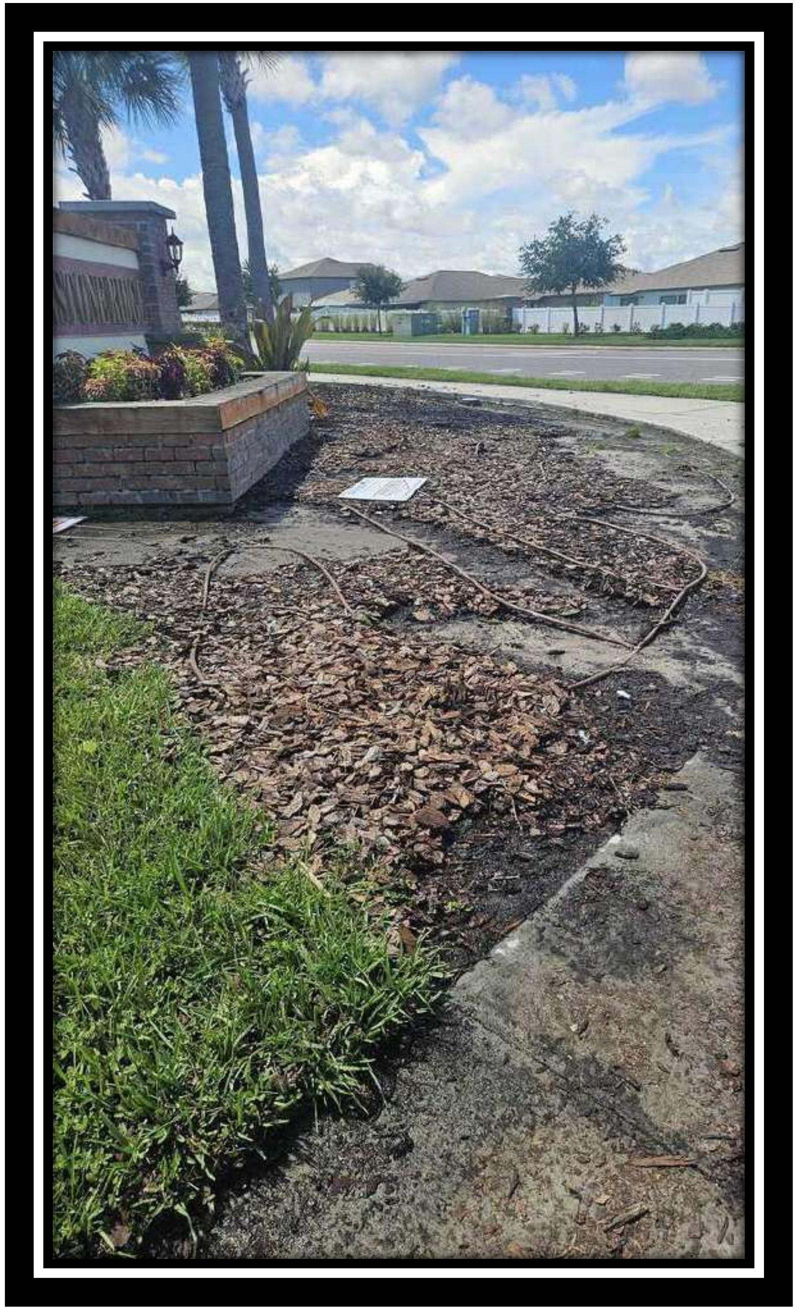
Aug 14–24 (mostly Gabriel Cervantes), Pradera Reserve Blvd area:

- **Wet checks**: Multiple full wet-check walkthroughs on Pradera Reserve Blvd (Aug 20–24), flagging and repairing issues along the way.
- **Sprinkler heads**: Several broken heads replaced — nozzles swapped for 8H/10H/12H coverage depending on area; a clogged nozzle replaced; a root blocking pop-up action was cut back.
- **Drip lines**: Multiple broken drip line couplings repaired, including one at the Pradera Reserve Blvd entrance that was spraying the sidewalk, and one at the Southfork 3 entrance.
- **Filters**: Clogged filters replaced/cleaned on Galway Sand Rd and Ambleside Blvd to restore proper coverage.
- **Bubblers/caps**: Uncapped bubbler (from a removed tree) capped; a blown-off cap replaced.
- **Major line break**: A 3/4" irrigation line broken by a street sign being driven through it — repaired with pipe, couplings, a T-fitting, and flex hose.
- **Run-time adjustment**: One zone's run time lowered from 25 to 15 minutes to reduce over-saturation in a garden bed, after fixing two drip line leaks there.
- **Corner overspray**: A 15ESST nozzle swapped for 8Q to fix overspray onto a corner.







- **Southfork 3 CDD — August work summary**:
  - **Aug 10:** Full mow crew coverage — Padera Ditch, Field mowings 1–5, Islands 1, 4–5, 7, Dog Park 1, Teco Ditch 2, and additional islands/parks (mow, line trim, edge, blow)
  - **Aug 18:** Clubhouse mowed/trimmed/blown; Parks 1, 2, 4, 5; Islands 1–7; Dog Park 1 — full rotation of mow/blow/edge/trim .
  - **Aug 22:** Field mowings 2, 4, 5; detailed tree work; trash collected; mulch added to the dog park and Galway park with cord grasses cut
  - **Aug 24:** Pradera Street mowed/edged/trimmed/blown; additional bed/mow/edge work
  - **Aug 25:** Dog Park 1, Field mowings 1, 2, 4, Islands 1–7, Parks — full mow/blow/edge coverage Overall: consistent full-property mow/edge/blow/trim rotations across parks, islands, fields, and the dog park roughly weekly, plus mulch and tree detail work mid-month.

BDi
DISTRICT ENGINEER

SOUTH FORK III CDD

ENGINEER'S REPORT FOR SEPT. 2026 BOARD MEETING

Ongoing Projects Report and Updates:

Pool Discharge Repairs on CDD property

Proposals for repairs to turf areas from the pool discharge are waiting on district counsel input. I do need to get a signature on the proposal for 11932 Sunburst Marble for Finn Outdoors to move forward on. It is included with this report.

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.: 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

BDi ENGINEERING

CDD Labor Rates

(October 1, 2026 – September 30, 2027)

Classification	Rates
Principal	$245
Project Manager I	$215
Project Manager II	$185
Senior Engineer	$195
Project Engineer	$155
Engineer	$125
Senior Environmental Scientist	$155
Environmental Scientist	$115
Senior Designer	$125
Designer	$105
Senior Engineering Technician	$95
Engineering Technician	$75
Field Manager	$140
Senior Inspector	$125
Inspector	$85
Clerical	$50

South Fork III Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

South Fork III Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

TABLE OF CONTENTS

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
South Fork III Community Development District
Hillsborough County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of South Fork III Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
South Fork III Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
South Fork III Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated August 24, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 24, 2026

South Fork III Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

Management's discussion and analysis of South Fork III Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function, and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

South Fork III Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements.*

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements.*

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- The District's total assets were exceeded by total liabilities by $(8,342,906) (net position). Unrestricted net position for Governmental Activities was $(7,478,374). Governmental Activities restricted net position was $833,300 and net investment in capital assets was $(1,697,832).

- Governmental activities revenues totaled $3,308,093 while governmental activities expenses totaled $2,914,383.

South Fork III Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2025	**2024**
Current assets	$ 739,655	$ 459,410
Restricted assets	2,066,239	1,972,389
Capital assets, net	13,635,234	14,192,640
Total Assets	16,441,128	16,624,439
Current liabilities	1,092,777	1,128,060
Non-current liabilities	23,691,257	24,232,995
Total Liabilities	24,784,034	25,361,055
Net investment in capital assets	(1,697,832)	(1,489,821)
Net position - restricted	833,300	716,502
Net position - unrestricted	(7,478,374)	(7,963,297)
Total Net Position	$ (8,342,906)	$ (8,736,616)

The increase in current assets is primarily due to an increase in cash as the result of revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets is due to depreciation in the current year.

The decrease in non-current liabilities is the result of principal payments on long-term debt during the current year.

South Fork III Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	$ 3,209,556	$ 3,233,991
General Revenues		
Miscellaneous revenues	1,025	2,716
Investment earnings	97,512	109,677
Total Revenues	3,308,093	3,346,384
Expenses		
General government	141,736	132,333
Physical environment	1,438,086	1,357,046
Culture and recreation	53,484	53,484
Interest and other charges	1,281,077	1,304,778
Total Expenses	2,914,383	2,847,641
Change in Net Position	393,710	498,743
Net Position - Beginning of Year	(8,736,616)	(9,235,359)
Net Position - End of Year	$ (8,342,906)	$ (8,736,616)

The increase in physical environment is primarily due to an increase in landscape maintenance and miscellaneous contingency expenses in the current year.

South Fork III Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

	Governmental Activities	
Description	2025	2024
Building and improvements	$ 1,604,517	$ 1,604,517
Improvements other than buildings	15,117,653	15,117,653
Accumulated depreciation	(3,086,936)	(2,529,530)
Total Capital Assets, Net	$ 13,635,234	$ 14,192,640

The activity for the year consisted of depreciation of $557,406.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less use of reserves and miscellaneous contingency expenditures than were anticipated.

The September 30, 2025 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In March 2016, the District issued $9,530,000 Special Assessment Revenue Bonds, Series 2016. These bonds were issued to finance a portion of the cost of acquisition and construction of the 2016 Project. As of September 30, 2025, the balance outstanding for the Series 2016 Bonds was $7,495,000.

- In March 2018, the District issued $11,415,000 Special Assessment Revenue Refunding Bonds, Series 2018. These bonds were issued to finance a portion of the cost of acquisition and construction of the 2018 Project and retire the 2017 Note. As of September 30, 2025, the balance outstanding for the Series 2018 Bonds was $10,245,000.

- In January 2019, the District issued $6,900,000 Special Assessment Revenue Bonds, Series 2019. These bonds were issued to finance a portion of the acquisition and construction of the 2019 Project. As of September 30, 2025, the balance outstanding for the Series 2019 Bonds was $6,310,000.

South Fork III Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- In February 2019, the District acquired portions of the 2016 project from the Developer and incurred a deferred cost liability of $566,563. As of September 30, 2025, the balance outstanding was $262,925.

Economic Factors and Next Year's Budget

South Fork III Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of South Fork III Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the South Fork III Community Development District, Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

South Fork III Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	$ 673,246
Due from other governments	21,746
Prepaid expenses	44,663
Total Current Assets	739,655
Non-current Assets	
Restricted assets	
Investments	2,066,239
Capital assets, being depreciated	
Buildings and improvements	1,604,517
Improvements other than buildings	15,117,653
Less: accumulated depreciation	(3,086,936)
Total Non-current Assets	15,701,473
Total Assets	16,441,128
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	20,121
Accrued interest	527,656
Bonds payable	545,000
Total Current Liabilities	1,092,777
Non-current liabilities	
Developer advance	262,925
Bonds payable, net	23,428,332
Total Non-Current Liabilities	23,691,257
Total Liabilities	24,784,034
NET POSITION	
Net investment in capital assets	(1,697,832)
Restricted for debt service	833,300
Unrestricted	(7,478,374)
Total Net Position	$ (8,342,906)

See accompanying notes to financial statements.

South Fork III Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Net (Expense) Revenues and Changes in Net Position: Governmental Activities
Governmental Activities			
General government	$ (141,736)	$ 180,662	$ 38,926
Physical environment	(1,438,086)	1,190,717	(247,369)
Culture/recreation	(53,484)	-	(53,484)
Interest and other charges	(1,281,077)	1,838,177	557,100
Total Governmental Activities	$ (2,914,383)	$ 3,209,556	295,173

General Revenues	
Investment earnings	97,512
Miscellaneous revenues	1,025
Total General Revenues	98,537
Change in Net Position	393,710
Net Position - October 1, 2024	(8,736,616)
Net Position - September 30, 2025	$ (8,342,906)

See accompanying notes to financial statements.

South Fork III Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash	$ 673,246	$ -	$ -	$ 673,246
Due from other governments	9,338	12,408	-	21,746
Due from other funds	-	185,194	-	185,194
Prepaid expenses	44,663	-	-	44,663
Restricted assets				
Investments	-	2,066,232	7	2,066,239
Total Assets	$ 727,247	$ 2,263,834	$ 7	$ 2,991,088
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	$ 20,121	$ -	$ -	$ 20,121
Due to other funds	185,194	-	-	185,194
Total Liabilities	205,315	-	-	205,315
FUND BALANCES				
Nonspendable				
Prepaids	44,663	-	-	44,663
Restricted				
Debt service	-	2,263,834	-	2,263,834
Capital projects	-	-	7	7
Unassigned	477,269	-	-	477,269
Total Fund Balances	521,932	2,263,834	7	2,785,773
Total Liabilities and Fund Balances	$ 727,247	$ 2,263,834	$ 7	$ 2,991,088

See accompanying notes to financial statements.

South Fork III Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	$ 2,785,773
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets being depreciated, buildings and improvements, $1,604,517, and improvements other than buildings, $15,117,653, net of accumulated depreciation, $(3,086,936), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	13,635,234
Long-term liabilities, including bonds payable, $(24,050,000), net of bond discount, net, $76,668, and developer advance, $(262,925), are not due and payable in the current period and therefore, are not reported at the fund level.	(24,236,257)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	(527,656)
Net Position of Governmental Activities	$ (8,342,906)

See accompanying notes to financial statements.

South Fork III Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For The Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	$ 1,371,379	$ 1,838,177	$ -	$ 3,209,556
Investment earnings	6,102	91,410	-	97,512
Miscellaneous revenues	1,025	-	-	1,025
Total Revenues	1,378,506	1,929,587	-	3,308,093
Expenditures				
Current				
General government	141,736	-	-	141,736
Physical environment	934,164	-	-	934,164
Debt service				
Principal	-	535,000	-	535,000
Interest	-	1,288,282	-	1,288,282
Total Expenditures	1,075,900	1,823,282	-	2,899,182
Revenues over/(under) expenditures	302,606	106,305	-	408,911
Other Financing Sources/(Uses)				
Transfers in	-	26	-	26
Transfers out	-	-	(26)	(26)
Total Other Financing Sources/(Uses)	-	26	(26)	-
Net change in fund balances	302,606	106,331	(26)	408,911
Fund Balances - October 1, 2024	219,326	2,157,503	33	2,376,862
Fund Balances - September 30, 2025	$ 521,932	$ 2,263,834	$ 7	$ 2,785,773

See accompanying notes to financial statements.

South Fork III Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$ 408,911
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.	(557,406)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	535,000
The amortization of bond discount is an expense in the Statement of Activities while the bond discount was listed as an other financing use in the year financing was received. This is the amount of amortization in the current year.	(3,262)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	10,467
Change in Net Position of Governmental Activities	$ 393,710

See accompanying notes to financial statements.

South Fork III Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	$ 1,357,964	$ 1,357,964	$ 1,371,379	$ 13,415
Investment earnings	-	-	6,102	6,102
Miscellaneous revenues	2,250	2,250	1,025	(1,225)
Total Revenues	1,360,214	1,360,214	1,378,506	18,292
Expenditures				
Current				
General government	135,692	135,692	141,736	(6,044)
Physical environment	1,072,272	1,072,272	934,164	138,108
Capital outlay	150,000	150,000	-	150,000
Total Expenditures	1,357,964	1,357,964	1,075,900	282,064
Net change in fund balances	2,250	2,250	302,606	300,356
Fund Balances - October 1, 2024	207,858	207,858	219,326	11,468
Fund Balances - September 30, 2025	$ 210,108	$ 210,108	$ 521,932	$ 311,824

See accompanying notes to financial statements.

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of South Fork III Community Development District (the “District”) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on October 14, 2015, by Hillsborough County Ordinance 15-22 and the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and waste water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the South Fork III Community Development District. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes.

The reporting entity for the District includes all functions of government in which the District’s Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the South Fork III Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities which primarily are supported by special assessments and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources." Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire certain special assessment bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as long-term debt, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Assets

Certain net position of the District is classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include buildings and improvements, and improvements other than buildings, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Building and improvements	30 years
Improvements other than buildings	30 years

d. Bond Discounts

Bond discounts associated with the issuance of bonds are amortized over the life of the bonds using the straight-line method.

e. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

f. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, $2,785,773, differs from “net position” of governmental activities, $(8,342,906), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance.

Capital related items

When capital assets (property, plant and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Buildings and improvements	$ 1,604,517
Improvements other than buildings	15,117,653
Accumulated depreciation	(3,086,936)
Total	$ 13,635,234

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2025 were:

Bonds payable	$ (24,050,000)
Bond discount, net	76,668
Developer advance	(262,925)
Total	$ (24,236,257)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	$ (527,656)

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, $408,911, differs from the “change in net position” for governmental activities, $393,710, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the year.

Depreciation	$ (557,406)

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	$ 535,000

Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore, are not reported as expenditures at the fund level.

Net change in accrued interest payable	$ 10,467
Decrease in bond discount	(3,262)
Total	$ 7,205

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was $675,517 and the carrying value was $673,246. Exposure to custodial credit risk was as follows. The District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by the Federal Deposit Insurance Corporation or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturity	Fair Value
U.S. Bank Money Market	N/A	$ 2,066,239

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in U.S. Bank Money Market are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The District’s investments in U.S. Bank Money Market are not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in U.S. Bank Money Market are 100% of the District’s total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in July 2024. All assessments are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material assessments receivable at fiscal year end.

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
Governmental Activities:				
Capital assets, being depreciated:				
Buildings and improvements	$ 1,604,517	$ -	$ -	$ 1,604,517
Improvements other than buildings	15,117,653	-	-	15,117,653
Total Capital Assets, Being Depreciated	16,722,170	-	-	16,722,170
Less accumulated depreciation for:				
Buildings and improvements	(317,808)	(53,484)	-	(371,292)
Improvements other than buildings	(2,211,722)	(503,922)	-	(2,715,644)
Total Accumulated Depreciation	(2,529,530)	(557,406)	-	(3,086,936)
Total Capital Assets Depreciated, Net	$ 14,192,640	$ (557,406)	$ -	$ 13,635,234

Depreciation of $503,922 was charged to physical environment and $53,484 was charged to culture/recreation.

NOTE F – INTERFUND BALANCES

Interfund balances as of September 30, 2025, consisted of the following:

	Payable Fund
Receivable Fund	General Fund
Debt Service Fund	$ 185,194

Interfund balances relate to assessments collected by the General Fund on behalf of the Debt Service Fund that were not remitted as of year end.

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE G – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2025:

Long-term debt at October 1, 2024	$ 24,847,925
Principal payments	(535,000)
Long-term debt at September 30, 2025	$ 24,312,925
Less: bond discount, net	(76,668)
Long-term Debt, Net at September 30, 2025	$ 24,236,257

Long-term bonded debt is comprised of the following:

Special Assessment Bonds

$9,530,000 Series 2016 Special Assessment Revenue Bonds are due in annual principal installments beginning May 2018 and maturing May 2047. Interest at various rates between 4.000% and 5.625% is due May and November beginning November 2016. Current portion is $185,000.	$ 7,495,000
$11,415,000 Series 2018 Special Assessment Revenue Refunding Bonds are due in annual principal installments beginning May 2020 and maturing May 2049. Interest at various rates between 4.000% and 5.375% is due May and November beginning November 2018. Current portion is $225,000.	10,245,000
$6,900,000 Series 2019 Special Assessment Revenue Bonds are due in annual principal installments beginning November 2020 and maturing November 2049. Interest at various rates between 4.250% and 5.250% is due May and November beginning May 2019. Current portion is $135,000.	6,310,000
Bonds Payable at September 30, 2025	24,050,000
Less: bond discount, net	(76,668)
Bonds Payable, Net at September 30, 2025	$ 23,973,332

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE G – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	$ 545,000	$ 1,263,338	$ 1,808,338
2027	570,000	1,237,494	1,807,494
2028	600,000	1,210,463	1,810,463
2029	625,000	1,182,013	1,807,013
2030	660,000	1,152,263	1,812,263
2031-2035	3,830,000	5,216,206	9,046,206
2036-2040	4,950,000	4,106,688	9,056,688
2041-2045	6,485,000	2,610,900	9,095,900
2046-2050	5,785,000	736,266	6,521,266
Totals	$ 24,050,000	$ 18,715,631	$ 42,765,631

Summary of Significant Bonds Resolution Terms and Covenants

Special Assessment Bonds

Significant Bond Provisions

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2027, at a redemption price equal to the principal amount of the Series 2016 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028, at a redemption price equal to the principal amount of the Series 2018 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2029, at a redemption price equal to the principal amount of the Series 2019 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2016, 2018 and 2019 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture requires certain amounts to be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

South Fork III Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE G – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants (Continued)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2016, 2018, and 2019 Reserve Accounts were funded from the proceeds of the Series 2016, 2018, and 2019 Bonds, respectively, in amounts equal to 50 percent of the maximum annual debt service on the outstanding Series 2016, 2018, and 2019 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2025:

	Reserve Balance	Reserve Requirement
Special Assessment Revenue Bonds, Series 2016	$ 296,003	$ 296,003
Special Assessment Revenue Refunding Bonds, Series 2018	$ 377,666	$ 377,666
Special Assessment Revenue Bonds, Series 2019	$ 229,209	$ 229,209

Developer Advance

In February 2019, the District acquired portions of the 2016 project from the Developer and incurred a deferred cost liability of $566,563. As of September 30, 2025, the balance outstanding was $262,925.

NOTE H – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. There were no claims or settled claims from these risks that have exceeded commercial coverage for each of the past three years.

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
South Fork III Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of South Fork III Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August 24, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered South Fork III Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of South Fork III Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of South Fork III Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
South Fork III Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether South Fork III Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 24, 2026

Berger, Toombs, Elam,
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MANAGEMENT LETTER

To the Board of Supervisors
South Fork III Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of South Fork III Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated August 24, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August 24, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
South Fork III Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not South Fork III Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that South Fork III Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for South Fork III Community Development District. It is management's responsibility to monitor South Fork III Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, South Fork III Community Development District reported:

1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 1
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: $0
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $767
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
South Fork III Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, South Fork III Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District: $866.34 – $1,516.09 for the General Fund and $1,250.00 – $1,909.44 for the Debt Service Fund
2) The amount of special assessments collected by or on behalf of the District: $3,209,556
3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: $7,495,000 Series 2016 Bonds maturing May 2047, $10,245,000 Series 2018 Bonds maturing May 2049 and $6,310,000 Series 2019 Bonds maturing November 2049

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 24, 2026

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
South Fork III Community Development District
Hillsborough County, Florida

We have examined South Fork III Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for South Fork III Community Development District's compliance with those requirements. Our responsibility is to express an opinion on South Fork III Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about South Fork III Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on South Fork III Community Development District's compliance with the specified requirements.

In our opinion, South Fork III Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 24, 2026

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, August 20, 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 (via Teams)
Scott Corder	Assistant Secretary
Robert Craig Fulcher	Assistant Secretary

Also present either in person or via electronic communications were:

Alba Sanchez	District Manager
Kathryn Hopkinson	District Counsel
Kirk Wagner	District Engineer (via Teams)
Eric Frazier	On-Site Manager
Jessica Urbansky	NewLeaf Landscape
Residents	

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Approval of the Agenda**

On MOTION by Mr. Dew, seconded by Mr. Corder, with all in favor, the August 20, 2026, agenda was approved, as amended with a request from Mr. Fulcher to move Agenda Items 6C and 6D to the top of the agenda to allow the District Attorney to discuss those items first.

SIXTH ORDER OF BUSINESS **Business Items**

On MOTION by Mr. Fulcher, seconded by Mr. Corder, with all in favor, the Board directed the District Attorney to take the lead in notifying all property owners whose fences are currently encroaching on CDD property and that such encroachments must be removed within 21 days. Mr. Fulcher will provide the District Attorney with a list of the affected properties for the issuance of the notices.

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

i Review of Encroachment Agreement

On MOTION by Mr. Corder, seconded by Mr. Fulcher, with all in favor, the Board approved that no fences will be permitted to encroach on CDD property.

C. Discussion of 13518 Wild Ginger ARC Application for Fence Installation on CDD Easement (Tabled Item)

The request for fence installation on CDD easement from 13518 Wild Ginger ARC Application was denied based on the previous motion made on 6D.

THIRD ORDER OF BUSINESS **Audience Comments**

None.

FOURTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2027 Budget and Levying of Assessments**

A. Open the Public Hearing

On MOTION by Mr. Fulcher, seconded by Mr. Corder with all in favor, the public hearing was opened at 6:15 p.m.

B. Presentation of the Fiscal Year 2027 Proposed Budget

The Fiscal Year 2027 Proposed Budget was presented to the Board. Ms. Peltz discussed the budget, and no changes were made to the budget as presented. There were no audience comments.

C. Close the Public Hearing

On MOTION by Mr. Dew seconded by Mr. Corder with all in favor, the public hearing was closed at 6:17 p.m.

D. Consideration of Resolution 2026-04, Adopting the Fiscal Year 2027 Budget

On MOTION by Mr. Fulcher, seconded by Ms. Peltz, with all in favor, Resolution 2026-04, Adopting the Fiscal Year 2027 Budget, was adopted.

E. Consideration of Resolution 2026-05, Levying of Assessments

On MOTION by Mr. Corder, seconded by Ms. Peltz, with all in favor, Resolution 2026-05, Levying of Assessments, was adopted.

FIFTH ORDER OF BUSINESS Staff Reports

A. Aquatic Report

The Aquatic Report was included in the agenda package and was read into the record by Ms. Sanchez.

B. NewLeaf Landscape and Irrigation Report

Ms. Urbansky presented her report.

C. Clubhouse Report

Mr. Frazier presented and read his report into the record.

On MOTION by Mr. Corder, seconded by Mr. Dew, with all in favor, the Golf Cart Vinyl Fence Enclosure in the amount of $3,065 was approved.

D. District Engineer

Mr. Wagner presented the Finn Outdoor proposal and reviewed the comparison pricing.

On MOTION by Mr. Corder, seconded by Mr. Fulcher, with all in favor, the Board approved the Finn Outdoor proposal, which is most economical of the comparison pricing per pond.

E. District Attorney

The attorney discussed Agenda Items 6C and 6D at the top of the agenda.

F. District Manager

Ms. Sanchez will provide the District Attorney with copies of all notices previously sent to property owners who are illegally discharging pool water into the ponds for review and the next course of action.

SIXTH ORDER OF BUSINESS **Business Items (Continued)**

A. Consideration of Resolution 2026-06, Adopting Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Fulcher, seconded by Mr. Dew, with all in favor, Resolution 2026-06, Adopting Fiscal Year 2027 Meeting Schedule was adopted as presented.

B. Consideration of Resolution 2026-07, Adopting Goals and Objectives for Fiscal Year 2027

On MOTION by Mr. Corder, seconded by Mr. Fulcher, with all in favor, Resolution 2026-07, Adopting Goals and Objectives for Fiscal Year 2027 was adopted.

E. General Matters of the District

General Matters of the District were discussed.

SEVENTH ORDER OF BUSINESS **Business Administration**

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

On MOTION by Mr. Fulcher, seconded by Mr. Corder, with all in favor, the Minutes from the Meeting held on July 16, 2026, were approved as presented.

B. Review of the July 2026 Financial Report

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

On MOTION by Mr. Fulcher, seconded by Mr. Corder, with all in favor, the July 2026 Financial Report were accepted, and the July 2026 Check Register and Operations and Maintenance Report were approved.

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

On MOTION by Mr. Fulcher, seconded by Mr. Corder with all in favor, the Cash Flow Analysis as of July 31, 2026, and the Financial Snapshot as of August 20, 2026, were accepted.

EIGHTH ORDER OF BUSINESS Board of Supervisors' Requests and Comments

Mr. Fulcher commented on Mr. Frazier for coming in on his days off to assist with setup activities and noted he is doing a great job of exceeding standards at the clubhouse.

Mr. Corder stated the mulch looks great and requested staff obtain a proposal for mulch around the trees.

Mr. Dew recognized Mr. Frazier and his team for their great job in maintaining the amenity center. He reflected on the ongoing issues affecting the District and encouraged those who are believers to keep the District in their thoughts and prayers in hopes of resolving the disruptions. Property owners in attendance applauded.

NINTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. Dew, seconded by Mr. Corder, with all in favor, the meeting was adjourned. at 7:20 p.m.

____________________________ ________________________________
Secretary/Assistant Secretary Chairperson/ Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

South Fork III Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	$ 1,258,279	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,258,279
Due From Other Funds	-	69,850	58,792	59,516	-	-	-	188,158
Investments:								
Acq. & Construction - Other	-	-	-	-	7	-	-	7
Reserve Fund	-	295,898	377,666	229,131	-	-	-	902,695
Revenue Fund	-	391,827	399,501	439,530	-	-	-	1,230,858
Prepaid Items	21,762	-	-	-	-	-	-	21,762
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	**$ 1,280,041**	**$ 757,575**	**$ 835,959**	**$ 728,177**	**$ 7**	**$ 24,050,988**	**$ 23,915,000**	**$ 51,567,747**
LIABILITIES								
Accounts Payable	$ 29,024	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,024
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	**217,182**	**-**	**-**	**-**	**-**	**-**	**23,915,000**	**24,132,182**
FUND BALANCES								
Nonspendable:								
Prepaid Items	21,762	-	-	-	-	-	-	21,762
Restricted for:								
Debt Service	-	757,575	835,959	728,177	-	-	-	2,321,711
Capital Projects	-	-	-	-	7	-	-	7
Unassigned:	1,041,097	-	-	-	-	24,050,988	-	25,092,085
TOTAL FUND BALANCES	**1,062,859**	**757,575**	**835,959**	**728,177**	**7**	**24,050,988**	**-**	**27,435,565**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,280,041**	**$ 757,575**	**$ 835,959**	**$ 728,177**	**$ 7**	**$ 24,050,988**	**$ 23,915,000**	**$ 51,567,747**

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	$ -	$ 20,716	$ 20,716	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**	**1,388,498**	**30,534**	**102.25%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	10,400	1,600	86.67%
ProfServ-Trustee Fees	14,671	12,768	1,903	87.03%
Disclosure Report	10,000	9,383	617	93.83%
District Counsel	5,000	8,071	(3,071)	161.42%
District Engineer	5,000	24,778	(19,778)	495.56%
District Manager	61,800	56,650	5,150	91.67%
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	-	3,281	(3,281)	0.00%
Misc-Ad Valorem Taxes	-	621	(621)	0.00%
Payroll Services	-	158	(158)	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	133,568	(11,602)	109.51%
Electric Utility Services				
Utility - Electric	283,250	89,672	193,578	31.66%
Total Electric Utility Services	283,250	89,672	193,578	31.66%
Water Utility Services				
Utility - Water	11,307	22,036	(10,729)	194.89%
Total Water Utility Services	11,307	22,036	(10,729)	194.89%

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Garbage/Solid Waste Services				
Garbage Collection	3,227	3,751	(524)	116.24%
Total Garbage/Solid Waste Services	3,227	3,751	(524)	116.24%
Other Physical Environment				
Waterway Management	29,640	27,680	1,960	93.39%
Contracts-Envirom'l Monitoring	11,550	1,198	10,352	10.37%
Contracts-Pools	24,000	26,285	(2,285)	109.52%
Contracts-Termite Inspection	200	1,717	(1,517)	858.50%
Onsite Staff	93,940	111,728	(17,788)	118.94%
Insurance -Property & Casualty	51,839	41,594	10,245	80.24%
R&M-Clubhouse	6,843	11,288	(4,445)	164.96%
R&M-Pools	-	8,909	(8,909)	0.00%
Landscape - Mulch	6,501	42,700	(36,199)	656.82%
Landscape Maintenance	258,333	230,980	27,353	89.41%
Plant Replacement Program	35,000	9,844	25,156	28.13%
Security System Monitoring	26,955	13,966	12,989	51.81%
Landscape- Seasonal Color Program	4,999	-	4,999	0.00%
Irrigation Maintenance	9,000	18,974	(9,974)	210.82%
Mitigation Area Monitoring & Maintenance	6,600	-	6,600	0.00%
Internet Services	4,501	4,161	340	92.45%
Misc-Contingency	210,813	62,307	148,506	29.56%
Holiday Lighting	5,000	-	5,000	0.00%
Op Supplies - Clubhouse	2,500	1,473	1,027	58.92%
Total Other Physical Environment	788,214	614,804	173,410	78.00%
Reserves				
Reserve	150,000	-	150,000	0.00%
Total Reserves	150,000	-	150,000	0.00%
TOTAL EXPENDITURES & RESERVES	**1,357,964**	**863,831**	**494,133**	**63.61%**
Excess (deficiency) of revenues Over (under) expenditures	-	524,667	524,667	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**521,932**		
FUND BALANCE, ENDING		**$ 1,046,599**		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2016 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 26,264	$ 26,264	0.00%
Special Assmnts- Tax Collector	596,131	608,355	12,224	102.05%
TOTAL REVENUES	**596,131**	**634,619**	**38,488**	**106.46%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	185,000	185,000	-	100.00%
Principal Prepayments	-	10,000	(10,000)	0.00%
Interest Expense	411,131	411,202	(71)	100.02%
Total Debt Service	596,131	606,202	(10,071)	101.69%
TOTAL EXPENDITURES	**596,131**	**606,202**	**(10,071)**	**101.69%**
Excess (deficiency) of revenues Over (under) expenditures	-	28,417	28,417	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**729,158**		
FUND BALANCE, ENDING		**$ 757,575**		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2018 Debt Service Fund (202)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 29,953	$ 29,953	0.00%
Special Assmnts- Tax Collector	757,069	757,352	283	100.04%
TOTAL REVENUES	**757,069**	**787,305**	**30,236**	**103.99%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	225,000	225,000	-	100.00%
Interest Expense	532,069	532,069	-	100.00%
Total Debt Service	757,069	757,069	-	100.00%
TOTAL EXPENDITURES	**757,069**	**757,069**	**-**	**100.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	30,236	30,236	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**805,723**		
FUND BALANCE, ENDING		**$ 835,959**		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2019 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 22,487	$ 22,487	0.00%
Special Assmnts- Tax Collector	455,138	457,955	2,817	100.62%
TOTAL REVENUES	**455,138**	**480,442**	**25,304**	**105.56%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	135,000	135,000	-	100.00%
Principal Prepayments	-	10,000	(10,000)	0.00%
Interest Expense	320,138	320,203	(65)	100.02%
Total Debt Service	455,138	465,203	(10,065)	102.21%
TOTAL EXPENDITURES	**455,138**	**465,203**	**(10,065)**	**102.21%**
Excess (deficiency) of revenues Over (under) expenditures	-	15,239	15,239	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**712,938**		
FUND BALANCE, ENDING		**$ 728,177**		

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2018 Capital Projects Fund (302)

(In Whole Numbers)

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

Bank Account Statement

South Fork III CDD

Bank Account No.	8694		
Statement No.	08-26	**Statement Date**	08/31/2026

G/L Account No. 101001 Balance	1,258,278.67	**Statement Balance**	1,259,742.54
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	1,259,742.54
Subtotal	1,258,278.67	**Outstanding Checks**	-1,463.87
Negative Adjustments	0.00	**Ending Balance**	1,258,278.67
Ending G/L Balance	1,258,278.67		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
08/10/2026	Payment	100314	WESTON GEE	Inv: 071626			-400.00
08/25/2026	Payment	100320	AFFORDABLE BACKFLOW	Inv: 24481			-200.00
08/31/2026	Payment	300221	BOCC ACH	Inv: 082626-5049			-474.28
08/31/2026	Payment	300222	BOCC ACH	Inv: 082626-3327			-26.37
08/31/2026	Payment	300223	BOCC ACH	Inv: 082626-2882			-148.01
08/31/2026	Payment	300224	BOCC ACH	Inv: 082626-8367			-215.21
Total Outstanding Checks							-1,463.87

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100309							
001	08/10/26	SECURITEAM INC.	22139	AUG 2026 VIDEO MONITORING	Security System Monitoring	546473-53908	$981.00
						Check Total	*$981.00*
CHECK # 100310							
001	08/10/26	COMPLETE I.T.	20878	AUG 2026 BRIVO TIER MONITORING	Security System Monitoring	546473-53908	$140.00
						Check Total	*$140.00*
CHECK # 100311							
001	08/10/26	TRIANGLE POOL SERVICES	04489103	AUG 2026 POOL MAINT	Contracts-Pools	534078-53908	$2,425.00
						Check Total	*$2,425.00*
CHECK # 100312							
001	08/10/26	CHARTER COMMUNICATIONS ACH	2503623072126	SVC PRD 07/21-08/20/2025	Internet Services	549031-53908	$240.38
						Check Total	*$240.38*
CHECK # 100313							
001	08/10/26	INFRAMARK LLC	186098	Management Fee August 2026	Disclosure Report	531142-51301	$833.34
001	08/10/26	INFRAMARK LLC	186098	Management Fee August 2026	District Manager	531150-51301	$5,150.00
001	08/10/26	INFRAMARK LLC	186098	Management Fee August 2026	Onsite Staff	534215-53908	$7,828.33
001	08/10/26	INFRAMARK LLC	184720	JUNE 2026 POSTAGE; BATTERY	R&M-Clubhouse	546015-53908	$364.22
001	08/10/26	INFRAMARK LLC	184720	JUNE 2026 POSTAGE; BATTERY	Postage, Phone, Faxes, Copies	541024-51301	$3.12
						Check Total	*$14,179.01*
CHECK # 100314							
001	08/10/26	WESTON GEE	071626	CDD MEETING FHP SECURITY	Misc-Contingency	549900-53908	$400.00
						Check Total	*$400.00*
CHECK # 100315							
001	08/12/26	BDI ENGINEERING	2535	JULY 2026 FEES	District Engineer	531147-51301	$1,365.00
						Check Total	*$1,365.00*
CHECK # 100316							
001	08/12/26	AQUATIC WEED CONTROL INC	1143279	JULY 2026 SVC	Waterway Management	531085-53908	$2,768.00
						Check Total	*$2,768.00*
CHECK # 100317							
001	08/17/26	SOUTH COUNTY LANDCARE INC	11078	AUG 2026 LANDSCAPE MAINT	Landscape Maintenance	546300-53908	$20,998.16
001	08/17/26	SOUTH COUNTY LANDCARE INC	11078	AUG 2026 LANDSCAPE MAINT	Misc-Contingency	549900-53908	$734.93
						Check Total	*$21,733.09*

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100318							
001	08/25/26	TRIANGLE POOL SERVICES	07151289	POOL REPAIR	R&M-Pools	546074-53908	$23.90
						Check Total	*$23.90*
CHECK # 100319							
001	08/25/26	STRALEY ROBIN VERICKER	28885	JULY 2026 SVCS	District Counsel	531146-51401	$1,813.00
						Check Total	*$1,813.00*
CHECK # 100320							
001	08/25/26	AFFORDABLE BACKFLOW	24481	BACKFLOW PREVENTER TESTS	Misc-Contingency	549900-53908	$200.00
						Check Total	*$200.00*
CHECK # 100321							
001	08/25/26	INFRAMARK LLC	187238	UMBRELLAS & PATIO BISTRO TABLE	Misc-Contingency	549900-53908	$1,193.08
						Check Total	*$1,193.08*
CHECK # 300218							
001	08/20/26	CHARTER COMMUNICATIONS ACH	2542969081026-ACH	SVC PRD 08/10-09/09/26	Internet Services	549031-53908	$209.24
						Check Total	*$209.24*
CHECK # 300219							
001	08/12/26	TECO TAMPA ELECTRIC ACH	080526-5924-ACH	BILL PRD 06/17-07/16/26	Utility - Electric	543041-53100	$3,499.33
						Check Total	*$3,499.33*
CHECK # 300220							
001	08/13/26	ENGAGE PEO - ACH	126689	PAYROLL P/E 8/8/26	Onsite Staff	534215-53908	$1,520.83
						Check Total	*$1,520.83*
CHECK # 300221							
001	08/31/26	BOCC ACH	082626-5049	SVC PRD 07/27-08/26/26	Utility - Water	543018-53300	$474.28
						Check Total	*$474.28*
CHECK # 300222							
001	08/31/26	BOCC ACH	082626-3327	SVC PRD 07/24-08/25/26	Utility - Water	543018-53300	$26.37
						Check Total	*$26.37*
CHECK # 300223							
001	08/31/26	BOCC ACH	082626-2882	SVC PRD 07/24-08/25/26	Utility - Water	543018-53300	$148.01
						Check Total	*$148.01*

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300224							
001	08/31/26	BOCC ACH	082626-8367	SVC PRD 07/24-08/25/26	Utility - Water	543018-53300	$215.21
						Check Total	*$215.21*
CHECK # 300227							
001	08/27/26	ENGAGE PEO - ACH	126962	PAYROLL P/E 8/22/26	Onsite Staff	534215-53908	$1,151.43
						Check Total	*$1,151.43*
						Fund Total	**$54,706.16**

Total Checks Paid	$54,706.16

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	7/20/2026	1143279	$2,768.00			JULY 2026 SVC
CHARTER COMMUNICATIONS ACH	7/10/2026	2542969071026-ACH	$209.24			SVC PRD 07/10-08/09/2026
CHARTER COMMUNICATIONS ACH	8/10/2026	2542969081026-ACH	$209.24			SVC PRD 08/10-09/09/2026
INFRAMARK LLC	8/1/2026	186098	$833.34			MANAGEMENT FEE APRIL 2024
INFRAMARK LLC	8/1/2026	186098	$5,150.00			MANAGEMENT FEE
INFRAMARK LLC	8/1/2026	186098	$7,828.33	$13,811.67		MANAGEMENT FEE
INFRAMARK LLC	7/21/2026	184720	$3.12	$367.34		JUNE 2026 POSTAGE
JAN-PRO OF TAMPA	9/1/2026	247083	$631.00			SEPT 2026 JANITORIAL SVCS
SOUTH COUNTY LANDCARE INC	8/1/2026	11078	$734.93	$21,733.09		FUEL SURCHG
TRIANGLE POOL SERVICES	8/1/2026	04489103	$2,425.00			AUG 2026 POOL MAINT
WASTE MANAGEMENT INC OF FLORIDA ACH	7/29/2026	0272358-2206-4-ACH	$370.07			AUG 2026 SVC
Monthly Contract Subtotal			**$21,162.27**			
Variable Contract						
ENGAGE PEO - ACH	7/31/2026	126423	$1,936.35			PAYROLL
ENGAGE PEO - ACH	8/14/2026	126689	$1,520.83			PAYROLL P/E 8/8/26
Variable Contract Subtotal			**$3,457.18**			
Utilities						
BOCC ACH	8/26/2026	082626-8367	$215.21			SVC PRD 07/24-08/25/26
BOCC ACH	8/26/2026	082626-5049	$474.28			SVC PRD 07/27-08/26/26
BOCC ACH	8/26/2026	082626-3327	$26.37			SVC PRD 07/24-08/25/26
BOCC ACH	8/26/2026	082626-2882	$148.01			SVC PRD 07/24-08/25/26
TECO TAMPA ELECTRIC ACH	6/22/2026	062226-6275-ACH 1	$104.20			ELECTRIC - CURRENT AND PAST DUE
TECO TAMPA ELECTRIC ACH	7/22/2026	072226-6275	$29.31			BILL PRD 06/17-07/16/2026
TECO TAMPA ELECTRIC ACH	8/5/2026	080526-5924-ACH	$3,499.33			ELECTRIC
Utilities Subtotal			**$4,496.71**			

SOUTH FORK III CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
AFFORDABLE BACKFLOW	8/7/2026	24481	$200.00			BACKFLOW PREVENTER TESTS
AQUATIC WEED CONTROL INC	8/24/2026	1143578	$2,768.00			AUG 2026 SVC
BDI ENGINEERING	7/31/2026	2535	$1,365.00			JULY 2026 FEES
COMPLETE I.T.	8/1/2026	20878	$140.00			AUG 2026 BRIVO TIER MONITORING
DON HARRISON ENTERPRISES	8/24/2026	3198	$787.90			ELECTRICAL REPAIR
INFRAMARK LLC	8/19/2026	187238	$1,193.08			UMBRELLAS & PATIO BISTRO TABLE
SECURITEAM INC.	8/1/2026	22139	$981.00			AUG 2026 VIDEO MONITORING
SOUTH COUNTY LANDCARE INC	8/1/2026	11078	$20,998.16			AUG 2026 LANDSCAPE MAINT
STRALEY ROBIN VERICKER	8/14/2026	28885	$1,813.00			JULY 2026 SVCS
TERMI-NETE PEST MANAGEMENT LLC	8/25/2026	93699023	$99.00			AUG 2026 SVCS
TRIANGLE POOL SERVICES	8/13/2026	07151289	$23.90			2 PIECE GRATE 2X4 GUTTER GRATE W/SCREWS
Regular Services Subtotal			**$30,369.04**			
Additional Services						
INFRAMARK LLC	7/21/2026	184720	$364.22			ADA REPLACEMENT BATTERY
Additional Services Subtotal			**$364.22**			
TOTAL			**$59,849.42**			

Aquatic Weed Control, Inc.
P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
7/20/2026	1143279

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	8/19/2026

Description	Amount
Monthly waterway service for the month this invoice is dated. Completed 7/15/2026.	2,768.00

Thank you for your business.

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

Spectrum BUSINESS

July 10, 2026
Invoice Number: 2542969071026
Account Number: **8337 12 029 2542969**
Security Code: **7807**
Service At: 11601 PRADERA RESERVE BLVD
RIVERVIEW FL 33579

Auto Pay Notice

NEWS AND INFORMATION

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

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

Summary *Service from 07/10/26 through 08/09/26 details on following pages*

Previous Balance	209.09
Payments Received -Thank You!	-209.09
Remaining Balance	**$0.00**
Spectrum Business™ Internet	160.00
Spectrum Business™ Voice	35.00
Other Charges	5.00
Taxes, Fees and Charges	9.24
Current Charges	$209.24
YOUR AUTO PAY WILL BE PROCESSED 07/27/26	
Total Due by Auto Pay	**$209.24**

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

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 10 07112026 NNNNNNNN 01 002075 0011

RECEIVED JUL 30 2026

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

July 10, 2026
S FORK 3 CDD
Invoice Number: 2542969071026
Account Number: 8337 12 029 2542969
Service At: 11601 PRADERA RESERVE BLVD
RIVERVIEW FL 33579

Total Due by Auto Pay **$209.24**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029254296900209247

 July 10, 2026

S FORK 3 CDD
Invoice Number: 2542969071026
Account Number: 8337 12 029 2542969
Security Code: **7807**

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

8633 2390 DY RP 10 07112026 NNNNNNNN 01 002075 0011

Charge Details

Previous Balance		209.09
EFT Payment	06/27	-209.09
Remaining Balance		**$0.00**

Payments received after 07/10/26 will appear on your next bill.

Service from 07/10/26 through 08/09/26

Spectrum Business™ Internet

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

Spectrum Business™ Voice

Phone number (813) 443-6062

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

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$35.00

Other Charges

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

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	0.42
Federal Universal Service Fund	2.72
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	4.65
Taxes, Fees and Charges Total	$9.24
Current Charges	**$209.24**
Total Due by Auto Pay	**$209.24**

Billing Information

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

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

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

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

Continued on the next page....

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

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

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

Spectrum BUSINESS

August 10, 2026
Invoice Number: 2542969081026
Account Number: **8337 12 029 2542969**
Security Code: **7807**
Service At: 11601 PRADERA RESERVE BLVD
RIVERVIEW FL 33579

Auto Pay Notice

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

Summary

Service from 08/10/26 through 09/09/26
details on following pages

Previous Balance	209.24
Payments Received -Thank You!	-204.24
Adjustments	-5.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	160.00
Spectrum Business™ Voice	35.00
Other Charges	5.00
Taxes, Fees and Charges	9.24
Current Charges	$209.24
YOUR AUTO PAY WILL BE PROCESSED 08/27/26	
Total Due by Auto Pay	**$209.24**

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-877-401-6420.

Telecommunications Relay Service (TRS)
The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services. (TRS) TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at **https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs**. Please dial **711** to be connected to a TRS Center.

Thank you for choosing Spectrum Business.
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Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 10 08112026 NNNNNNNN 01 002029 0011

RECEIVED AUG 20 2026
By

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

August 10, 2026
S FORK 3 CDD
Invoice Number: 2542969081026
Account Number: 8337 12 029 2542969
Service At: 11601 PRADERA RESERVE BLVD
RIVERVIEW FL 33579

Total Due by Auto Pay **$209.24**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029254296900209247

 August 10, 2026

S FORK 3 CDD

Invoice Number:	2542969081026
Account Number:	8337 12 029 2542969
Security Code:	**7807**

Spectrum BUSINESS

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

8633 2390 DY RP 10 08112026 NNNNNNNN 01 002029 0011

Charge Details

Previous Balance		209.24
EFT Payment	07/27	-204.24

Payments received after 08/10/26 will appear on your next bill.

Adjustments

Reliability Credit - Adjustment	07/11	-5.00
Adjustments Total		-$5.00
Remaining Balance		**$0.00**

Service from 08/10/26 through 09/09/26

Spectrum Business™ Internet

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

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Spectrum Business™ Voice Total	$35.00

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E911 Fee	0.40
Communications Services Tax	4.65
Taxes, Fees and Charges Total	$9.24

Current Charges	**$209.24**
Total Due by Auto Pay	**$209.24**

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Continued on the next page...

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Spectrum BUSINESS

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

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
186098	8/1/2026
CUSTOMER ID	**NET TERMS**
C2309	Due On Receipt
PO#	**DUE DATE**
	8/1/2026

BILL TO

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

Services provided for the Month of: August 2026

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

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

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
184720	7/21/2026
CUSTOMER ID	**NET TERMS**
C2309	Due On Receipt
PO#	**DUE DATE**
	7/21/2026

BILL TO

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

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric E Frazier 3-24-26 AMAZON MKTPL : replacement battery for ADA lift: $364.22	1	Ea	364.22		364.22
Postage	4	Ea	0.78		3.12
Subtotal					**367.34**

Subtotal	$367.34
Tax	$0.00
Total Due	$367.34

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

JAN-PRO of Tampa Bay

PO Box 340271
Tampa FL 33694

Invoice No.

9/1/2026 247083

Service Address:

Bill To:

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

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

DESCRIPTION:	AMOUNT:
Regular Janitorial Service from 09/01/2026 to 09/30/2026	631.00

Please Remit Payment To:

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

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

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11078	08/01/2026	$21,733.09	08/01/2026	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/01/2026	**SouthFork 3 CDD**	Contracted Monthly maintenance for South Fork 3 CDD August 2026	1	20,998.16	20,998.16
08/01/2026	**fuel charge**	3.5%	1	734.93	734.93

Ways to pay

View and pay

SUBTOTAL	21,733.09
TAX	0.00
TOTAL	21,733.09
BALANCE DUE	**$21,733.09**

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:	**04489103**
Status:	**Open**
Invoice Date:	**8/01/2026**
Due Date:	**8/31/2026**
Total:	**$2,425.00**

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

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!

INVOICE

Customer ID: 26-23402-83004
Customer Name: SOUTH FORK III CDD
Service Period: 08/01/26-08/31/26
Invoice Date: 07/29/2026
Invoice Number: 0272358-2206-4

How to Contact Us	Your Payment is Due	Your Total Due
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**	**Aug 28, 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.	**$370.07** If payment is received after 08/28/2026: **$ 379.32**

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

DETAILS OF SERVICE

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

Description	Date	Ticket	Quantity	Amount
Lock Per Unit	08/01/26		1.00	30.75
Disposal 4 Yard Dumpster 1X Week	08/01/26		1.00	158.63
4 Yard Dumpster 1X Week	08/01/26		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)
07/29/2026	0272358-2206-4	**26-23402-83004**
Payment Terms	**Total Due**	**Amount**
Total Due by 08/28/2026	$370.07	
If Received after 08/28/2026	$379.32	

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

220600026234028300400272358000000370070000037007 1

I0290C07

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

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

405-0334000-2206-8

GREENER WAYS TO PAY

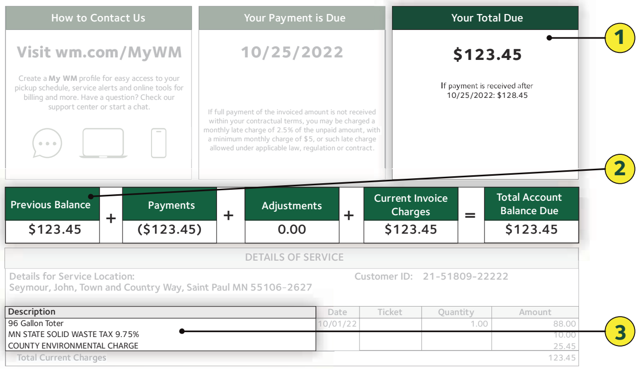
Please choose one of these sustainable payment options:

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



1. Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.

2. Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.

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

New Payment Platform

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

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

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

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

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

☐ Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment Enrollment

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.

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)

Glenn Tribhuvan

From: donotreply@engagepeo.com
Sent: Thursday, July 30, 2026 9:06 AM
To: InframarkCMS@payableslockbox.com
Subject: Invoice 126423

South Fork III CDD
2005 Pan Am Circle

Tampa, FL 33607-

Invoice 126423

Date 07/31/2026

For the Pay Period Ending 07-25-2026
Control Number 202616-722
--

GROSS WAGES	1,728.00
SOCIAL SECURITY & MEDICARE	132.20
FEDERAL UNEMPLOYMENT	4.61
STATE UNEMPLOYMENT	20.74
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80
SUB-TOTAL	1,936.35
TOTAL INVOICE	1,936.35

PAID - Ref XXXXXXXXXXXXXX694 1936.35
Do Not Remit Payment

South Fork III CDD
2005 Pan Am Circle

Tampa, FL 33607-

Invoice 126689

Date 08/14/2026

For the Pay Period Ending 08-08-2026
Control Number 202617-722
--

GROSS WAGES	1,344.00
SOCIAL SECURITY & MEDICARE	102.80
FEDERAL UNEMPLOYMENT	4.22
STATE UNEMPLOYMENT	19.01
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
DELIVERY & HANDLING	0.80

SUB-TOTAL	1,520.83

TOTAL INVOICE	1,520.83

PAID - Ref XXXXXXXXXXXXXX694 1520.83
Do Not Remit Payment

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

SOUTH FORK III COMMUNITY
11651 AMBLESIDE BL
RIVERVIEW, FL 33569

Statement Date: June 22, 2026

Amount Due: **$104.20**

Due Date: July 13, 2026
Account #: 211038206275

Past Due – Pay Immediately

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.

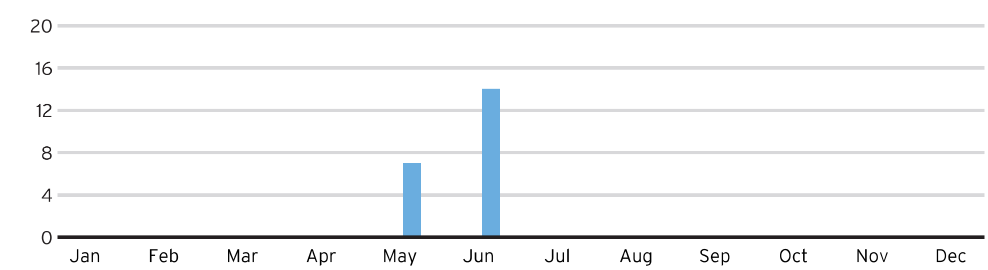
Your Energy Insight

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

Scan here to view your account online.

Monthly Usage *(kWh)*

2025 2026



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

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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.

60447117223721103820627500000000104206

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

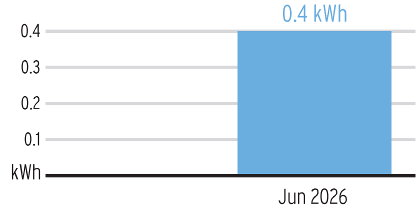
Daily Basic Service Charge	*32 days @ $0.66000*	$21.12
Energy Charge	*14 kWh @ $0.09202/kWh*	$1.29
Fuel Charge	*14 kWh @ $0.03516/kWh*	$0.49
Storm Protection Charge	*14 kWh @ $0.00568/kWh*	$0.08
Clean Energy Transition Mechanism	*14 kWh @ $0.00418/kWh*	$0.06
Storm Surcharge	*14 kWh @ $0.02121/kWh*	$0.30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

Other Fees and Charges

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

Total Current Month's Charges $30.96

Avg kWh Used Per Day



For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

TampaElectric.com

SOUTH FORK III COMMUNITY
11651 AMBLESIDE BL
RIVERVIEW, FL 33569

Statement Date: July 22, 2026

Amount Due:	**$29.31**

Due Date: August 12, 2026
Account #: 211038206275

DO NOT PAY. Your account will be drafted on August 12, 2026

Account Summary

Current Service Period: June 17, 2026 - July 16, 2026	
Previous Amount Due	$104.20
Payment(s) Received Since Last Statement	-$104.20
Current Month's Charges	**$29.31**
Amount Due by August 12, 2026	**$29.31**

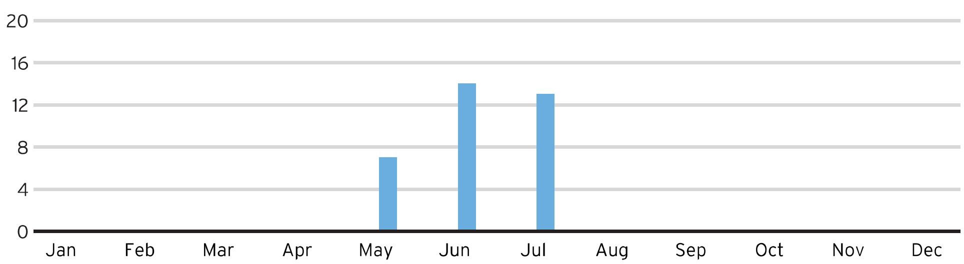
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

Account #: 211038206275
Due Date: August 12, 2026

Amount Due:	**$29.31**
Payment Amount: $ ________	

669902964779

Your account will be drafted on August 12, 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.

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.

Service For:
11651 AMBLESIDE BL
RIVERVIEW, FL 33569

Account #: 211038206275
Statement Date: July 22, 2026
Charges Due: August 12, 2026

Meter Read

Service Period: Jun 17, 2026 - Jul 16, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555922	07/16/2026	766		753		13 kWh	1	30 Days

Charge Details

Electric Charges

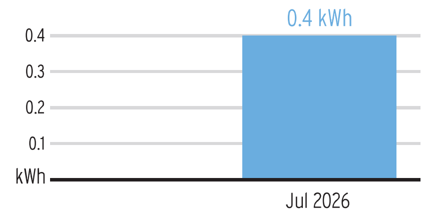
Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*13 kWh @ $0.09202/kWh*	$1.20
Fuel Charge	*13 kWh @ $0.03516/kWh*	$0.46
Storm Protection Charge	*13 kWh @ $0.00568/kWh*	$0.07
Clean Energy Transition Mechanism	*13 kWh @ $0.00418/kWh*	$0.05
Storm Surcharge	*13 kWh @ $0.02121/kWh*	$0.28
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.42**
State Tax		$1.89
Total Electric Cost, Local Fees and Taxes		**$24.31**

Other Fees and Charges

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

Total Current Month's Charges	**$29.31**

Avg kWh Used Per Day



Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/ BizSave**

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All Other Correspondences:
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P.O. Box 111
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Phone
Toll Free:
866-689-6469

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Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
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888-223-0800 (All Other Counties)

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7-1-1
Power Outage:
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Energy-Saving Programs:
813-275-3909

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 05, 2026

Amount Due: $3,499.33

Due Date: August 19, 2026
Account #: 321000025924

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

Account Summary

Previous Amount Due	$3,514.05
Payment(s) Received Since Last Statement	-$3,514.05
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$3,499.33**
Amount Due by August 19, 2026	**$3,499.33**

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

Your Locations With The Highest Usage

11771 AMBLESIDE BL, RIVERVIEW, FL 33579 — **10,848 KWH**

11920 BRIGHTON KNOLL LOOP, FOUNTAIN, RIVERVIEW, FL 33579-2200 — **3,600 KWH**

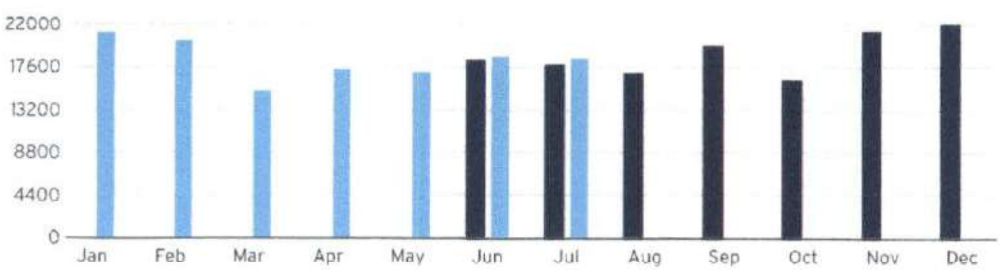
Scan here to interact with your bill online.

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)*



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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 321000025924
Due Date: August 19, 2026

RECEIVED AUG 12 2026 By

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

Amount Due: $3,499.33

Payment Amount: $ ________

700750003888

Your account will be drafted on August 19, 2026

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

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

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

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Summary of Charges by Service Address

Account Number: 321000025924

Energy Usage From Last Month
Increased | Same | Decreased

Service Address: 11615 PRADERA RESERVE BLVD, RIVERVIEW, FL 33579 **Sub-Account Number:** 211019161192

Amount: $272.69

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	07/16/2026	187		184		3 kWh	1	30 Days	$20.80

25.0%

Service Address: 13551 WILD GINGER ST, IRR, RIVERVIEW, FL 33579-6601 **Sub-Account Number:** 211023108395

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835921	07/16/2026	187		184		3 kWh	1	30 Days	$20.80

0.0%

Service Address: 11601 PRADERA RESERVE BLVD, BATH, RIVERVIEW, FL 33579 **Sub-Account Number:** 211024423298

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835994	07/16/2026	5,528		5,425		103 kWh	1	30 Days	$37.03

7.2%

Continued on next page →

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Tampa, FL 33631-3318
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All Other Correspondences:
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P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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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

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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	07/16/2026	6,909		4,764		2,145 kWh	1	30 Days	$741.48
									26.4%

Service Address: 11770 AMBLESIDE BLVD, RIVERVIEW, FL 33578 **Sub-Account Number:** 221000137812

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555994	07/16/2026	1,609		1,586		23 kWh	1	30 Days	$24.05
									0.0%

Service Address: 11685 AMBLESIDE BLVD, RIVERVIEW, FL 33578 **Sub-Account Number:** 221000137846

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000832120	07/16/2026	1,370		1,346		24 kWh	1	30 Days	$24.21
									0.0%

Service Address: 11774 AMBLESIDE BLVD, RIVERVIEW, FL 33579 **Sub-Account Number:** 221002769828

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555995	07/16/2026	2,868		2,832		36 kWh	1	30 Days	$26.14
									5.3%

Service Address: 11771 AMBLESIDE BL, RIVERVIEW, FL 33579 **Sub-Account Number:** 221002798967

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000345731	07/16/2026	9,843		98,995		10,848 kWh	1	29 Days	$1,100.98
1000345731	07/16/2026	18.73		0		18.73 kW	1	29 Days	3.3%

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	07/16/2026	53,606		50,006		3,600 kWh	1	29 Days	$603.95
									12.3%

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	07/16/2026	577		567		10 kWh	1	29 Days	$21.25

Decreased 9.1%

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	07/16/2026	899		890		9 kWh	1	29 Days	$21.10

Decreased 25.0%

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	07/16/2026	757 (Estimated)		747		10 kWh	1	30 Days	$21.93

Decreased 16.7%

Service Address: 11645 PRADERA RESERVE BL, SIGN, RIVERVIEW, FL 33579 **Sub-Account Number:** 221008126676

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000803036	07/16/2026	872		860		12 kWh	1	30 Days	$22.25

Same 0.0%

Service Address: 11869 AMBLESIDE BLVD, RIVERVIEW, FL 33579 **Sub-Account Number:** 221008511331

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000838853	07/16/2026	869		857		12 kWh	1	30 Days	$22.25

Decreased 7.7%

Total Current Month's Charges **$3,499.33**

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211019161192
Statement Date: 07/31/2026

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

Meter Location: WELL
Service Period: 06/17/2026 - 07/16/2026
Rate Schedule: General Service - Non Demand

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*1,555 kWh @ $0.09202/kWh*	$143.09
Fuel Charge	*1,555 kWh @ $0.03516/kWh*	$54.67
Storm Protection Charge	*1,555 kWh @ $0.00568/kWh*	$8.83
Clean Energy Transition Mechanism	*1,555 kWh @ $0.00418/kWh*	$6.50
Storm Surcharge	*1,555 kWh @ $0.02121/kWh*	$32.98
Florida Gross Receipt Tax		$6.82
Electric Service Cost		**$272.69**

Current Month's Electric Charges **$272.69**

Billing information continues on next page →

Avg kWh Used Per Day

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211023108387
Statement Date: 07/31/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835942	07/16/2026	187		184		3 kWh	1	30 Days

Charge Details

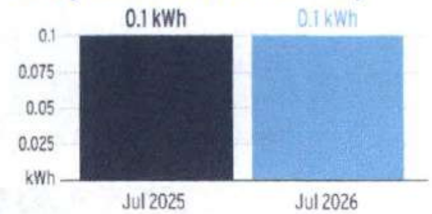
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*3 kWh @ $0.09202/kWh*	$0.28
Fuel Charge	*3 kWh @ $0.03516/kWh*	$0.11
Storm Protection Charge	*3 kWh @ $0.00568/kWh*	$0.02
Clean Energy Transition Mechanism	*3 kWh @ $0.00418/kWh*	$0.01
Storm Surcharge	*3 kWh @ $0.02121/kWh*	$0.06
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.80**

Current Month's Electric Charges **$20.80**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211023108395
Statement Date: 07/31/2026

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

Meter Read

Meter Location: IRRIGATION

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835921	07/16/2026	187		184		3 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*3 kWh @ $0.09202/kWh*	$0.28
Fuel Charge	*3 kWh @ $0.03516/kWh*	$0.11
Storm Protection Charge	*3 kWh @ $0.00568/kWh*	$0.02
Clean Energy Transition Mechanism	*3 kWh @ $0.00418/kWh*	$0.01
Storm Surcharge	*3 kWh @ $0.02121/kWh*	$0.06
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.80**

Current Month's Electric Charges **$20.80**

Billing information continues on next page →

Avg kWh Used Per Day

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211024423298
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835994	07/16/2026	5,528		5,425		103 kWh	1	30 Days

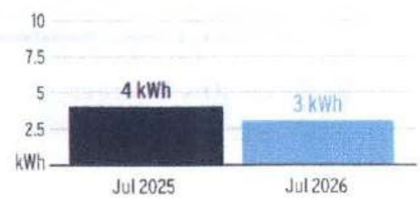
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*103 kWh @ $0.09202/kWh*	$9.48
Fuel Charge	*103 kWh @ $0.03516/kWh*	$3.62
Storm Protection Charge	*103 kWh @ $0.00568/kWh*	$0.59
Clean Energy Transition Mechanism	*103 kWh @ $0.00418/kWh*	$0.43
Storm Surcharge	*103 kWh @ $0.02121/kWh*	$2.18
Florida Gross Receipt Tax		$0.93
Electric Service Cost		**$37.03**

Current Month's Electric Charges **$37.03**

Avg kWh Used Per Day



Billing information continues on next page →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211027012791
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000581259	07/16/2026	6,909		4,764		2,145 kWh	1	30 Days

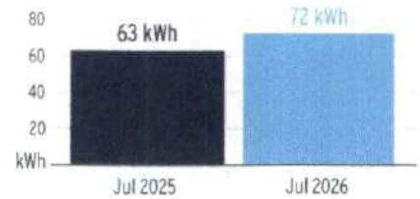
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*2,145 kWh @ $0.09202/kWh*	$197.38
Fuel Charge	*2,145 kWh @ $0.03516/kWh*	$75.42
Storm Protection Charge	*2,145 kWh @ $0.00568/kWh*	$12.18
Clean Energy Transition Mechanism	*2,145 kWh @ $0.00418/kWh*	$8.97
Storm Surcharge	*2,145 kWh @ $0.02121/kWh*	$45.50
Florida Gross Receipt Tax		$9.21
Electric Service Cost		**$368.46**

Current Month's Electric Charges $368.46

Avg kWh Used Per Day



Billing information continues on next page →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211027012791
Statement Date: 07/31/2026

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

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*152 kWh @ $0.03411/kWh*	$5.18
Fixture & Maintenance Charge	*8 Fixtures*	$132.88
Lighting Pole / Wire	*8 Poles*	$226.56
Lighting Fuel Charge	*152 kWh @ $0.03452/kWh*	$5.25
Storm Protection Charge	*152 kWh @ $0.00574/kWh*	$0.87
Clean Energy Transition Mechanism	*152 kWh @ $0.00043/kWh*	$0.07
Storm Surcharge	*152 kWh @ $0.01230/kWh*	$1.87
Florida Gross Receipt Tax		$0.34
Lighting Charges		**$373.02**

Current Month's Electric Charges **$373.02**

Billing information continues on next page →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221000137812
Statement Date: 07/31/2026

Service Address: 11770 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Meter Read

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555994	07/16/2026	1,609		1,586		23 kWh	1	30 Days

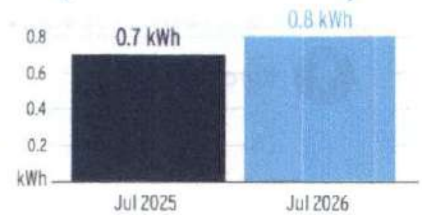
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*23 kWh @ $0.09202/kWh*	$2.12
Fuel Charge	*23 kWh @ $0.03516/kWh*	$0.81
Storm Protection Charge	*23 kWh @ $0.00568/kWh*	$0.13
Clean Energy Transition Mechanism	*23 kWh @ $0.00418/kWh*	$0.10
Storm Surcharge	*23 kWh @ $0.02121/kWh*	$0.49
Florida Gross Receipt Tax		$0.60
Electric Service Cost		**$24.05**

Current Month's Electric Charges **$24.05**

Avg kWh Used Per Day



Billing information continues on next page →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221000137846
Statement Date: 07/31/2026

Service Address: 11685 AMBLESIDE BLVD, RIVERVIEW, FL 33578

Meter Read

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000832120	07/16/2026	1,370		1,346		24 kWh	1	30 Days

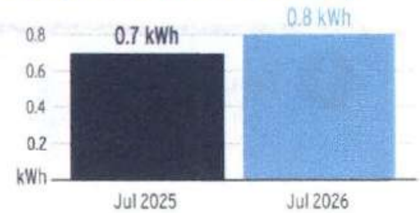
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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		$0.61
Electric Service Cost		**$24.21**

Current Month's Electric Charges **$24.21**

Avg kWh Used Per Day



Billing information continues on next page →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221002769828
Statement Date: 07/31/2026

Service Address: 11774 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Meter Read

Meter Location: ENTRANCE

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555995	07/16/2026	2,868		2,832		36 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*36 kWh @ $0.09202/kWh*	$3.31
Fuel Charge	*36 kWh @ $0.03516/kWh*	$1.27
Storm Protection Charge	*36 kWh @ $0.00568/kWh*	$0.20
Clean Energy Transition Mechanism	*36 kWh @ $0.00418/kWh*	$0.15
Storm Surcharge	*36 kWh @ $0.02121/kWh*	$0.76
Florida Gross Receipt Tax		$0.65
Electric Service Cost		**$26.14**

Current Month's Electric Charges **$26.14**

Billing information continues on next page →

Avg kWh Used Per Day

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221002798967
Statement Date: 07/31/2026

Service Address: 11771 AMBLESIDE BL, RIVERVIEW, FL 33579

Meter Read

Service Period: 06/18/2026 - 07/16/2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000345731	07/16/2026	9,843		98,995		10,848 kWh	1	29 Days
1000345731	07/16/2026	18.73		0		18.73 kW	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $1.12000*	$32.48
Billing Demand Charge	*19 kW @ $19.06000/kW*	$362.14
Energy Charge	*10,848 kWh @ $0.00815/kWh*	$88.41
Fuel Charge	*10,848 kWh @ $0.03516/kWh*	$381.42
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	*10,848 kWh @ $0.00072/kWh*	$7.81
Clean Energy Transition Mechanism	*19 kW @ $1.15000/kW*	$21.85
Storm Surcharge	*10,848 kWh @ $0.01035/kWh*	$112.28
Florida Gross Receipt Tax		$27.52
Electric Service Cost		**$1,100.98**

Current Month's Electric Charges **$1,100.98**

Billing information continues on next page →

Avg kWh Used Per Day

Billing Demand (kW)

Load Factor

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221007645890
Statement Date: 07/31/2026

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

Meter Read

Meter Location: FOUNTAIN PUMP

Service Period: 06/18/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000490200	07/16/2026	53,606		50,006		3,600 kWh	1	29 Days

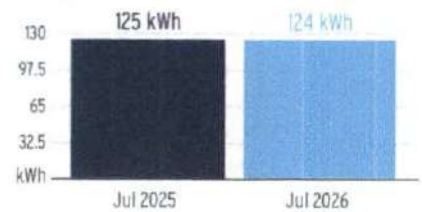
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*3,600 kWh @ $0.09202/kWh*	$331.27
Fuel Charge	*3,600 kWh @ $0.03516/kWh*	$126.58
Storm Protection Charge	*3,600 kWh @ $0.00568/kWh*	$20.45
Clean Energy Transition Mechanism	*3,600 kWh @ $0.00418/kWh*	$15.05
Storm Surcharge	*3,600 kWh @ $0.02121/kWh*	$76.36
Florida Gross Receipt Tax		$15.10
Electric Service Cost		**$603.95**

Current Month's Electric Charges $603.95

Avg kWh Used Per Day



Billing information continues on next page →

Sub-Account #: 221007876271
Statement Date: 07/31/2026

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*270 kWh @ $0.03411/kWh*	$9.21
Fixture & Maintenance Charge	*10 Fixtures*	$211.10
Lighting Pole / Wire	*10 Poles*	$283.20
Lighting Fuel Charge	*270 kWh @ $0.03452/kWh*	$9.32
Storm Protection Charge	*270 kWh @ $0.00574/kWh*	$1.55
Clean Energy Transition Mechanism	*270 kWh @ $0.00043/kWh*	$0.12
Storm Surcharge	*270 kWh @ $0.01230/kWh*	$3.32
Florida Gross Receipt Tax		$0.60
Lighting Charges		**$518.42**

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

Billing information continues on next page →

00000028-0000312-Page 18 of 24

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221008114474
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/18/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597986	07/16/2026	577		567		10 kWh	1	29 Days

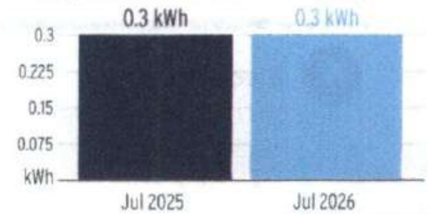
Charge Details

Electric Charges

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

Current Month's Electric Charges **$21.25**

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221008114482
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/18/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597963	07/16/2026	899		890		9 kWh	1	29 Days

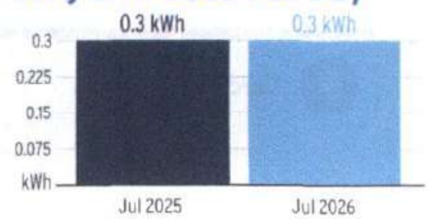
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*9 kWh @ $0.09202/kWh*	$0.83
Fuel Charge	*9 kWh @ $0.03516/kWh*	$0.32
Storm Protection Charge	*9 kWh @ $0.00568/kWh*	$0.05
Clean Energy Transition Mechanism	*9 kWh @ $0.00418/kWh*	$0.04
Storm Surcharge	*9 kWh @ $0.02121/kWh*	$0.19
Florida Gross Receipt Tax		$0.53
Electric Service Cost		**$21.10**

Current Month's Electric Charges **$21.10**

Avg kWh Used Per Day



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TECO. TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221008114490
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597988	07/16/2026	757 (Estimated)		747		10 kWh	1	30 Days

Charge Details

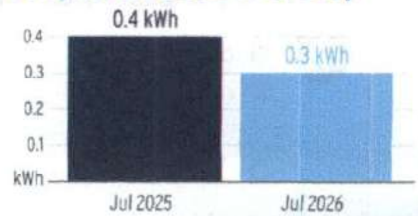
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*10 kWh @ $0.09202/kWh*	$0.92
Fuel Charge	*10 kWh @ $0.03516/kWh*	$0.35
Storm Protection Charge	*10 kWh @ $0.00568/kWh*	$0.06
Clean Energy Transition Mechanism	*10 kWh @ $0.00418/kWh*	$0.04
Storm Surcharge	*10 kWh @ $0.02121/kWh*	$0.21
Florida Gross Receipt Tax		$0.55
Electric Service Cost		**$21.93**

Current Month's Electric Charges **$21.93**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221008126676
Statement Date: 07/31/2026

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

Meter Read

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000803036	07/16/2026	872		860		12 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*12 kWh @ $0.09202/kWh*	$1.10
Fuel Charge	*12 kWh @ $0.03516/kWh*	$0.42
Storm Protection Charge	*12 kWh @ $0.00568/kWh*	$0.07
Clean Energy Transition Mechanism	*12 kWh @ $0.00418/kWh*	$0.05
Storm Surcharge	*12 kWh @ $0.02121/kWh*	$0.25
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.25**

Current Month's Electric Charges $22.25

Billing information continues on next page →

Avg kWh Used Per Day

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221008511331
Statement Date: 07/31/2026

Service Address: 11869 AMBLESIDE BLVD, RIVERVIEW, FL 33579

Meter Read

Service Period: 06/17/2026 - 07/16/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000838853	07/16/2026	869		857		12 kWh	1	30 Days

Charge Details

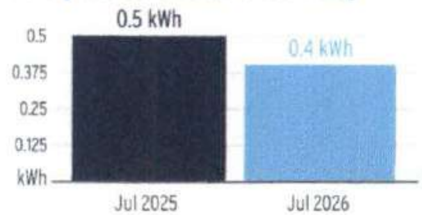
Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*12 kWh @ $0.09202/kWh*	$1.10
Fuel Charge	*12 kWh @ $0.03516/kWh*	$0.42
Storm Protection Charge	*12 kWh @ $0.00568/kWh*	$0.07
Clean Energy Transition Mechanism	*12 kWh @ $0.00418/kWh*	$0.05
Storm Surcharge	*12 kWh @ $0.02121/kWh*	$0.25
Florida Gross Receipt Tax		$0.56
Electric Service Cost		**$22.25**

Current Month's Electric Charges **$22.25**

Total Current Month's Charges **$3,499.33**

Avg kWh Used Per Day



Affordable Backflow Testing

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386
affordablebackflowtesting@aol.com

NAME: South Fork III CDD c/o Inframark | DATE OF ORDER: 8-4-24

ADDRESS: Infrastructure mgmt. Services | PHONE: 608-8232

DATE PROMISED:

JOB NAME / LOCATION: 11591 & 11601 Pradera Reserve Blvd. | ORDER TAKEN BY:

DESCRIPTION OF WORK: 11671 Brighton Knoll Lp & 11471 Amblesside Blvd.
Riverview, FL. 33578

☐ DAYWORK ☐ CONTRACT ☐ EXTRA

QTY.	DESCRIPTION	PRICE	AMOUNT
4	Backflow Preventer Tests	$50	$200.00
	albasanchez@azuria.com		
	efrazier@" "		
	alba.sanchez@inframark.com		
	inframarkcms@payables.com		

LABOR	HOURS	RATE	AMOUNT		
Future contact:				TOTAL MATERIALS	
Eric Frazier				TOTAL LABOR	
WORK ORDERED BY: Alba Sanchez		TOTAL LABOR		TAX	

JOB INVOICE

24481

DATE COMPLETED:

Thank You TOTAL $200.00

SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.

B

PRODUCT 621

BACKFLOW PREVENTION ASSEMBLY TEST AND MAINTENANCE REPORT

Reporting Utility:	Hillsborough County Public Utilities Department
Address of Service:	South Fork Amenity Center, 11591 Pradera Reserve Blvd Riverview, FL 33579
Account Number:	
Permit:	

TYPE OF BACKFLOW PREVENTION ASSEMBLY (BPA): Reduced Pressure Zone Assembly

Manufacturer:	WILKINS	Size:	1-1/2"
Model Number:	975XL2	BPA Location:	South Fork Amenity Center
Serial Number:	4740484	BPA Serves:	Domestic

Reason for test:	New ☐	Existing ☒	Replacement ☐	Old Model/Serial #

TEST RESULT	Reduced Pressure Principle Assembly (RPBA)			Type II Assembly	PVB & SVB	
PASS☒ FAIL☐	DCVA		Relief Valve	Bypass Check	Air Inlet	Check Valve
	1st Check	2nd Check***				
Initial Test Date: 08/07/2026 Time:	Held at 8.6 psid Closed Tight ☒ Leaked ☐	Held at 2.5 psid Closed Tight ☒ Leaked ☐	Opened at 2.6 psid Did not open ☐	Held at ____ psid Closed Tight ☐ Leaked ☐	Opened at ____ psid Did not open ☐ Did it fully open (Yes ☐ /No ☐)	Held at _____ psid Leaked ☐
Repairs and Materials Used**						
Test After Repair Date: Time:	Held at ____ psid Closed Tight ☐	Held at ____ psid Closed Tight ☐	Opened at ___ psid	Held at ____ psid Closed Tight ☐	Opened at ____ psid	Held at _____ psid

Make/Model:	Mid-West/830	SN:	06050881	Date tested for accuracy :	01/05/2026

Remarks:	

Company Name:	Affordable Backflow Testing	Licensed Tester Name (Print/Type):	Brooke Forrester
Company Address:	3423 Holland drive Brandon, FL 33511	Licensed Tester Name (Signature):	[signature]
Company Phone #:	(813) 684-3386	BPAT License #	7734
		License Expiration Date:	05/06/2028

The above is certified to be true at the time of testing.

BACKFLOW PREVENTION ASSEMBLY TEST AND MAINTENANCE REPORT

Reporting Utility:	Hillsborough County Public Utilities Department
Address of Service:	South Fork Amenity Center, 11601 Pradera Reserve Blvd Riverview, FL 33579
Account Number:	
Permit:	

TYPE OF BACKFLOW PREVENTION ASSEMBLY (BPA): Reduced Pressure Zone Assembly			
Manufacturer:	WILKINS	Size:	1-1/2"
Model Number:	975XL2	BPA Location:	South Fork Amenity Center
Serial Number:	4740478	BPA Serves:	Domestic

Reason for test:	New ☐	Existing ☒	Replacement ☐ Old Model/Serial #

TEST RESULT PASS☒ FAIL☐	Reduced Pressure Principle Assembly (RPBA)			Type II Assembly	PVB & SVB	
	DCVA		Relief Valve	Bypass Check	Air Inlet	Check Valve
	1st Check	2nd Check***				
Initial Test Date: 08/07/2026 Time:	Held at 10.0 psid Closed Tight ☒ Leaked ☐	Held at 2.2 psid Closed Tight ☒ Leaked ☐	Opened at 2.4 psid Did not open ☐	Held at ____ psid Closed Tight ☐ Leaked ☐	Opened at ____ psid Did not open ☐ Did it fully open (Yes ☐ /No ☐)	Held at _____ psid Leaked ☐
Repairs and Materials Used**						
Test After Repair Date: Time:	Held at ____ psid Closed Tight ☐	Held at ____ psid Closed Tight ☐	Opened at ___ psid	Held at ____ psid Closed Tight ☐	Opened at ____ psid	Held at _____ psid

Make/Model:	Mid-West/830	SN:	06050881	Date tested for accuracy :	01/05/2026

Remarks:	

Company Name:	Affordable Backflow Testing	Licensed Tester Name (Print/Type):	Brooke Forrester
Company Address:	3423 Holland drive Brandon, FL 33511	Licensed Tester Name (Signature):	Brooke Forrester
Company Phone #:	(813) 684-3386	BPAT License #	7734
		License Expiration Date:	05/06/2028

The above is certified to be true at the time of testing.

BACKFLOW PREVENTION ASSEMBLY TEST AND MAINTENANCE REPORT

Reporting Utility:	Hillsborough County Public Utilities Department
Address of Service:	Somerset, 11771 Ambleside Blvd Riverview, FL 33579
Account Number:	
Permit:	

TYPE OF BACKFLOW PREVENTION ASSEMBLY (BPA): Reduced Pressure Zone Assembly			
Manufacturer:	WILKINS	Size:	2"
Model Number:	975XL2	BPA Location:	Somerset @ Amenity Center
Serial Number:	4181071	BPA Serves:	Domestic

Reason for test:	New ☐	Existing ☒	Replacement ☐	Old Model/Serial #

TEST RESULT PASS☒ FAIL☐	Reduced Pressure Principle Assembly (RPBA)			Type II Assembly	PVB & SVB	
	DCVA		Relief Valve	Bypass Check	Air Inlet	Check Valve
	1st Check	2nd Check***				
Initial Test Date: 08/07/2026 Time:	Held at 10.8 psid Closed Tight ☒ Leaked ☐	Held at 1.8 psid Closed Tight ☒ Leaked ☐	Opened at 2.6 psid Did not open ☐	Held at ____ psid Closed Tight ☐ Leaked ☐	Opened at ____ psid Did not open ☐ Did it fully open (Yes ☐ /No ☐)	Held at _____ psid Leaked ☐
Repairs and Materials Used**						
Test After Repair Date: Time:	Held at ____ psid Closed Tight ☐	Held at ____ psid Closed Tight ☐	Opened at ___ psid	Held at ____ psid Closed Tight ☐	Opened at ____ psid	Held at _____ psid

Make/Model:	Mid-West/830	SN:	06050881	Date tested for accuracy :	01/05/2026

Remarks:	M#707129608

Company Name:	Affordable Backflow Testing	Licensed Tester Name (Print/Type):	Brooke Forrester
Company Address:	3423 Holland drive Brandon, FL 33511	Licensed Tester Name (Signature):	Brooke Forrester
Company Phone #:	(813) 684-3386	BPAT License #	7734
		License Expiration Date:	05/06/2028

The above is certified to be true at the time of testing.

BACKFLOW PREVENTION ASSEMBLY TEST AND MAINTENANCE REPORT

Reporting Utility:	Hillsborough County Public Utilities Department
Address of Service:	South Fork III @ Dog Park, 11671 Brighton Knoll Lp Riverview, FL 33579
Account Number:	
Permit:	

TYPE OF BACKFLOW PREVENTION ASSEMBLY (BPA): Reduced Pressure Zone Assembly			
Manufacturer:	WILKINS	Size:	1-1/2"
Model Number:	975XL2	BPA Location:	South Fork III @ Dog Park
Serial Number:	4561172	BPA Serves:	Domestic

Reason for test:	New ☐	Existing ☒	Replacement ☐ Old Model/Serial #

TEST RESULT PASS☒ FAIL☐	Reduced Pressure Principle Assembly (RPBA)			Type II Assembly	PVB & SVB	
	DCVA		Relief Valve	Bypass Check	Air Inlet	Check Valve
	1st Check	2nd Check***				
Initial Test Date: 08/07/2026 Time:	Held at 7.6 psid Closed Tight ☒ Leaked ☐	Held at 1.5 psid Closed Tight ☒ Leaked ☐	Opened at 2.2 psid Did not open ☐	Held at ____ psid Closed Tight ☐ Leaked ☐	Opened at ____ psid Did not open ☐ Did it fully open (Yes ☐ /No ☐)	Held at _____ psid Leaked ☐
Repairs and Materials Used**						
Test After Repair Date: Time:	Held at ____ psid Closed Tight ☐	Held at ____ psid Closed Tight ☐	Opened at ____ psid	Held at ____ psid Closed Tight ☐	Opened at ____ psid	Held at _____ psid

Make/Model:	Mid-West/830	SN:	06050881	Date tested for accuracy :	01/05/2026

Remarks:	M#707113948

Company Name:	Affordable Backflow Testing	Licensed Tester Name (Print/Type):	Brooke Forrester
Company Address:	3423 Holland drive Brandon, FL 33511	Licensed Tester Name (Signature):	[signature]
Company Phone #:	(813) 684-3386	BPAT License #	7734
		License Expiration Date:	05/06/2028

The above is certified to be true at the time of testing.

Aquatic Weed Control, Inc.
P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
8/24/2026	1143578

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	9/23/2026

Description	Amount
Monthly waterway service for the month this invoice is dated. Completed 8/20/2026.	2,768.00

Thank you for your business.

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

Brletic Dvorak Inc

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

INVOICE

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

INVOICE	2535
DATE	07/31/2026
TERMS	Net 30
DUE DATE	08/30/2026

PROJECT NAME
South Fork III CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Field Manager	[July 02]	3:00	135.00	405.00
Project Manager II	[July 10 - July 31]	2:00	180.00	360.00
Senior Inspector	[July 21 - July 23]	5:00	120.00	600.00

BALANCE DUE **$1,365.00**

SOUTH FORK III COMMUNITY DEVELOPMENT DISTRICT
Jul-26

CDD Activities	HOURS	RATE	PERSON	TOTAL
INFRAMARK Coordination and Administration Includes engineer's reports, board meeting attendance, invoicing, etc.	2.00	$180	K. Wagner	$360.00
7/2 - Site visit to mark our locations for monument sign placement.	3.00	$135	K.Wagner	$405.00
7/21 - Site visit to review depression at 11932 Sunburst Marble	3.00	$120	K.Wagner	$360.00
7/23 RFP for pool discharge damages to CDD property and depression at 11932 Sunburst Marble	2.00	$120	K.Wagner	$240.00
INVOICE TOTAL	10.00			**$1,365.00**

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

Complete I.T. SERVICE & SOLUTIONS

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

Invoice #	20878
Invoice Date	08-01-26
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**

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
187238	8/19/2026
CUSTOMER ID	**NET TERMS**
C2309	Due On Receipt
PO#	**DUE DATE**
	8/19/2026

BILL TO

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

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Alba M Sanchez 6-24-26 SAMS CLUB.COM : Umbrellas and Patio Bistro Table.	1	Ea	1,193.08		1,193.08
Subtotal					**1,193.08**

Subtotal	$1,193.08
Tax	$0.00
Total Due	$1,193.08

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

Safetouch
13745 N Nebraska Ave
Tampa, FL 33613
(813) 930-7852
ar165@safetouch.com

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

Ship To:
South Fork III CDD
Eric Frazier
Southfork III Amenity
11771 Ambleside Blvd
Riverview, FL 33579
USA

Job Type:	**RMR**
Mon #:	**VID0214/0626**
Invoice No:	**22139**
Status:	**Open**
Invoice Date:	**8/01/2026**
Due Date:	**8/31/2026**
Total:	**$981.00**

Service Date	Product/Service	Quantity	Total
	Monthly Monitoring Services		
	Pavillion -Event Based Remote Video Monitoring (VID0214)	1.00	$490.50
	Clubhouse- Event Based Remote Video Monitoring (VID0626)	1.00	$490.50
	Account Online 6/28/2022		
	Billing Schedule:		
	January Service -12/1 February Service - 1/1 March Service - 2/1 April Service - 3/1 May Service - 4/1 June Service- 5/1 July Service - 6/1 August Service - 7/1 September Service- 8/1 October Service 9/1 November Service - 10/1 December Service- 11/1		

Thank you for doing business with us!

INVOICE

Safetouch
13745 N Nebraska Ave
Tampa, FL 33613
(813) 930-7852
ar165@safetouch.com

Notes

Monitoring Inv

Scan to pay online:

Subtotal:	$981.00
Tax:	$0.00
Invoice Amount:	$981.00
Previous Payment(s):	$0.00
Amount Due (USD)	**$981.00**

Thank you for doing business with us!

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

August 14, 2026
Client: 001466
Matter: 000001
Invoice #: 28885

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
7/6/2026	MS	RECEIVE, REVIEW AND PROCESS LETTER FROM ATAIN INSURANCE RE MEDIATION COVERAGE APPROVAL STATUS.	0.4	$70.00
7/10/2026	KCH	REVIEW AGENDA PACKAGE; PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR BOARD REVIEW FOR 13555 WILLOW BLUESTAR LOOP; EMAILS WITH INFRAMARK TEAM RE: AGENDA.	1.6	$488.00
7/13/2026	MS	TRANSMIT RESOLUTION ADOPTING BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS TO DISTRICT MANAGER'S OFFICE.	0.2	$35.00
7/14/2026	KCH	EMAILS WITH A. SANCHEZ RE: UPCOMING BOARD OF SUPERVISORS MEETING; REVIEW ENGINEER REPORT RE: ONGOING PROJECTS.	0.6	$183.00
7/16/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	3.0	$915.00
7/31/2026	KCH	EMAILS WITH B. BOWLES RE: LITIGATION INVOLVING RESIDENT BALDERRAMA AND THE CDD AND THE HOA.	0.4	$122.00
		Total Professional Services	6.2	$1,813.00

Total Services	$1,813.00	
Total Disbursements	$0.00	
Total Current Charges		$1,813.00
Previous Balance		$1,026.50
Less Payments		*($1,026.50)*
PAY THIS AMOUNT		**$1,813.00**

Please Include Invoice Number on all Correspondence

Termi-Nate Pest Management LLC
1737 Oakwood Estates Dr
Plant City, FL 33563
813-365-6924-office

INVOICE

Termi-NATE Pest Management

South Fork III
11771 Ambleside Boulevard
Riverview, FL 33579

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

South Fork III
(656) 251-7244 MR CELL

Account #	4929-1495
Invoice #	93699023
Invoice Date	08/25/26
Invoice Total	**$99.00**

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

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

Subtotal	**$99.00**
Total	**$99.00**
Amount Paid	$0.00
Amount Due	**$99.00**
Account Balance	$0.00
Balance Due	**$99.00**

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

Service Date: 08/25/26
Next Service Date: 09/19/26

www.Termi-Nate.com

MATERIAL / EPA #	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Intice EPA#73079-6	2 lb						

LIL Nate Tech JB259031

OSV - Staff

NC / JH

CLIENT SIGNATURE
South Fork III / 08/25/26

TECH SIGNATURE
LIL Nate Tech / 08/25/26

INVOICE

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

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

SHIP TO:
SOUTH FORK III CDD
11771 AMBLESIDE DRIVE
RIVERVIEW, FL 33579

Invoice No:	**07151289**
Status:	**Open**
Invoice Date:	**8/13/2026**
Due Date:	**9/12/2026**
Total:	**$25.45**

Service Date	Product/Service	Quantity	Unit Price	Total
8/12/2026	**25533-200/640-3000** 2 PIECE GRATE 2 X 4 GUTTER GRATE WITH SCREWS	2.00	$11.95	$23.90

Notes

Cleaner replaced 2 grates 8-12-26

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

Subtotal:	$23.90
Tax:	$1.55
Invoice Amount:	$25.45
Previous Payment(s):	$0.00
Amount Due (USD)	**$25.45**

Thank you for doing business with us!

South Fork III

Cash Flow Projection

8/31/2026

	Balance	Interest Rate
Operating Account - Truist	$ 1,258,279	1.40%
Less: Current Outstanding AP	(29,024)	
Estimated Cash Available Today	1,229,255	
Outstanding FY 2026 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	1,229,255	
Projections:		
Monthly Average Spent	*78,530*	
Total Monthly Average Spend	78,530	
Average budgeted Spend to YE (1 month Sept)	(78,530)	
Expected Cash Flow at YE (9/30/26)	**1,150,725**	
Average budgeted Spend 1st QTR FY 2027	312,964	
Expected Need through 1st QTR FY 2027	**837,761**	

**Assessments collections begin Nov-Dec 2026*

SOUTH FORK III
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
September 17, 2026

- **Current Cash Balances:**
  - Truist Operating: $1,258,279
- **Assessment collections:**
  - 100% collected on the tax roll
- **Prepaid Items:**
  - Truist credit card payments, Newleaf Horticulture, and Charter Communications
- **Deposits:**
  - Deposit on account
- **Accounts Payable:**
  - Expenditures paid in the next month
- **Due To Other Funds:**
  - Debt Service funds transfer to Trustee
- **Expenses:**
  - Current expenses are approximately 64% compared to 91.67% budget target. Total expenses for the first 11 months are $863,831.